Albert Bridge House, Manchester

Heritage Statement

May 2025

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1. Introduction

Purpose

This report provides a Heritage Assessment of the proposed comprehensive redevelopment of Albert Bridge House ('ABH') and adjoining surface car park ('the Site') ('the Proposed Development').

This content of this document will also inform other assessment work for the project, namely the Design and Access statement prepared by Studio Egret West, Planning and Tall Building Statement prepared by Oval and Environmental Impact Assessment prepared by Turley.

This Report considers the Proposed Development only and the assessment of significance of each asset is considered in this context and is proportional to the asset's significance and relationship with the Site.

The Proposed Development relates to the full demolition and redevelopment of Albert Bridge House and adjacent car park to deliver a new Grade A office building (Building C), 2 residential buildings (A and B) with basement, flexible commercial space, and significant public realm.

Research Methodology

The assessment has been carried out in accordance with the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the policies of the National Planning Policy Framework (NPPF).

The baseline assessment has been undertaken using a combination of desk-based study and fieldwork to identify and assess the heritage significance of the potentially impacted heritage assets and to establish the impact on their significance. The following survey and data sources have been used:

- National Heritage List for England (Historic England (HE));
- Manchester City Council (MCC);
- Manchester Libraries, Information and Archives;
- Detailed visual inspections carried out between April and May 2025; and
- Other published sources of information which are referenced where relevant.

Scoping Methodology

The Authors undertook a desk-based study between March and May 2025 to assist in delineating the area of analysis; identifying which heritage assets would be included for further assessment; and assessing the potential impact on the identified heritage assets.

A Zone of Theoretical Visibility (ZTV) was prepared by townscape consultants Urban Green, which was subsequently reviewed. As set out in The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) (2017) it is worth noting the distinction between Zone of Visual Influence and another commonly used method, Zone of Theoretical Visibility: *"A 'Zone of Visual Influence' defines the areas from which a development may potentially be totally or partially visible by reference to surrounding topography. However, such analysis does not take into account any landscape artefacts such as trees, woodland, or buildings, and for this reason a 'Zone of Theoretical Visibility' which includes these factors is to be preferred."*

The use of ZTV is recommended in Historic England Advice Note 4: Tall Buildings, as the exercise allows viewpoints to be selected based on actual and not assumed visibility.

The limitation of the Zone of Theoretical Visibility was considered when undertaken the initial desk-based assessment. An initial assessment demonstrated that the Proposed Development was most visible from within 1km of the Site. The setting of these assets must also be identified and understood. This was undertaken by utilising:

- The Historic England online "Search the List" function for listed building;
- Manchester City and Salford City Councils websites to identify conservation areas and for any associated Council descriptive materials; and,
- Salford City Council's list of Non-Designated Heritage Assets (NDHA).

In the absence of a list of locally significant NDHA's for MCC, the author's knowledge of the city and their discretion was utilised to determine assets which are significant. Albert Bridge House was assessed by Historic England for listing, however, did not meet the criteria for official designation – yet did contain some architectural and historic interest. For this reason, it has been considered a NDHA.

Where there is little or no tangible potential for impact from the Proposed Development, these assets can be scoped out from further assessment.

A 1km boundary was initially selected to identify the assets, given the Proposed Development and urban context of the Site. However, 2km was also plotted on all maps to check that this assumption was robust. It was then determined that the selection of a 1km boundary was proven to be a robust assumption due to the very limited visibility to heritage assets beyond 1km.

Section 4 of this Report sets out the methodology and rationale for the scoping of assets in relation to the Proposed Development. In total, 51 Listed Assets, 2 NDHA's and 10 conservation areas have been scoped into the assessment.

Following scoping, the next stage is to undertake a more detailed analysis of the significance of the identified assets, specifically the contribution setting makes to that significance. This assessment is proportionate to the significance of the relevant heritage assets, the potential impact on their significance. This is undertaken in Section 5.

As laid out in 'The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)' by Historic England, "*setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance*". In this regard an appropriate second step is to identify the setting of the assets and understand whether there is any potential for this to be impacted.

Finally, the impact the development has on the setting and ultimately the significance of the assets is assessed in Section 6.

Report Structure

The NPPF provides the Government's national planning policy on the conservation of the historic environment. In respect of the information required for applications, it states that:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their settings. 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."

Considering these requirements, this Report is structured as follows:

- Section 2: Legislative, Policy and Guidance context for this assessment

- Section 3: Site context, including a site history
- Section 4: Scoping of assets
- Section 5: Assessment of significance
- Section 6: Assessment of impact
- Section 7: Policy assessment
- Section 8: Summary
- Section 9: Bibliography

2. Legislation, Policy and Guidance

The Site is located within 1km of 355 listed buildings, 19 NDHA's and 15 conservations areas. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority (LPA) to have special regard to "*the desirability of preserving the [listed] building or its setting or any features of special architectural or historic interest which it possesses*" when considering whether to grant planning permission. Similarly, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that "*any buildings or other land in a conservation area… special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*."

Local Planning Policy

The Development Plan in Manchester comprises the Places for Everyone Joint Development Plan Document (PfE) (2024), Core Strategy (2012) and Saved UDP Policies from the Manchester Unitary Development Plan (1995). Decisions on planning applications must be made in line with the development plan, unless there are clear material considerations which dictate why this should not be the case.

The key policies from a heritage perspective in the Development Plan are PfE policy JP-P2, Core Strategy Policies CC9, EN3, DC18.1 and DC19.1. Below details the significance of these policies:

Manchester Core Strategy

Policy EN3 (Heritage) states "*Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre*."

Policy CC9 (Design and Heritage) states "*Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.*

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

Saved Policies of Manchester UDP

Citywide Development Control Policies DC18.1 (Conservation Areas) "*sets out to encourage and help ensure the protection, preservation and enhancement of the City's Conservation Areas, which it recognises as areas of special character representing the rise and development of Manchester as the world's first industrial city. The policy states that the protection of such areas helps stimulate local pride, and encourages both tourism and further investment, and recognises the Local Planning Authority's obligations under statute to give particular attention to the quality of developments within Conservation Areas*."

Citywide Development Control Policies DC19.1 (Listed Building) "aims to ensure the protection of the City's built character and its heritage. The policy states that retention and protection of this character is important in encouraging local pride, tourism, and future investment in the city. It recognises that listed buildings can present problems in respect of their continuing use. A flexible approach will be taken in determining applications for uses in listed buildings. The policy gives effect to the obligation placed on the Council by statute to give particular attention to retain, restore, maintain and continue uses in listed buildings in Manchester."

Places for Everyone

Policy JP-P2 (Heritage) outlines a commitment to proactively manage and enhance Greater Manchester's historic environment and heritage assets. This will be achieved by promoting understanding and enjoyment of these assets, integrating their conservation into place-making, and considering their significance in all planning and development decisions. This policy emphasises the importance of protecting key elements of Greater Manchester's heritage, such as historic town centres and industrial buildings, and encourages the regeneration and reuse of at-risk heritage assets. All development proposals affecting heritage assets will be evaluated against national planning policy and should be supported by appropriate heritage assessments.

National Planning Policy Framework

The NPPF (2024) is a material consideration in the determination of planning applications and articulates the priorities of the Plan for Growth within planning policy. The NPPF introduces a "presumption" in favour of sustainable development and supports proposals that are in accordance with policies in an up-to-date Development Plan. Sustainable development is about growth which supports economic, environmental, and social progress for existing and future generations.

Section 6 (para 85 to 89) is titled "Building a Strong, Competitive Economy". It emphasises the Government's commitment to support economic growth, including that the planning systems should help create conditions in which businesses can thrive.

Section 12 (para 131 to 141) is titled "Achieving well-designed places". It states that the planning process is fundamental to creating high-quality buildings and places. Good design is key to sustainable development and contributes to creating better places in which to live and work. It outlines that developments should aim to:

- Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- Be sympathetic to local character and history, including the surrounding built environment and landscape settings, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- Establish or maintain a strong sense of place, using arrangements of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit;
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and,
- Create safe, inclusive, and accessible environments which promote health and wellbeing.

Section 16 (para 202 to 214) is titled "Conserving and enhancing the historic environment". Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. When determining a planning application, the LPA should take account of the desirability of sustaining and enhancing the significance of heritage assets and consider if a new development makes a positive contribution to the local character and distinctiveness.

A heritage asset is defined as a building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage asset. Heritage assets includes designated heritage assets identified by the LPA (including local listings). A designated heritage asset is defined as a World Heritage Asset, Scheduled Monument, listed building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or conservation area under relevant legislation.

Paragraph 216 states that "the effect of an application on the significance of a NDHA should be considered in determining the application. In weighing applications that directly or indirectly affect NDHA's, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

Paragraph 212 emphasises that "*great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance*."

The NPPF requires any harm or loss to have clear and convincing justification. With substantial harm to or loss of a Grade II listed building to be the exception and any substantial harm to Grade I or II* listed buildings to be wholly exceptional. Less than substantial harm to any designated heritage assets must be weighed against the public benefits of the proposal, including securing the asset's optimum viable use. The fundamental objective is to ensure that the balance of the impact on the heritage assets is demonstrably beneficial, minimising any negative impact on their significance.

The NPPF defines "setting" within Annex 2 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*."

Paragraph 219 provides further guidance on conservation areas and sites within the setting of heritage assets, directing Local Planning Authorities to look for opportunities for new development within conservation areas and World Heritage Sites, and within the setting of heritage assets to enhance and better reveal their significance. It states that "*proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably*."

The NPPF, at paragraph 14 requires any harm or loss to have clear and convincing justification, with substantial harm to or loss of a Grade II listed building or registered Park and garden to be the exception and any substantial harm to Grade I or II* listed buildings and registered Parks and gardens to be wholly exceptional. Less than substantial harm to any designated heritage assets must be weighed against the public benefits of the proposal, including securing the asset's optimum viable use. The fundamental objective is to ensure that the balance of the impact on the heritage assets is demonstrably beneficial, minimising any negative impact on their significance.

The NPPF defines setting at Annex 2 as:

> "The surroundings in which a heritage asset is experience. 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."

It is considered the Proposed Development will contribute to the regeneration of the post-War civic area around Albert Bridge, and make a positive overall contribution to the local character and distinctiveness, as per the aspirations of the St Mary's Parsonage SRF.

National Guidance

National Planning Policy Guidance

Planning Practice Guidance ("PPG") was introduced in March 2014 as a live web-based resource to support the NPPF. It brings together planning practice guidance for England in an accessible and usable way and is a material consideration in assessing development proposals.

The PPG recognises that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach to get the best out of assets. It states that "*heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals*."

The PPG acknowledges that substantial harm is a high test, and that it is the degree of harm to the significance of an asset, rather than the scale of the development, which is to be assessed.

The PPG advises that the first step to avoiding or minimising harm to heritage assets is to understand the individual significance of heritage assets, as well as their setting, early in the design process so that this understanding can help to inform the development of a design which avoids or minimises harm. Analysis of relevant information can generate a clear understanding of the affected asset, the heritage interests represented in it, and their relative importance.

Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management (2019)

This Advice Note sets out ways to managed change in a way that conserves and enhances historic areas through conservation area designation, appraisal, and management.

Of relevance to this Heritage Assessment is the guidance provided on appraisal and assessing the special interest. In this regard, the guidance recommends analysing and understanding the following:

- Planning policy context.
- General character, location and uses.
- Historic interest.
- Architectural interest and built form.
- Locally important buildings.
- Spatial analysis.
- Streets and open space, parks and gardens and trees.
- Setting and views.
- Character areas and zones.
- An audit of heritage assets.
- Assessment of conditions.

Historic England Advice Note 3: The Setting of Heritage Assets (2017, 2nd Edition)

This document sets out guidance, against the background of the NPPF and the related guidance given in the PPG, on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.

It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets.

It replaces The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 – 1st edition, (2015) and seeing the History in the View: A Method for assessing Heritage Significance within Views (English Heritage, 2011).

The guidance recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to the complexity of the case, from straight-forward to complex:

- Step 1: Identify which heritage assets and their settings are affected.

- Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

- Step 3: Assess the effects of the Proposed Development, whether beneficial or harmful, on that significance or on the ability to appreciate it.

- Step 4: Explore ways to maximise enhancement and avoid or minimise harm.

- Step 5: Make and document the decision and monitor outcomes.

The Note confirms at paragraph 9 that setting itself is not a heritage asset, nor a heritage designation; rather, its importance lies in what it contributes to the significance of the relevant heritage asset itself.

Importantly, the Note highlights when views contribute the most to the significance of a place:

- Those where the composition within the view was a fundamental aspect of the design or function of the heritage asset.

- Those where town- or village-scape reveals views with unplanned or unintended beauty.

- Those with historical associations, including viewing points and the topography of battlefields.

- Those with cultural associations, including landscapes known historically for their picturesque and landscape beauty, those which became subjects for paintings of the English landscape tradition, and those views which have otherwise become historically cherished and protected.

- Those where relationships between the asset and other heritage assets or natural features or phenomena such as solar or lunar events are particularly relevant.

Of relevance to the Proposed Development is the following commentary from the Note:

- Cumulative change – Where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset.

- Change over time – Settings of heritage assets change over time. Understanding this history of change will help to determine how further development within the asset's setting is likely to affect the contribution made by the setting to the significance of the heritage asset.

- Setting and urban design – The numbers and proximity of heritage assets in urban areas mean that the protection and enhancement of setting is intimately linked to townscape and urban design considerations, including the degree of conscious design or fortuitous beauty and the consequent visual harmony or congruity of development, and often relate to townscape attributes such as lighting, trees and verges, or the treatments of boundaries or street surfaces.

Historic England Advice Note 4: Tall Buildings (2022, 2nd Edition)

The Advice Note sets out ways to plan for tall buildings within the environment.

In particular, the Advice Note considers the following impacts on historic assets:

- Quality of Places: the distinctive qualities and values of a place, including historic character and context – and whether the proposal of a tall building will negatively impact the overall quality of the space;

- Heritage: understanding the significance of the historic environment and the potential impact of a tall building on this significance;

- Visual: the impact on the streetscape, town or cityscape and wider urban and rural landscapes, and views;

- Functional: the design, embodied carbon and carbon cost, construction, and operation;

- Environmental: the influence on local micro-climates such as creation of wind tunnels, canyon effect, over-shadowing, glare, and air quality and effect on heritage assets in terms of the impact these micro-climate changes could have upon their fabric, and how they are experienced; and

- Cumulative: the combined impacts on heritage assets from existing, consented and proposed tall buildings.

Additionally, the advice note also discusses the important of pre-application advice with local authorities and statutory consultees (as per the NPPF). These discussions identify issues early in the process so that reasonable resolutions can be sought pre-submission. These discussions also advise the developer on an appropriate zone of visual influence, help the developer understand the local character of the area, and gain an early understanding of the significance of the heritage assets.

The advice notes advises that the use of visualisations is key to communicate the proposed appearance of new developments, in order to provide key context within its setting. Similarly, a diverse range of viewpoints for analysis illustrate these potential impacts that may occur relative to the significance of the identified heritage asset. These identified impacts can then be appropriately mitigated with discussion between the architect, the LPA and statutory consultees.

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

This Historic England advice note covers the NPPF requirement for applicants, where relevant, to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.

The guidance suggests a staged approach to decision making regarding heritage assets would usually embrace the following stages, informed by the scope of the development proposal:

1. Understand the form, materials, and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits.

2. Understand the significance of the asset(s).

3. Understand the impact of the proposal on that significance.

4. Avoid, minimise, and mitigate negative impact, in a way that meets the objectives of the NPPF.

5. Look for opportunities to better reveal or enhance significance.

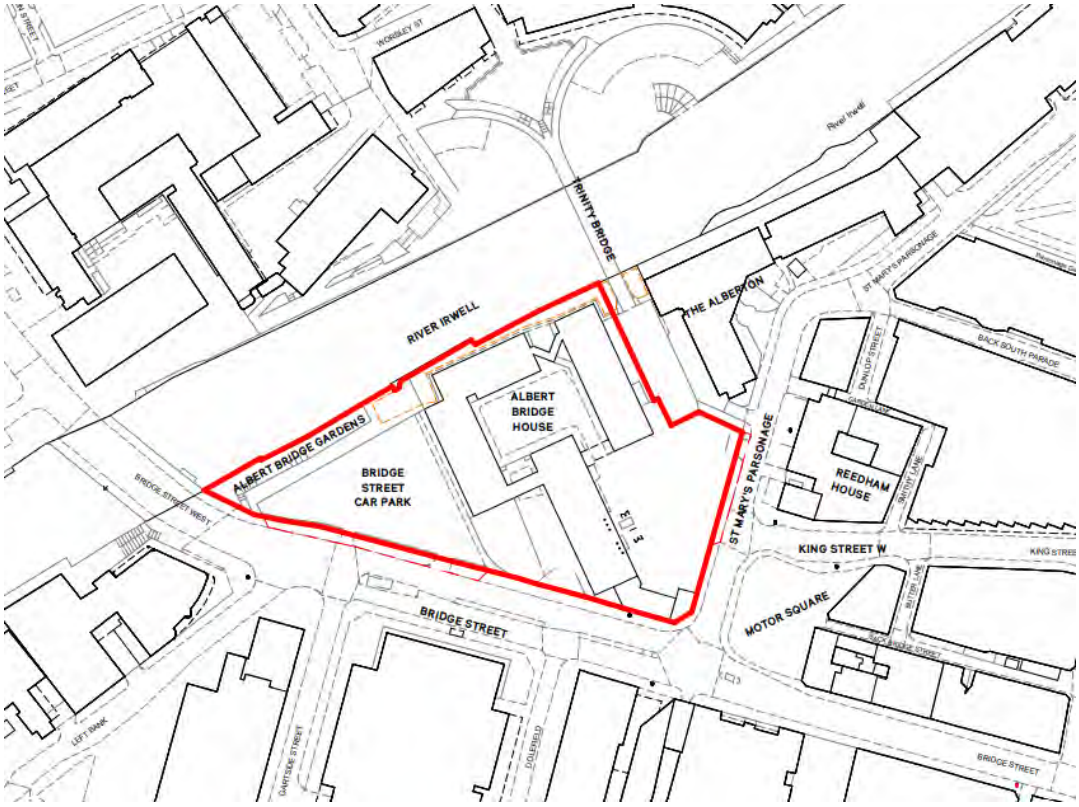
3. Site Context

Site Description

The Site, Albert Bridge House, is located within the St Mary's Parsonage Strategic Regeneration Framework (SRF) area, to the south of the River Irwell. The Site is 0.89 ha and is bound by the River Irwell to the north and west, Bridge Street to the south and St Mary's Parsonage to the east.

The Site is shown in Figure 1 below (in red):

Figure 1 Site Location Plan (SEW, 2025)



The Site, Albert Bridge House, comprises an 18-storey office building and associated car park, and Manchester Bridge Street surface-level car park. Whilst not a listed asset, Historic England have acknowledged it possesses some historic and architectural significance – therefore for the purposes of assessment, it has been considered a NDHA.

The Site is identified for redevelopment within the endorsed St Mary's Parsonage SRF (the "SRF"), which is a material consideration in the determination of planning applications within the SRF area.

Immediately adjacent to the eastern elevation and Albert Bridge House car park is access to the pedestrian footbridge (Trinity Bridge), which provides a connection between Salford and Manchester City Centre.

To the south-east is 3 St Mary's Parsonage and 31 and 33 West King Street, which are each 4-storey Grade II listed buildings. To the north, beyond the River Irwell, is Affinity Living Riverview and Riverside, a 35-storey and 16-storey residential scheme, respectively.

Motor Square, an area of public realm is located to the south-east of the Site, forms one of the gateways into the Parsonage Gardens area. Motor Square is currently recognised as a disjointed and underused space and is identified by the SRF as requiring a comprehensive redesign to enhance activity and vibrancy.

Wider Area History[1] (See Chapter 8. Bibliography)

The first major settlement of what is now Manchester City Centre was by the Romans in AD 79, who established a fort at Castlefield. By the thirteenth century the Grelley family had established a manor house north of the Roman fort, and likely also a castle, which is recorded in 1184. The medieval town then grew up around the manor house, although northing earlier than the fifteenth century survives.

The parish church was made collegiate in 1421 and was almost completely rebuilt thereafter, it was subsequently made a cathedral in 1847. The priest's college with its great hall (now Chetham's School and Library) was erected on the Site of the Grelley manor house and is the best and most intact example of its type in the country.

Manchester was described by the Royal Antiquary John Leland as "the fairest, best builded town" he had ever seen, following a visit to the north in 1538. By the end of the sixteenth century Manchester's population had more than quadrupled and was now being seen as a centre for the cloth trade. Manchester's specialism for cloth containing cotton was firmly established by the end of the seventeenth century as the centre of a network of south Lancashire towns that specialised in the production of cloth containing cotton.

Manchester came under siege during the Civil War in 1642, which (along with a serious outbreak of the bubonic plague in 1645) caused trade to come to a standstill. However, recovery came quickly as merchants resumed their activities and inward migration renewed the population.

The establishment of St Ann's Church in 1709 and the laying out of St Ann's Square in 1720 to the south of the old town centre was the first major planned development outside the medieval town. The church, along with two greatly altered houses on King Street, are thought to be all that remains of this period of development.

Increase in trade was accompanied by better communications. The roads to Stockport, Oldham and Ashton-under-Lyne were all turnpikes by the early 1730s, and links to Liverpool and the west improved when the Irwell and Mersey navigation opened in 1736.

By the second half of the Eighteenth-century Manchester had become a first rank provincial town. Trade was burgeoning, centred on the cotton industry, although production was mainly in domestic workshops.

Towards the end of the eighteenth century the town experienced rapid expansion facilitated by sales of large parcels of land in and around the centre in response to increasing demand and soaring land values. Apart from the Ancoats area, where the predominant activity was the construction of industrial buildings, these land acquisitions related mainly to residential development.

By the end of eighteenth century as urban and industrial expansion gathered pace, the scene was set for Manchester to become the first industrial economy and society in the world. The precise reasons it befell to Manchester remain unclear. Long experience of textile production and trade, and the absence of restrictive practices associated with a corporation and craft guilds played a part.

It has also been suggested that the humidity of the climate, which made the cotton easier to manipulate was also a contributory factor. The regional specialisation in producing cotton-using cloths and the high level of expertise in the material developed over the last 150 years is perhaps the most important factor.

The first cotton mill was built for Richard Arkwright on Miller Street in 1780-82, and the first to be powered by a rotary steam engine was erected for Peter Drinkwater on Auburn Street in 1789. The boom followed with the number of cotton-spinning firms doubling from 51 in 1799 to 111 in 1802.

The rapid pace of industrial development was facilitated greatly by the introduction of canals, which provided the first efficient means of transporting bulk loads of goods. The country's first canal (1759-65), built by the Third Duke of Bridgewater with its terminus at Castlefield, and significantly assisted the growth of trade.

The Bury-Bolton, Manchester-Ashton-Oldham and Manchester-Rochdale canals followed between 1790 and 1806. The Ashton Canal was proposed in 1791 and was intended to provide link between Manchester and the collieries in the Ashton and Oldham area. The canal had been completed between Manchester and Ashton by early 1797, which included the construction of an impressive aqueduct over Store Street, although the terminus basin at Piccadilly had yet to be finished.

The Rochdale Canal, the first of the trans-Pennine waterways, was completed in 1804, and a short cross-city section linked it to the Bridgewater Canal at Castlefield.

The canals turned Manchester into an inland port, with wharves and quays alive with horse-wagons and narrow boats around the Ashton canal basin and Castlefield to the north-west of the Site.

By 1821 there were three navigable routes from Liverpool to Manchester: the Mersey and Irwell Navigation of 1736, the Bridgewater Canal, and the Leeds and Liverpool Canal (the branch linking it to the Bridgewater at Leigh was completed in 1821).

Railways soon followed, bringing with them another world first: the construction of the world's first passenger railway terminus, the Liverpool and Manchester. The original station and warehouse of 1830 still survive on Liverpool Street, preserved as part of the Manchester Museum of Science and Industry.

Store Street Station (later London Road, now Piccadilly) opened in 1842. The construction of new railway lines, stations, goods warehouses, and depots led to further redevelopment in central Manchester as acres of land were cleared to accommodate the infrastructure required by the railways.

The rapid experimentation and development of technology led to the city becoming a world centre of engineering by the end of the nineteenth century, notably in fireproof construction and iron framing, examples of which can be found along Cambridge Street.

The pace of industrial development was mirrored in the proliferation of densely packed housing, which rapidly covered the open spaces between the mills and workshops in central Manchester. Unprecedented levels of poverty, deprivation and squalor accompanied this rapid growth, with infamous slums developing in Angel Meadow, Lower Deansgate, Ancoats and Shudehill.

By the Victorian era the city was an urban and industrial colossus, with thriving industries such as iron-founding, engineering, bleaching, and dying, as well as cotton spinning. In 1844, Benjamin Disraeli called Manchester "the most wonderful city of modern times".

Commerce and trade, however, were already more important than manufacturing; the Exchange, which was extended in 1847, had to be rebuilt in 1869-74. Nevertheless, the system of local government lagged, and it wasn't until 1838 that a municipal corporation was secured, which provided for the creation of new boroughs with elected councils. The manorial rights were bought by the Corporation in 1848, and a decade later Manchester became administratively a city.

The Manchester Ship Canal opened in 1894 and made Manchester a post of international stature, helping to diversify the economic base of the region. Importantly, it cushioned the city from the worst effects of the interwar recession.

The suburbs greatly expanded during the inter-war years, with more than 27,000 council houses erected between 1924 and 1938, but council rents were still out of reach of the poorest. Housing conditions were still appalling in the older inner suburbs of Ancoats, Angel Meadow, Chorlton-on-Medlock, and in the Hulme area immediately to the south of the Site.

Throughout the 1920s and 1930s a limited programme of slum clearance was undertaken, with the intention of eradicating some of the very poorest housing in the inner-city area. Progress was slow because of national government

limits on Local Corporation spending, and because of the time needed to acquire the land upon which to build the new council estates planned for Wythenshawe to the south of the city, and other outlying areas.

Like other large industrial cities in Britain, Manchester suffered aerial bombardment during the Second World War.

Manchester was hit by two nights of air raids in December 1940. These are often referred to as the 'Christmas Blitz'. As a result of these raids, an estimated 684 people died and more than 2,000 were injured.

The end of World War II bought a period of decline in manufacturing and the city's economic status. The cotton industry had collapsed by the 1950s and the most dramatic period of industrial decline began in the later 1960s.

Housing remained a problem and the City Council responded with high rise and deck access solutions in the 1960s and 70s, which, along with widespread unemployment, exacerbated social problems.

The later part of the twentieth century in Manchester is notable for the beginning of regeneration, with exemplary conservation schemes and effective re-use of historic buildings, including the opening of the G-Mex Exhibition Centre in 1986 in the old Central Station, and renewal of the Castlefield area from the 1980s. Following the IRA bombing in 1996, Market Street was able to undergo substantial rejuvenation.

The expansion of the residential sector has been a key feature of the urban renewal programme during the last twenty years, with recent development dominated by new build residential flats on the edge of the city, alongside conversions of historic buildings.

Local Area and Site History[2] (See Chapter 8. Bibliography)

As with much of Manchester before the beginning of the Industrial Revolution, the Site was undeveloped land by the River Irwell on the periphery of the Manchester township. The first recorded reference to the area known as "Parsonage Gardens" was in 1066, when William the Conqueror granted tenancies to Albert Greslet, the Baron of Mamecestre. This alter transferred to Thomas La Werre, the twelfth Baron in 1389, who later became the Parson of St Mary's, the parish church.

By the early 17th century, Manchester was establishing itself as a market borough, particularly in the wool trade. Around this time, Chapel Street had started to become established as a major commercial and social centre, assisted by its location between Glasgow and London toll roads. In 1806, Chapel Street became the first street in the country to be lit by gas – exemplifying the benefits afforded to Salford and Manchester by its location on major transport routes.

Thomas Tinker's 1772 map (Figure 2) shows the extent of Manchester and Salford in the 18th century, with the Site highlighted in red.

Figure 2 Thomas Tinker's 1772 map of Manchester, the Site highlighted in red.



The most significant building around this time was likely St Mary's Church. St Mary's was built by the Warden and Fellows of Collegiate Church, following an Act for Building a new Church within the Town of Manchester, 1753. The foundation stone was laid on 16 July 1753 and the church was consecrated on 29 September 1756.

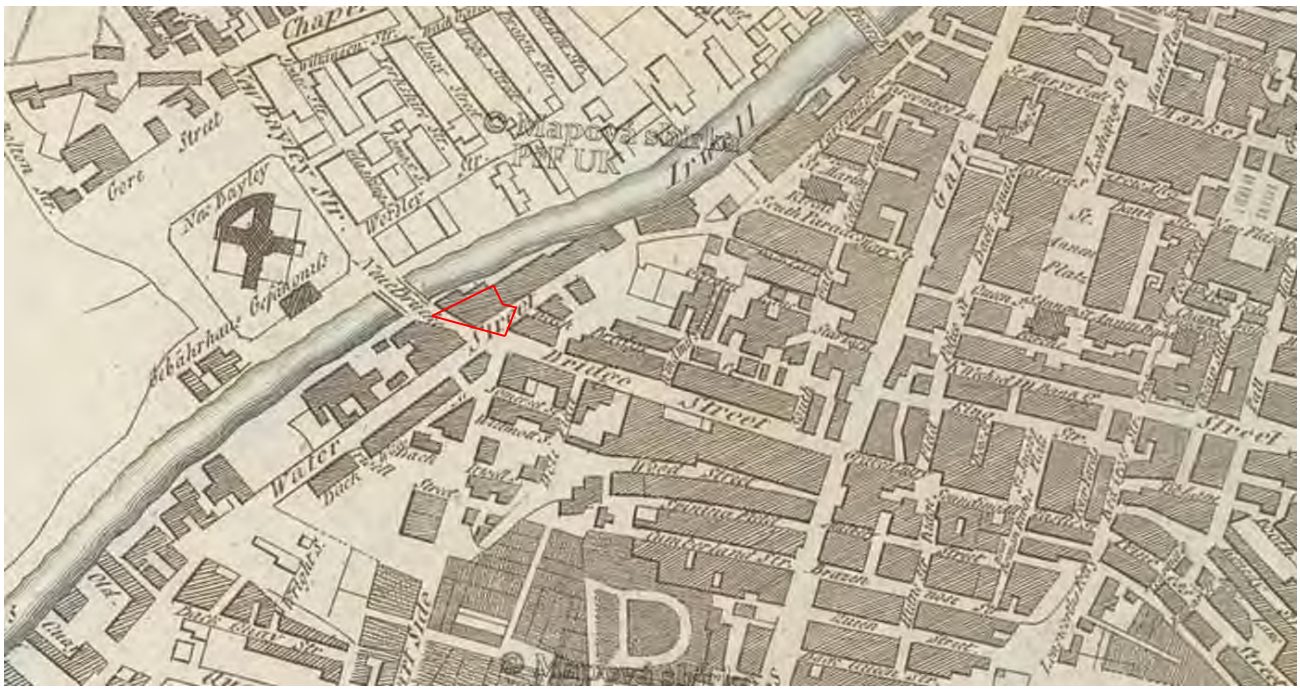
St Mary's Church was eventually demolished in 1890, following the last Sunday service on October 4th, which was officiated by the last Rector, Rev. Richard Tongue. Following its closure, the parish was united with St Ann's (which exists today in St Ann's Square).

Significant reconfiguration works were undertaken in the 18th century to make the Mersey and Irwell navigable. The Duke of Bridgewater had purchased land through Manchester to secure the route. The Bridgewater Canal was completed in 1762. This contributed to the area's status as the hub of the region's transport network, and provided an impetus for development – accelerated by the creation of the hydraulic cotton mill by Richard Arkwright in 1780. The Irwell played a central role in the cotton industry of the 18th century that spearheaded the rapid industrialisation of the city. This is especially pertinent to the Site, as in the late 19th and early 20th century a cotton spinning mill is present.

Around this time, between 1783 and 1875, the New Bailey Bridge was constructed on the site of Albert Bridge. It was funded by subscription in shares of £40. Road users paid a toll to cross the bridge allowing those who funded it to recoup their initial investment. New Bailey Bridge was constructed of stone and featured two arches. A smaller arch on the Manchester Bank crossed a towpath which provided access to the Duke of Bridgewater's quay.

The continued economic growth fuelled by the Industrial Revolution expanded Manchester and Salford outwards. The extent of the growth and densification is highlighted in Anglie's 1810 map below (Figure 3). The land use of the Site is unknown during this time; however, it is likely to be workers' dwellings or more likely, a mill due to its proximity to the Irwell, or perhaps a combination of both. The street, which would become Albert Street, is also visible on the southern section of the Site. This street no longer exists since the redevelopment of the Site in early 20th century.

Figure 3 Anglie's 1810 map, illustrating the rapid growth of Manchester during the 18th Century. The approximate location of the Site is highlighted in red.



The urban grain was largely a mixture of industrial mills and factories and residential domiciles, with rows of workers' housing dominating the urban grain. These rows of workers housing were located between the closely packed mills, warehouses, and canals, contributing to the continued densification of the urban grain. These workers dwellings were likely to have comprised two storey terraces in accordance with most residential accommodation at the time.

During the first half of the 19th century, the area's population increased fifty times and these tightly packed houses resulted in poor living conditions. Albert Bridge was constructed around this time in 1844, replacing the aforementioned New Bailey Bridge, which was in perilous condition by the early-mid 19th century due to the volume of crossings every day.

By this time, it was widely recognised that back-to-back, low-quality tenement style buildings led to dire living conditions for the occupants, and new laws were passed to prohibit their construction. Despite this, most of the existing back-to-back houses survived into the 20th century.

A famous character born in one of these tenement dwellings on The Parsonage is Mark Addy, a publican and amateur oarsman. He was known for his daring rescues of people who had fallen into the Irwell, with calls of "Bring Mark Addy!" becoming a catchphrase around the banks. He became the first, and only, civilian to be awarded the Albert Medal (first class). He rescued people until his death in 1890, at the time accredited to "consumption", likely as a result of the pollution in the river.

The pollution of the Irwell resulted in the Mersey and Irwell Joint Committee being formed in the late 19th century, an organisation to improve sewage treatment facilities and practical means of preventing pollution.

By 1848 the Liverpool and Manchester Railway Line was a major piece of infrastructure in Salford and Manchester. As illustrated in Figure 4, the Orsdall Lane to Victoria line runs just to the north of the Site. By this time, the joint benefits of

Figure 4 A 1910 Railway Clearing House of Manchester and Salford. The 1844 line from Orsdall to Victoria is shown in red.



the Canal, Irwell and Railway Line were being realised by the intensified industrialisation and population growth in Salford.

Illustrations and woodcarvings (Figure 5 and Figure 6) of the bridges show Albert Mill, a cotton manufacturing mill, on the Site. Around this time in the mid-19th century, Manchester Gas Works – Reserve Station 1 also existed on the southern section of the Site. The Site in this configuration is shown in Figure 7.

Figure 5 New Bailey Bridge (looking toward Manchester Cathedral), c.1830



Figure 6 Albert Bridge, c.1854

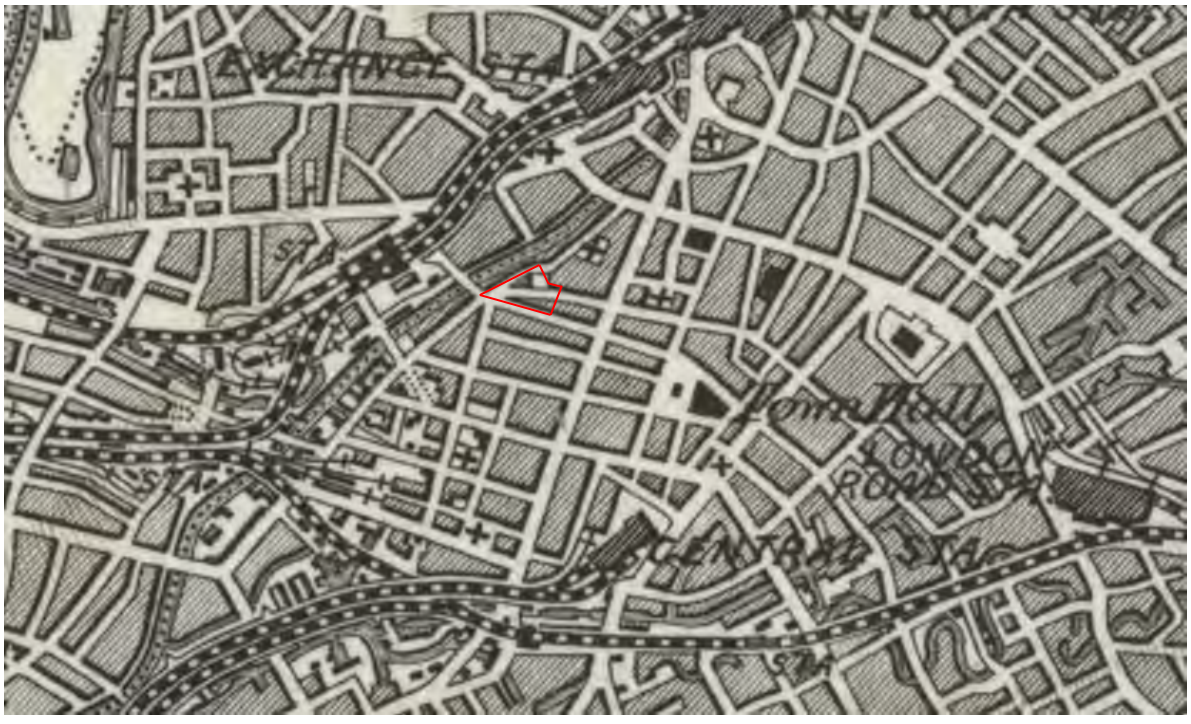


Figure 7 The Site configuration c.1830. The Gas Works can be seen on the eastern section of the Site.



In 1859, the Gas Works were redeveloped to form the Albert Street A Division Police Station. The police station contained 7 cells, a parade ground, parade room and lodgings for 26 officers. This station remained operational and served Manchester city and Salford, until the creation of the Bootle Street Police Station. This configuration continued throughout the latter half of the 19th century and into the early 20th century and is illustrated in in the map in Figure 8.

Figure 8 Ordnance Survey Map, 1896. It is notable that the Gas Works is no longer on site, with the police station now occupying the land to the east of the Mill.



The Site in this configuration is partially visible in the background of Figure 9, below.

Figure 9 Corn Mill, Bridge Street, c.1860 taken by James Mudd. The mill on the Site is visible in the background to the left of the photograph.



During the latter half of the 19th century, five principal routes existed around the Site, including Gartside Street, Bridge Street, Lower King Street (now King Street West), Albert Street and Water Street.

Salford and Manchester's growth continued with the royal assent of the Manchester Ship Canal Act in 1885, with the canal eventually completing in 1894, turning Manchester into the third busiest port in the UK.

The extent of Manchester's growth during this period is highlighted on Bartholomew's 1900 map below (Figure 10).

Figure 10 Bartholomew's 1900 map, with the location of the Site highlighted.



By the turn of the 20th century, Manchester was almost completely urban, with the fields on the edge of Anglie's and Bartholomew's maps completely developed into areas such as Orsdall, Salford, Strangeways, and Victoria.

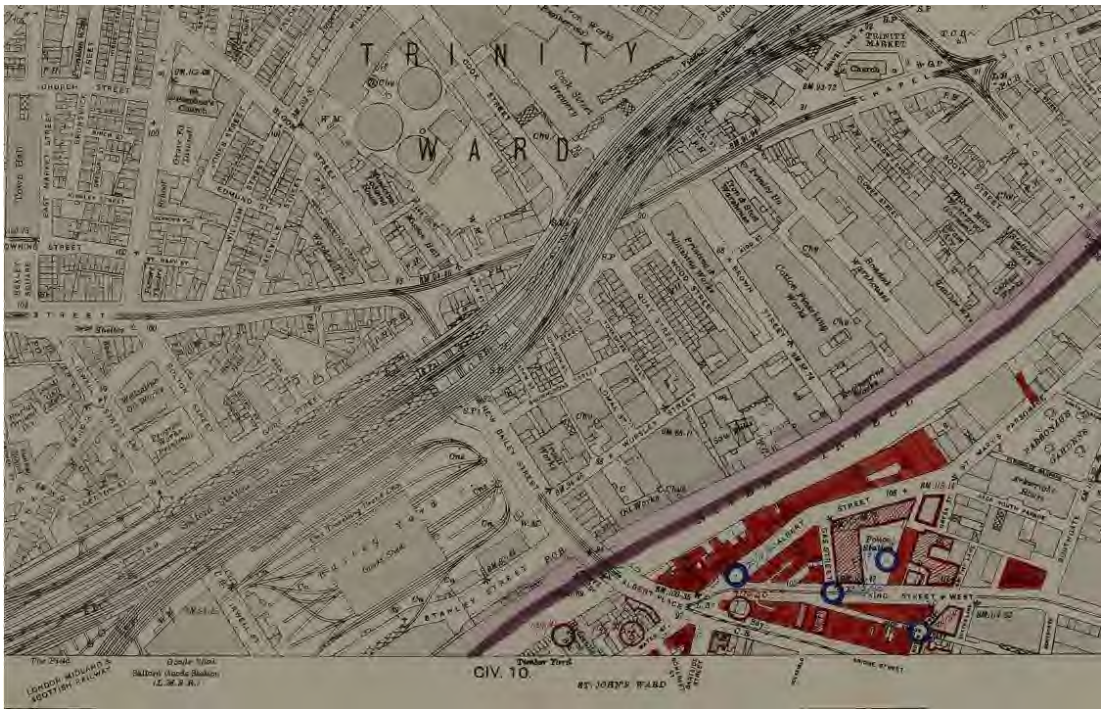
By this point Albert Mill had come under the ownership of Robert Marsland & Co, a cotton spinning and manufacturing business. The Manchester Gas Works Reserve Station is no longer present on Site. At this time a tram route existed which ran through the Site along King Street West.

At some point between 1900 and the outbreak of the Second World War, the Site becomes a print works factory and existed this way until the 1940s.

During the Christmas Blitz, a period of heavy bombing over December 1940, the Site was completely destroyed by German artillery. On historical maps dated 1948-1949 the Site is listed as "Ruins".

The extent of German bombing on the area is illustrated in the map below (Figure 11), with the red shading illustrating the severity of damage.

Figure 11 Record of location of aerial bombs on the City of Manchester, Manchester City Council, c.1941



Following the conclusion of the Second World War in 1945, the Site was vacant until the construction of Albert Bridge House between 1958 and 1962.

The Albert Bridge House complex was designed by EH Banks, the Senior Architect for the Ministry of Works. The prominent building of the group is the rectangular eighteen storey tower block, built between 1958 and 1959. The lower block was later constructed between 1960 and 1962.

Albert Bridge House was typical of the post-war trends, with taller buildings being built within urban centres. This was promoted by the Ministry of Town and Country Planning in their 1947 report on post-blitz rebuilding called “The Redevelopment of Central Areas”.

Notably, Albert Bridge House was angled contrary to the City Plan and did not form the envisioned cluster of new civic and public office building. The building has no discernible interaction with the similarly dated Crown Court on the opposite side of Bridge Street.

Albert Bridge House is also notable for being the first example of the Ministry of Work’s fixed-price contracts for government building projects, which meant the project was completed under tight timescales. The office block is set back from, and at an angle to, the street, which adds to its block-end feeling. The development is constructed from concrete framing and Portland stone cladding, channelled to give the exterior a textured materiality.

Figure 12, Figure 13 and Figure 14 below show the construction of Albert Bridge House.

Figure 12 The Site on the right of the river prior to construction with hoarding erected, c. 1957. 3 St Mary's Parsonage is clearly visible.



Figure 13 Construction of Albert Bridge House, showing the Masonic Hall to the right, c.1958



Figure 14 View east from Salford, with the low-rise section of Albert Bridge House under construction, c.1959. The pollution in the Irwell is extremely visible.



Historic England identified some historic and architectural interest in Albert Bridge House's embodiment of Manchester's post-war redevelopment of the badly bombed Parsonage area of the city. As per "The Redevelopment of Central Areas", free standing buildings with new public spaces at street level for car parking and public access were encouraged.

The lower blocks add a degree of interest to the scale and massing, but Historic England describe these as "unsophisticated" in their attachment to the tower block by enclosed walkways. The stone-clad six and three storey blocks appear entirely conventional for their time. There is little in the way of artistic embellishment, with the exception of the royal cypher on the end wall of the tower block and a small colourful, but otherwise unexceptional mosaic over the doorway of the rear block.

The original appearance of the complex was changed in the late 20th century when the metal-framed windows in all buildings were replaced (a few remain in the original link walkways). These alterations have particularly affected the appearance of the tower block fenestration.

Although the window and panel divisions are broadly similar, the original concrete mullions dividing each grid bay into three have been removed and the pearly-grey vitrolite spandrel panels have been replaced by dark blue glass panels. The original curved glass brick screens on the ground floor have been replaced with new windows similar to the upper floors and alterations have been made to the west walkway with the insertion of revolving doors and changes to the fenestration of the roadside elevation.

Historic England state that the interiors of Albert Bridge House were "always underwhelming," which was commented on by The Architects' Journal at the time. Similarly, they never featured key areas such as directors' suites, and the entrance hall was small and functional, rather than making a statement, with no internal artwork of note.

A major refurbishment in the late 20th century or early 21st century has resulted in few original fixtures and fittings remaining, the reconfiguration of internal spaces by removal of original partitions or insertion of modern partition walls, and modern underdrawn ceilings with integral lights.

More widely, the 20th century saw the gradual decline of industry within Manchester and Salford. Throughout the 1960s and 1970s, many warehouses became vacant and derelict, with little to no renewal taking place throughout these decades. Planning for the Manchester and Salford ring-road commenced in the 1940s but didn't get completed until 1967.

The creation of this new ring-road changed the cityscape of Manchester and Salford. Replacing the warehouses and mills with new offices and commercial developments, reflecting the intention for the ring-road to create an "office-core" for the city of Manchester. Waterhouse noted in "Distinguished Buildings in Central Manchester" (1972):

"The city is renewing itself, assuming a fresh form, and in doing so generating a demand for building which has scarcely been equalled."

Today, the area surrounding the Site has undergone even more renewal. On the Manchester side of the Irwell, the area is characterised by modern commercial-led development, notably the successful regeneration of Spinningfields to the south of the Site.

On the Salford side of the river, the area is characterised by the New Bailey regenerations scheme, a partnership between Salford City Council, the English Cities Fund, featuring a mix of residential, office and entertainment developments.

4. Scoping of Assets

Introduction

As outlined in Section 1, it was first necessary to consider all designated, NDHA's and conservation areas within a 1km radius of the Site. These assets were then cross referenced with the Zone of Theoretical Visibility prepared by Urban Green, in order to identify the assets which had the potential to be impacted by the Proposed Development.

The setting of these assets must also be identified and understood. "The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)" by Historic England states "setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance". Therefore, an appropriate next step is to identify the setting of the assets and understand whether there is any potential for this to be impacted.

"Historic England Advice Note 4: Tall Buildings (2022, 2nd Edition)" by Historic England states the importance of identifying the potential impact of a tall building's height, mass, and location through a site assessment of local context, historic character, the significance of heritage assets and protected views which contribute to setting.

Where there is no potential for impact (i.e., the asset, along with its position and contribution to setting, and the Proposed Development, cannot be viewed or understood at the same time), assets can be discounted from further assessment.

Following the Scoping exercise, the next appropriate step is to undertake a detailed analysis of the significance of the assets, particularly in relation to how these assets are experienced and appreciated both architecturally and historically, and the contribution made by their setting were assessed. This is set out in the "Assessment of Significance" chapter of this Heritage Statement (Section 5).

Subsequently, the impact that the Proposed Development has on the setting and ultimately the significance of the assets is assessed in the "Assessment of Impact" chapter of this Statement (Section 6).

Scoping

A desk-based study was initially used to assess the visual influence. Given the scale of the Proposed Development, the line of views, and topography, a 1km zone of visual influence was therefore used as a starting point. Historic England's Listed Building search function, in addition to Manchester and Salford Council websites, was utilised to determine the number of assets within 1km of the Site. These are listed in Appendix A, and plotted in Appendix B.

These results were overlaid within Urban Green's Zone of Theoretical Visibility mapping exercise (Appendix C) to illustrate which heritage assets had the potential to be impacted by the Proposed Development (Appendix D).

Following a search of the Historic England record, and a cross comparison with a Zone of Theoretical Visibility, 54 listed buildings, 2 NDHA's and 10 conservation areas have been identified. These assets are identified in Table 1 and Table 2.

As mentioned in Section 1, Albert Bridge House has been considered a NDHA for the purposes of this assessment. However, it should be highlighted that MCC do not have list of locally significant heritage assets, and therefore this classification has been determined by the Author due to the historic and architectural value identified by Historic England (See Appendix G).

Table 1 Identified Heritage Assets within ZTV

#	Listed Buildings and NDHA's	Grade
1.	105-113, Deansgate	II
2.	15 And 17 King Street	II
3.	19, King Street	II
4.	28, King Street	II
5.	3 St Mary's Parsonage	II
6.	31 And 33 King Street West, Including 3 Smithy Lane	II
7.	33, King Street	II
8.	35 And 37 King Street and Attached Railings	II
9.	41, South King Street	II
10.	4-14, King Street	II
11.	54 And 56, King Street	II
12.	62, King Street	II
13.	Albert Bridge	II
14.	Allen Monument South of Apse at East End of Church of St Ann St Ann's Church	II
15.	Arkwright House	II
16.	Blackfriars Bridge	II
17.	Central Railway Viaduct	II
18.	Church Of St Ann St Ann's Church	I
19.	Deacon Monument North of Apse at East End of Church of St Ann St Ann's Church	II
20.	Eagle House	II
21.	Former Lloyds Bank	II
22.	Masonic Temple	II
23.	National Buildings	II
24.	National House	II
25.	No. 1, Albert Square	II

#	Listed Buildings and NDHA's	Grade
26.	No. 48, King Street	II
27.	No. 74, King Street	II
28.	Northern Assurance Building	II
29.	Northern Railway Viaduct	II
30.	Nos. 98-116, Deansgate	II
31.	Old Exchange	II
32.	Prudential Assurance Office	II
33.	Sawyers Arms Public House	II
34.	Southern Railway Viaduct and Colonnade	II*
35.	Victoria Bridge	II
36.	Warehouse Shop	II
37.	Anglia House	II
38.	Former Midland Bank	II*
39.	Former Reform Club Manchester Club	II*
40.	Atlas Chambers	II
41.	Pall Mall Court, Including Raised Piazza, and Podium to The West Side	II
42.	Ship Canal House	II
43.	84 And 86 King Street And 27 And 29 Pall Mall	II
44.	Bank Of England Trustee Savings Bank	I
45.	31 Princess Street	II
46.	Castlefield Railway Viaduct From G-Mex to Dawson Street	II
47.	Lombard Chambers	II
48.	Cathedral Church of St Mary	I
49.	Chester's Salford Brewery	II
50.	Power Hall of Museum of Science and Industry	II
51.	Lower Byrom Street Asset (ex-Museum of Science and Industry, Air and Space Museum)	II

#	Listed Buildings and NDHA's	Grade
52.	Former Liverpool Road Railway Station Masters House	I
53.	Former Manchester Swimming Baths	II
54.	Manchester Tennis and Racquet Club	II*
55.	Albert Bridge House	NDHA
56.	Mark Addy Pub and Landing	NDHA

Table 2 Identified Conservation Areas within ZTV

#	Conservation Areas
1.	Adelphi Bexley Square
2.	Castlefield
3.	St John Street
4.	St Peter's Square
5.	Deansgate
6.	Albert Square
7.	Upper King Street
8.	St Ann's Square
9.	Parsonage Gardens
10.	Cathedral

More detailed site visits were then undertaken utilising the ZTV assessment to cross-check the potential impact on setting and review whether further assets should be scoped in or out of the full assessment.

Following these site visits, assets 14, 19, and 46 have been scoped out, owing to reasons set out overleaf.

Determining whether the heritage assets have been scoped in and out for full assessment has been considered within the context of the proposed scale, massing, and height; the existing townscape; and the significance of the change to the area.

Scoped Out Assets

Allen Monument South of Apse at East End of St Ann's Church (Asset 14) & Deacon Monument North of Apse at East End of St Ann's Church (Asset 19).

Whilst these monuments are situated within the Zone of Theoretical Visibility produced by Urban Green, the assets are within the immediate setting of St Ann's Church. The follow-up site visit revealed the assets to be ground-level and

appreciated within close proximity to the Church. From this view the Proposed Development is not visible due to the scale of St Ann's Church.

This is illustrated in Figure 15 below.

Figure 15 Allen Monument South Of Apse At East End Of Church Of St Ann (Authors Own, 2022)



As such the assets and the Proposed Development are not experienced together. It is therefore considered that the Proposed Development will have no impact on the setting of the assets – therefore the Allen Monument South of Apse and the Deacon Monument North of Apse have been scoped out of further consideration.

Castlefield Railway Viaduct From G-Mex to Dawson Street (Asset 46)

The railway viaduct dates from c.1880 and runs south-west from the former Central Station. The asset comprises cast iron drum piers rising to square castellated towers supporting metal lattice parapet and castellated brick piers with stone dressings in Gothic style. To the east of Duke Street, the viaduct is brick with segmental arches and castellated brick piers; the western end of the viaduct is a blue brick bridge over Dawson Steet. The asset extends from the former Central Station to Dawson Street.

Figure 16 Castlefield Railway Viaduct From G-Mex to Dawson Street (Authors Own, 2025)



The asset is illustrated in Figure 16 above.

Following a site visit it was determined that the significant characteristics described within Historic England's listing description would not likely be experienced at the same time as the Proposed Development.

The Proposed Development would likely only be visible through short glimpses when travelling along Egerton Street and would not form a significant part of the skyline from this location. Similarly, the asset will also not be visible from within Castlefield Basin – an area with high footfall and seating where the asset is likely to be enjoyed. Due to the scale and height of the asset, it would shield the Proposed Development from views looking north. Appendix C illustrates the minimal viewpoints from which the asset and Proposed Development would be visible together.

Additionally, the wider overall setting of the asset has been modernised with various interventions, including the replaced section of the viaduct structure on the western side of Egerton Street, and the widening of Egerton Street in the late 1990s – these interventions detract from the asset.

Overall, it is considered that the Proposed Development would only minimally impact the asset from a small number of views. In any case, it is considered that the historic significance of the asset is better addressed through the scoping in of the wider Castlefield Conservation area. For these reasons, the asset has been scoped out from further assessment.

Scoped In Assets

Following the scoping out of assets 14, 19 and 46, a total of 51 Listed Assets, 2 NDHA's and 10 conservation areas have been taken forward for further assessment. These are outlined in Table 3 and Table 4, and detailed in Section 5. Photographs of all scoped in listed and NDHA's can be found within Appendix E.

Table 3 Scoped In Heritage Assets and NDHAs

#	Listed Buildings and NDHA's	Grade
King Street Group 1 (West of Cross Street)		
1.	15 And 17 King Street	II
2.	19, King Street	II
3.	28, King Street	II
4.	33, King Street	II
5.	35 And 37 King Street and Attached Railings	II
6.	41, South King Street	II
7.	4-14, King Street	II
8.	54 And 56, King Street	II
9.	62, King Street	II
10.	Eagle House	II
11.	Warehouse Shop	II
12.	Old Exchange	II
13.	No. 48, King Street	II

#	Listed Buildings and NDHA's	Grade
King Street Group 2 (East of Cross Street)		
14.	No. 74, King Street	II
15.	Former Lloyds Bank	II
16.	Prudential Assurance Office	II
17.	Bank Of England Trustee Savings Bank	I
18.	84 And 86 King Street And 27 And 29 Pall Mall	II
19.	Ship Canal House	II
20.	Pall Mall Court, Including Raised Piazza, and Podium to The West Side	II
21.	Atlas Chambers	II
22.	Lombard Chambers	II
23.	Former Midland Bank	II*
24.	Former Reform Club Manchester Club	II*
St Mary's Parsonage Group		
25.	31 And 33 King Street West, Including 3 Smithy Lane	II
26.	Arkwright House	II
27.	National Building	II
28.	3 St Mary's Parsonage	II
Railway Viaducts		
29.	Southern Railway Viaduct and Colonnade	II*
30.	Northern Railway Viaduct	II
31.	Central Railway Viaduct	II
Individual Assets		
32.	105-113 Deansgate	II
33.	Nos. 98-116, DEANSGATE	II
34.	Sawyers Arms Public House	II
35.	Albert Bridge	II

#	Listed Buildings and NDHA's	Grade
36.	Masonic Temple	II
37.	Church Of St Ann St Ann's Church	I
38.	National House	II
39.	Northern Assurance Building	II
40.	Anglia House	II
41.	No. 1, ALBERT SQUARE	II
42.	31 Princess Street	II
43.	Blackfriars Bridge	II
44.	Victoria Bridge	II
45.	Cathedral Church of St Mary	I
46.	Chester's Salford Brewery	II
47.	Power Hall of Museum of Science and Industry	II
48.	Lower Byrom Street Asset (ex-Museum of Science and Industry, Air and Space Museum)	II
49.	Former Liverpool Road Railway Station, Station Masters House	I
50.	Former Manchester Swimming Baths	II
51.	Manchester Tennis and Racquet Club	II*
52.	Albert Bridge House	NDHA
53.	Mark Addy Pub and Landing	NDHA

Table 4 Scoped In Conservation Areas

Conservation Areas	
1.	Adelphi Bexley Square
2.	Castlefield
3.	St John Street
4.	St Peter's Square
5.	Deansgate

Conservation Areas	
6.	Albert Square
7.	Upper King Street
8.	St Ann's Square
9.	Parsonage Gardens
10.	Cathedral

Views and CGIs

A range of views were considered in association with the town and visual landscape impact consultants, Urban Green. The views were carefully selected to ensure they consider not just the asset and Proposed Development, but also the broader townscape context.

A full of assessment of views has been undertaken as part of the Townscape and Visual Impact Assessment by Urban Green.

A number of these views have been taken forward to be used in assessing the impact of the Proposed Development on the identified heritage assets. These are outlined in Section 6.

5. Assessment of Significance

This section describes the significance of the heritage assets identified in Section 4, and where relevant, what contribution the setting makes to an asset's significance and the relationship of the Site to this setting. This assessment is proportionate to both the significance of the relevant assets, and the potential impact to their significance.

The primary source for details on the identified assets is Historic England's Statutory List, as well as Manchester and Salford's register for conservation areas and locally listed assets. Any information not from these sources will be separately referenced.

Groups of assets which share a similar setting and degree of impact have been assessed together, first assessing the individual significance of the assets, and then discussing the setting and impact of the Site as a whole.

King Street Group 1 (West of Cross Street)

Various assets have been grouped together (collectively known as King Street Group 1) as they all share the same setting as well as strong historical architectural connections due to the era of their construction, and their primary usage as the retail centre of Manchester during 19th and early 20th century – an accolade that continues into the 21st century. The group of assets, and their proximity to one another, is illustrated in Figure 17 below denoted by red box.

Figure 17 Heritage Assets within King Street Group 1



15 and 17 King Street (Grade II)

The asset is constructed in Tudor style and has retail units on its ground floor and office on upper floors. It is located in St Ann's Conservation Area and was originally constructed as Manchester's first furniture department store. Architecturally, it is two separate buildings clad in the same mock Tudor style.

In 1901 the asset became the new premises for Goodall Lamb and Heighway, who were cabinet makers and decorators. A newspaper article of the time noted: "*The style adopted is in harmony with the nature of the business for which the building was designed, being an adaptation to modern uses of timber-framed architecture of the seventeenth century. The frontages are entirely constructed of European oak, solidly framed, and pinned with wooden pegs; the pilasters and other ornamental features being carved in the solid wood. The timber framing is filled in and backed up with brickwork as required by the local authorities* (Building News 22 November 1901 page 687)."

It is considered to have **moderate architectural significance** and **moderate historic significance**.

19 King Street (Grade II)

The asset was built in around 1880, and has a 20th century shop front. It was originally occupied by Goodall & Company (who also occupied 13, 15 and 17 King Street), who described themselves as "Carpet & Floor Cloth Warehousemen, Cabinet Makers, Upholsters and Decorators".

The asset is notable for its architectural value, notably its large mask keystones which the listing describes as "cheerful and stylish". Like most of the assets in King Street, the building has been developed into a high-class shopping retail unit with 20th century shop frontages.

It is considered to have moderate architectural significance and moderate historic significance.

28 King Street (Grade II)

Like many assets on King Street, 28 King Street features a 20th century ground floor retail use.

The architectural importance of 28 King Street is captured within its listing description. 28 King Street was constructed in the late 19th century as a shop, a use which it retains to this day.

The asset is notable for its painted stucco frontage, prominent dentilled and modillioned cornice over the second floor and three-window attic storey with central round-headed two-light window. It has continuous arcaded fenestration to both upper floors, with round-headed arched lights at first floor and square-headed at second floor.

It is considered to have moderate architectural significance and moderate historic significance.

33 King Street (Grade II)

Like many assets on King Street, 33 King Street was constructed in the late 19th century as a shop, a use which it retains to this day.

The architectural significance of 33 King Street is captured within its listing description. It is constructed of red brick with stone dressings and a slate roof. It is four storeys divided in two 2 halves (which are stylistically at odds with one another). The lower of one wide bay with ground and 1st floor openings contained under a full-width segmental arch with moulded imposts and keyed head. The upper with piers making 3 bays (1:2:1 windows).

The upper half of the façade is designed in muscular Gothic style and has bracketed sill-bands and corbel tables and shouldered segmental-headed sashed windows.

It is considered to have moderate architectural significance and moderate historic significance.

35 and 37 King Street and Attached Railings (Grade II)

Originally constructed in 1736 as the residence for Dr Peter Waring, 35 and 37 King Street is one of the best-preserved Georgian houses outside of the St John Street Conservation Area. It is one of the oldest assets on King Street.

It is notable for its pedimented doorcase, and all windows have moulded architraves with triple keystones which are in great condition. Serving as a bank in the late 18th century, it is currently occupied by a retailer and has been partially internally remodelled.

It is considered to have high architectural significance and high historic significance.

41 South King Street (Grade II)

Many assets on the southern side of King Street feature a large floorplate which backs onto South King Street; however, 41 South King Street does not feature a frontage onto King Street. South King Street does not feature the characteristic retail uses of the neighbouring street and is more akin to a servicing back-street for the retailers on King Street.

41 South King Street is occupied by office use on the upper floors. However, it still has notable architectural value for its eclectic and Gothic features which were characteristic of the era of its construction. It is internally linked with 56 King Street

The asset benefits from group value with neighbouring assets on King Street, which this asset backs onto.

It is considered to have moderate architectural significance and moderate historic significance.

4-14 King Street (Grade II)

Constructed in the late 19th century, the asset was a financial office called Hanover Chambers (identified in the 1888 map of the area) and comprised of office on the upper floors and ground floor retail.

Notably, the King Street and Deansgate façades are sandstone ashlar façade (reflecting the characteristic frontages of Deansgate and King Street), whilst the South King Street façade is red brick. The asset features a large floorplate and an eclectic corner frontage onto both Deansgate and King Street, with consistent repeating fenestration.

As such, the asset uniquely benefits from group value with assets on both Deansgate and King Street.

It is considered to have moderate architectural significance and moderate historic significance.

54 and 56 King Street (Grade II)

Constructed in the 18th century as two townhouses, the asset has since been converted into shops on the ground floor and office on upper floors. Façade is stucco on brick, with rectangular double depth plan at right-angles to the street. It is distinguishable from the other assets on King Street due to its painted stucco frontage which is largely a contrast to the stone and brick frontages which are characteristic of the area.

It is notable for being among the oldest assets on King Street, constructed when the main use in the area was residential townhouses for wealthy professionals.

It is considered to have moderate architectural significance and moderate historic significance.

62 King Street (Grade II)

Constructed in the late 19th century as a shop, the asset has likely retained its ground floor 3-bay window. here are three storeys and an attic, and a front of five bays, the outer bays narrow.

On the ground floor is a modern shop front, the first floor has three windows with ogee crests and poppyhead finials, on the second floor are three windows with rounded corners, and above is a false balcony pierced with quatrefoils and a three-light arched window. The outer bays have narrow windows, and in the top floor are cartouches with escutcheons.

It is considered to have moderate architectural significance and moderate historic significance.

Eagle House (Grade II)

Eagle House is numbers 62-68 Cross Street, in between South King Street and King Street.

Designed by Charles Heathcote in 1911, the architect behind many notable Manchester buildings (including 53 King Street, Anglia House, Onward Buildings and the Royal London House).

The Eagle House is constructed of sandstone ashlar and slate roof and is of a Baroque style. The eponymous eagle is notable on the frontage, and was originally known as “Eagle Insurance” when it first opened in 1911. It has retained its historic use, with offices above ground floor retail.

It is considered to have moderate architectural significance and moderate historic significance.

Warehouse Shop (Grade II)

Constructed as a shop, the asset features two frontages on South King Street and King Street. The King Street frontage is sandstone with decorative bands, and a modillioned eaves cornice. It is designed in Baroque style. The ground floor features a modern shopfloor, the middle bay in the upper storeys contains a segmental bow window with a balustrade parapet.

The frontage of South King Street is in brick with two low storeys and four bays. On the ground floor is a cast iron shop front with a decorative frieze and a cornice. It was constructed in the late 19th century and has retained its historic use as a shop in the retail centre of Manchester.

It is considered to have **moderate architectural significance** and **moderate historic significance**.

Old Exchange (Grade II)

Constructed in 1897, its predecessor on the Site provided temporary accommodation for the Cotton Exchange around 1800, which lent its name to the structure which exists today. St Ann's Passage allows pedestrian access between St Ann's Square and King Street.

Today it is office accommodation over high-end retail at ground floor. Original features, such as polished timber flooring, cast iron columns and high ceilings still exist.

It is considered to have **moderate architectural significance** and **moderate-high historic significance**.

48 King Street (Grade II)

Like many assets on King Street, 48 King Street features a 20th century ground floor retail use. A shop in red brick with sandstone dressings and a slate roof, and in Gothic style. There are three storeys and three narrow bays. On the ground floor is a modern shop front framed by columns with crocketed caps, an entablature, and a moulded frieze.

Above are brick corner pilasters, a panelled band, a moulded cornice and a parapet broken by an arch with a carved tympanum that rises to a gable. The windows are sashes, in the top floor they have transoms, and in both floors are balconies with wrought iron railings.

It is considered to have **moderate architectural significance** and **moderate historic significance**.

Contribution of Setting to the Significance of King Street Group 1

These assets are located within the St Ann's Square Conservation Area, and within close proximity to both the Deansgate and Upper King Street Conservation Areas. As such, the immediate setting of this group of assets have benefitted from the protection offered by the conservation areas. The assets are flanked by similarly dated buildings, which have been retained as their historic uses as high-end luxury retail shops.

The majority of assets within this group, with the exception of 35-37 King Street, were built or significantly altered during the reign of Victoria and as such featured similar architectural motifs.

Due to the high-end retailers which occupy the units within this part of King Street, the immediate streetscape has been well maintained and the shop facades are well designed and integrated into the listed buildings they occupy.

Overall, the setting of these assets makes a **moderate contribution to their significance**.

Contribution of Site to Setting of King Street Group 1

When appreciating the asset as part of the whole streetscape whilst looking west down King Street, the existing Site is largely obscured by tree canopies, street furniture and totem-style advertisement signs. Similarly, the Site does not detract from the assets' intrinsic setting as a historic high-end retail hub for the city or impact the individual architectural significance of the assets.

However, for assets on the far western section of King Street, the Site is more visibly influential. It is notably out of architectural character for the area, and its 1950's oblique, utilitarian design is visually obtrusive when appreciating the overall setting of the western section of King Street.

On balance it is considered that the Site makes a **minor negative contribution to the setting of this group of assets** and **does not contribute to their significance**.

King Street Group 2 (East of Cross Street)

These assets have been grouped together as they all share the same setting as well as strong historical architectural connections due to the era of their construction, and their historic usage as financial offices of Manchester during 19th and early 20th century. Today they all share similar uses as offices, however some have been converted into food and beverage and co-working facilities.

The group of assets, and their proximity to one another, is illustrated in Figure 18 below within red box:

Figure 18 Heritage Assets within King Street Group 2



No.74 King Street (Grade II)

The asset was constructed in 1900 as the Northern Rock Building Society offices in terracotta and stone designed by Charles Heathcote in Flemish Renaissance style on a corner site. There are four storeys and attics, with four bays on Cross Street, three on King Street and a bay on the corner.

The windows are a mix of sashes and casements, divided by columns on the first floor, and with blind arcading above. In the attic are large, shaped gables, and in the corner bay is a two-storey oriel window. On the Cross Street front is an elaborate doorway with a fanlight and a curved pediment, and there is a simpler doorway in the corner.

It is considered to have **moderate architectural significance** and **moderate historic significance**.

Former Lloyds Bank (Grade II)

Like Eagle House, the Former Lloyds Bank, or 53 King Street, was constructed by Charles Heathcote in Edward Baroque style.

It opened in 1913, and is notable for being built on the site of the Old Manchester Town Hall, which was designed in 1922 by Francis Goodwin on a Grecian style with a colonnaded façade – which has been reassembled as a folly in Heaton Park.

The Former Lloyds Bank was designed in elaborate Baroque style, is built on an L shaped site with seven bays on King Street and eight bays facing Cross Street. It is constructed of Portland stone on a granite plinth and has a basement with four storeys above and double attics.

It is considered to have moderate architectural significance and moderate historic significance.

Prudential Assurance Office (Grade II)

Designed by Alfred Waterhouse, the architect of the Manchester Town Hall. Despite featuring relatively modern-looking motifs, the brick and terracotta building was actually designed and constructed in 1881. It features round topped windows and supporting columns. Following conversion into a Barclays bank in the 1970s, it was further modified to facilitate ground floor shop frontages at street level, as well as the addition of granite cladding.

Its architectural significance is noted in its listing description. Aside from being designed by Waterhouse, the asset is also notable for its blood-red brick terracotta and grey granite façade. It is designed in a deep rectangular plan occupying most of its island site, with splayed corner to left. It comprises four stays, 6 bays plus the corner, the 2nd and 6th bays breaking forward very slightly; arcaded ground floor faced with granite, with round-headed arches.

It is considered to have moderate architectural significance and moderate historic significance.

Bank of England Trustee Savings Bank (Grade I)

The bank was designed by CR Cockerell in Classical style, and has since undergone internal renovation. It is in sandstone on a plinth of Portland stone and has a slate roof. There are three storeys and a basement, and a symmetrical front of five bays. The lower two floors are rusticated, they contain five engaged Doric columns, and above is an entablature with triglyph frieze.

It is considered by MCC to be the most important building within the conservation area and is the oldest in King Street. It was originally the Manchester branch of the Bank of England.

It is considered to have high architectural significance and high historic significance.

84 And 86 King Street And 27 And 29 Pall Mall (Grade II)

Also known as Former National and Provincial Building Society, was originally a bank designed by notable architect Richard Lane in Classical style, with the ground floor remodelled in 1904 by notable Manchester architect Charles Heathcote.

Its architectural significance is highlighted in its listing description. The building is in sandstone with granite trim on the ground floor, a moulded cornice, a parapet with two corniced upstands.

It has moderate architectural significance and moderate historic significance.

Ship Canal House (Grade II)

The building was designed by notable Manchester architect Harry S Fairhurst (notable for also designing many other notable assets, including the National Buildings, Bridgewater House, Arkwright House and Blackfriars House) in a neo-classical style, and displays some Art Deco and Edwardian Baroque motifs, such as square windows and roof sculptures, which were prevalent during the 1920s.

There is a rusticated ground floor, in the sixth and seventh floors is a screen consisting of paired fluted Tuscan columns, a frieze, a cornice, a parapet with a statue of Neptune, and a recessed attic. It is architecturally very similar to Atlas Chambers, down to the ornate ancient-Rome inspired statues.

It has moderate architectural significance and moderate historic significance.

Pall Mall Court, including Raised Piazza and Podium to the West (Grade II)

Pall Mall Court is noted for its architectural interest, as it is a good example of high-quality post-war office building with an interesting design that is resolutely of its time, but which respects, and responds to, its site and Victorian streetscape.

It is notable for its unusual dark colour palette, which was designed to fit in with the dark facades of its neighbouring buildings. Due to the amount of industrial activity in Manchester, many buildings appeared black from smog and pollution. It was not until the late 20th century when attitudes to pollution changed and the buildings were scrubbed clean, leaving Pall Mall Court as the outlier in the immediate area.

Additionally, its unusual Z-shaped plan and stepped elevations form a strong massing and composition, with rows of oriel-style windows creating a rhythmic pattern and movement across the principal facades. This strong level of stylistic detailing is enhanced by the building's sue of bronze and glass, and grey-bronze mosaic cladding.

It was constructed between 1966 and 1968, for the prestige headquarters for London Assurance Ltd. Pall Mall Court won a Civic Trust Award and RIBA Regional Award in 1970 for its unique architectural design which reflected the historic elements of the area.

It has moderate architectural significance and moderate historic significance.

Atlas Chambers (Grade II)

Atlas Chambers, or Atlas House, was designed by Michael Waterhouse, the grandson of renowned Manchester architect Alfred Waterhouse (who designed the Town Hall).

The asset features the crest for the Manchester Assurance Company, which was one of the first insurance companies formed in the city of Manchester. In the 19th century the Manchester Fire Office was established to officer fire and life insurance. The company's life insurance business was then sold to Pelican Life Insurance Company in 1846, eventually being sold to Atlas Assurance Company in the early 20th century. The Atlas Chambers were designed to house this firm, which is evident from the Atlas statue above the door.

The asset is architecturally notable. It is bult in 20th century Classical style, and features a 6-storey 4-window façade plus 3-window attic, consisting of a 2-storey banking hall with a cornice, then 3 regular storeys with another cornice. The upper floors have regular fenestration (matching that of the Ship Canal House to the right) consisting of filtering casement windows with margin panes and plain surrounds. It is architecturally very similar to Ship Canal House.

It has moderate architectural significance and moderate historic significance.

Lombard Chambers (Grade II)

Lombard Chambers was built as a bank (Brook's Bank) in 1868 and was designed by George Truefitt, who notably designed the font of the Manchester Cathedral.

This three-storey Eclectic-style building with Gothic details features sandstone ashlar exterior and a slate roof. The Brown Street facade has four windows, while the Chancery Lane facade has a 4:3 window arrangement. An enriched frieze and cornice appear above the second floor, topped by a steeply-pitched roof with gabled dormers. The prominent corner boasts round-headed doorways on both facades with incised decoration and enriched linked imposts, sheltered by a substantial oriel balcony overhang with richly carved arch-vaults, concave pendentives, and a shield with the date 1868 in the centre.

Brook's Bank was listed in an Act of Parliament as one of ten provincial banks working under an arrangement with the Bank of England in 1844. Subsequently, in 1900, Brook's Bank was merged with Lloyds Bank.

It has moderate architectural significance and moderate historic significance.

Former Midland Bank (Grade II)

Designed by Sir Edwin Lutyens in 1928 and constructed between 1933 and 1935, it is Lutyens' major work in Manchester. Lutyten is notable for being the architect of New Delhi, the seat of India's government.

Designed in an Art Deco 'castle-like' style, it is surrounded by rounds on all four sides, creating an isolated feel. It is constructed of Portland stone around a steel frame. It is notable for being an exception to Manchester's characteristic neogothic style, and may be more typical of Liverpool's architecture than Manchester. Its large semi-circular arched windows are a continuation of the Bank of England Trustees Saving Bank's design.

It was the headquarter of Midland Bank Group in England during the late 20th century, before Midland Bank was bought out by HSBC. The bank eventually completed closed in 2008 following HSBC's relocation to St Ann's Square.

It is considered to have **moderate-high architectural significance** and **moderate historic significance**.

Former Reform Club Manchester (Grade II)

The club was designed by Edward Salomon's in Venetian Gothic style. It is constructed of sandstone on a chamfered plinth, with polychrome dressings, cornices, a blind-arcaded parapet, and a hipped slate roof.

The Reform was constructed as the club house for Manchester's Liberal Party, and was opened by Granville Leveson-Gower, 2nd Earl of Granville. Declining membership in the late 20th century led the club to merge with the Engineers Club in 1967 to form the Manchester Club, but this failed to be financially viable and was round up in 1988.

The description of listing also identifies architectural interest in the interior. The hall and staircase features linenfold panelling, and features a 2-storey Grand Dining Room, and a huge billiard room within the roof. The interior has since been converted into a restaurant and a bar.

It is considered to have **moderate architectural significance** and **moderate historic significance**.

Contribution of Setting to the Significance of King Street Group 2

The assets are located within the Upper King Street Conservation Area; an area largely dominated by Portland stone 19th and 20th century Baroque style offices and financial institutions, however there are notable exceptions, such as Pall Mall Court and the Former Midland Bank, which are constructed in Modernist and Art-Deco-styles, respectively.

More broadly, however, the assets are of a similar scale and were built as high-quality office spaces to serve large-scale national and local institutions. The grand scale of the assets creates a sense of enclosure when on King Street, and the area's history as the financial and banking hub of the City is notable, despite the change of use of many of the buildings. The mostly consistent materiality and form of the area contributes to the overall sense of grandeur, which the architects designed into their respective buildings.

Due to the high-end retailers which occupy the units within this part of King Street, the immediate streetscape has been well maintained and the shop facades are well designed and integrated into the listed buildings they occupy.

Therefore, the overall contribution of the setting is considered to provide **moderate contribution to the significance of this group of assets**.

Contribution of Site to Setting of King Street Group 2

When appreciating the group of assets from Spring Gardens looking west, the Site is visible and dominates the skyline above King Street, providing a stark and measurable contrast to the 18th and 19th century era buildings which make up the majority of the view.

However, the Site does not impact the intrinsic setting of the assets – the grid formation, or the sense of scale and civic grandeur enjoyed by the assets' immediate surroundings. Therefore, on balance, the Site provides a **minor-negative contribution to the setting of the assets** and **does not contribute to their significance**.

St Mary's Parsonage Group

This group of assets are all located within the St Mary's Parsonage Conservation Area – however, unlike the King Street groups, the contribution of the setting to their significance, and the degree of impact from the Site, varies between them.

This is most pertinent for assets outside of the Parsonage Square gardens (31 and 33 King Street West and 3 St Mary's Parsonage). Therefore, they have all been assessed individually to better capture the contribution of site and setting.

The group of assets, and their proximity to one another, is illustrated in Figure 19 below within red box.

Figure 19 Heritage Assets within St Mary's Parsonage Group



31 and 33 King Street West, including 2 Smithy Lane (Grade II)

The asset was constructed in 1840 as a workshop to build carriages, and continued to be occupied by various industrial and commercial uses until 1926. Around this time, major works were undertaken to introduce additional internal floors and structures, and a new shopfront was inserted on the ground floor. It is likely the height was also raised during these refurbishment works.

Following a near-miss during the Manchester Blitz, further alterations were made to the workshop, including the creation of additional floors and floorspace.

Since 21st century, the asset has gone under significant refurbishment, with the façade receiving modern, PVC windows and a bridge link being created between this asset and 3 St Mary's Parsonage. The quality of the retail occupants also reduces the architectural and cultural significance of the asset.

It has **low-moderate architectural significance** and **moderate historic significance**.

Contribution of Setting to the Significance

31 and 33 King Street West comprises much-altered former offices facing King Street West. The building is one of the last remaining Victorian buildings in the redeveloped post-War civic areas. Surrounding the asset are 1960s style retail and commercial uses, which further detract the value of the setting. Immediately east of the asset is a late 20th century concrete multi-storey car park.

However, the asset must be considered within the context of nearby 3 St Mary's Parsonage, of which it shares historical significance, as both survived the Manchester Blitz which destroyed the mill building on the Site. Despite this, 31 and 33

King Street West and 3 St Mary's Parsonage are not located within the Parsonage Square and thus are more susceptible to external influence.

Overall, the setting of the asset makes a low contribution to the significance of the asset.

Contribution of Site to Setting

When appreciating 31 and 33 King Street West from its primary viewpoint (that being, in front of its façade), the Site is not overly visible and the assets significance can be appreciated without its influence. However, when appreciating the asset from the east (looking west down the road), the Site is visually obtrusive and substantially larger in scale than its surrounding. The contrast between the Victorian-red brick of the asset and the Portland concrete and glass materiality of the Site is distinctly notable, and detracts from the historic architecture of 31 and 33 King Street West.

Overall, the Site makes a negative contribution to the setting of the asset and does not contribute to its significance.

Arkwright House (Grade II)

The asset was designed by notable Manchester architect Harry S Fairhurst, and completed in the late 1930s for occupation by the English Sewing Cotton Company. It was deigned to function as the headquarters of the English Sewing Cotton Company, however during the Second World War the building was re-commissioned as the North West Command Post for the war-time Government, boasting an office and sleeping quarters for Winston Churchill.

It is constructed in a neo-classical style with some Art-Deco motifs which were prominent during the time of its design.

The asset was heavily damaged in the Manchester Blitz and required extensive repairing.

It has moderate architectural significance and moderate historic significance.

Contribution of Setting to the Significance

Due to its location within Parsonage Gardens Conservation Area, the asset is read within the scale of the surrounding buildings surrounding Parsonage Gardens, which are of a similar scale and architectural form. As such, the setting of the asset makes a moderate contribution to the significance of the asset.

Contribution of Site to Setting

The Site is visible from some angles above Arkwright House, however due to the dense massing of Parsonage Square, the Site does not dominate the view. As such the Site provides a minor-negative contribution to the setting of asset and does not contribute to its significance.

National Building House (Grade II)

The National Building was built between 1905 and 1909 by notable Manchester architect Harry Fairhurst, for the National Boiler and Generator Insurance Company. The asset is designed in Baroque style of red brick and pink terracotta.

An extension was added in 1968, and the building was later converted into residential apartments, comprising 121 apartments, and renamed Century Buildings. This conversion was highly successful, and Home Design Awards 2005 awarded the building a commendation for "Best Renovation and Conversion." It was commended on its glass and steel circulation bridge which linked the two elements without modifying the exterior of the asset.

It has moderate architectural significance and moderate historic significance.

Contribution of Setting to the Significance

Due to its location within Parsonage Gardens Conservation Area, the asset is read within the scale of the surrounding buildings, which are of a similar scale and form. As such, the setting of the asset makes a moderate contribution to the significance of the asset.

Contribution of Site to Setting

The Site is visible from some angles above the National Building, as well as when appreciating the asset when looking south down St Mary's Parsonage. However, due to the urban grain of Parsonage Square, the Site does not dominate the primary view of the asset. As such the Site provides a **minor-negative impact to the setting of the asset** and **does not contribute to its significance**.

3 St Mary's Parsonage (Grade II)

3 St Mary's Parsonage was designed in Venetian Gothic-style by Clegg and Knowles, and was built in 1868. Clegg and Knowles were prominent architects during the 19th century, and designed other notable warehouses such as Harvester House, 66-68 Fountain Street and 14-16 Princess Steet.

It is thought to retain original skirting and handrails, and cast-iron columns are visible on the ground floor and basement. The asset retains its period, six-bay façade with stone plinth, sill-bands and projecting cornice on brick brackets. The ground-floor openings form an arcade, all round-headed with pointed-arched extradoses and hood-moulds, and linking carved imposts.

The east façade is similar, but all in brick except for the sill bands and the ground-floor surround to a former entrance in bay 3. At the left, the bridge-link to 31 and 33 King Street is visible.

It has **moderate architectural significance** and **moderate historic significance**.

Contribution of Setting to the Significance

Like 31 and 33 King Street West, the asset is one of the last surviving Victorian buildings in an area than has gone under significant post-War development. This erosion of historic fabric, street-layout and overall character has had significant adverse impact on the setting.

Albert Bridge House and Alberton House dominate and enclose the views around the asset, greatly eroding any sense of the asset's original setting. The southern façade is also entirely flanked by a multi-storey carpark. This has negatively impacted the ability to appreciate the architectural significance of the assets.

Overall, on balance the immediate setting of the asset provides a **low contribution to the significance of the asset**.

Contribution of Site to Setting

The asset is located within the immediate setting of the Site, and is largely visible in views from the South. In its extant use, the Site provides no historic or architectural context for the asset.

As aforementioned, 3 St Mary's Parsonage, whilst in the Conservation Area, is not within the Parsonage Square and therefore is more susceptible to the influence of nearby development. On balance, the Site makes a **negative contribution to the setting of the asset** and **does not contribute to its significance**.

Railway Viaducts

This group of assets comprise the 19th century railway viaducts which cross New Bailey Street. They have been grouped together due to their proximity to one another, and their shared architectural and historical characteristics.

The group of assets, and their proximity to one another, is illustrated in Figure 20 below within red box.

Figure 20 Heritage Assets within Railway Viaduct Group



Southern Railway Viaduct and Colonnade (Grade II*)

The Southern Railway viaduct was constructed in 1844, and designed by Sir John Hawkshaw, for the Liverpool and Manchester Railway. It is constructed from cast-iron columns and girders with a cast-iron parapet. The cast iron columns have Egyptian lotus flower capitals.

It has **moderate architectural significance** and **moderate historic significance**.

Northern Railway Viaduct (Grade II)

The Northern Railway viaduct was constructed in 1894, and designed by William Hunt, for the Lancashire and Yorkshire Railway. It is constructed from cast-iron columns supporting a cast-iron deck, which has been partly renewed with steel supports. It features three Doric cast-iron columns carry the parapet, which is divided by fluted pilasters into panels each with moulded detail. It features a Greek key frieze.

It has **moderate architectural significance** and **moderate historic significance**.

Central Railway Viaduct (Grade II)

The Central Railway viaduct was constructed in 1865 and designed by Sturges Meek for the Lancashire and Yorkshire Railway, in order to extend its line to Manchester Victoria. It is constructed from cast-iron columns which support the steel deck, with cast-iron parapet. Doric columns carry the structure, which has plain panelled parapet and lateral I-section steel beams.

It has **moderate architectural significance** and **moderate historic significance**.

Contribution of Setting to the Significance of Railway Viaducts Group

The three separate viaducts illustrate the lack of cooperation between rival railway companies during Railway Mania, which was a significant ingredient that allowed Manchester, as well as the UK more broadly, to flourish during the Industrial Revolution. The British government promoted an almost totally 'laissez-faire' system of non-regulation in the railways.

Whilst companies had to submit a bill to Parliament to gain the right to acquire land for the line, there were no limits on the number of companies who could operate a line. As such, many lines appeared next to one another in order to maximise profits from high-demand routes.

As such, the setting of the assets alongside one another is considered to provide a **moderate-high contribution to the significance of this group of assets**.

Contribution of Site to Setting of Railway Viaduct Group

The Site is not visible from the assets, therefore provides **no contribution to the setting of the asset** and **does not contribute to its significance**.

Individual Assets

105-113 Deansgate (Grade II)

105-113 Deansgate, including 5-15 John Dalton Street, was designed in 1876 by Pennington and Bridgen. Pennington and Bridgen were notable architects at the time, operating all over the country, however with a specific focus on the north west. Notable examples of their work include Wesleyan Chapel in Sale, St Clement's Church in Chorlton and Fever Hospital Hampstead, London.

The asset itself was built as a commercial building with offices over the shop floor and also included a bank. It is architecturally significant with its listing description noting its Gothic-style, featuring a large trapeziform plan on its island site, four storeys over cellars, 5 symmetrical bays to Deansgate and seven bay-return side to John Dalton Street.

The asset is an example of the commercial success of the Deansgate area, and are emblematic of the wealth that was generated during the 19th and early 20th century.

It is considered to have **moderate architectural significance** and **moderate historic significance**.

Contribution of Setting to the Significance

The asset is opposite the Sawyers Arms Public House, a Grade II listed building. The immediate vicinity is home to many historic buildings, and whilst not all listed, is notable for its uniformity in scale and form.

Overall, the setting makes a positive contribution to the asset's significance, due to the historical understanding of the area as a financial district of the industrialising city. However, the later developments on Deansgate do not contribute to this significance, which comprise modern office and commercial developments.

Overall, the setting makes a **moderate contribution to the significance of the asset**.

Contribution of Site to Setting

The Site and asset are both visible when looking down John Dalton and Bridge Street. The Site is therefore deemed to be a part of the asset's setting.

Since the site's redevelopment in the 20th century, it does not make a positive contribution to the setting of the asset. Due to the scale and materiality of the Site, it acts as an unnatural, oblique bookend to Bridge Street, which historically provided open views into Salford.

As such, the Site is considered to have a **minor-negative contribution on the setting of the asset** and **does not contribute to its significance**.

Nos 98-116, Deansgate (Grade II)

98-116 Deansgate was opened in 1832 as Watts, however, was renamed to Kendal's, Milne and Faulkner in 1836 when three employees bought out the business. Following a buy-out from Harrods, the building was called Harrods for a short period before it reverted to Kendal Milne following protests from customers and staff. The department store was previously set across two separate buildings, with a subterranean tunnel linking the two. However, this link closed in the 1980s when Kendal's sold the building which would later become Waterstones.

It was notable for being the largest department store in Manchester, and was designed by Harrod's in-house architect Louis David Blanc, with input from renown Manchester architect, JS Beaumont. The asset occupies a prominent location on Deansgate, which was formerly occupied by cabinet showrooms, workshops and packing departments. As such, the site of the asset has long-standing historic connections with commercial uses.

The building is designed in an Art Deco style, which is unique for the Deansgate area, which is mostly characterised by Classical and Baroque-style architecture.

In 2020, Planning Application (Ref: 129251/FO/2021) and Listed Building Consent (Ref: 129252/LO/2021) were approved for the closure of the department store, with internal refurbishment to bring the asset into office use. In 2023, the development was subject to a Non-Material Amendment Application (Ref: 138315/NMC/2023) and Section 19 Application (Ref: 138287/JO/2023) to allow the development to be phased.

It has **moderate-to-high architectural significance** and **moderate-to-high historic significance**.

Contribution of Setting to the Significance

The asset is located with Deansgate Conservation Area; therefore, the immediate surrounding is largely 19th century Baroque style. Nos 98-116 Deansgate is built in a unique Art Deco style, in stark contrast to its immediate context. The asset occupies a prime retail location on Deansgate. The significance of the asset is considered to be more intrinsically linked to its unorthodox Art-Deco design, and its historical significance as one of Manchester's first department stores.

Therefore, the overall contribution of the setting is considered to provide **a low-moderate contribution to the significance of the asset**.

Contribution of Site to Setting

Since the Site's redevelopment in the 20th century, it does not provide a positive contribution to the setting of the asset. When appreciating the asset down King Street West, the Site obscures the skyline, with its utilitarian "fixed-contract" design contrasting strongly to the well-designed Art-Deco façade of the asset.

However, this level of impact is mitigated by the visually similar materiality, both comprising grey Portland stone facades.

Overall, the Site is considered to have a **minor-negative contribution on the setting of the asset** and **does not contribute to its significance**.

Sawyers Arm Public House (Grade II)

Whilst its current iteration was constructed in the 19th century, the site has been home to a public house since the 1700s. It is thought to have gained its license in 1730 – making it the oldest public house in the city. It was also said to be George Best's favourite pub during the 1960s and 1970s.

The asset is also architecturally significant for its "eclectic" irregular rounded corner to John Dalton Street.

It has **moderate architectural significance** and **moderate historic significance**.

Contribution of Setting to the Significance

The asset is located within Deansgate Conservation Area, which is recognised for role as a Victorian city centre. Bridge Street and Deansgate contribute to the overall setting of the asset, due to its Victorian-era architecture and historical buildings, and its role in the developing city of Manchester.

However, opposite the asset on Bridge Street is a late 20th century development, currently with a supermarket in the retail unit. On the opposite side of Deansgate is a recently completed modern office development of a much larger scale. As such, the overall setting is mixed.

Therefore, the overall contribution of the setting is considered to provide a **moderate contribution to the significance of the asset**.

Contribution of Site to Setting

The existing Site is visible alongside the asset when looking down Bridge Street toward the Irwell, above 69-89 Bridge Street. The view down Bridge Street is dominated by a mix of 19th century and 20th century buildings of a similar scale and materiality, therefore the Site provides a **minor-negative contribution to the setting of the asset** and **does not contribute to its significance**.

Albert Bridge (Grade II)

Albert Bridge was constructed in 1844 to replace an earlier structure, the New Bailey Bridge. It connected Manchester to Salford for merchants and the public. Bowers and Murray of Liverpool were the main contractors, with Sugden and Redfern of Manchester subcontracted to undertake the stonework. Whilst these works were being undertaken, a temporary pedestrian footbridge was opened.

It opened to the public in 1844, with an opening ceremony with dignitaries from Salford and Manchester in a large procession. Military bands played as the mayors of Manchester and Salford saluted one another. The first vehicle to cross the bridge was a donkey cart, entering Salford from Manchester.

Over the years, it has since been tarmacked and now forms part of the A34. It was Grade II Listed on 20 June 1988.

It is considered to have moderate architectural significance and moderate significance.

Contribution of Setting to the Significance

Albert Bridge's intrinsic setting, as a crossing of the Irwell and connecting Manchester and Salford, has not changed. The River Irwell is a critical aspect of Manchester's history, being the initial catalyst for industrialisation and also a critical transport link for the north west.

Therefore, the setting is considered to provide a high contribution to the significance of the asset.

Contribution of Site to Setting

The immediate setting of the asset has undergone significant development since the asset was initially constructed, particularly civic buildings such as the Justice Courts.

It is considered that the Site provides a minor-negative contribution to the setting off asset and does not contribute to its significance.

Masonic Temple (Grade II)

The Masonic Temple was awarded the Royal Institute of British Architects to Percy Worthing with a gold medal for his work on this building in 1930.

Initially, the Masons occupied all floors of the Lodge, however today it hosts numerous restaurants, bars and event spaces. The building has also undergone modern alterations, including changes to the primary façade and the introduction of a roof terrace at the rear of the asset.

It has moderate architectural significance and moderate historic significance.

Contribution of Setting to the Significance

The asset is best understood and appreciated from Motor Square, from which the ornate principal façade can be viewed.

Whilst the setting of the Masonic Temple has been through significant change following the post-War government development in the 1950s and 1960s, Bridge Street retains many historic buildings which retain a uniform sense of scale and form.

Therefore, the overall contribution of the setting is considered to provide a moderate contribution to the significance of the asset.

Contribution of Site to Setting

The immediate setting of the asset has undergone significant development since the asset was initially constructed, particularly civic buildings such as the Justice Courts.

It is considered that the Site provides a **minor-negative contribution to the setting off asset** and **does not contribute to its significance**.

St Ann's Church (Grade I)

Built on the site of a cornfield known as "Acres Field", St Ann's Church was constructed in 1712. It was consecrated by the Bishop of Chester and was dedicated to Saint Anne, the Virgin Mary's mother, as well as the reigning monarch, Queen Anne.

It is designed in a neo-classical style, and was originally constructed from locally quarried Collyhurst sandstone, which due to its notoriously soft nature, has since been replaced with sandstone from Lancashire, Staffordshire, Derbyshire and Cheshire. During the 19th century, the interior went through renovations, including the installation of stained-glass windows, which were designed by William Peckitt of York (a renowned glass artist at the time).

The asset is an existing reminder of pre-industrial Manchester when the city centre comprised of Georgian townhouses and a residential population which necessitated a parish Church.

It has **moderate-high architectural significance** and **moderate-to-high historic significance**.

Contribution of Setting to the Significance

The asset is located within St Ann's Square Conservation Area, an area laid out in the Georgian period. Due to the Church being the earliest dating building within the Square, the area has developed around it.

The asset dominates the southern end of the Square, and each additional building was designed with due regard and respect for the others that were already in the square to create an imposing "street wall".

Overall, it is considered the setting of the asset provides a **high contribution to the significance of the asset**.

Contribution of Site to Setting

The Site is not visible within the same view as St Ann's Church; therefore, the Site is considered to make **no contribution to the setting of the asset** and **does not contribute to its significance**.

National House (Grade II)

Designed by Horton and Bridgeford in Baroque style as a Conservative Club, the asset now comprises offices on the upper floor and retail and food and beverage on the ground floor. It is notable for its curved facades which allows frontages on both Cross Street and St Ann Street.

Its architectural significance is described in its listing description, with the central entrance on St Ann Street featuring pilasters, Tuscan in the ground floor, Ionic in the middle floor, and Corinthian in the top floor. The doorway has an elaborate surround, a carved tympanum, and an open segmental pediment. Above it is Venetian windows, and over the first floor window is a curved frieze and a balcony. In the corner bay are cylindrical oriel windows. The other windows in the upper floors have segmental heads and pierced aprons, in the middle floor they have open pediments and in the top floor cornices, all containing carvings.

It has **moderate architectural significance** and **moderate historic significance**.

Contribution of Setting to the Significance

The asset is located within St Ann's Conservation Area, an area made up of similarly dated and architecturally designed buildings constructed around St Ann's Church, which provides a **moderate contribution to the significance of the asset**.

Contribution of Site to Setting

The Site is not visible when appreciating the asset, therefore makes **no contribution to the setting of the asset** and **does not contribute to its significance**.

Northern Assurance Building (Grade II)

Attributed to Waddington and Dunkerley, the architects known for Manchester Royal Infirmary, Manchester County Bank, and St Mark's Primary School (amongst many others), the asset is designed in Flemish style with Dutch gables and is clad in Portland Stone and grey granite. It is located within the Albert Square Conservation Area. The asset yields high architectural, artistic and historic interest by virtue of being a significant example of Edwardian designing.

It has moderate architectural significance and moderate historic significance.

Contribution of Setting to the Significance

The asset is located within the Albert Square, and within close to St Ann's Square Conservation Areas. As such, the immediate setting of the asset has benefitted from the protection offered by the conservation areas. The area influenced by Manchester Town Hall and the Albert Square memorial statues.

Overall, the setting of the asset makes a moderate contribution to the significance of the asset.

Contribution of Site to Setting

The Site is visible from within some relatively obtuse views of the asset, however on balance, the Site provides no contribution to the setting of the asset and does not contribute to its significance.

Anglia House (Grade II)

Designed by notable Manchester architect – Charles Heathcote, the asset is notable as a prime example of Edwardian architecture. It comprises brown polished granite to ground floor, red sandstone ashlar above, lead clad roofs. It is designed in Baroque style, similar to the nearby assets within Albert Square. It forms a uniform façade to the pedimented bays on Cross Street.

The asset has undergone significant changes to its façade – most recently food and beverage use at the ground floor unit representing modern intervention which detracts from the significance. The asset also has Metrolink cables attached to its façade.

It has moderate architectural significance and low-moderate historic significance.

Contribution of Setting to the Significance

The asset has benefitted from being within the Albert Square Conservation Area, and is one of many listed buildings within the area that was built during the 19th century. As such, the area is characterised by a consistent scale of architecturally and materiality. The setting, within close proximity to the Town Hall and other grand civic buildings, provides a moderate contribution to the significance of the asset.

Contribution of Site to Setting

When viewed looking down John Dalton Street, the Site represents a bookend to the view and detracts from the overall view of the city skyline. However, on balance the Site does not impact the immediate and significance of the setting of the assets.

Therefore, the Site provides no contribution to the setting of the asset and does not contribute to its significance.

No.1 Albert Square (Grade II)

The asset is of high historic significance. It was originally constructed as a bank in 1900, No. 1 Albert Square was commissioned and designed by Percy Worthington. He later became known for his work in the Arts and Craft Movement, and then later Classicism.

The asset is currently occupied by a Skin Clinic, which is advertised on the façade of the building, and Metrolink cables are suspended from its primary façade, which discount some of its architectural interest.

It has moderate architectural significance and moderate historic significance.

Contribution of Setting to the Significance

The immediate setting of No. 1 Albert Square has been altered over time. However, due to its location within Albert Square Conservation Area, many historical assets remain. There are numerous listed assts within the immediate proximity of No.1 Albert Square, including Anglia House, Northern Assurance Building, No 1-7 Princess Street and the Town Hall. These assets positively contribute to the significance, and are a prime example of late Victorian architecture.

Whilst the Albert Square Conservation Area has protected a lot of architecturally and historically significant assets, the urban fabric of the wider area has gone through some changes over the decades. Anglia House, opposite the asset, formerly held a betting shop retail unit and is now a food and beverage unit. No 1-7 Princess Street has retail units on the ground floor which detract from the significance of the asset.

Therefore, the overall contribution of the setting is considered to provide a moderate contribution to the significance of the asset.

Contribution of Site to Setting

When viewed looking down John Dalton Street, the Site represents a bookend to the view and detracts from the overall view of the city skyline. However, on balance the Site does not impact the immediate and significance of the setting of the assets.

Therefore, the Site provides no contribution to the setting of the asset and does not contribute to its significance.

31 Princess Street (Grade II)

Constructed between 1880-1890, it comprises shops and offices in sandstone on a plinth, with a string course, bands, a bracketed cornice and an arcaded parapet with central gablet flanked by pinnacles. The building is in Venetian Gothic style, with four storeys, and a symmetrical front of three bays, the central bay narrower.

It has moderate architectural significance and moderate historic significance.

Contribution of Setting to the Significance

The asset is located within the Albert Square, and within close proximity to Upper King Streets Conservation Areas. As such, the immediate setting of the asset has benefitted from the protection offered by the conservation areas. The area is dominated by Manchester Town Hall and the Albert Square memorials.

Overall, the setting of the asset makes a moderate contribution to the significance of the asset.

Contribution of Site to Setting

The Site is visible from within some very obtuse angles from the asset, however on balance the Site provides no contribution to the setting of the asset and does not contribute to its significance.

Blackfriars Bridge (Grade II)

Blackfriars Bridge is one of the many remaining 19th century crossings across the River Irwell, replacing an earlier, wooden structure from 1761. This previous bridge was erected by a company of performers, who were keen to enable punters from Manchester cross the Irwell to visit the Riding School in Salford where they performed. This former bridge was also named Blackfriars Bridge, due to the significance of the Blackfriars Bridge being built across the Thames at the time.

The Company of Proprietors of the Blackfriars Bridge were empowered in 1817 to raise funds for a new bridge. A competition was held on its design, with Thomas Wright of Salford winning with the three-arched stone bridge with Ionic columns design.

The bridge itself is a sandstone ashlar and cast-iron construction, crossing the water below in three classical style semi-circular arches. The central arch has paired Ionic pilasters on each, and the voussoirs on each arch use vermiculated rustication.

During the 1870s, the Irwell was so polluted that the bridge's open balustrade was replaced with cast iron to shield the public's view. This was removed in 1991 and the bridge was returned to its original appearance.

It has moderate architectural significance and moderate-to-high historic significance.

Contribution of Setting to the Significance

The setting of this asset has undergone significant changes to the urban grain. From street level, there are limited opportunities to appreciate the asset. It has become part of the busy road network, and its characteristic arches are not visible from the street.

The view from Manchester looking into Salford features a 1960s-style hotel development to the right and a modern, glass residential development to the left – both of which cause adverse impacts on the asset. Similarly, the view into Manchester also features developments which have adverse impacts on the asset – notably Premier House, however this view also features Blackfriars House, a 1920s office development which, whilst not of the same era as the bridge, is considered to contribute to the overall setting of the asset. Similarly, the asset's intrinsic setting, that being a link across the Irwell, remains unchanged.

Overall, the setting of the asset makes a high contribution to the significance of the asset.

Contribution of Site to Setting

The Site, whilst visible from the asset, acts as part of a consistent townscape along the Irwell, therefore is considered to provide no contribution to the significance of the setting of the asset and does not contribute to its significance.

Victoria Bridge (Grade II)

Constructed in 1839 and named after Queen Victoria, the bridge replaced an earlier medieval structure, Salford Old Bridge, which dated back to the 14th century. The old bridge was built on the site of an ancient ford, from which Salford took its name. Whilst the design of the original bridge is disputed, its acknowledged that by industrialisation, the old bridge was unable to support the traffic of the time.

Victoria Bridge's first stone was laid on 31 March 1838 by Elkanah Armitage, Boroughreeve of Salford. The project was delayed by poor weather but the final stone was laid on 23 March 1839 by Sir Humphrey de Trafford.

The Manchester Guardian declared the new bridge "an ornament to the towns which it unites", and a "highly creditable public work to the parties to whom the management of its erection has been entrusted, and to the present advanced state of pontal architecture."

Victoria Bridge once carried Queen Victoria and Prince Albert across the river, on their journey to the "Art Treasures of the United Kingdom" exhibition at the White City in Old Trafford.

It is architecturally significant, and is a prime example of Victorian engineering. It features sandstone ashlar, a semi-elliptical arch with rusticated rock-faced voussoirs, straight roll-moulded string course and parapets with raised panels in the centre.

It has moderate architectural significance and moderate-to-high historic significance.

Contribution of Setting to the Significance

The asset is located with Cathedral Conservation Area; with its intrinsic setting, that being a crossing across the Irwell, remaining in place. The Irwell is a critical aspect of Manchester's history, being the initial catalyst for industrialisation and also a critical transport link for the north west.

Therefore, the setting is considered to provide a high contribution to the significance of the asset.

Contribution of Site to Setting

The Site, whilst visible from the asset, acts as part of a consistent townscape along the river, therefore is considered to provide no contribution to the significance of the setting of the asset and does not contribute to its significance.

Cathedral Church of St Mary (Grade I)

Formally the Cathedral and Collegiate Church of St Mary, St Denys and St George, the asset is the mother church of the Anglican Diocese of Manchester, seat of the Bishop of Manchester and the city's parish church.

The cathedral was rebuilt in the Perpendicular Gothic style in the years following the foundation of the collegiate body in 1421. At the end of the 15th century, James Stanley II was responsible for rebuilding the nave. It was extensively refaced, restored and extended in the Victorian period, and again following bomb damage during World War II.

It is considered to have high architectural significance and high historic significance.

Contribution of Setting to the Significance

The asset is located with Cathedral Conservation Area; with its intrinsic setting, that being a crossing across the Irwell, remaining in place. The Irwell is a critical aspect of Manchester's history, being the initial catalyst for industrialisation and also a critical transport link for the north west.

Therefore, the setting is considered to provide a high contribution to the significance of the asset.

Contribution of Site to Setting

The Site is visible from the asset, however forms part of the townscape along the River Irwell, and therefore can be considered to provide no contribution to the setting of the asset and does not contribute to its significance.

Chester's Salford Brewery (Grade II)

The asset was built in 1896 to the design of WA Deighton for Chester's Brewery Company. The brewery premises, comprising two-storey offices, copper room, maturing room, single-storey boiler room, chimney and five-storey tower, were built in pressed red brick with ashlar dressings and Welsh slate roofs.

Threlfall's Brewery Company took over Chester's in 1961 and in 1963 began integrating the Chester's' operation onto a different site at Cook Street Site. The Chester's Brewery became Threlfall's offices. Due to the scale of the brewery, and the chimney, the asset is notable part of the skyline of Salford and Manchester.

It is considered to have moderate architectural significance and moderate historic significance.

Contribution of Setting to the Significance

The asset is located with Salford, with its immediate setting comprising a mix of modern 20th century office buildings and 19th century public houses and offices in Bloom Street. The asset is bound by Trinity Way to the north and the railway viaducts to the south, creating an isolated grouping of buildings. The asset is within close proximity to the Kings Arms and Arlington House, two historically and architecturally significant 19th century buildings.

Overall, the setting provides a moderate positive contribution to the significance of the asset.

Contribution of Site to Setting

The Site is not visible from the asset, therefore provides no contribution to the setting of the asset and does not contribute to its significance.

Power Hall of Museum of Science and Industry (Grade II)

The Power Hall was built between 1855 and 1856 as the shipping shed for Liverpool Road Station, the world's first purpose-built passenger railway station. The Power Hall was designed to move goods from train wagons onto horse-drawn carts for distribution around the city.

Liverpool Station, and the associated Power Hall, played a pivotal rail in the transportation of goods and passengers during the industrialisation of the country. It is also notable for being the world's first elevated railway station.

Following its closure by British Rail in 1975, after 120 years of operation, the Power Hall fell into disrepair until the formation of the Liverpool Road Station Society, who understood the historic significant of the site and aimed to preserve it. It became a gallery to showcase the locomotives and technology of the era.

In 2017, technical and structural issues were identified which meant the Power Hall would close to the public and undergo significant renovations – which are still ongoing as of 2022.

It is considered to have moderate architectural significance and high historic significance.

Contribution of Setting to the Significance

The Science and Industry Museum is located within Castlefield Conservation Area, the industrial heartland of the 19th century city. Many of these warehouses, such as the Great Northern Warehouse, Liverpool Road Station, Wellington Mills and railway viaducts exist today. The Science and Industry Museum complex comprises the Power Hall and Lower Campfield Market. The conservation area protected much of the industrial heritage, facilitating the creation of the UK's first Heritage Park.

Overall, the setting provides a high positive contribution to the significance of the asset.

Contribution of Site to Setting

The Site is not visible from the asset, therefore provides no contribution to the setting of the asset and does not contribute to its significance.

Lower Byrom Street Asset (ex-Museum of Science and Industry, Air and Space Museum) (Grade II)

Completed in 1878, the Lower Campfield Market was designed as 'canopied' open-sided market hall. It was built on Camp Field, which was already the location of fairs and markets. The market was close to a major railway goods yard – which is the site of the Science and Industry Museum.

Lower Campfield Market is half of a pair of buildings with the Upper Campfield Market, which is located along Liverpool Road. These markets were built as a pair on either side of the demolished St Matthew's Church.

The Market was closed in 1900, and the previously open-sided building was closed to facilitate an exhibition space. In 1909, the Market became the City Exhibition Hall, which hosted many events from Cinderella Dolls Shows to a Grocers' Exhibition. During wartime, the Hall was utilised as a training facility or manufacturing goods for the war effort.

The Hall came into the ownership of the Science and Industry Museum, and was repurposed as a permanent museum to host air and space exhibitions.

In 2021, the Science and Industry Museum decided to vacate the Hall following the Covid pandemic. Plans were unveiled for the repurposing of the Exhibition Hall into tech start-up spaces to support economic growth following the pandemic.

It is considered to have moderate architectural significance and high historic significance.

Contribution of Setting to the Significance

As part of the Science and Industry Museum complex, the setting is covered by the Castlefield Conservation Area, the industrial heartland of the 19th century city. Many of these warehouses, such as the Great Northern Warehouse,

Liverpool Road Station, Wellington Mills and railway viaducts exist today. The conservation area protected much of the industrial heritage, facilitating the creation of the UK's first Heritage Park.

Overall, the setting provides a high positive contribution to the significance of the asset.

Contribution of Site to Setting

The Site is not visible from the asset, therefore provides no contribution to the setting of the asset and does not contribute to its significance.

Former Liverpool Road Railway Station Masters House (Grade I)

Liverpool Road is a former railway station on the Liverpool to Manchester Line, located in Castlefield in Manchester. It was the terminus of the world's first inter-city passenger railway in which all services were served by timetabled steam locomotives. It holds the accolade as the world's surviving terminal railway station – having closed to passenger traffic in 1844 when the larger Victoria Station opened. The Station Master's House pre-dates the railway station, having been built in 1808.

The Station Master's house is constructed as red brick, with the booking offices faced with sandstone ashlar and stucco and hipped slate roofs. It features a rectangular plan parallel to street, with house to left and former shops to right. The Station Master's house is designed in Classical-style.

The booking offices, which back onto an embankment carrying the railway line at 1st floor level to the rear, features a 2-storey 4-bay façade, which is symmetrical except for the 4th bay, with channelled rustication to the ground floor, panelled pilasters to the upper floor, a moulded cornice and high parapet with cornice and blocking course.

The former house to the left of the booking offices, 3 storeys and 3 bays to the same height, symmetrical, has a doorway with pedimented stone architrave, sashed windows of 16 panes at ground and 1st floors of 12 panes at 2nd floor, all with raised sills and flat-arched heads, and modillioned eaves and a double-spayed left corner to the return wall, with sashed and blind windows. The asset now forms part of the Science and Industry Museum complex.

It is considered to have high architectural significance and high historic significance.

Contribution of Setting to the Significance

The Science and Industry Museum is located within Castlefield Conservation Area, the industrial heartland of the 19th century city. Many of these warehouses, such as the Great Northern Warehouse, Liverpool Road Station, Wellington Mills and railway viaducts. The Science and Industry Museum complex comprises the Power Hall and Lower Campfield Market. The conservation area protected much of the industrial heritage, facilitating the creation of the UK's first Heritage Park.

Overall, the setting provides a high positive contribution to the significance of the asset.

Contribution of Site to Setting

The Site is not visible from the asset, therefore provides no contribution to the setting of the asset and does not contribute to its significance.

Former Manchester Swimming Baths (Grade II)

The Former Manchester Swimming Baths were designed by the Borough Engineers Brockbank & Wormall. It opened in 1880, at the cost £2,310, as Blackfriars Road Baths. It originally featured two swimming baths, 3 slipper baths and one vapour bath. The Baths were opened by the Mayor, Alderman Robinson.

The front elevation is towards Blackfriars Street, and it is treated in Queen Anne-style. It is constructed of brick with terracotta dressings and part-glazed roof. The façade expressed as 2 storeys, with central pedimented feature over entrance in wide gable. Moulded 4-centred arched doorway with pilasters sprung from corbels each side, carrying

continuous string course. The façade features paired windows to each side above, and central paired windows with mullions and transoms.

The interior has undergone significant refurbishments, and no longer feature the eponymous swimming baths.

It is considered to have moderate architectural significance and moderate historic significance.

Contribution of Setting to the Significance

The immediate setting of the asset has undergone significant regeneration, with 21st century residential buildings to the north and west – which contrasts greatly with the 19th century architecture. However, the asset benefits from group value with the adjacent Manchester Tennis and Racquets Club, which is of a similar design and era. The two assets constitute a red-brick Victoria terrace down Blackfriars Road.

Overall, the setting provides a low-moderate contribution to the significance of the asset.

Contribution of Site to Setting

The Site is not visible from the asset, therefore provides no contribution to the setting of the asset and does not contribute to its significance.

Manchester Tennis and Racquet Club (Grade II*)

The Former Manchester Swimming Baths were designed by the Borough Engineers Brockbank & Wormall. It opened in 1880, at the cost £2,310, as Blackfriars Road Baths. It originally featured two swimming baths, 3 slipper baths and one vapour bath. The Baths were opened by the Mayor, Alderman Robinson.

The front elevation is towards Blackfriars Street, and it is treated in Queen Anne-style. It is constructed of brick with terracotta dressings and part-glazed roof. The façade expressed as 2 storeys, with central pedimented feature over entrance in wide gable. Moulded 4-centred arched doorway with pilasters sprung from corbels each side, carrying continuous string course. The façade features paired windows to each side above, and central paired windows with mullions and transoms.

The interior has undergone significant refurbishments, and no longer feature the eponymous swimming baths.

It is considered to have moderate architectural significance and moderate historic significance.

Contribution of Setting to the Significance

The immediate setting of the asset has undergone significant regeneration, with 21st century residential buildings to the north and west – which contrasts greatly with the 19th century architecture. However, the asset benefits from group value with the adjacent Manchester Tennis and Racquets Club, which is of a similar design and era. The two assets constitute a red-brick Victoria terrace down Blackfriars Road.

Overall, the setting provides a low-moderate contribution to the significance of the asset.

Contribution of Site to Setting

The Site is not visible from the asset, therefore provides no contribution to the setting of the asset and does not contribute to its significance.

Albert Bridge House (NDHA)

Albert Bridge House, the building currently situated on the Development Site, is considered a NDHA.

Built as government offices in the late 1950s and early 1960s, the building stands in the geographic area covered by the Strategic Regeneration Framework (SRF) for St Mary's Parsonage.

Albert Bridge House was designed by EH Banks, senior architect of the Ministry of Work's architects' department. There is some acknowledged historic interest in Albert Bridge House's embodiment of Manchester's post-war redevelopment following the Manchester Blitz. Free-standing buildings with new public spaces at street level for car parking and public accesses were encouraged during this era. In the wider context Albert Bridge House was also the first post-war building constructed under the Ministry For Work's new fixed-price contracts for government building projects.

The original appearance of the whole complex was changed in the late 20th century when the metal-framed windows in all the building were replaced, a few remain in the original link walkways. Additionally, Historic England note that the interior of Albert Bridge House was historically underwhelming. The Architects Journal noted that the quality of materials used in the tower block reduced with each floor.

Historic England concluded that Albert Bridge House, whilst having some architectural and historic interest, was not sufficiently unique for inclusion in the Statutory List.

Albert Bridge House was facilitated by the Manchester Blitz bombing, and when reconfiguring the street, the streetscape and permeability to King Street West and St Mary's Parsonage became fragmented and sterile. The Site, in its current configuration, prevents the reimplementation of historic walkways and streets.

The Site is considered to have low architectural significance and low historic significance.

As this asset covers the Site, the contribution of the setting and impact of the Site to the setting has not been considered.

Mark Addy Pub and Landing (NDHA)

Mark Addy Pub and Landing is identified by Salford City Council as a NDHA. The Mark Addy public house originally opened in 1981 and is named after the Victorian local hero who was famous for rescuing people from the waters of the Irwell.

The site was originally a boat passenger's waiting room for the New Bailey landing stage from where a regular horse drawn packet boat service was in operation from 1807, with the landing stage used for loading and unloading cargo onto the boats.

The embankment itself comprises a brick vaulted colonnade, with the now closed area supported on cast iron columns.

It is noted for its uniqueness in the industrial townscape, formed specifically to overcome the environmental constraints of the river prior to the construction of the Manchester Ship Canal. Its innovative form and use of both local natural stone and processed cast iron are typical for business ventures during the Industrial Revolution.

It is considered to have low architectural significance and moderate historic significance.

Contribution of Setting to the Significance

The asset located on the Irwell, the main transport route for the industrialising Manchester, which still exists today and operates as an (albeit leisure) transport route. However, the townscape and urban grain surrounding the asset has undergone significant development – notably New Bailey. Therefore, the setting provides a moderate contribution to the significance of the asset.

Contribution of Site to Setting

The Site is visible from the asset, however due to the cumulative changes to the Salford setting brought about by New Bailey development, provides a minor-negative impact to the setting of the asset and does not contribute to its significance.

Conservation Areas

Adelphi Bexley Square Conservation Area

Significance

The original administrative centre of the City of Salford, the Adelphi Bexley Square Conservation Area has its own distinct character, with a number of Grade II* and Grade II listed buildings including St Philip's Church, St John's Cathedral and the former Education Offices. It features fine examples of 19th and 20th architecture.

The area contains 19th and 20th century townhouses and civic buildings, built by entrepreneurs and businessmen. The majority of the industry that existed within the conservation area no longer exist, with the notable exception of the Grade II Islington Mill.

The conservation area is notable for the multiplicity of architectural styles, designs and materials. Recurring motifs include Baroque, Classical and Gothic styles.

It is considered to have moderate architectural and historic significance.

Contribution of Site to Setting

The Site is not visible from the conservation area, and therefore provides no contribution to the setting of the conservation area.

Castlefield Conservation Area

Significance

The settlement now known as Castlefield was created when Roman Soldiers, led by General Agricola, create a fortification called Mamucium, on the rocky banks of the Irwell and Medlock. This is the first recorded settlement in Manchester. The original timber fortification was repeatedly rebuilt and expanded, becoming more fortified each time.

A 'vicus' grew up nearby to supply the Roman legions who manned the fortification, however, following the Romans departure from Britain in 410AD it declined and eventually became abandoned.

The site of this 'vicus' became known as The Old Town. Old Town, or 'Aldport Lodge' as it was known, was used by Lord Strange in 1642 as the Royalist headquarters during the Siege of Manchester, which eventually led to it being burnt down by the victorious Parliamentarians.

Following the works to make the Irwell navigable in the 1720s, and the construction of Rochdale Canal in 1804, Castlefield became the hub of the canal network which was developing in Manchester.

As a result, large numbers of warehouses were built to supply the needs of the rapidly growing population of Manchester, which was the fastest growing city in the world over the 19th century.

However, following Manchester's industrial decline in the 20th century, the canal became chiefly a leisure facility. The railway complex at Liverpool Road was sold for £1 and became the Manchester Museum of Science and Industry, the centre piece of the UK's first "Urban Heritage Park".

The area now is predominantly a successful leisure and tourist area of the City.

It is considered to have moderate-to-high architectural and historic significance.

Contribution of Site to Setting

Due to the dense urban form and limited views from within Castlefield Conservation Area, the Site is considered to provide no contribution to the setting of the conservation area.

St John Street Conservation Area

Significance

St John Street, named after the church, was developed from around 1770 and building continued until the 1830s. It is the last surviving Georgian terraced street in central Manchester and was designated as a conservation area in 1970 to preserve the architectural character.

A Georgian church, St John's, stood on the site of what is now St. John's Gardens. The churchyard contains the remains of a remarkable number of people associated with the rise of Manchester as a world industrial city. Over 22,000 are buried here, including William Marsden who originated the Saturday half-day holiday in 1843. The church was built in 1769 by Edward Byrom, a wealthy entrepreneur who also built the first quay on the River Irwell, giving rise to the name of the nearby Quay Street. It was demolished in 1931.

The overarching architectural form of the conservation area largely comprises three-storey houses date from the late Georgian and Regency periods.

It is considered to have moderate-to-high architectural and historic significance.

Contribution of Site to Setting

Due to the dense urban form and limited views from within St John Street Conservation Area, the Site is considered to provide no contribution to the setting of the conservation area.

St Peter's Square Conservation Area

Significance

Until the construction of St Peters Church in 1788, the area covered by St Peter's Square Conservation Area largely comprised open fields of the periphery of the Georgian Manchester.

Over the 19th and 20th century, the area assumed a more commercial character and the resident population declined to a point where St Peter's Church no longer had a sufficient congregation. This led to its demolition in 1907.

The road around the Square, encompassing the island site, has remained largely unchanged since 1788.

Similarly, to Albert Square, the main characteristic of St Peter's Square is primarily one of civic grandeur, but it also contains some of its historic office and commercial property.

The centre building of the area is the Central Library, which was opened in 1934 by King George V. It is a Classical-style building constructed from Portland Stone which takes inspiration from the Pantheon in Rome, with its circular plan and the central lantern light at the top of the dome.

The Midland Hotel is another example of 'grandeur' in the area. Built close to the Central Station, and originally intended to be linked to it, the hotel marked the terminus of the Midland Railway Company's line from London. It is a notable example of the period, constructed in red brick, brown terra cotta and red granite with elaboratively detailed gables, turrets and tourelles, and pierced terra cotta balustrades.

The overarching architectural form of the conservation area largely comprises white stone façade with vertically proportioned widows which are set back.

It is considered to have moderate-to-high architectural and historic significance.

Contribution of Site to Setting

Due to the dense urban form within the City Centre, the existing Site is visible only from a few oblique angles from St Peter's Square Conservation Area, therefore on balance the Site is considered to provide no contribution to the setting of the conservation area.

Deansgate Conservation Area

Significance

Deansgate is one of Manchester's most historic streets, having been formed during the Roman occupation. The area did not become known as Deansgate until Victorian times.

During the Civil War, Royalist forces fired cannons against the Parliamentarians from their stronghold on Aldport Lane. This became known as the Siege of Manchester and was one of the earliest bloodsheds in the Civil War.

The land on either side of the road was used for agricultural purposes until the encroachment of urban development in the 18th century, facilitated by the works which enabled the Irwell to be navigated.

Quay Street was built to allow access between the quay on the Irwell and Aldport Lane and was extended in 1794 to link to Mosley Street. The new street became called Peter Street. On 16 August 1819, at St Peter's Field (off Peter Street), Henry Hunt addressed a meeting of 60,000 people to demand radical reform of the House of Commons. The chaos caused by the City Magistrates' response led to the death or injury of 700 people, becoming known as the "Peterloo Massacre".

The area is predominantly made up of commercial building, but also contains a significant number of places such as assembly, such as church, theatre, concert hall, opera house, synagogue, and Masonic Temple.

Perhaps the most significant building on Deansgate is the Rylands Library, significant due to its architectural quality but also for its important collection of historic manuscripts. It was designed by Basil Champneys and constructed in 1890 and opened in 1899.

Deansgate is also home to the oldest surviving theatre building, the Theatre Royal of 1845, which has a monumental portico and a statue of Shakespeare in a central recess. Many other buildings of architectural interest are within the conservation area – predominantly office buildings. The completes of Deansgate Terrace's 'street wall' is also of architectural note.

It is considered to have moderate architectural and historic significance.

Contribution of Site to Setting

Whilst visible from certain parts of the Deansgate Conservation Area, due to the dense urban form of the city centre, the Site is considered to provide a minor-negative contribution to the setting of the conservation area.

Albert Square Conservation Area

Significance

The area surrounding Albert Square, Manchester's main civic space, was designated a conservation area in April 1972. The conservation area is centred on the Town Hall and Square itself. Prior to its development, the Square was originally open fields sloping down to the River Tib.

In 1850, the Square was largely a dense mixture of houses, public houses, a smithy, and a coffee-roasting works.

As the old Town Hall on King Street became increasingly inadequate, the City Council held a competition in 1868 to design a new and larger town hall. This was eventually won by Alfred Waterhouse, with a design in the style of Gothic Revival, which was completed in 1877.

Around this same time, other buildings around the Square were built during the Victorian boom, and largely still exist today - aside from the buildings immediately opposite the Town Hall, which are now occupied by office blocks constructed in the early 1980s.

The Square is notable for its variety in the building materials, including stone, brick, terracotta, and slate. Generally, the buildings on the eastern side of the Square are built from yellow stone, whilst those built on the west side are finished in

red brick. The architectural emphasis of corners is characteristic of Manchester buildings, which contributes to the urban design character of the City Centre.

It is considered to have moderate architectural and historic significance.

Contribution of Site to Setting

Whilst visible from limited views from within Albert Square Conservation Area, due to the dense urban form of the City Centre, the Site is considered to provide no contribution to the setting of the conservation area.

Upper King Street Conservation Area

Significance

In the 17th century, the first buildings began to be built in the area that is now known as King Street. Around this time, Cross Street Chapel was the first substantial development.

It was during the early 18th century when the development of area began to take the form of fashionable residences. Originally called St James' Square, it was renamed King Street following the Jacobite defeat of 1745.

Following the rapid growth of the town, these residences were demolished to make way for the more commercial-orientated buildings which exist to this day. The first Town Hall was completed in 1825, on the site of the present Lloyd's Bank, on the corner of King Street and Cross Street.

In 1845, the Bank of England opened a branch at No. 82, which began the trend which saw the area become the City's financial hub. This trend continued until 1929.

Today, the area is known for its concentration of assets from this era. It is a popular shopping district, with high-quality retailers occupying these buildings.

It is considered to have high architectural and historic significance.

Contribution of Site to Setting

The design of the Site, with angled orientation and an obstructing utilitarian façade, terminate the long views from King Street when looking west toward Salford. However, the presence of the Site does not significantly impact the intrinsic value of the Upper King Street Conservation Area – that being the City's historic financial centre, and the grand and grid-form formation of the similarly dated heritage assets.

As such, it is considered to provide a minor-negative contribution to on the setting of the conservation area.

St Ann's Square Conservation Area

Significance

Initially known as Acresfield, the earliest record of the area comprised four large "Lancashire acres", occurs in 1222 when the regent for Henry KII granted a licence to Robert Greslet, the first Norman to settle in "Mamcestre", to hold an annual fair and feast for St. Matthew. This was intended to last in perpetuity.

Acres Fair was the only fair held by Charter in Manchester, and it initially served the farming communities of Lancashire and Cheshire as a market for the sale of cattle, sheep, pigs and horses. It grew into an important event with additional benefits for the whole village.

In 1709 an Act of Parliament was granted which allowed St Ann's Church to build, but also stipulated a 30-yard space should be reserved for the fair. This became St Ann's Square.

Acres Court, or Ackers Gates, was a narrow passage leading from Market Street to St Ann's Square, and was one of the main entrances to the fair, where admission was controlled by admission. Acres Fair was eventually moved to Shudehill and then to Deansgate, before being abolished in 1876.

Over the 19th and 20th century, the buildings around St Ann's Square were developed into a fashionable shopping district in Manchester – a status which is maintains to this day.

St Ann's Square was developed and laid out during the Georgian period, with each new building being designed with regard and respect for the others that were already there and together they create an 'street wall'. The typical Manchester characteristic of acknowledging the corners of buildings, usually for an entrance, is well represented in most of the buildings in this area which are built on street corners.

It is considered to have high architectural and historic significance.

Contribution of Site to Setting

Due to the dense urban form within the city centre, the existing Site is visible from only a small number of views within the conservation area, and therefore is considered to provide a minor-negative contribution to the setting of the asset.

Parsonage Square Conservation Area

Significance

The first reference to the plot of land now known as Parson Gardens was in 1066 when William the Conqueror granted tenancies to Albert Greslet – the Baron of Mamecestre. This was transferred to the La Warre family in 1309.

Thomas La Warre succeeded as the twelfth baron in 1398 and later became the parson of St Mar's Church (now Manchester Cathedral). La Warre received royal assent for the Church to become a collegiate church in 1421. Extensive gardens were built to cater for its pupil, and the area covered by Parsonage Garden was cultivated to provide food for the students.

In 1547 the college was eventually dissolved. The wardens were provided with a college house in 1578 and in 1635 they were provided with a two-acre piece of land known as Parsonage Croft. During the 18th century, the population increase of Manchester led to pressure for development, and a new church was built on Parsonage Gardens and consecrated in 1756. During the Victorian era many of the affluent congregation moved away from the city centre. The site then became Parsonage Gardens, which has changed little up to the present day.

The existing names of streets in the immediate locality reflect the history of the area: Parsonage Lane, St Mary's Parsonage, College Land and St Mary's Street. The Gardens are bordered by large and impressive buildings – with most in orange-red brick or terracotta.

It is considered to have moderate architectural and historic significance.

Contribution of Site to Setting

Whilst the Site was well regarded when built, and holds some architectural and historical significance, externally the materiality and form of the mid-20th century is not innovative or unique. Further to this, the façade to the Site has gone through alterations in the decades since its construction and has been reconfigured internally. Equally, whilst the immediate setting of the conservation area conveys a sense of enclosure as a civic square, this is not fully utilised.

Parsonage Gardens Conservation Area embraces a length of the River Irwell, terminating at Bridge Street – as such, the Site is located on the periphery of the conservation area.

The Site is considered to provide a moderate-negative contribution to the setting of the conservation area, in spite of the low-level of individual significance the Site possesses. The existence of the Site in its current configuration prevents historic walkability and permeability that was once enjoyed on the Site and does not integrate into the enjoyed urban form.

This is reiterated in the conservation area description, which states "*though partly parallel to the River Irwell, the buildings (to the west of St. Mary's Parsonage) do not provide much scope for the development of a riverside walk. New developments should take this into account and acknowledge that the length of walkway already constructed from Bridge Street will hopefully one day provide access as far as Blackfriars Street*".

Cathedral Conservation Area

Significance

The Cathedral area has been ecclesiastical and scholastic centre of Manchester since the earliest days of the town. To the south and east the two buildings, and the confirmed solemnity of the Cathedral Yard, are effectively separated from the rest of the City Centre by a partial ring of Victorian Commercial buildings, including the Corn Exchange.

These all cluster around the medieval street pattern and bounded on the outside by the curving line of Cateaton Street, Hanging Ditch, Todd Street, Victoria Station and Hunts Bank approach.

The area was designated as a conservation area in order to preserve and enhance the quality of the setting of Manchester Cathedral and Chetham's Hospital School.

It is considered to have high architectural and historic significance.

Contribution of Site to Setting

Due to the dense urban form within the City Centre, and the extent of development on either side of the Irwell, the existing Site is considered to provide no contribution to the setting of the conservation area.

Summary of Significance

The significance of the identified listed assets, NDHAs, and conservation areas is summarised within Table 5 and Table 6 below, along with the contribution of their respective settings and contribution of the Site to their respective settings.

Table 5 Summary of Significance (Listed Assets and NDHAs)

#	Listed Buildings and NDHA's	Significance	Contribution of Setting	Contribution of Site to Setting
King Street Group 1 (West of Cross Street)				
1.	15 And 17 King Street	Moderate	Moderate	Minor-Negative
2.	19, King Street	Moderate	Moderate	Minor-Negative
3.	28, King Street	Moderate	Moderate	Minor-Negative
4.	33, King Street	Moderate	Moderate	Minor-Negative
5.	35 And 37 King Street and Attached Railings	High	Moderate	Minor-Negative
6.	41, South King Street	Moderate	Moderate	Minor-Negative
7.	4-14, King Street	Moderate	Moderate	Minor-Negative
8.	54 And 56, King Street	Moderate	Moderate	Minor-Negative
9.	62, King Street	Moderate	Moderate	Minor-Negative

#	Listed Buildings and NDHA's	Significance	Contribution of Setting	Contribution of Site to Setting
10.	Eagle House	Moderate	Moderate	Minor-Negative
11.	Warehouse Shop	Moderate	Moderate	Minor-Negative
12.	Old Exchange	Moderate	Moderate	Minor-Negative
13.	No. 48, King Street	Moderate	Moderate	Minor-Negative
King Street Group 2 (East of Cross Street)				
14.	No. 74, King Street	Moderate	Moderate	Minor-Negative
15.	Former Lloyds Bank	Moderate	Moderate	Minor-Negative
16.	Prudential Assurance Office	Moderate	Moderate	Minor-Negative
17.	Bank Of England Trustee Savings Bank	High	Moderate	Minor-Negative
18.	84 And 86 King Street And 27 And 29 Pall Mall	Moderate	Moderate	Minor-Negative
19.	Ship Canal House	Moderate	Moderate	Minor-Negative
20.	Pall Mall Court, Including Raised Piazza, and Podium to The West Side	Moderate	Moderate	Minor-Negative
21.	Atlas Chambers	Moderate	Moderate	Minor-Negative
22.	Lombard Chambers	Moderate	Moderate	Minor-Negative
23.	Former Midland Bank	Moderate-High	Moderate	Minor-Negative
24.	Former Reform Club Manchester Club	Moderate	Moderate	Minor-Negative
St Mary's Parsonage Group				
25.	31 And 33 King Street West, Including 3 Smithy Lane	Low-Moderate	Low	Negative
26.	Arkwright House	Moderate	Moderate	Minor-Negative
27.	National Building	Moderate	Moderate	Minor-Negative
28.	3 St Mary's Parsonage	Moderate	Low	Negative
Railway Viaducts				
29.	Southern Railway Viaduct and Colonnade	Moderate	Moderate-High	No Contribution

#	Listed Buildings and NDHA's	Significance	Contribution of Setting	Contribution of Site to Setting
30.	Northern Railway Viaduct	Moderate	Moderate-High	No Contribution
31.	Central Railway Viaduct	Moderate	Moderate-High	No Contribution
Individual Assets				
32.	105-113 Deansgate	Moderate	Moderate	Minor-Negative
33.	Nos. 98-116, Deansgate	Moderate-High	Low-Moderate	Minor-Negative
34.	Sawyers Arms Public House	Moderate	Moderate	Minor-Negative
35.	Albert Bridge	Moderate	High	Minor-Negative
36.	Masonic Temple	Moderate	Moderate	Minor-Negative
37.	Church Of St Ann St Ann's Church	Moderate-High	High	No Contribution
38.	National House	Moderate	Moderate	No Contribution
39.	Northern Assurance Building	Moderate	Moderate	No Contribution
40.	Anglia House	Moderate	Moderate	No Contribution
41.	No. 1 Albert Square	Moderate	Moderate	No Contribution
42.	31 Princess Street	Moderate	Moderate	No Contribution
43.	Blackfriars Bridge	Moderate-High	High	No Contribution
44.	Victoria Bridge	Moderate-High	High	No Contribution
45.	Cathedral Church of St Mary	High	High	No Contribution
46.	Chester's Salford Brewery	Moderate	Moderate	No Contribution
47.	Power Hall of Museum of Science and Industry	Moderate-High	High	No Contribution
48.	Lower Byrom Street Asset (ex-Museum of Science and Industry, Air and Space Museum)	Moderate-High	High	No Contribution
49.	Former Liverpool Road Railway Station Station Masters House	High	High	No Contribution
50.	Former Manchester Swimming Baths	Moderate	Low-Moderate	No Contribution

#	Listed Buildings and NDHA's	Significance	Contribution of Setting	Contribution of Site to Setting
51.	Manchester Tennis and Racquet Club	Moderate	Low-Moderate	No Contribution
52.	Albert Bridge House	Low	N/A	N/A
53.	Mark Addy Pub and Landing	Low-Moderate	Moderate	Minor-Negative

Table 6 Summary of Significance (Conservation Areas)

#	Conservation Area	Significance	Contribution of Site to Setting
1.	Adelphi Bexley Square	Moderate	No Contribution
2.	Castlefield	Moderate-High	No Contribution
3.	St John Street	Moderate-High	No Contribution
4.	St Peter's Square	Moderate-High	No Contribution
5.	Deansgate	Moderate	Minor-Negative
6.	Albert Square	Moderate	No Contribution
7.	Upper King Street	High	Minor-Negative
8.	St Ann's Square	High	Minor-Negative
9.	Parsonage Gardens	Moderate	Minor-Negative
10.	Cathedral	High	No Contribution

6. Assessment of Impact

This Section describes the impact of the Proposed Development on the identified heritage assets. This assessment is proportionate to both the significance of the relevant heritage assets, and the potential impact on their significance in relation to the scale, massing and appearance of the Proposed Development.

The Proposed Development

The Proposed Development will be delivered on a 8,926 sqm site and comprises the full demolition and redevelopment of Albert Bridge House and adjacent car park to deliver a new Grade A office building (Building C), 2no. residential buildings (Buildings A and B) with basement, flexible commercial space, including food and beverage, and significant public realm.

The Proposed Development comprises:

- A total residential floorspace of 77,770 sqm (GIA), consisting of 800no. residential units;
- 29,902 sqm (GIA) of office space (Use Class E(g(i)));
- 560 sqm (GIA) of flexible commercial floorspace across Buildings B and C (Use Class E (a), (b), and (c)).

Figure 21 Illustrative CGI of the Proposed Development (Studio Egret West, 2025)



The Proposed Development consists of the following key elements:

Table 7 Use and Quantum of Proposed Development

Elements	Units / Floorspace
Residential Units	800no. units
Residential Floorspace (Use Class C3) (GIA) sq. m	77,770 sq. m
Office Floorspace (Use Class E(g(i))) (GIA) sq. m	29,902 sq. m
Flexible commercial Floorspace (Use Class E and/ or Sui Generis) (GIA) sq. m	560 sq. m
Car Parking	7no. spaces (all accessible, all EV charging enabled)
Cycle Parking	1,043no. spaces (across all buildings and public realm)

Scale and Massing

As referenced above, the Site is identified within the SRF as being an opportunity site for a building of substantial height in this location, whilst noting that any increase in height will need to respect the landmark status of buildings to the south and nearby conservation area.

The Proposed Development will redevelop the existing 18-storey Albert Bridge House and associated buildings. This includes the demolition of the existing buildings with the erection of an office building at 18 storeys plus plant (Building C) and 2no. residential buildings at 37 and 49 storeys (Buildings A and B respectively) plus plant, all with a basement.

The height and massing of all buildings respond to the context of the emerging skyline in this fast-changing part of the city centre, with the landmark buildings contributing towards its character and sense of place.

The massing of the Proposed Development is defined by three octagonal buildings. A landmark residential tower (Building B) anchors the Proposed Development, rising prominently at the northern edge to establish a strong presence along the River Irwell. This tallest element marks the gateway between Manchester and Salford while responding to the SRF's vision for a landmark on this Site.

A second, shorter octagonal building (Building A) is strategically placed to respond to key view corridors from the west, southeast, and northeast, reinforcing the transition between the Building B and the surrounding urban grain.

The third octagonal building (Building C) is positioned adjacent to the St Mary's Parsonage Conservation Area. Its massing steps down towards the south from the Irwell, aligning with the 3 to 7-storey scale of neighbouring heritage buildings along St Mary's Parsonage. By reducing height at the southern end of the Site, Building C softens the transition between the contemporary development and the adjacent historic context, respecting the existing townscape while maintaining a strong architectural presence.

The variation in height across the Proposed Development maintains a dynamic skyline, contributing to the interplay of building forms along the riverfront. This calibration of heights ensures the Proposed Development integrates seamlessly into Manchester's evolving cityscape while establishing a distinctive identity.

Public Realm

The public realm seeks to respond to the opportunities set out in the St Mary's Parsonage SRF, namely:

- Improved streetscape along St Mary's Parsonage and Bridge Street;

- Creating high quality, accessible public realm through careful landscaping, to bring a higher level of activity to the area; and,

- The activation of the waterfront location.

The redevelopment of the public realm surrounding Albert Bridge House offers the opportunity to amplify the character of the River Irwell within the City Centre and create a greener public realm along its banks, which will bring people closer to the river and improve the conditions for wildlife.

Three unique character areas have been thoughtfully crafted in response to their surrounding context and existing site conditions. Each area embraces its own distinct identity, creating a strong sense of place. Seamless transitions between the spaces are achieved through the considered use of planting palettes, material choices, and cohesive street furniture, ensuring a unified yet diverse public realm experience.

The retention, protection, and celebration of existing trees have formed a strong foundation for the design approach. New tree planting and extensive soft landscaping will enhance the Site's setting, improve microclimate conditions, and support biodiversity.

Defined pockets of activation, including informal play areas and integrated seating, will foster a vibrant and welcoming public realm. These elements are designed to support natural surveillance and ensure the space feels safe, engaging, and lively throughout the day and into the evening.

The three main landscape character areas are:

1. City Square.

2. Urban Arboretum.

3. Native Riverside Corridor.

The emerging landscape and public realm proposals aim to embrace the Site's relationship with the River Irwell, enhancing connectivity through clear, accessible routes that promote permeability across the Site.

City Square

The City Square character area has been designed to allow for unobstructed access to the Building C and Motor Square directly to the south of the Site. The public realm within this character area responds to the way that Building C's ground floor will be activated, as well as level transitions from the high point of the Site on the eastern boundary.

The City Square will be a lively, pedestrian-first streetscape where city life flows outward. Active frontages from Building C will animate the public realm, while being an important node within the pedestrian-led infrastructure of Kings Street West.

The planting within the City Square is structured to emphasise the important spatial connection between Trinity Bridge and Motor Square, whilst subtly weaving in the service access as a shared surface. The formal tree planting located along the Site's south eastern boundary adds greenery to the approach along St Mary's Parsonage, while framing the view through to Motor Square for pedestrians approaching from Trinity Bridge.

Rain gardens along the City Square assists in dealing with the level difference between the street and the finished floor level of the commercial building (Building C) with planted areas combined with ramps to ensure accessible movement, as well as movement along desire lines for pedestrians.

In addition to the pedestrian route linking Trinity Bridge with Motor Square the character area wraps the commercial frontage of Bridge Street and St Mary's Parsonage to form a seamless approach to the pavement area, and its connectivity to Motor Square along the South eastern site boundary.

Urban Arboretum

The Urban Arboretum is the central space within the Proposed Development, which provides a setting to accommodate and celebrate a variety of uses within the ground level of all buildings. The area has been designed to be a verdant and multifunctional space that is constantly animated by the activities which take place within it.

The Urban Arboretum is an environment that embraces movement and spontaneity. This space is designed to encourage playful exploration, where stepping stones, and curving paths allow people to experience the City in a more dynamic and interactive way.

Large existing mature trees will be retained and celebrated within the Urban Arboretum. Further tree planting of native and non-native trees would complement the existing trees. Groves of evergreen and deciduous trees are clustered to create seasonal interest and variation as pedestrians move across the public realm of the Proposed Development.

Native Riverside Corridor

The Native Riverside Corridor improves and compliments the habitat along the River Irwell. Clusters of native trees are proposed to protect against erosion and complement the existing mature trees. Native understory planting and biodiverse meadow ground cover mats help to create a layered and diverse embankment.

A raised public walkway links the western corner of the Site at Bridge Street with Trinity Bridge at the Site's eastern edge. The raised public walkway extends beyond the retained bank edges at locations as a light galvanised mesh structure navigating through existing mature trees and allowing plants to establish below. The walkway along the river edge is further activated by the ground floor uses that spill out to form nodes along the River's edge.

The raised river walkway will provide views across to the River Irwell and rest points for people to enjoy and relax.

At the eastern end of the raised river walkway, a terrace is located as a spill out for the ground floor unit of Building B.

Selected Views

As discussed in Section 4, a Townscape and Visual Impact Assessment was undertaken by Urban Green to assess the Proposed Development in relation to the surrounding townscape. As part of this process, a number of key viewpoints have been selected based on the visibility of the Proposed Development once completed in the context of its existing surroundings.

The location of the selected viewpoints is identified in Figure 22 and their location description within Table 8 below. All selected viewpoints are shown in full within Appendix F.

Figure 22 Selected Viewpoints (Robert Aspray Digital, 2025)

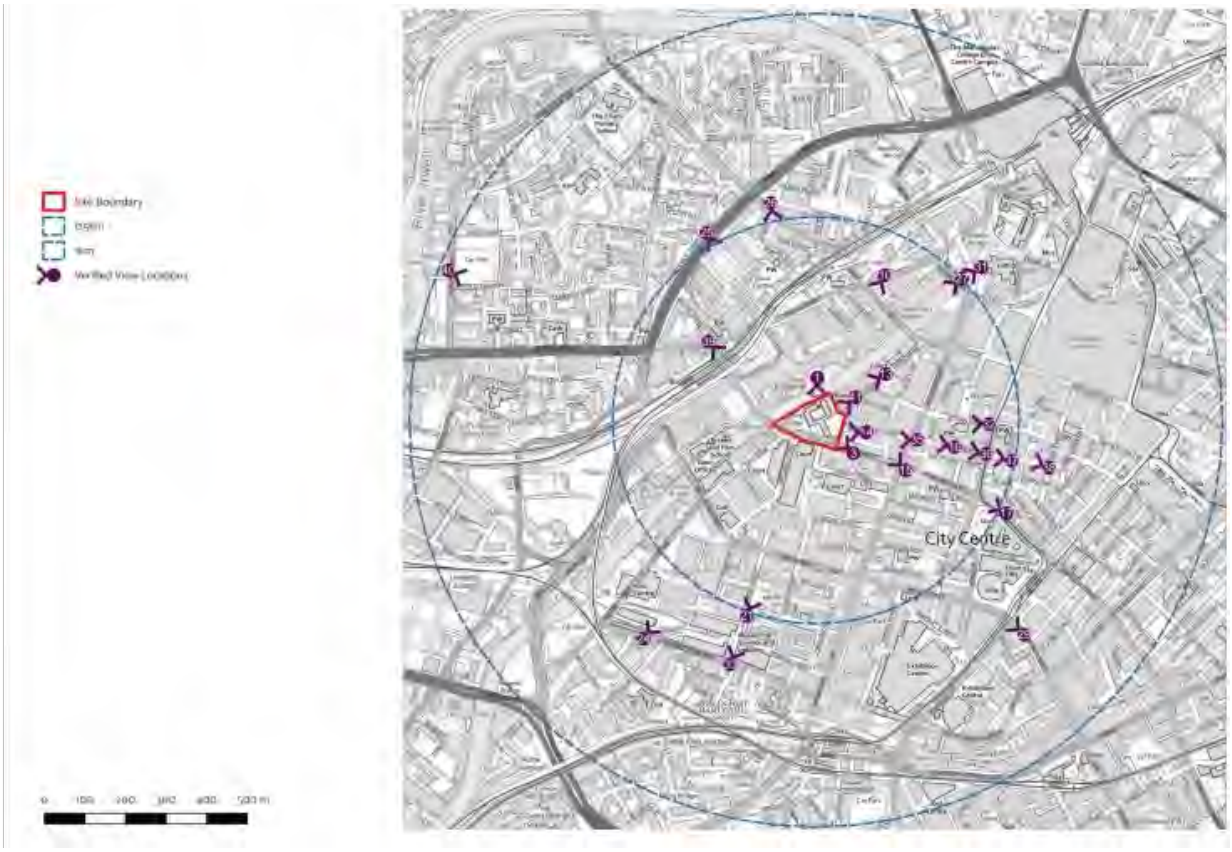


Table 8 Location Description of Selected Views

Selected View #	Location Description
1.	Trinity Bridge
3.	Bridge Street
10.	Chapel Street
13.	St Mary's Parsonage
14.	King Street West
15.	John Dalton Street
16.	King Street
17.	Princess Street / Albert Square
21.	Lower Byrom Street
24.	Junction of Liverpool Road and Old Medlock Street
25.	Trinity Way near Frederick Street
26.	Blackfriars Road
27.	Pedestrian footway north of Victoria Bridge
29.	Peter Street / St Peter's Square
31.	Victoria Street
32.	St Ann's Square
33.	Junction of Liverpool Road and Lower Byrom Street
35.	Junction of King Street and Deansgate
36.	Junction of King Street and Cross Street
37.	Junction of King Street and Cheapside
38.	Junction of King Street and Brown Street
39.	Junction of New Bailey Street and Chapel Street
40.	Adelphi Street near Adelphi Wharf
41.	St Mary's Parsonage

Assessment of Impact

The Proposed Development introduces 3no. tall buildings on a site with a history of tall buildings (albeit of smaller scale). As such, the cumulative impact of the Proposed Development is considered to be less substantial, in contrary to if the Site does not enjoy this precedent of tall buildings.

This Section assesses the degree of impact on the heritage assets and conservation areas that are scoped in, as set out in Table 3 and Table 4 in Section 4. This is based on the criteria set out in Section 5 of this Statement, which considers the architectural and historic merits of the buildings (Significance of Asset), in combination with the contribution of setting to the significance of the asset and finally the contribution of the current site to that setting.

Grouped Assets

King Street Group 1 (West of Cross Street)

This heritage asset group comprises the following assets and their significance were concluded in Section 5 as follows:

Table 9 Heritage Assets within King Street Group 1 (West of Cross Street) and Summary of Significance (As Per Section 5)

Asset Name	Significance of Asset	Contribution of Setting	Contribution of Current Site to Setting
15 And 17 King Street	Moderate	Moderate	Minor-Negative
19, King Street	Moderate	Moderate	Minor-Negative
28, King Street	Moderate	Moderate	Minor-Negative
33, King Street	Moderate	Moderate	Minor-Negative
35 And 37 King Street and Attached Railings	High	Moderate	Minor-Negative
41, South King Street	Moderate	Moderate	Minor-Negative
4-14, King Street	Moderate	Moderate	Minor-Negative
54 And 56, King Street	Moderate	Moderate	Minor-Negative
62, King Street	Moderate	Moderate	Minor-Negative
Eagle House	Moderate	Moderate	Minor-Negative
Warehouse Shop	Moderate	Moderate	Minor-Negative
Old Exchange	Moderate	Moderate	Minor-Negative
No. 48, King Street	Moderate	Moderate	Minor-Negative

As stated in Section 5, the Site subject to this Application is located west of this group of assets, and at its closest point, located approximately 210m away. As shown in Views 16 and 36, the Proposed Development will be visible from these viewpoints and therefore may result in an impact on the setting of this group of assets.

It should be considered that the setting of this group of assets has changed significantly over time from that of its original setting in 19th century. The introduction of the Proposed Development into this setting is considered to be a further evolution, albeit recognising that it does contribute (moderately) to the setting of this group of assets.

In any event, this group of assets are principally enjoyed when looking at their primary facades (facing north or south, depending on their orientation). As noted above, regardless of the Proposed Development, there is a precedent for tall buildings on the Salford side of the Irwell – as such the individual impact of the Proposed Development is considered to be lessened due to the already impacted skyline when looking west from this group of assets.

In addition, as set out in Section 5, the significance of this group of assets relates to its historical setting as one of Manchester's first luxury retail shopping districts, and due to the group's shared architecture and primary usage (historically residential, before converting to finance and finally to retail). The Proposed Development does not impact on these key defining points of significance for this group of assets.

It should also be considered that the Proposed Development has been designed to be complementary with the architecture of this group of assets, with a palette, form and materiality which has been considered within the context of King Street and Parsonage Gardens.

Therefore, whilst the Proposed Development will result in a notable visual change from Views 16 and 36, due to the wider setting of this group of assets, and in particular its setting in Manchester, it is considered that the impact of the Proposed Development on the setting and therefore the significance is **minor adverse**. In terms of the NPPF, this would amount to the lower end of the category of **less than substantial harm** to the assets' significance.

King Street Group 2 (East of Cross Street)

This heritage asset group comprises the following assets and their significance were concluded in Section 5 as follows:

Table 10 Heritage Assets within King Street Group 2 (East of Cross Street) and Summary of Significance (As Per Section 5)

Asset Name	Significance of Asset	Contribution of Setting	Contribution of Current Site to Setting
No. 74, King Street	Moderate	Moderate	Minor-Negative
Former Lloyds Bank	Moderate	Moderate	Minor-Negative
Prudential Assurance Office	Moderate	Moderate	Minor-Negative
Bank Of England Trustee Savings Bank	High	Moderate	Minor-Negative
84 And 86 King Street And 27 And 29 Pall Mall	Moderate	Moderate	Minor-Negative
Ship Canal House	Moderate	Moderate	Minor-Negative
Pall Mall Court, Including Raised Piazza, and Podium to The West Side	Moderate	Moderate	Minor-Negative
Atlas Chambers	Moderate	Moderate	Minor-Negative
Lombard Chambers	Moderate	Moderate	Minor-Negative
Former Midland Bank	Moderate-High	Moderate	Minor-Negative
Former Reform Club Manchester Club	Moderate	Moderate	Minor-Negative

As stated in Section 5, the Site subject to this Application is located west of this group of assets, and at its closest point, located approximately 390m away. As shown in Views 37 and 38, the Proposed Development will be visible from these viewpoints and therefore may result in an impact on the setting of this group of assets.

The assets in this group are principally enjoyed when looking at their primary facades (facing north or south, depending on orientation). As noted above, regardless of the Proposed Development, there is a precedent for tall buildings on the Salford side of the Irwell. The Affinity Living residential tower currently occupies part of the skyline which the Proposed Development will be sharing, therefore the cumulative impact is lessened to a degree.

In addition, as set out in Section 5, the significance of this group of assets relates to its historical setting as Manchester's historic finance and banking district, and due to the group's shared architecture and primary usage. The plan form and street grid around King Street remains in various statements of completeness and dates to the mid-18th century. The area is distinguished by the interrelationships between large individual buildings which occupy a mixture of regular and irregular sites which create the sense of a dense urban environment.

The Proposed Development does not impact on these key defining points of significance for this group of assets. The Proposed Development has been designed to be complementary with the architecture of this group of assets, with a palette, form and materiality which has been considered within the context of King Street and Parsonage Gardens.

Therefore, whilst the Proposed Development will result in a notable visual change, due to the wider setting of the group of assets, and in particular its setting in Manchester, it is considered that the impact on the setting and therefore the significance is **minor adverse**. In terms of the NPPF, this would amount to the lower end of the category of **less than substantial harm** to the assets' significance.

St Mary's Parsonage Group

This heritage asset group comprises the following assets and their significance were concluded in Section 5 as follows:

Table 11 Heritage Assets within St Mary's Parsonage Group and Summary of Significance (As Per Section 5)

Asset Name	Significance of Asset	Contribution of Setting	Contribution of Current Site to Setting
31 And 33 King Street West, Including 3 Smithy Lane	Low-Moderate	Low	Negative
Arkwright House	Moderate	Moderate	Minor-Negative
National Building	Moderate	Moderate	Minor-Negative
3 St Mary's Parsonage	Moderate	Low	Negative

As stated in Section 5, the Site subject to this Application is located south west of this group of assets, and at its closest point, located approximately 30m away. As shown in Views 13, 14, and 41, the Proposed Development will be visible from these viewpoints and therefore may result in an impact on the setting of this group of assets.

In Section 5, the following was concluded in respect to this group of assets within Views 13, 14, and 41.

It should be considered that the setting has changed significantly over time from that of its original setting in the 19th century, most pertinently with the civil offices produced in the middle of the 20th century. The introduction of the Proposed Development into this setting is considered to be a further evolution, albeit recognising that it does impact the setting of the assets within Parsonage Gardens.

The Proposed Development features more active frontage than the current site with incorporation of active ground floor uses. This is considered to be an improvement to the current situation of the Site, which features a 20th century 'utilitarian' design, representing an opaque book-end to the views.

In any event, this group of assets are principally enjoyed when looking at their primary facades. In the cases of 3 St Mary's Parsonage, and 31 and 33 King Street West, these views will be impacted to a larger extent – as the Proposed Development makes up a larger extent of these views. However, due to the low-quality, uninteresting façade and surface

level car park, it is considered that the Proposed Development will be more sympathetic to these assets than the Site as current.

Arkwright House and National Building, whilst impacted by the Proposed Development, are more resilient to the Proposed Development due to the lesser degree of urban change brought about.

As noted in Section 5, the contribution of the Site to the setting of the assets varies between Negative to Minor-Negative.

Therefore, whilst the Proposed Development will result in a notable visual change, due to the negative impact of the existing site on the setting of the assets, this impact is considered to be minor beneficial.

Railway Viaducts Group

This heritage asset group comprises the following assets and their significance were concluded in Section 5 as follows:

Table 12 Heritage Assets within Railway Viaducts Group and Summary of Significance (As Per Section 5)

Asset Name	Significance of Asset	Contribution of Setting	Contribution of Current Site to Setting
Southern Railway Viaduct and Colonnade	Moderate	Moderate-High	No Contribution
Northern Railway Viaduct	Moderate	Moderate-High	No Contribution
Central Railway Viaduct	Moderate	Moderate-High	No Contribution

As stated in Section 5, the Site subject to this Application is located south east of this group of assets, and at its closest point, located approximately 225m away. As shown in View 39, the Proposed Development will be visible from these viewpoints and therefore may result in an impact on the setting of this group of assets.

It should be noted that the setting has changed significantly over time from that of its original setting in 19th century, with the introduction of office buildings such as the New Bailey developments. The introduction of the Proposed Development into this setting is considered to be a further evolution, albeit recognising that it does impact the setting of this group of assets.

As illustrated in View 39, the Proposed Development results in a very minor change to view of the assets, and in any case, the Proposed Development does not impact the innate significance of the assets – that being, their contribution to the industrialisation of Manchester.

Furthermore, the re-development of Alberton House next to the Proposed Development will also further reduce the individual impact that the Proposed Development will have on this group of assets.

Therefore, whilst the Proposed Development will result in a visual change, due to the wider setting of the group of assets and in particular its setting in Salford and Manchester, it is considered that the Proposed Development will have no harm on the significance of the heritage assets.

Individual Assets

105-113 Deansgate

As stated in Section 5, the Site subject to this Application is located east of this asset, and at its closest point, located approximately 200m away. Whilst not visually illustrated, View 15 shows the impact of the Proposed Development on the setting, illustrating the Proposed Development will result in an impact on the setting of the asset.

In Section 5, the following was concluded in respect to this asset.

Table 13 Summary of Significance (105-113 Deansgate) (As Per Section 5)

Asset Name	Significance of Asset	Contribution of Setting	Contribution of Current Site to Setting
105-113 Deansgate	Moderate	Moderate	Minor-Negative

It should be considered that the setting has changed significantly over time from that of its original setting in 19th century, with the introduction of modern extensions and developments into the Deansgate setting. More recently, a hotel building opened opposite the asset in 2021 and Island Building was completed immediately adjacent the asset in 2024. The introduction of the Proposed Development into this setting is considered to be a further evolution, albeit recognising that it does impact the setting of the assets.

As set out in Section 5, the setting provides a moderate contribution to the significance of 105-113 Deansgate. The Proposed Development is clearly visible from this viewpoint, and is likely to be read in conjunction with the assets.

The Proposed Development will result in a minor change to the wider setting of the asset. However, this does not impact on the intrinsic setting which contributes to the significance of the assets. Similarly, the materiality and tone of the Proposed Development has been designed to integrate into the wider Deansgate and Bridge Street area. The asset is separated from nearby listed buildings and is largely screened from the Proposed Development by Halifax House.

Therefore, whilst the Proposed Development will result in a notable visual change, due to the wider setting of the group of assets, and in particular its setting in Manchester, it is considered that the Proposed Development will have no harm on the significance of the heritage asset.

Nos. 98-116, Deansgate

As stated in Section 5, the Site subject to this Application is located west of this asset, and at its closest point, located approximately 150m away. As shown in View 35, the Proposed Development will be partially visible from this viewpoint and therefore will result in an impact on the setting of the asset.

In Section 5, the following was concluded in respect to this asset.

Table 14 Summary of Significance (Nos. 98-116, Deansgate) (As Per Section 5)

Asset Name	Significance of Asset	Contribution of Setting	Contribution of Current Site to Setting
Nos. 98-116, Deansgate	Moderate-High	Low-Moderate	Minor-Negative

It should be noted that the setting has changed significantly over time from that of its original setting in 19th century, and continues to change with the cumulative schemes at Alberton House and 31 and 33 West King Street, the asset itself has planning permission for redevelopment and partial demolition to provide an office-led mixed-use development. The introduction of the Proposed Development into this setting is considered to be a further evolution, albeit recognising that it does negligibly impact the setting of the asset.

The materiality and façade of the Proposed Development has been sensitively considered in order to fit in with the existing architecture, scale and form. As such, it is considered that the Proposed Development will be more in-keeping with the immediate setting. Similarly, the materiality and tone of all three buildings of the Proposed Development have been designed with warm tones which fit into the surrounding local contexts in Deansgate and Bridge Street area, whilst ensuring that the Proposed Development bridges the visual language of past and present.

Overall, the asset and its significance can still be fully appreciated from this viewpoint with the Proposed Development.

Therefore, whilst the Proposed Development will result in a notable visual change, due to the wider setting of asset, and in particular its setting in Manchester, it is considered that the Proposed Development will have no harm on the significance of the heritage asset.

Sawyers Arms Public House

As stated in Section 5, the Site subject to this Application is located west of this asset, and at its closest point, located approximately 150m away. As shown in View 15, the Proposed Development will be visible from this viewpoint and therefore will result in an impact on the setting of the asset.

In Section 5, the following was concluded in respect to this asset.

Table 15 Summary of Significance (Sawyers Arms Public House) (As Per Section 5)

Asset Name	Significance of Asset	Contribution of Setting	Contribution of Current Site to Setting
Sawyers Arms Public House	Moderate	Moderate	Minor-Negative

It should be noted that the setting has changed significantly over time from that of its original setting in 19th century, with the introduction of modern extensions and commercial developments. The introduction of the Proposed Development into this setting is considered to be a further evolution, albeit recognising that it does impact the setting of the assets.

As set out in Section 5, the setting provides a moderate contribution to the significance of Sawyers Arms Public House. The Proposed Development is clearly visible from this viewpoint, and is likely to be read in conjunction with the assets.

Therefore, the Proposed Development will result in is a minor change to the wider setting of the asset. However, this does not impact on the intrinsic setting which contributes to the significance of the asset. Similarly, the materiality and tone of the Proposed Development has been designed to integrate into the red-brick design of the Deansgate and Bridge Street area, unlike the existing Site which features an uncharacteristic white façade which towers above Bridge Street.

Therefore, whilst the Proposed Development will result in a notable visual change, due to the wider setting of asset, and in particular its setting in Manchester, it is considered that the Proposed Development will have no harm on the significance of the heritage asset.

Albert Bridge

As stated in Section 5, the Site subject to this Application is located east of this asset, and at its closest point, located approximately 30m away. As shown in View 1, the Proposed Development will be visible from this viewpoint and therefore will result in an impact on the setting of the asset.

In Section 5, the following was concluded in respect to this asset.

Table 16 Summary of Significance (Albert Bridge) (As Per Section 5)

Asset Name	Significance of Asset	Contribution of Setting	Contribution of Current Site to Setting
Albert Bridge	Moderate	High	Minor-Negative

As described in Section 5, the intrinsic value of the asset, that being a fine example of Victorian engineering providing a link between Manchester and Salford, is maintained – in spite of a continued change of its setting. The introduction of the Proposed Development does not impact the innate significance of the asset or its setting. In this regard, the asset is relatively resilient to change.

Overall, the asset and its significance can still be fully appreciated within the context the Proposed Development.

Therefore, whilst the Proposed Development will result in a notable visual change, due to the nature of the asset (that being, a Victorian link across the Irwell), and its setting in Manchester and Salford, it is considered that the Proposed Development will have no harm on the significance of the heritage asset.

Masonic Temple

As stated in Section 5, the Site subject to this Application is located north of this asset, and at its closest point, located approximately 40m away. As shown in View 3, the Proposed Development will be visible from this viewpoint and therefore will result in an impact on the setting of the asset.

In Section 5, the following was concluded in respect to this asset.

Table 17 Summary of Significance (Masonic Temple) (As Per Section 5)

Asset Name	Significance of Asset	Contribution of Setting	Contribution of Current Site to Setting
Masonic Temple	Moderate	Moderate	Minor-Negative

It should be considered that the setting has changed significantly over time from that of its original setting in 19th century, such as the construction of Albert Bridge House, Manchester Law Courts and the People's History Museum. The introduction of the Proposed Development into this setting is considered to be a further evolution.

As referenced in Section 3 (Figure 11), the Site was primarily occupied by a print works factory and the surrounding area was relatively dense which formed the historic setting of the asset.

In any event, the Masonic Temple is primarily enjoyed when looking at its primary façade. As noted above, regardless of the Proposed Development, there is a precedent for tall buildings on the Salford side of the Irwell – as such the individual impact of the Proposed Development is considered to be lessened due to the already impacted skyline when looking west from the group of assets.

In addition, as set out in Section 5, the existing Site contributes a minor-negative impact on the Masonic Temple.

The materiality and façade of the Proposed Development has been sensitively considered in order to fit in with the existing architecture, scale and form. As such, it is considered that the Proposed Development will be more in-keeping with the immediate setting. The Proposed Development will also provide high-quality public realm and ground floor active frontages, which is an improvement to the surface-level car park, and the inaccessible and non-permeable building currently on the Site.

Therefore, whilst the Proposed Development will result in a notable visual change, due to the negative impact of the Site as exist on the setting of the asset, this impact is considered to be minor beneficial.

St Ann's Church

As stated in Section 5, the Site subject to this Application is located west of this asset, and at its closest point, located approximately 275m away. As shown in View 32, the Proposed Development will be partially visible from this viewpoint and therefore will result in an impact on the setting of the asset.

In Section 5, the following was concluded in respect to this asset.

Table 18 Summary of Significance (St Ann's Church (As Per Section 5)

Asset Name	Significance of Asset	Contribution of Setting	Contribution of Current Site to Setting
St Ann's Church	Moderate-High	High	No Contribution

From View 32, the impact appears minimal due to the foliage of the tree to the west of the Church. However, from other angles within the Square, such as to the north of the Church, this impact will be greater. The Proposed Development will appear above 15, 17 and 19 King Street which are behind the Church.

Whilst this will be visually intrusive, the Proposed Development will not impact the intrinsic setting of the asset. As discussed in Section 5, the form and townscape of St Ann's Square was formed from the history of the area, when the City Centre was characterised by residential dwellings and when Churches were the centres of communities.

The introduction of the Proposed Development will not detract from this significance, regardless of some visual intrusion.

Whilst the Proposed Development will be visible, the form and materiality of the buildings has been through multiple design iterations in order to best integrate into the wider cityscape. The façade materiality and design will reduce the degree of impact by being more consistent with buildings in the immediate setting.

Additionally, in the event of the proposals coming forward at Kendals (which include a roof extension), the Proposed Development will be further screened from within this viewpoint, minimising its impact.

On balance, whilst the Proposed Development will result in a notable visual change and its immediate setting within St Ann's Square, it is considered that the impact on the setting and therefore the significance is **minor adverse**. In terms of the NPPF, this would amount to the lower end of the category of **less than substantial harm** to the asset's significance.

National House

As stated in Section 5, the Site subject to this Application is located west of this asset, and at its closest point, located approximately 350m away. As shown in View 32, the Proposed Development will be partially visible from this viewpoint and therefore will result in an impact on the setting of the asset.

In Section 5, the following was concluded in respect to this asset.

Table 19 Summary of Significance (National House) (As Per Section 5)

Asset Name	Significance of Asset	Contribution of Setting	Contribution of Current Site to Setting
National House	Moderate	Moderate	No Contribution

Unlike the existing Site, the Proposed Development is clearly visible within this viewpoint, notably above St Ann's Church. As referenced in Section 5, the setting of the asset provides a moderate contribution to its significance – largely due to the influence of St Ann's Church when the buildings within the area were being constructed.

When considered individually, the impact of the Proposed Development on the asset is minimal. The asset is located away from St Ann's Square and best enjoyed from its primary façade, from which the Proposed Development is seldom visible. In any case, the foliage of the tree to the east of St Ann's Church mostly obscures the Proposed Development from this view. The asset and its significance can still be fully appreciated from this viewpoint with the Proposed Development in situ.

Therefore, whilst the Proposed Development will result in a notable visual change due to the wider setting of asset and in particular its setting in Manchester, it is considered that the Proposed Development will have no harm on the significance of the heritage asset.

Northern Assurance Building

As stated in Section 5, the Site subject to this Application is located west of this asset, and at its closest point, located approximately 400m away. As shown in View 17, the Proposed Development will be partially visible from this viewpoint and therefore will result in an impact on the setting of the asset.

In Section 5, the following was concluded in respect to this asset.

Table 20 Summary of Significance (Northern Assurance Building) (As Per Section 5)

Asset Name	Significance of Asset	Contribution of Setting	Contribution of Current Site to Setting
National House	Moderate	Moderate	No Contribution

As set out in Section 5, the setting provides a moderate contribution to the significance of the asset. Whilst the Proposed Development is visible from this viewpoint, most pertinently above No. 1 Albert Square and down John Dalton Street, it does not dominate the view and it will block the view only of other new developments, most prominently the Salford Affinity Living schemes. The completion of Island Building on John Dalton Street situated between the asset and the Site further screens the Proposed Development from this viewpoint.

The Proposed Development does not impact on the intrinsic significance of the setting, and the Proposed Development should be read as part of the growing city skyline. The high-quality design has been through multiple iterations in order to create a cluster of tall buildings that fits in with its immediate settings – which is considered to be an improvement to the existing Site.

The asset and its significance can still be fully appreciated from this viewpoint with the Proposed Development.

Therefore, whilst the Proposed Development will result in a notable visual change, due to the wider setting of asset, and in particular its setting in Manchester, it is considered that the Proposed Development will have no harm on the significance of the heritage asset.

Anglia House

As stated in Section 5, the Site subject to this Application is located west of this asset, and at its closest point, located approximately 400m away. As shown in View 17, the Proposed Development will be partially visible from this viewpoint and therefore will result in an impact on the setting of the asset.

In Section 5, the following was concluded in respect to this asset.

Table 21 Summary of Significance (Anglia House) (As Per Section 5)

Asset Name	Significance of Asset	Contribution of Setting	Contribution of Current Site to Setting
Anglia House	Moderate	Moderate	No Contribution

As set out in Section 5, the setting provides a moderate contribution to the significance of the asset. Whilst the Proposed Development is visible from this viewpoint, most pertinently above No. 1 Albert Square and down John Dalton Street, it does not dominate the view and it will block the view only of other new developments, most prominently the Salford Affinity Living schemes. The completion of Island Building on John Dalton Street situated between the asset and the Site further screens the Proposed Development from this viewpoint.

The Proposed Development does not impact on the intrinsic significance of the setting, and the Proposed Development should be read as part of the growing city skyline. The high-quality design has been through multiple iterations in order to create a cluster of tall buildings that fits in with its immediate settings – which is considered to be an improvement to the existing Site.

The asset and its significance can still be fully appreciated from this viewpoint with the Proposed Development.

Therefore, whilst the Proposed Development will result in a notable visual change, due to the wider setting of asset, and in particular its setting in Manchester, it is considered that the Proposed Development will have no harm on the significance of the heritage asset.

No.1 Albert Square

As stated in Section 5, the Site subject to this Application is located west of this asset, and at its closest point, located approximately 400m away. As shown in View 17, the Proposed Development will be visible from this viewpoint and therefore will result in an impact on the setting of the asset.

In Section 5, the following was concluded in respect to this asset.

Table 22 Summary of Significance (No.1 Albert Square) (As Per Section 5)

Asset Name	Significance of Asset	Contribution of Setting	Contribution of Current Site to Setting
No.1 Albert Square	Moderate	Moderate	No Contribution

As set out in Section 5, the setting provides a moderate contribution to the significance of the asset. The Proposed Development is visible from this viewpoint, down John Dalton Street but more pertinently above this asset alike a "crown". This is recognised to potentially detract the appreciation of this asset.

Despite the above, the Proposed Development does not dominate the view and it will block the view only of other new developments, most prominently the Salford Affinity Living schemes. The completion of Island Building on John Dalton Street situated between the asset and the Site further screens the Proposed Development from this viewpoint.

The Proposed Development does not impact on the intrinsic significance of the setting, and the Proposed Development should be read as part of the growing city skyline. The high-quality design has been through multiple iterations in order to create a cluster of tall buildings that fits in with its immediate settings – which is considered to be an improvement to the existing Site.

The asset and its significance can still be fully appreciated from this viewpoint with the Proposed Development.

On balance, whilst the Proposed Development will result in a notable visual change, it is considered that the impact on the setting and therefore the significance is **minor adverse**. In terms of the NPPF, this would amount to the lower end of the category of **less than substantial harm** to the asset's significance.

31 Princess Street

As stated in Section 5, the Site subject to this Application is located west of this asset, and at its closest point, located approximately 450m away. Whilst not visually illustrated, View 17 shows the impact of the Proposed Development on the setting, illustrating the Proposed Development will result in an impact on the setting of the asset.

In Section 5, the following was concluded in respect to this asset.

Table 23 Summary of Significance (31 Princess Street) (As Per Section 5)

Asset Name	Significance of Asset	Contribution of Setting	Contribution of Current Site to Setting
31 Princess Street	Moderate	Moderate	No Contribution

As set out in Section 5, the setting provides a moderate contribution to the significance of the asset. Whilst the Proposed Development is visible from this viewpoint, most pertinently above No.1 Albert Square and down John Dalton Street, it does not dominate the view and it will block the view only of other new developments, most prominently the Salford Affinity Living schemes. The completion of Island Building on John Dalton Street situated between the asset and the Site further screens the Proposed Development from this viewpoint.

The Proposed Development does not impact on the intrinsic significance of the setting, and the Proposed Development should be read as part of the growing city skyline. The high-quality design has been through multiple iterations in order to create a cluster of tall buildings that fits in with its immediate settings – which is considered to be an improvement to the existing Site.

The asset and its intrinsic significance can still be fully appreciated from this viewpoint with the Proposed Development.

Therefore, whilst the Proposed Development will result in a notable visual change, due to the wider setting of asset, and in particular its setting in Manchester, it is considered that the Proposed Development will have no harm on the significance of the heritage asset.

Blackfriars Bridge

As stated in Section 5, the Site subject to this Application is located west of this asset, and at its closest point, located approximately 260m away. As shown in View 27, the Proposed Development will be visible from this viewpoint and therefore will result in an impact on the setting of the asset.

In Section 5, the following was concluded in respect to this asset.

Table 24 Summary of Significance (Blackfriars Bridge) (As Per Section 5)

Asset Name	Significance of Asset	Contribution of Setting	Contribution of Current Site to Setting
Blackfriars Bridge	Moderate-High	High	No Contribution

The Proposed Development is clearly visible within this viewpoint, and is likely to be read in conjunction with the asset. There is a notable change to the setting of the asset, however, this change does not impact on the setting which contributes to the significance of the asset, that of the Victorian connections across the Irwell. In this regard, the asset is relatively resilient to change.

In addition, the surrounding area has altered over time to include high-density residential and office uses and the Proposed Development, together with cumulative developments that are planned to come forward along the Irwell, this will be seen as a continuation of the urban environment which now characterises the area.

The asset, and its intrinsic significance, can still be fully appreciated from this viewpoint with the Proposed Development.

Therefore, whilst the Proposed Development will result in a notable visual change, due to the wider setting of the asset, and in particular its setting in Manchester, it is considered that the Proposed Development will have no harm on the significance of the heritage assets.

Victoria Bridge

As stated in Section 5, the Site subject to this Application is located west of this asset, and at its closest point, located approximately 430m away. As shown in View 27, the Proposed Development will be visible from this viewpoint and therefore will result in an impact on the setting of the asset.

In Section 5, the following was concluded in respect to this asset.

Table 25 Summary of Significance (Victoria Bridge) (As Per Section 5)

Asset Name	Significance of Asset	Contribution of Setting	Contribution of Current Site to Setting
Victoria Bridge	Moderate-High	High	No Contribution

The Proposed Development is clearly visible within this viewpoint, and is likely to be read in conjunction with the asset. There is a notable change to the setting of the asset, however, this change does not impact on the setting which contributes to the significance of the asset, that of the Victorian connections across the Irwell. In this regard, the asset is relatively resilient to change.

In addition, the surrounding area has altered over time to include high-density residential and office uses and the Proposed Development, together with cumulative developments that are planned to come forward along the Irwell, this will be seen as a continuation of the urban environment which now characterises the area.

The asset, and its intrinsic significance, can still be fully appreciated from this viewpoint with the Proposed Development.

Therefore, whilst the Proposed Development will result in a notable visual change, due to the wider setting of the asset, and in particular its setting in Manchester, it is considered that the Proposed Development will have no harm on the significance of the heritage assets.

Cathedral Church of St Mary

As stated in Section 5, the Site subject to this Application is located south west of this asset, and at its closest point, located approximately 520m away. As shown in View 31, the Proposed Development will be visible from this viewpoint and therefore will result in an impact on the setting of the asset.

In Section 5, the following was concluded in respect to this asset.

Table 26 Summary of Significance (Cathedral Church of St Mary) (As Per Section 5)

Asset Name	Significance of Asset	Contribution of Setting	Contribution of Current Site to Setting
Cathedral Church of St Mary	High	High	No Contribution

The Proposed Development is clearly visible within this viewpoint, and is likely to be read in conjunction with the assets. However, the surrounding area has altered over time to include high-density residential and office uses and the Proposed Development will be seen as a continuation of the urban streetscape which now characterises the area. The buildings which back or front onto the Irwell create a consistent streetscape or urban wall, which the Proposed Development will integrate into.

Whilst there is a notable change to the setting of the asset, this change does not impact on the setting which contributes to the significance of the asset, that being the ecclesiastical and scholastic centre of Manchester since its earliest times.

The asset and its significance can still be fully appreciated from this viewpoint with the Proposed Development.

Therefore, whilst the Proposed Development will result in a notable visual change, due to the wider setting of the asset, and in particular its setting in Manchester, it is considered that the Proposed Development will have no harm on the significance of the heritage asset.

Chester's Salford Brewery

As stated in Section 5, the Site subject to this Application is located south east of this asset, and at its closest point, located approximately 300m away. As shown in View 25, the Proposed Development will not be visible from this viewpoint and therefore will not result in an impact on the setting of the asset.

In Section 5, the following was concluded in respect to this asset.

Table 27 Summary of Significance (Chester's Salford Brewery) (As Per Section 5)

Asset Name	Significance of Asset	Contribution of Setting	Contribution of Current Site to Setting
Chester's Salford Brewery	Moderate	Moderate	No Contribution

Owing to the continued strip of high-density residential uses along Trinity Way (facing south east / the Proposed Development), the Proposed Development will not be visible within this viewpoint and therefore will not be tangibly and intangibly enjoyed in conjunction with the asset.

As a result, the Proposed Development will have no harm on the significance of this heritage asset.

Power Hall of Museum of Science and Industry

As stated in Section 5, the Site subject to this Application is located north east of the assets within the Museum of Science and Industry, and at their closest point, located approximately 650m away. As shown in View 33, the Proposed Development will be visible from this viewpoint and therefore will result in an impact on the setting of the asset.

In Section 5, the following was concluded in respect to the asset.

Table 28 Summary of Significance (Power Hall of Museum of Science and Industry) (As Per Section 5)

Asset Name	Significance of Asset	Contribution of Setting	Contribution of Current Site to Setting
Power Hall of Museum of Science and Industry	Moderate-High	High	No Contribution

The Proposed Development is visible within this viewpoint, and is likely to be read in conjunction with the asset. There is a notable change to the setting of the setting.

The level of impact on the Power Hall is notable, however it should be noted that the city setting has changed significantly since its original setting in the 19th century. The introduction of the Proposed Development into this setting is considered to be a further evolution, albeit recognising that it does contribute (if negligibly) to the setting of the asset.

The Proposed Development does not directly affect the asset around the Science and Industry Museum, or detract from its relationship and intrinsic, former-industrial heritage, setting. It is therefore considered that although the Proposed Development would result in change to the wider setting of the asset, it does not harm the Castlefield area's innate significance.

The asset and its significance can still be fully appreciated from this viewpoint with the Proposed Development.

Therefore, whilst the Proposed Development will result in a notable visual change, due to the wider setting of the asset, and in particular its setting in Manchester, it is considered that the Proposed Development will have no harm on the significance of the heritage asset.

Lower Byrom Street Asset (ex-Museum of Science and Industry, Air and Space Museum)

As stated in Section 5, the Site subject to this Application is located north east of the assets within the Museum of Science and Industry, and at their closest point, located approximately 650m away. As shown in View 33, the Proposed Development will be visible from this viewpoint and therefore will result in an impact on the setting of the asset.

In Section 5, the following was concluded in respect to the asset.

Table 29 Summary of Significance (Lower Byrom Street Asset (ex-Museum of Science and Industry, Air and Space Museum)) (As Per Section 5)

Asset Name	Significance of Asset	Contribution of Setting	Contribution of Current Site to Setting
Lower Byrom Street Asset (ex-Museum of Science and Industry, Air and Space Museum)	Moderate-High	High	No Contribution

The Proposed Development is visible within this viewpoint, and is likely to be read in conjunction with the asset. There is a notable change to the setting of the setting.

The level of impact on the Lower Byrom Street Asset (ex-Museum of Science and Industry, Air and Space Museum) is notable, however it should be noted that the city setting has changed significantly since its original setting in the 19th century. The introduction of the Proposed Development into this setting is considered to be a further evolution, albeit recognising that it does contribute (if negligibly) to the setting of the asset.

The Proposed Development does not directly affect the asset around the Science and Industry Museum, or detract from its relationship and intrinsic, former-industrial heritage, setting. It is therefore considered that although the Proposed Development would result in change to the wider setting of the asset, it does not harm the Castlefield area's innate significance.

The asset and its significance can still be fully appreciated from this viewpoint with the Proposed Development.

Therefore, whilst the Proposed Development will result in a notable visual change, due to the wider setting of the asset, and in particular its setting in Manchester, it is considered that the Proposed Development will have no harm on the significance of the heritage asset.

Former Liverpool Road Railway Station – Station Masters House

As stated in Section 5, the Site subject to this Application is located southwest of this asset, and at its closest point, located approximately 520m away. As shown in View 24, the Proposed Development will be visible from this viewpoint and therefore will result in an impact on the setting of the asset.

In Section 5, the following was concluded in respect to this asset.

Table 30 Summary of Significance (Former Liverpool Road Railway Station – Station Masters House) (As Per Section 5)

Asset Name	Significance of Asset	Contribution of Setting	Contribution of Current Site to Setting
Former Liverpool Road Railway Station – Station Masters House	High	High	No Contribution

The Proposed Development is slightly visible within this viewpoint and is likely to be read in conjunction with the assets. There is a minor change to the setting of the setting, however as shown in View 24, this change is negligible. In most other views of the asset, the Proposed Development will not be visible due to the scale of the asset.

The asset and its significance can still be fully appreciated from this viewpoint with the Proposed Development in situ.

Therefore, whilst the Proposed Development will result in a notable visual change, due to the wider setting the asset, and in particular its setting in Manchester, it is considered that the Proposed Development will have no harm on the significance of the heritage asset.

Former Manchester Swimming Baths

As stated in Section 5, the Site subject to this Application is located south of this asset, and at its closest point, located approximately 400m away. As shown in View 26, the Proposed Development will be visible from this viewpoint and therefore will result in an impact on the setting of the asset.

In Section 5, the following was concluded in respect to this asset.

Table 31 Summary of Significance (Former Manchester Swimming Baths) (As Per Section 5)

Asset Name	Significance of Asset	Contribution of Setting	Contribution of Current Site to Setting
Former Manchester Swimming Baths	Moderate	Low-Moderate	No Contribution

The Proposed Development does not directly affect the asset or detract from its relationship with the Manchester Tennis and Racquet Club. It is therefore considered that although the Proposed Development would result in change to the wider setting of the asset, it does not harm the asset's intrinsic significance.

The asset and its significance can still be fully appreciated from this viewpoint with the Proposed Development.

Therefore, whilst the Proposed Development will result in a notable visual change, due to the wider setting of the asset, and in particular its setting in Salford, it is considered that the Proposed Development will have no harm on the significance of the heritage asset.

Manchester Tennis and Racquet Club

As stated in Section 5, the Site subject to this Application is located south of this asset, and at its closest point, located approximately 400m away. As shown in View 26, the Proposed Development will be visible from this viewpoint and therefore will result in an impact on the setting of the asset.

In Section 5, the following was concluded in respect to this asset.

Table 32 Summary of Significance (Manchester Tennis and Racquet Club) (As Per Section 5)

Asset Name	Significance of Asset	Contribution of Setting	Contribution of Current Site to Setting
Manchester Tennis and Racquet Club	Moderate	Low-Moderate	No Contribution

The Proposed Development does not directly affect the asset or detract from its relationship with the Former Manchester Swimming Baths. It is therefore considered that although the Proposed Development would result in change to the wider setting of the asset, it does not harm the asset's intrinsic significance.

The asset and its significance can still be fully appreciated from this viewpoint with the Proposed Development.

Therefore, whilst the Proposed Development will result in a notable visual change, due to the wider setting of the asset, and in particular its setting in Salford, it is considered that the Proposed Development will have no harm on the significance of the heritage asset.

Albert Bridge House

In Section 5, the following was concluded in respect to this asset.

Table 33 Summary of Significance (Albert Bridge House) (As Per Section 5)

Asset Name	Significance of Asset	Contribution of Setting	Contribution of Current Site to Setting
Albert Bridge House	Low	N/A	N/A

It should be emphasised that Albert Bridge House was assessed by Historic England, who determined that the building is neither historically nor architecturally noteworthy. Whilst the assessment did conclude some interest, it was concluded that the building did not meet the criteria for the protection offered by listing. It is therefore considered here as am DHA).

View 1 shows the Proposed Development on the Site of Albert Bridge House. Clearly, the delivery of the Proposed Development necessitates the demolition of the building on the Site and therefore total loss of significance. This would presumably lead to a high degree of harm.

Mark Addy Pub and Landing

As stated in Section 5, the Site of the Proposed Development is west of the asset, and at its closest point, located approximately 100 away. Whilst not visually illustrated, View 1 shows the impact of the Proposed Development on the immediate setting of the asset. The Proposed Development will be visible from this viewpoint and therefore will result in an impact on the setting of the asset.

In Section 5, the following was concluded in respect to this asset.

Table 34 Summary of Significance (Mark Addy Pub and Landing) (As Per Section 5)

Asset Name	Significance of Asset	Contribution of Setting	Contribution of Current Site to Setting
Mark Addy Pub and Landing	Low-Moderate	Moderate	Minor-Negative

The Proposed Development is clearly visible within this viewpoint, and is likely to be read in conjunction with the asset. There is a notable change to the setting of the asset. However, this change does not impact on the setting which contributes to the significance of the asset – that being its role in the utilisation of the River Irwell as a transport hub during the industrialisation of the city.

The introduction of the Proposed Development does not detract from the intrinsic River Irwell setting of the asset, therefore in this regard the asset is relatively resilient to change.

In addition, the surrounding area has altered over time to include high-density residential and office uses and the Proposed Development will be seen as a continuation of the urban environment which now characterises the area.

The asset, and its intrinsic significance, can still be fully appreciated from this viewpoint with the Proposed Development.

Therefore, whilst the Proposed Development will result in a notable visual change, due to the wider setting of the group of assets, and in particular its setting in Salford and Manchester, it is considered that the Proposed Development will have no harm on the significance of the heritage assets.

Adelphi Bexley Square Conservation Area

As stated in Section 5, the Site subject to this Application is located south east of this conservation area, and at its closest point, located approximately 550m away. As shown in View 40, the Proposed Development will be visible from this viewpoint and therefore will result in an impact on the setting of the conservation area.

In Section 5, the following was concluded in respect to this conservation area.

Table 35 Summary of Significance (Adelphi Bexley Square Conservation Area) (As Per Section 5)

Asset Name	Significance of Asset	Contribution of Setting
Adelphi Bexley Square	Moderate	No Contribution

The Proposed Development is slightly visible within this viewpoint, and is likely to be read in conjunction with the conservation area (albeit to a minor extent). However, this change does not impact on the setting which contributes to the significance of the conservation area, that the conservation area marked the spreading of settlement in Salford westward during the industrial revolution. From View 40, the Proposed Development is also situated away from the spire of the Cathedral Church of St John the Evangelist (a Grade II* listed building) therefore the Proposed Development will not dominate or detract from the Cathedral, and a key element of its architecture, the spire.

In addition, the surrounding area has altered over time to include high-density residential and office uses and the Proposed Development will be seen as a continuation of the urban environment which now characterises the area. The Proposed Development is visible from this viewpoint within the context of other high-rise city centre developments.

The assets and their significance can still be fully appreciated from this viewpoint with the Proposed Development.

Therefore, whilst the Proposed Development will result in a visual change, due to the wider setting of the conservation area, and in particular its setting in Salford, it is considered that the Proposed Development will have no harm on the significance of the conservation area.

Castlefield Conservation Area

As stated in Section 5, the Site subject to this Application is located north of this conservation area, and at its closest point, located approximately 350m away. Views 24 and 33 have been selected to illustrate the conservation area due to the Science and Industry Museum being identified by MCC as the "centrepiece" of the area.

As shown in Views 24 and 33, the Proposed Development will be visible and therefore will result in an impact on the setting of the conservation area.

In Section 5, the following was concluded in respect to this conservation area.

Table 36 Summary of Significance (Castlefield Conservation Area) (As Per Section 5)

Asset Name	Significance of Asset	Contribution of Setting
Castlefield	Moderate-High	No Contribution

As identified in Section 6, the Proposed Development will be visible within views of the Science and Industry Museum and Liverpool Road Station, as well as the scoped out Castlefield Railway Viaduct.

The Zone of Theoretical Visibility (Appendix C) identifies Liverpool Road and Lower Byrom Street as the areas wherein the Proposed Development will be visible, due to the dense urban grain of the city.

As per the assessments of the Former Liverpool Road Station and the Science and Industry Museum, the impact of the Proposed Development on these areas is negligible. Whilst visually intrusive, this is considered to be only to a lower extent. In any case, the Proposed Development does not impede on the intrinsic value of the conservation area or impact its historic significance.

Therefore, whilst the Proposed Development will result in a visual change, due to the dense urban grain of the city, this is only isolated to areas where its impact is negligible. Therefore, it is considered that the Proposed Development will have no harm on the significance of the conservation area.

St John Street Conservation Area

As stated in Section 5, the Site subject to this Application is located north of this conservation area, and at its closest point, located approximately 400m away.

View 21 was selected as it is the part of the conservation area most affected by the Proposed Development. As illustrated in the Zone of Theoretical Visibility, the Georgian Street is not impacted by the Proposed Development.

As shown in View 21, the Proposed Development will be visible from this viewpoint and therefore will result in an impact on the setting of the conservation area.

In Section 5, the following was concluded in respect to this conservation area.

Table 37 Summary of Significance (St John's Street Conservation Area) (As Per Section 5)

Conservation Area	Significance	Contribution of Current Site to Setting
St John Street	Moderate-High	No Contribution

The Proposed Development is visible within this viewpoint, and is likely to be read in conjunction with the buildings brought forward as part of Spinningfields regeneration. There is some change to the setting of the asset, however, this change does not impact on the setting which contributes to the significance of the asset, that being Manchester's most preserved Georgian square.

In addition, the surrounding area has altered over time to include residential and office uses and the Proposed Development will be seen as a continuation of the urban environment which now characterises the area.

The assets and their significance can still be fully appreciated from this viewpoint with the Proposed Development.

Therefore, whilst the Proposed Development will result in a visual change, due to the wider setting of the group of assets, and in particular its setting in Manchester, it is considered that the Proposed Development will have no harm on the significance of the conservation area.

St Peter's Square Conservation Area

As stated in Section 5, the Site subject to this Application is located north west of this conservation area, and at its closest point, located approximately 570m away.

View 29 was selected to illustrate the impact on the conservation area as it shows the Central Library, the main building within St Peter's Square.

As shown in View 29, the Proposed Development will be partially visible from this viewpoint and therefore will result in an impact on the setting of the conservation area.

In Section 5, the following was concluded in respect to this conservation area.

Table 38 Summary of Significance (St Peter's Square Conservation Area) (As Per Section 5)

Conservation Area	Significance	Contribution of Current Site to Setting
St Peter's Square	Moderate-High	No Contribution

The Proposed Development is marginally visible within this viewpoint behind the Central Library. There is some very minor change to the setting of the conservation area, however, this change does not impact on the setting which contributes to the significance of the conservation area, that being Manchester's civic centre.

The conservation area and its significance can still be fully appreciated from this viewpoint with the Proposed Development.

Therefore, whilst the Proposed Development will result in a visual change, due to the wider setting of the group of assets, and in particular its setting in Manchester, it is considered that the Proposed Development will have no harm on the significance of the conservation area.

Deansgate Conservation Area

As stated in Section 5, the Site subject to this Application is located north west of this conservation area, and at its closest point, located approximately 30m away.

View 15 was selected to illustrate the impact on the conservation area as it shows the most significant impact on the conservation area, due to the visual corridor created down Bridge Street.

As shown in View 29, the Proposed Development will be visible from this viewpoint and therefore will result in an impact on the setting of the conservation area.

In Section 5, the following was concluded in respect to this conservation area.

Table 39 Summary of Significance (Deansgate Conservation Area) (As Per Section 5)

Conservation Area	Significance	Contribution of Current Site to Setting
Deansgate	Moderate	No Contribution

As identified in Section 5, the current Site provides a minor-negative contribution to the setting of the conservation area.

Whilst the Proposed Development will be taller than what is currently in situ, the palette, form, and materiality of the Proposed Development have been considered within the context of the local area.

The presence of the Proposed Development does not impede on the architectural or historic significance of the conservation area as the Victorian city centre of Manchester.

Therefore, whilst the Proposed Development will result in a notable visual change, due to the wider setting of the group of assets, and in particular its setting in Manchester, it is considered that the impact of the Proposed Development on the setting and therefore the significance is **minor adverse**. In terms of the NPPF, this would amount to the lower end of the category of **less than substantial harm** to the conservation area's significance.

Albert Square Conservation Area

As stated in Section 5, the Site subject to this Application is located north west of this conservation area and, at its closest point, located approximately 280m away.

View 17 was selected to illustrate the impact on the conservation area as it illustrates the part of the conservation area which will be visually impacted by the Proposed Development. The most significant part of the conservation area, Albert Square, is not within the Proposed Development's zone of theoretical visibility. Therefore, a specific viewpoint from this more sensitive location cannot be considered.

In Section 5, the following was concluded in respect to this conservation area.

Table 40 Summary of Significance (Albert Square Conservation Area) (As Per Section 5)

Conservation Area	Significance	Contribution of Current Site to Setting
Albert Square	Moderate	Minor-Negative

As set out in table 40, the contribution of the current site to the conservation area is minor-negative. The design of the Proposed Development has been through multiple iterations in order to create a cluster of tall buildings that fits in with its settings and should be read as part of the growing city skyline. Therefore, the Proposed Development is considered to be an improvement to the existing Site.

The Proposed Development does not impact Albert Square or the Town Hall; the most significant assets of the conservation areas. Therefore, the conservation area and its significance can still be fully appreciated from this viewpoint with the Proposed Development.

Therefore, whilst the Proposed Development will result in a visual change, due to the wider setting of the conservation area, and in particular its setting in Manchester, it is considered that the Proposed Development will have no harm on the significance of the heritage asset.

Upper King Street Conservation Area

As stated in Section 5, the Site subject to this Application is located west of this conservation area, and at its closest point, located approximately 460m away.

Views 37 and 38 was selected to illustrate the impact on the conservation area as it illustrates the part of the conservation area which features the most concentrated, significant heritage assets.

As shown in Views 37 and 38, the Proposed Development will be visible from this viewpoint and therefore will result in an impact on the setting of the conservation area.

In Section 5, the following was concluded in respect to this conservation area.

Table 41 Summary of Significance (Upper King Street Conservation Area) (As Per Section 5)

Conservation Area	Significance	Contribution of Current Site to Setting
Upper King Street	High	Minor-Negative

As discussed earlier in this section, the Proposed Development introduces a cluster of tall towers on a site with a history of (albeit smaller) tall buildings. As such, the cumulative impact of the Proposed Development is considered to be less substantial than if the Proposed Development was on a site without this precedent.

However, due to the Proposed Development being substantially taller than the building currently on Site, it is considered that the Proposed Development will negatively impact the setting of the conservation area.

As set out in Section 5, the significance of the conservation area relates to its historical setting as Manchester's historic finance and banking district, and due to the group's shared architecture and primary usage. The plan form and street grid around King Street remains in various states of completeness and dates to the mid-18th century. The area is distinguished by the interrelationships between large individual buildings, which occupy a mixture of regular and irregular sites and create the sense of a dense urban environment.

The Proposed Development does not impact on these key defining points of significance within the conservation area.

Therefore, whilst the Proposed Development will result in a notable visual change due to the wider setting of the conservation area and, in particular, its setting in Manchester, it is considered that the impact on the setting and therefore the significance is minor adverse. In terms of the NPPF, this would amount to the lower end of the category of less than substantial harm to the conservation area's significance.

St Ann's Square Conservation Area

As stated in Section 5, the Site subject to this Application is located west of this conservation area, and at its closest point, located approximately 280m away.

Views 16, 32 and 36 was selected to illustrate the impact on the conservation area as it illustrates the part of the conservation area which features the most concentrated, significant heritage assets i.e. St Ann's Church and King Street.

As shown in Views 16, 32 and 36, the Proposed Development will be visible from this viewpoint and therefore will result in an impact on the setting of the conservation area.

In Section 5, the following was concluded in respect to this conservation area.

Table 42 Summary of Significance (St Ann's Square Conservation Area) (As Per Section 5)

Conservation Area	Significance	Contribution of Current Site to Setting
St Ann's Square	High	Minor-Negative

From View 36, the impact appears minimal due to the foliage of the tree to the west of the St Ann's Church. However, from other angles within the Square, such as to the north of the Church, this impact will be greater. The Proposed Development will appear above 15, 17 and 19 King Street which are behind the Church. Similarly, as shown in Views 16 and 32, the Proposed Development occupies a significant portion of the view looking west down King Street.

Whilst this will be visually intrusive, the Proposed Development will not impact the intrinsic setting of the conservation area. As discussed in Section 5, the form and townscape of St Ann's Square was formed from the history of the area, when the City Centre was characterised by residential dwellings and when Churches were the centres of communities; and King Street has retained its historic use as the high-class retail centre of the City Centre.

The introduction of the Proposed Development will not detract from this significance, regardless of the visual intrusion.

Whilst the Proposed Development represents a cluster of 3no. tall towers which will be visible, the form and materiality of the towers has been through multiple design iterations in order to best integrate into the wider cityscape. The palette, form and materiality of the Proposed Development have been considered within the context of the local area.

On balance, whilst the Proposed Development will result in a notable visual change, and the immediate setting of the conservation area, it is considered that the impact on the setting and therefore the significance is **minor adverse**. In terms of the NPPF, this would amount to the lower end of the category of **less than substantial harm** to the conservation area's significance.

Parsonage Gardens Conservation Area

As stated in Section 5, the Site subject to this Application borders the conservation area to the east.

As shown in View 13, the Proposed Development will be visible from this viewpoint and therefore will result in an impact on the setting of the conservation area.

In Section 5, the following was concluded in respect to this conservation area.

Table 43 Summary of Significance (Parsonage Gardens Conservation Area) (As Per Section 5)

Conservation Area	Significance	Contribution of Current Site to Setting
Parsonage Gardens	Moderate	Minor-Negative

It should be considered that the setting has changed significantly over time from that of its original setting in 19th century, most pertinently with the civil offices produced in the middle of the 20th century. The introduction of the Proposed Development into this setting is considered to be a further evolution, albeit recognising that it does impact the setting of Parsonage Gardens.

The Proposed Development features more active frontages and walkways than the current Site. This is considered to be an improvement to the current site, which features a 20th century 'utilitarian' design and represents an opaque book-end to the views. From within the Parsonage Gardens, the Proposed Development is largely obscured by Arkwright House, minimising the impact on the centre piece of the conservation area (Parsonage Gardens).

As mentioned in Section 6, the Proposed Development is considered to provide a minor beneficial impact on the scoped in assets within the Parsonage Gardens group. With regard to the entire conservation area, including its portion of King Street West and Bridge Street, this impact is more nuanced.

Whilst the Proposed Development improves the immediate setting of assets such as 3 St Mary's Parsonage and 31 and 33 King Street West by improving permeability and elements of visual amenity, the impact on more distant areas of the conservation area is more negative. The Proposed Development is outside of the characteristic scale enjoyed in areas such as Bridge Street and King Street West.

Therefore, whilst the Proposed Development will result in a notable visual change due to the wider setting the conservation area and, in particular, its setting in Manchester, it is considered that the impact on the setting and therefore the significance is minor adverse. In terms of the NPPF, this would amount to the lower end of the category of less than substantial harm to the conservation area's significance.

Cathedral Conservation Area

As stated in Section 5, the Site of the Proposed Development is south of the conservation area, and at its closest point, located approximately 475m away.

View 31 has been utilised to illustrate the impact, as it illustrates the Cathedral within the wider context of the city streetscape.

As shown in View 31, the Proposed Development will be visible from this viewpoint and therefore will result in an impact on the setting of the conservation area.

In Section 5, the following was concluded in respect to this conservation area.

Table 44 Summary of Significance (Cathedral Conservation Area) (As Per Section 5)

Conservation Area	Significance	Contribution of Current Site to Setting
Cathedral	High	No Contribution

The Proposed Development is clearly visible within this viewpoint. However, it does not impact on the conservation area's innate significance as the ecclesiastical and scholastic centre of Manchester since its earliest days. Similar to the Cathedral asset, from this viewpoint, the Proposed Development will integrate into the existing 'street-wall' alongside the Irwell, and will become part of the dense streetscape which characterises the area. In this regard, the individual impact of the Proposed Development on the setting is minimised.

The asset and its significance can still be fully appreciated from this viewpoint with the Proposed Development in situ.

Therefore, whilst the Proposed Development will result in a visual change, due to the wider setting of the asset, and in particular its setting in Manchester, it is considered that the Proposed Development will have no harm on the significance of the conservation area.

Summary of Assessment of Impact

To conclude, the Proposed Development, will have a minor adverse impact on 26no. assets, a minor beneficial impact on 5no. assets and result in no harm to 21no. of the scoped assets. The Proposed Development will have minor adverse impact on 4no. conservation areas and will result in no harm to 6no. conservation areas.

Owing to the proposed residential buildings (Buildings A and B) being substantially taller than the building currently on the Site, despite the proposed commercial building (Building C) being of similar height with the existing building, it is considered that the Proposed Development will negatively impact the setting of the heritage assets.

One instance of harm will be the demolition of Albert Bridge House. As described in the NPPF, the loss of a NDHA's requires a robust justification. In this case, the loss of Albert Bridge House will facilitate the maximisation of regeneration of a significant gateway into Manchester and bring about a wide range of public benefits. These are outlined in the Planning and Tall Building Statement prepared by Oval, and summarised in Section 8 of this Statement.

In any case, it should be noted that Albert Bridge House was assessed by Historic England, who did not warrant it architecturally, socially, or historically significant enough to warrant listing. MCC also do not officially consider the Site a NDHA. The classification was prescribed by the Authors in order to describe the Site's minor amount of significance identified by Historic England in their listing report (Appendix G).

The assessment of impact on the identified heritage assets and conservation areas is summarised in Table 45 and Table 46 below.

Table 45 Summary of Assessment of Impacts (Heritage Assets and NDHAs)

Asset	Significance of Asset	Contribution of Setting	Contribution of Current Site to Setting	Assessment of Impact
Grouped Assets				
King Street Group 1 (West of Cross Street)	Moderate to High	Moderate	Minor-Negative	Less than substantial
King Street Group 2 (East of Cross Street)	Moderate to High	Moderate	Minor-Negative	Less than substantial
St Mary's Parsonage Group	Low-Moderate to Moderate	Low to Moderate	Minor-Negative to Negative	Minor beneficial
Railway Viaducts Group	Moderate	Moderate-High	No Contribution	No harm
Individual Assets				
105-113 Deansgate	Moderate	Moderate	Minor-Negative	No harm
Nos. 98-116, Deansgate	Moderate-High	Low-Moderate	Minor-Negative	No harm
Sawyers Arms Public House	Moderate	Moderate	Minor-Negative	No harm
Albert Bridge	Moderate	High	Minor-Negative	No harm
Masonic Temple	Moderate	Moderate	Minor-Negative	Minor beneficial

Asset	Significance of Asset	Contribution of Setting	Contribution of Current Site to Setting	Assessment of Impact
St Ann's Church	Moderate-High	High	No Contribution	Less than substantial
National House	Moderate	Moderate	No Contribution	No harm
Northern Assurance Building	Moderate	Moderate	No Contribution	No harm
Anglia House	Moderate	Moderate	No Contribution	No harm
No. 1 Albert Square	Moderate	Moderate	No Contribution	Less than substantial
31 Princess Street	Moderate	Moderate	No Contribution	No harm
Blackfriars Bridge	Moderate-High	High	No Contribution	No harm
Victoria Bridge	Moderate-High	High	No Contribution	No harm
Cathedral Church of St Mary	High	High	No Contribution	No harm
Chester's Salford Brewery	Moderate	Moderate	No Contribution	No harm
Power Hall of Museum of Science and Industry	Moderate-High	High	No Contribution	No harm
Lower Byrom Street Asset (ex-Museum of Science and Industry, Air and Space Museum)	Moderate-High	High	No Contribution	No harm
Former Liverpool Road Railway Station Station Masters House	High	High	No Contribution	No harm
Former Manchester Swimming Baths	Moderate	Low-Moderate	No Contribution	No harm
Manchester Tennis and Racquet Club	Moderate	Low-Moderate	No Contribution	No harm
Albert Bridge House	Low	N/A	N/A	Harm
Mark Addy Pub and Landing	Low-Moderate	Moderate	Minor-Negative	No harm

Table 46 Summary of Assessment of Impacts (Conservation Areas)

Conservation Area	Significance	Contribution of Current Site to Setting	Assessment of Impact
Adelphi Bexley Square	Moderate	No Contribution	No harm
Castlefield	Moderate-High	No Contribution	No harm

Conservation Area	Significance	Contribution of Current Site to Setting	Assessment of Impact
St John Street	Moderate-High	No Contribution	No harm
St Peter's Square	Moderate-High	No Contribution	No harm
Deansgate	Moderate	Minor-Negative	Less than substantial
Albert Square	Moderate	No Contribution	No harm
Upper King Street	High	Minor-Negative	Less than substantial
St Ann's Square	High	Minor-Negative	Less than substantial
Parsonage Gardens	Moderate	Minor-Negative	Less than substantial
Cathedral	High	No Contribution	No harm

The assessment of the Proposed Development's impacts on heritage assets and conservation areas reveals predominantly minor or no adverse effects. As concluded in tables 46 and 45, the Proposed Development, will have a minor adverse impact on 26no. assets, a minor beneficial impact on 5no. assets and result in no harm to 21no. of the scoped assets. The Proposed Development will have minor adverse impact on 4no. conservation areas and will result in no harm to 6no. conservation areas.

7. Planning Policy Assessment

The NPPF stresses that 'great weight' should be given to the conservation of designated heritage assets (NPPF 2024, paragraph 212), emphasising the need to avoid substantial harm, in terms of demolition, alteration or the comprise of an asset's setting.

As concluded in Section 6, the Proposed Development, will have a minor adverse impact on 26no. assets, a minor beneficial impact on 5no. assets and result in no harm to 21no. of the scoped assets. The Proposed Development will have minor adverse impact on 4no. conservation areas, and will result in no harm to 6no. conservation areas.

As these impacts will lead to *less than substantial harm,* the NPPF (paragraph 215) states that "*this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."*

The LPA's assessment of potential harm to the character, fabric or setting of a listed building, or to the character and appearance of a conservation area, must be an evidence-based planning judgment. This is because the weight which the authority applies to determine the degree of direct (physical) or indirect (visual) impact must be proportionate to the relative significance of the identified heritage asset. Thus, 'less-than-substantial' harm should not be afforded the same weight as that defined as being 'substantial'.

Paragraph 219 of the NPPF directs local authorities to look for opportunities for new development within conservation areas and sites within the setting of heritage assets which enhance or better reveal their significance. It also states that "proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably".

Paragraph 210 directs local planning authorities to consider three key factors when determining planning applications concerning the historic environment. These are considered below in light of the Proposed Development.

1. The Proposed Development will sustain the significance of the identified heritage assets.

2. The Proposed Development will not affect the positive contribution that the heritage assets can make to their community.

3. The Proposed Development will make a positive contribution to local character and distinctiveness.

The Site currently detracts from the overall appearance of the area, due to its dated, uninviting, and low-quality materiality and form. In 2021, Historic England concluded that Albert Bridge House located on the Site is not appropriate for listing.

Owing to the delivery of the Proposed Development, it necessitates the demolition of the Albert Bridge House building on the Site. Therefore, with regard to paragraph 216 of the NPPF the loss of a NDHA is justified if a balanced judgement is provided, having regard to the NDHA's significance, as well as the scale of any harm or loss.

8. Summary

In accordance with the requirements of the NPPF, the significance of the designated heritage assets which have the potential to be affected by the application proposals have been described within this advice note and best practice template. This included an assessment an assessment of the contribution the setting and the Site makes to this significance. The impact on this significance has been assessed.

As concluded in Section 6, the Proposed Development, will have a minor adverse impact on 26no. assets, a minor beneficial impact on 5no. assets and result in no harm to 21no. of the scoped assets. The Proposed Development will have minor adverse impact on 4no. conservation areas and will result in no harm to 6no. conservation areas.

Overall, the Proposed Development will bring heritage benefits, which have been considered as part of the public benefits that are outlined below and set out in full in the Planning and Tall Building Statement, submitted as part of this Application.

Public Benefits Overview

The Proposed Development will support the SRF's objectives to deliver a more pedestrian friendly environment that enhances connections with other regeneration areas, such as Spinningfields to the south, the Ramada Hotel regeneration site, and the wider retail core to the north.

The Proposed Development will also deliver major public realm improvements within the St Mary's Parsonage area, and will enhance the experience on the human-scale, creating a more active, accessible and inclusive environment for pedestrians.

The quantum of proposed new Grade A commercial office floorspace will also help to bring about agglomeration benefits by proximity to other commercial areas, as well as future office developments that are brought forward within the SRF area.

The Proposed Development will make best use of the locational characteristics of the Site to deliver residential accommodation and best-in-class commercial development that will attract occupiers and drive growth in sustainable and skilled jobs.

The Proposed Development is symbiotic in that the creation of high-quality employment opportunities at the Site, will complement the on-going delivery of large numbers of new homes within the City Centre, thereby attracting people to live and work in the City Centre and make a positive contribution to the creation of a sustainable city.

The active ground floor use of the Proposed Development will improve legibility in the area, with the proposed ground floor commercial units offering creating a nodal point and destination within the local area. The footfall generated by the Proposed Development from residents, office users and the ground floor active uses, will signpost routes and aid passive surveillance. The active frontage and increased footfall will bring animation to Bridge Street, St Mary's Parsonage and Trinity Bridge walkway, of which is currently lacking.

The ongoing delivery and future investment of new office and residential space in the St Mary's Parsonage area provides fresh opportunities for a range of different commercial businesses that can add to the formation of the community. A critical mass of businesses, coupled with the existing business and residential community, provides opportunities for Parsonage Gardens and Motor Square to reassert themselves as vibrant centrepieces in the area.

The architects, Studio Egret West, are an esteemed and award-winning architectural practice which is extremely experienced in designing and delivering high quality buildings in City Centre locations and has a track record and capability to deliver a project of exceptional quality. The design of the Proposed Development has been interrogated through extensive pre-application consultation.

The benefits of good design are evidenced in the aesthetics of the surrounding townscape and has wider environmental benefits linked to this. The overall conclusion of a RIBA report 'Good Design: It All Adds UP' (2011) is that good design generally costs more, but the implication of poor design holds a much greater cost. The report also notes that property agents find it easier to let buildings and units with a high-quality design standards. Units and buildings that remain unlet reduce the overall vibrancy and demonstrate a lack of vitality of our urban centres, which is essential to attracting new residents, employees and businesses to the City Centre.

The redevelopment of the Site will strengthen local streetscape, enhancing local character and sense of place through the delivery of 3no. distinctive, high-quality buildings. It will generate vitality and animation making a further positive contribution to local streetscape and aid legibility. The Proposed Development will reintroduce historic permeability and legibility that was lost in the 20th century redevelopment of the Parsonage Gardens area.

The Proposed Development will deliver 3no. highly sustainable, landmark buildings with unique identity, that use high quality materials.

Please see the Public Benefits section of the Planning and Tall Building Statement for full details of wider benefits.

9. Bibliography

1 -The principal sources for this section are:

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- Schofield, Jonathan, My Guide to Manchester, Manchester Books Ltd, Manchester

2 – The principal sources for this section are:

- Hartwell, Clare, Manchester Pevsner Architectural Guides, Yale University Press, London
- Kidd, Alan, Manchester: A History, Carnegie Publishing Ltd, Lancaster
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- Mason, Amanda, The Manchester Blitz, Imperial War Museum, http://www.iwm.org.uk/history/the-manchester-blitz. Accessed 15 May 2025.
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- Manchester City Council, Conservation Areas (https://www.manchester.gov.uk/info/511/conservation_areas)
- Manchester Through The Ages In Pictures, (https://www.manchestersfinest.com/uncategorized/manchester-though-the-ages-in-pictures/)
- Distinguished Buildings in Central Manchester, 1972
- Salford City Council
- The Redevelopment of Central Areas, 1947

Appendix A – Assets within 1km of the Site

Listed Buildings

1. Sawyers Arms Public House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1282973

2. 8 And 8a, St John Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1270784

3. 6-12, Encombe Place

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1386129

4. Former Wholesale Fish Market

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1282996

5. 3 St Mary's Parsonage

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1283044

6. 70 And 72, Portland Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1271071

7. 34, Princess Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1247383

8. Central House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1247389

9. Electricity Junction Box In Castlefield Canal Basin, Manchester

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1475255

10. Manchester Parcel Post Office

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1389630

11. Princes Buildings

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1246285

12. 17, The Crescent

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1386170

13. Pall Mall Court, Including Raised Piazza And Podium To The West Side

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1246934

14. 12, Tib Lane

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1254690

15. Former Commercial Hotel

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1219418

16. Nos. 18 And 20, St Anns Square

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1247614

17. No, 12, Charlotte Street And No. 17, George Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1208392

18. No. 56, Faulkner Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1200832

19. 83, Princess Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1270913

20. Lancashire House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1246665

21. 41, South King Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1270675

22. Lower Byrom Street Asset (ex-Museum of Science and Industry, Air and Space Museum)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1200807

23. 235-291, Deansgate

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1210103

24. Royal London House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1200852

25. Former Liverpool Road Railway Station
Station Masters House

- Heritage Category: Listing
- Grade: I
- List Entry Number: 1291477

26. Queen Victoria Monument

- Heritage Category: Listing

- Grade: II
- List Entry Number: 1246945

27. Dale Street Chambers

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1246279

28. Manchester Museum Of Science And Industry, Former Lower Byrom Street Warehouse

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1283016

29. Albert Memorial

- Heritage Category: Listing
- Grade: I
- List Entry Number: 1197820

30. 22, St John Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1270787

31. Deansgate Goods Station And Attached Carriage Ramp

- Heritage Category: Listing
- Grade: II*
- List Entry Number: 1268529

32. Detached Block Of Schoolroom Approximately 20 Metres South Of Chethams Hospital

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1197920

33. 13-17, Albion Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1279694

34. Eastern House
Portland House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1247058

35. 1-5, Central Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1293203

36. Albert Chambers

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1197817

37. St Ann's Church

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1247653

38. Rochdale Canal Lock Number 87, To East Of Princess Street, With Cast Iron Footbridge Beside Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1247580

39. Prudential Assurance Office

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1219164

40. Albert Warehouse
Quay On West Side Fronting River Irwell
Victoria Warehouse

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1254727

41. Number 6 And Salford House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1386085

42. Vine Inn

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1197932

43. Transact House

- Heritage Category: Listing

- Grade: II
- List Entry Number: 1247386

44. Cathedral Church Of St Mary

- Heritage Category: Listing
- Grade: I
- List Entry Number: 1218041

45. Northern Railway Viaduct

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1386161

46. Royal Exchange

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1200826

47. 84 And 86 King Street And 27 And 29 Pall Mall

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1197940

48. Cathedral Of St John And Attached Cathedral House

- Heritage Category: Listing
- Grade: II*
- List Entry Number: 1386115

49. Northern Assurance Building

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1270910

50. Princess Buildings

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1247380

51. 56-58, Peter Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1271166

52. Former Reform Club
Manchester Club

- Heritage Category: Listing
- Grade: II*
- List Entry Number: 1282987

53. Lawrence Buildings

- Heritage Category: Listing
- Grade: II*
- List Entry Number: 1220257

54. Peel Statue

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1271114

55. Cooperative Society Building

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1247472

56. Electricity Junction Box

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1413565

57. Sinclairs Oyster Bar

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1254647

58. Eagle Inn And Attached Dwelling

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1392691

59. Two Bollards At West End Of St Johns Passage

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1291330

60. Independent Chapel

- Heritage Category: Listing

- Grade: II
- List Entry Number: 1386118

61. Merchants Warehouse

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1197778

62. 28, King Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1282984

63. Nos. 18 And 20, St John Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1254598

64. National House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1247611

65. 44-50, Portland Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1247041

66. 24, St John Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1270704

67. Midland Hotel

- Heritage Category: Listing
- Grade: II*
- List Entry Number: 1271154

68. 10-20, Thomas Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1270655

69. 123, Liverpool Road

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1200804

70. Nos. 41 And 43, Faulkner Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1200829

71. Former Hydraulic Power Station In Grounds Of City College

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1254724

72. Northern Stock Exchange

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1271383

73. Nos 74-78, And No 80 (The Grey Horse Public House) And Attached Railings, Portland Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1246954

74. Colwyn Chambers

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1197929

75. Cooperative Society Building

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1200849

76. Gladstone's Statue

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1197823

77. Stephenson Bridge

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1392489

78. 14 And 16, Princess Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1271097

79. 110-114, Portland Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1247061

80. Estate Exchange

- Heritage Category: Listing
- Grade: II*
- List Entry Number: 1200835

81. Former Corn And Produce Exchange

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1282970

82. Manchester & Salford Junction Canal Tunnel

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1405199

83. The Old Wellington Inn

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1270698

84. 42, 44 And 46 Thomas Street (Including 41, 43 And 45 Back Turner Street)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1452606

85. Rochdale Canal Lock Keepers Cottage At Lock Number 91, Next To Gaythorn Tunnel

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1247597

86. 2, Harter Street

- Heritage Category: Listing
- Grade: II

- List Entry Number: 1200841

87. 59 And 61, Faulkner Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1282964

88. 19, King Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1197935

89. Lionesse House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1247387

90. Rochdale Canal Lock Number 90, Approximately 30 Metres West Of Albion Bridge

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1247482

91. Central Public Library

- Heritage Category: Listing
- Grade: II*
- List Entry Number: 1270759

92. Carlton House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1197818

93. Waldorf House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1283095

94. Mansfield Chambers

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1247654

95. Onward Buildings

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1210092

96. 39 And 41, George Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1218183

97. 101, Princess Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1270899

98. 33, King Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1291607

99. Arlington House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1386086

100. Manchester Tennis And Racquet Club

- Heritage Category: Listing
- Grade: II*
- List Entry Number: 1386080

101. Workshops, Shop And Warehouse

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1096052

102. Two Bollards At East End Of St Johns Passage

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1197812

103. Atlas Chambers

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1197941

104. Jubilee Fountain, Albert Square, Manchester

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1200811

105. 16, Nicholas Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1271453

106. Rhodesia House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1270911

107. Albert Bridge

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1293278

108. Wellington Statue

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1271115

109. Salford Education Offices

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1386121

110. 31 And 33 King Street West, Including 3 Smithy Lane

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1282988

111. Mynshulls House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1197779

112. 35 And 37 King Street And Attached Railings

- Heritage Category: Listing
- Grade: II

- List Entry Number: 1282985

113. Colonnaded Railway Viaduct At Former Liverpool Road Goods Depot

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1200805

114. Sacred Trinity, Salford War Memorial

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1441038

115. St Ann's Church

- Heritage Category: Listing
- Grade: I
- List Entry Number: 1247612

116. St James Buildings

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1246571

117. 41, Spring Gardens

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1270679

118. 45 And 47, Faulkner Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1200830

119. Bridgewater House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1270606

120. 28, St John Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1254605

121. Bartons Building Including Barton Arcade

- Heritage Category: Listing
- Grade: II*
- List Entry Number: 1200850

122. 47, Spring Gardens

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1254676

123. Victoria Station Including Concourse To Rear With Restaurant And Booking Hall

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1254725

124. Peveril Of The Peak Public House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1293058

125. 35, 37 And 39a, George Street (See Details For Further Address Information)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1200836

126. Former Lloyds Bank

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1291610

127. 63, George Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1218197

128. 113-119, Portland Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1246957

129. Heywoods Statue

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1197824

130. Winters Buildings

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1270793

131. National Buildings

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1254470

132. Cobden House, 19 Quay Street

- Heritage Category: Listing
- Grade: II*
- List Entry Number: 1247447

133. Lombard Chambers

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1208211

134. Number 54 And Chop House Public House
Thomas's Chop House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1197767

135. Nos. 1-7 Princess Street, Nos. 59 And 61, Cross Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1246960

136. 29-41, Liverpool Road

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1219402

137. Electricity Junction Box In Castlefield Canal Basin, Manchester

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1475459

138. 10, St John Street

- Heritage Category: Listing

- Grade: II
- List Entry Number: 1270785

139. Former National Westminster Bank On Corner At Junction With Spring Gardens

- Heritage Category: Listing
- Grade: II*
- List Entry Number: 1255042

140. 15 And 17, Piccadilly (See Details For Further Address Information)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1271118

141. 109 And 111, Portland Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1271095

142. No. 48, King Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1197938

143. Massey Chambers

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1208073

144. No. 36, Princess Street, No. 94, Portland Street, And No. 75, Faulkner Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1247384

145. Former Market Hall

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1197915

146. 7, Kelvin Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1291627

147. 105-113, Deansgate (See Details For Further Address Information)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1210049

148. 14 And 16, Blackfriars Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1386083

149. No. 14, Byrom Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1283039

150. Numbers 25 To 31 And Attached Former Chapel

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1208243

151. 62, Chapel Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1386113

152. Old Warehouse To North Of Former Liverpool Road Railway Station

- Heritage Category: Listing
- Grade: I
- List Entry Number: 1282991

153. No. 10 Mosley Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1220063

154. Chesters Salford Brewery

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1386124

155. Masonic Temple

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1197809

156. 10, Kennedy Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1200823

157. Town Hall

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1386076

158. Vine Inn

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1282982

159. Presbytery Of The Roman Catholic Church Of St Mary (The Hidden Gem)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1457463

160. 43 And 45, Spring Gardens

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1254639

161. The Ritz Dance Hall

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1254888

162. 104, Bloom Street (See Details For Further Address Information)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1218476

163. 19, 20 And 21, The Crescent

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1386171

164. The Opera House

- Heritage Category: Listing
- Grade: II

- List Entry Number: 1247470

165. 46, 48 And 50, Faulkner Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1282962

166. Manchester Oxford Road Station (Including Platform Structures)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1255053

167. Irwell Street Bridge (That Part In Salford Civil Parish)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1386141

168. No. 22, St Ann's Square

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1247615

169. 1, Piccadilly

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1246874

170. 38 Back Turner Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1390869

171. Watt Statue

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1246946

172. Pair Of K6 Telephone Kiosks Near Library

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1254628

173. City Buildings

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1380200

174. Castlefield Information Centre

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1200853

175. Court House And Attached Gates And Railings

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1386186

176. Brights Statue

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1197821

177. South East Wing To Chetham's Hospital (Former Manchester Grammar School)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1197921

178. New Union Public House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1247444

179. Memorial Cross

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1270696

180. Princes Chambers

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1283063

181. Arkwright House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1246660

182. Anglia House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1197768

183. 26-30, Princess Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1246961

184. Rylands Building (Debenhams)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1219831

185. No. 74, King Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1197939

186. City Arms Public House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1197933

187. Power Hall Of Museum Of Science And Industry

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1291458

188. Rochdale Canal Lock Number 88, To East Of Oxford Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1270857

189. The Crown Tavern

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1386084

190. Manchester Quaker Meeting House, Boundary Walls And Steps

- Heritage Category: Listing
- Grade: II

- List Entry Number: 1291062

191. Railway Viaduct Linking Bridge Over Irwell To Liverpool Road Station

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1254726

192. 1, Massey Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1386156

193. 4-14, King Street (See Details For Further Address Information)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1210004

194. 15a, Byrom Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1208232

195. Chancery Chambers

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1197810

196. North Bridge

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1392698

197. Southern Railway Viaduct And Colonnade

- Heritage Category: Listing
- Grade: II*
- List Entry Number: 1386162

198. Wall, Archways And Gates To Courtyard Of Town Hall

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1386077

199. Railings, Walls, Gate Piers And Gates To Cathedral Of St John

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1386116

200. 15 And 17 King Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1282983

201. Former Grape Street Railway Bonded Warehouse

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1457402

202. The Giants Basin

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1247068

203. Railway Viaduct And Retaining Walls At Junction With Greengate

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1386119

204. Railway Bridge Over River Irwell To Former Liverpool Road Station

- Heritage Category: Listing
- Grade: I
- List Entry Number: 1270603

205. The Britons Protection Ph
The Britons Protection Public House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1292050

206. Islington Mill, Including Engine And Boiler Houses, Warehouse And Stabling

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1386142

207. Former Electricity Power Station

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1255031

208. 21-25, St John Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1270728

209. The Palace Theatre

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1271227

210. Warehouse, Workshop And Shops

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1390870

211. Lindencourt House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1208396

212. 116 And 118, Portland Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1247062

213. Fraser House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1283064

214. War Memorial (Boer War)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1254462

215. Lloyds House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1197916

216. Victoria Bridge

- Heritage Category: Listing
- Grade: II

- List Entry Number: 1254723

217. The Portico Library And The Bank Public House

- Heritage Category: Listing
- Grade: II*
- List Entry Number: 1197930

218. Manchester War Memorial

- Heritage Category: Listing
- Grade: II*
- List Entry Number: 1270697

219. Middle Warehouse, At Former Castle Field Goods Yard

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1208653

220. 24a And 26, St John Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1254468

221. Former Pickles Building

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1246955

222. 52 And 54, Faulkner Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1282963

223. Nos. 104 And 106, High Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1218648

224. Rochdale Canal Lock Number 91 At East End Of Gaythorn Tunnel

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1247483

225. Former Entrance To Deansgate Goods Station Including Numbers 223 To 233

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1282974

226. Memorial Hall

- Heritage Category: Listing
- Grade: II*
- List Entry Number: 1254637

227. St Andrews Chambers

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1197819

228. No. 1, Albert Square

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1283043

229. 87-91, Princess Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1247390

230. 60 And 62, Spring Gardens (See Details For Further Address Information)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1270662

231. Railway Viaduct Over River Irwell Leading To Lower Byrom Street Warehouse

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1254829

232. Cooperative Wholesale Society Building To North Of Junction With Hanover Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1197765

233. Black Friar Public House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1386081

234. 29, Shude Hill

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1254631

235. 27, Sackville Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1247607

236. Old Exchange

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1197936

237. 55, Faulkner Street (See Details For Further Address Information)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1217991

238. Manchester Art Gallery

- Heritage Category: Listing
- Grade: I
- List Entry Number: 1282980

239. 31, Princess Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1247382

240. Electricity Junction Box On Castle Street, Manchester

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1475254

241. Former Warehouse

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1431770

242. Brazil House

- Heritage Category: Listing
- Grade: II

- List Entry Number: 1270871

243. Bank Of England
Trustee Savings Bank

- Heritage Category: Listing
- Grade: I
- List Entry Number: 1291596

244. 61, Oxford Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1246286

245. 75 And 77, High Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1200814

246. 54 And 56, King Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1282986

247. Former St Matthews Sunday School

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1200806

248. 109, Princess Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1270914

- St Ann's Church
- Grade: II
- List Entry Number: 1247613

249. Manchester Law Library

- Heritage Category: Listing
- Grade: II*
- List Entry Number: 1219102

250. Church Of St Philip

- Heritage Category: Listing

- Grade: II*
- List Entry Number: 1386165

251. Free Trade Hall

- Heritage Category: Listing
- Grade: II*
- List Entry Number: 1246666

252. Charlotte House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1197782

253. 62, King Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1219154

254. Ship Canal House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1219203

255. Nos. 98-116, Deansgate

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1200851

256. Telephone Buildings

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1255051

257. Pair Of Culvert Arches Over River Medlock And Associated Overflow Channel

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1283003

258. Kings Arms Public House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1386087

259. K6 Telephone Kiosk In Front Of St John Street Chambers

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1270788

260. 11-17, St John Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1254465

261. Chepstow House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1283067

262. Abraham Lincoln Statue

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1293302

263. 127-133, Portland Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1246958

264. Britannia Hotel

- Heritage Category: Listing
- Grade: II*
- List Entry Number: 1246952

265. St Ann's Church

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1270794

266. Former Congregational Chapel

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1292311

267. K6 Telephone Kiosk Beside South West Corner Of Number 330 Deansgate

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1219441

268. 57, Faulkner Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1218005

269. Unicorn Hotel

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1464011

270. Blackfriars Bridge

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1279490

271. Bridgewater Canal Basin At Potato Wharf

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1246959

272. John Rylands Library And Attached Railings, Gates And Lamp Standards`

- Heritage Category: Listing
- Grade: I
- List Entry Number: 1217800

273. 19, St John Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1270786

274. Barclays

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1246270

275. Haywards Building

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1210025

276. Sculptural Group Adrift To South-West Of Central Public Library, Peter Street, Manchester

- Heritage Category: Listing
- Grade: II

- List Entry Number: 1271096

277. 1, Kelvin Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1200822

278. Middle Bridge

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1392488

279. Warehouse Shop

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1197937

280. Church Of The Sacred Trinity

- Heritage Category: Listing
- Grade: II*
- List Entry Number: 1386185

281. Boundary Stone On Knott Mill Bridge

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1282975

282. Langley Buildings

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1247385

283. 10 And 12, Blackfriars Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1386082

284. 1, Booth Street (See Details For Further Address Information)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1283076

285. G Mex

- Heritage Category: Listing
- Grade: II*
- List Entry Number: 1270514

286. Fragment Of Hydes Cross Approximately 20 Metres South Of Chethams Hospital

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1219660

287. Hare And Hounds

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1379936

288. Central Railway Viaduct

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1386160

289. Albert Memorial Hall

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1246727

290. No. 81 Chapel Street And No. 4 Booth Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1386114

291. Former Public Baths

- Heritage Category: Listing
- Grade: II*
- List Entry Number: 1386123

292. 31-35, Thomas Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1270669

293. Former Manchester And Salford Trustee Savings Bank

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1208106

294. No. 16, St Ann's Square

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1270795

295. Tootal, Broadhurst And Lee Building

- Heritage Category: Listing
- Grade: II*
- List Entry Number: 1271294

296. Eleven Bollards On South Side Of Church Of St Philip

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1386166

297. New Century House, Including Its Attached Conference Hall And Abstract Concrete Relief Wall In The Entrance Piazza

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1255052

298. Alliance House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1209486

299. Floodgate On East Side Of Knott Mill Bridge

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1210156

300. Deansgate Station

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1376146

301. Royale Club

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1246667

302. Cooperative Wholesale Society

- Heritage Category: Listing

- Grade: II
- List Entry Number: 1025287

303. Austin House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1197783

304. Elliot House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1200854

305. Parkers Hotel

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1208963

306. Former Midland Bank

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1219241

307. Frasers Statue

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1197822

308. Lee House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1218358

309. 12, Mosley Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1197928

310. 47 Piccadilly Including Warehouse Facing Back Piccadilly

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1271231

311. St Johns College Of Further Education

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1282969

312. 32, Dickinson Street (See Details For Further Address Information)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1247060

313. Electricity Junction Box

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1449639

314. 12-16, St John Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1254466

315. Holyoake House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1291969

316. The Athenaeum

- Heritage Category: Listing
- Grade: II*
- List Entry Number: 1270889

317. 52 And 54, Portland Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1246953

318. Victoria Buildings

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1209985

319. 10, Tib Lane

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1254715

320. Eagle House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1209494

321. Rochdale Canal Lock Number 89 (Tib Lock), On South Side Of Havelock Mills

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1247596

322. Co-Operative Insurance Society (Cis) Building

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1270494

323. Royal Bank Of Scotland

- Heritage Category: Listing
- Grade: II*
- List Entry Number: 1220165

324. Codbens Statue

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1270783

325. 65-71, Princess Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1247388

326. Circus Tavern And Attached Railings

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1247057

327. 184 And 186, Deansgate

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1210068

328. Town Hall

- Heritage Category: Listing
- Grade: I

- List Entry Number: 1207469

329. Rochdale Canal Lock Number 92 And Castle Street Bridge

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1270858

330. Canada House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1208597

331. Former Manchester Swimming Baths

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1386079

332. Roman Catholic Church Of St Mary (The Hidden Gem)

- Heritage Category: Listing
- Grade: II*
- List Entry Number: 1197894

333. Lancashire Fusiliers Memorial

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1386163

334. Chapel Street And Hope United Reformed Church

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1386117

335. 73 And 75, Princess Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1270912

336. Former Williams Deacon Bank

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1386120

337. Sunlight House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1270915

338. Harvester House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1246664

339. Harvest House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1220153

340. No. 49, Faulkner Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1200831

341. 49, Spring Gardens

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1270700

342. Mitre Hotel

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1197780

343. Chethams Hospital And Attached Wall

- Heritage Category: Listing
- Grade: I
- List Entry Number: 1283015

344. Manchester South Junction And Altrincham Railway Viaduct

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1200837

345. Eight Bollards On West Side Of St Philips Church

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1386190

346. Town Hall Extension

- Heritage Category: Listing
- Grade: II*
- List Entry Number: 1197917

347. 103, Princess Street

- Heritage Category: Listing
- Grade: II*
- List Entry Number: 1247391

348. 51 And 53, Richmond Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1270835

349. Castlefield Railway Viaduct From G-Mex To Dawson Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1292315

350. 66 And 68, Fountain Street

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1282966

351. Basil House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1246956

352. 25, St Ann Street

- Heritage Category: Listing
- Grade: II*
- List Entry Number: 1270792

353. Remains Of Eastern Wall Of The Roman Fort

- Heritage Category: Scheduling
- Grade: Not Applicable To This List Entry
- List Entry Number: 1001953

354. The Hanging Bridge Immediately South Of Manchester Cathedral

- Heritage Category: Scheduling
- Grade: Not Applicable To This List Entry

- List Entry Number: 1020983

Locally Listed Assets (NDHA's)

355. M.L Gibson (Mill), Cow Lane)

- Reference Number: HE_LLOR09

356. 15 (Black Horse Hotel), Salford Hotel

- Reference Number: HE_LLIW21

357. Former Salford Royal Hospital, Chapel Street

- Reference Number: HE_LLIW04

358. 266 – 268 (Manchester And Salford Savings Bank), Chapel Street

- Reference Number: HE_LLIW03

359. Dock And Pulpit Public House, Encombe Place

- Reference Number: HE_LLIW14

360. Sycamore Sculpture, Saint Phillips Square

- Reference Number: HE_LLIW20

361. Saint John's Obelisk, Saint John's Square

- Reference Number: HE_LLIW19

362. 1 To 11 Consecutive, Bexley Square

- Reference Number: HE_LLIW02

363. Adelphi Building, Peru Street

- Reference Number: HE_LLIW22

364. Riverside House, Irwell Street

- Reference Number: HE_LLOR13

365. Mark Addy Landing Stage And Public House, New Bailey Street

- Reference Number: HE_LLOR18

366. 2 (Egerton Arms Public House), Gore Street

- Reference Number: HE_LLOR11

367. 52 – 60, Chapel Street

- Reference Number: HE_LLOR02

368. 65, 67 & 69 (The Black Lion Public House), Chapel Street

- Reference Number: HE_LLOR03

369. 92 (Rovers Return Public House), Chapel Street

- Reference Number: HE_LLOR05

370. 88, 90 And 92 (Caxton Hall), Chapel Street

- Reference Number: HE_LLOR04

371. 29 (Former Sacred Trinity Schools), Blackfriars Road

- Reference Number: HE_LLOR01

372. 39 (The Institute), Queen Street

- Reference Number: HE_LLOR17

373. 93 (The Waterloo Public House), Greengate

- Reference Number: HE_LLOR12

374. Albert Bridge House, Parsonage

Conservation Areas

375. Parsonage Gardens;

376. St Ann's Square;

377. Cathedral;

378. Deansgate;

379. Albert Square;

380. Flat Iron;

Appendix B – Mapped Assets within 1km of the Site

Site Boundary

0.5km

1km

Heritage

Listed Buildings

Locally Listed Heritage Assets

Conservation Areas

Built Form

Zone of Theoretical Visibility

0 100 200 300 400 500 m



Appendix C – Zone of Theoretical Visibility

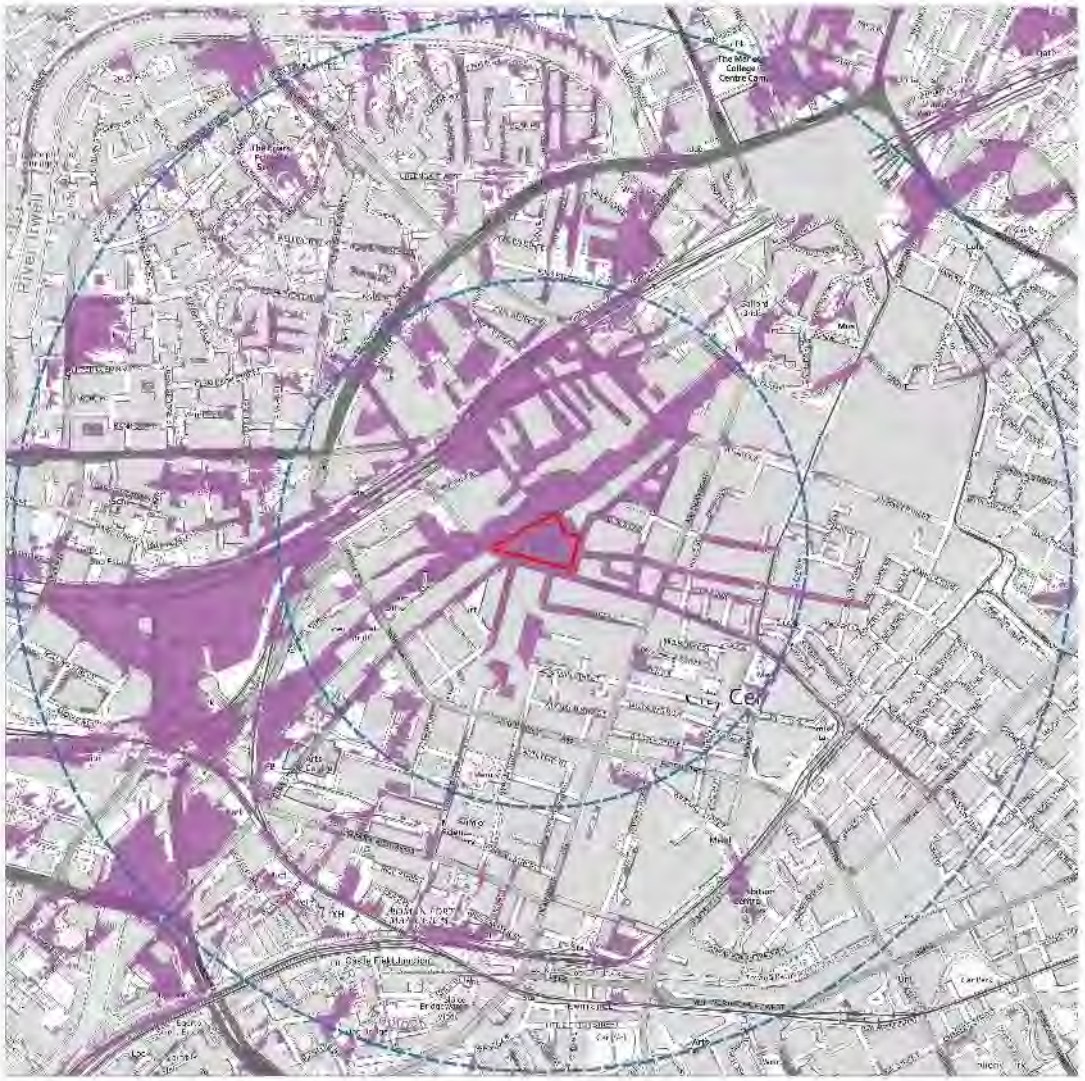
Site Boundary

0.5km

1km

Built Form

Zone of Theoretical Visibility 2025



0 100 200 300 400 500 m

Appendix D – Heritage Assets within ZTV

Table 47 Identified Heritage Assets within ZTV

#	Listed Buildings and NDHA's	Grade
1.	105-113, Deansgate	II
2.	15 And 17 King Street	II
3.	19, King Street	II
4.	28, King Street	II
5.	3 St Mary's Parsonage	II
6.	31 And 33 King Street West, Including 3 Smithy Lane	II
7.	33, King Street	II
8.	35 And 37 King Street and Attached Railings	II
9.	41, South King Street	II
10.	4-14, King Street	II
11.	54 And 56, King Street	II
12.	62, King Street	II
13.	Albert Bridge	II
14.	Allen Monument South of Apse at East End of St Ann's Church	II
15.	Arkwright House	II
16.	Blackfriars Bridge	II
17.	Central Railway Viaduct	II
18.	St Ann's Church	I
19.	Deacon Monument North of Apse at East End ofSt Ann's Church	II
20.	Eagle House	II
21.	Former Lloyds Bank	II
22.	Masonic Temple	II
23.	National Buildings	II
24.	National House	II
25.	No. 1, Albert Square	II

#	Listed Buildings and NDHA's	Grade
26.	No. 48, King Street	II
27.	No. 74, King Street	II
28.	Northern Assurance Building	II
29.	Northern Railway Viaduct	II
30.	Nos. 98-116, Deansgate	II
31.	Old Exchange	II
32.	Prudential Assurance Office	II
33.	Sawyers Arms Public House	II
34.	Southern Railway Viaduct and Colonnade	II*
35.	Victoria Bridge	II
36.	Warehouse Shop	II
37.	Anglia House	II
38.	Former Midland Bank	II*
39.	Former Reform Club Manchester Club	II*
40.	Atlas Chambers	II
41.	Pall Mall Court, Including Raised Piazza, and Podium to The West Side	II
42.	Ship Canal House	II
43.	84 And 86 King Street And 27 And 29 Pall Mall	II
44.	Bank Of England Trustee Savings Bank	I
45.	31 Princess Street	II
46.	Castlefield Railway Viaduct From G-Mex to Dawson Street	II
47.	Lombard Chambers	II
48.	Cathedral Church of St Mary	I
49.	Chester's Salford Brewery	II
50.	Power Hall of Museum of Science and Industry	II
51.	Lower Byrom Street Asset (ex-Museum of Science and Industry, Air and Space Museum)	II

#	Listed Buildings and NDHA's	Grade
52.	Former Liverpool Road Railway Station Station Masters House	I
53.	Former Manchester Swimming Baths	II
54.	Manchester Tennis and Racquet Club	II*
55.	Albert Bridge House	NDHA
56.	Mark Addy Pub and Landing	NDHA

Table 48 Identified Conservation Areas within ZTV

#	Conservation Areas
1.	Adelphi Bexley Square
2.	Castlefield
3.	St John Street
4.	St Peter's Square
5.	Deansgate
6.	Albert Square
7.	Upper King Street
8.	St Ann's Square
9.	Parsonage Gardens
10.	Cathedral

Appendix E – Photographs of Scoped In Listed Assets and NDHAs

Figure 22 15 and 17 King Street (Authors Own, 2025)



Figure 23 19, King Street (Authors Own, 2025)



Figure 24 28, King Street (Authors Own, 2025)



Figure 25 28, King Street (Authors Own, 2025)



Figure 26 33, King Street (Authors Own, 2025)



Figure 27 35 and 37 King Street and Attached Railings (Authors Own, 2025)



Figure 28 41, South King Street (Authors Own, 2025)



Figure 29 4-14, King Street (Authors Own, 2025)



Figure 30 54 and 56, King Street (Authors Own, 2025)



Figure 31 62, King Street (Authors Own, 2025)



Figure 32 Eagle House (Authors Own, 2025)



Figure 33 Warehouse Shop (Authors Own, 2025)



Figure 34 Old Exchange (Authors Own, 2025)



Figure 35 No.48, King Street (Authors Own, 2025)



Figure 36 No.74, King Street (Authors Own, 2025)



Figure 37 Former Lloyds Bank (Authors Own, 2025)



Figure 38 Prudential Assurance Office (Authors Own, 2025)



Figure 39 Bank of England Trustee Savings Bank (Authors Own, 2025)



Figure 40 84 And 86 King Street And 27 And 29 Pall Mall (Authors Own, 2025)



Figure 41 Ship Canal House (Authors Own, 2025)



Figure 42 Pall Mall Court, including Raised Piazza, and Podium to the West Side (Authors Own, 2025)



Figure 43 Atlas Chambers (Authors Own, 2025)



Figure 44 Lombard Chambers (Authors Own, 2025)



Figure 45 Former Midland Bank (Authors Own, 2025)



Figure 46 Former Reform Club Manchester Club (Authors Own, 2025)



Figure 47 31 and 33 King Street West, including 3 Smithy Lane (Authors Own, 2025)



Figure 48 Arkwright House (Authors Own, 2025)



Figure 49 National Building (Authors Own, 2025)



Figure 50 3 St Mary's Parsonage (Authors Own, 2025)



Figure 51 Southern Railway Viaduct and Colonnade (Authors Own, 2025)



Figure 52 Northern Railway Viaduct (Authors Own, 2025)



Figure 53 Central Railway Viaduct (Authors Own, 2025)



Figure 54 105-113 Deansgate (Authors Own, 2025)



Figure 55 Nos 98-116 Deansgate (Authors Own, 2025)



Figure 56 Sawyers Arm Public House (Authors Own, 2025)



Figure 57 Albert Bridge (Authors Own, 2025)



Figure 58 Masonic Temple (Authors Own, 2025)



Figure 59 St Ann's Church (Authors Own, 2025)



Figure 60 National House (Authors Own, 2025)



Figure 61 Northern Assurance Building (Authors Own, 2025)



Figure 62 Anglia House (Authors Own, 2025)



Figure 63 No 1 Albert Square (Authors Own, 2025)



Figure 64 31 Princess Street (Authors Own, 2025)



Figure 65 Blackfriars Bridge (Authors Own, 2025)



Figure 66 Victoria Bridge (Authors Own, 2025)



Figure 67 Cathedral Church of St Mary (Authors Own, 2025)



Figure 68 Chester's Salford Brewery (Authors Own, 2025)



Figure 69 Power Hall of Museum of Science and Industry (Authors Own, 2025)



Figure 70 Lower Byrom Street Asset (ex-Museum of Science and Industry, Air and Space Museum) (Authors Own, 2025)



Figure 71 Former Liverpool Road Railway Station – Station Masters House (Authors Own, 2025)



Figure 72 Former Liverpool Road Railway Station – Station Masters House (Authors Own, 2025)



Figure 73 Former Manchester Swimming Baths (Authors Own, 2025)



Figure 74 Manchester Tennis and Racquet Club (Authors Own, 2025)



Figure 75 Albert Bridge House (Authors Own, 2025)



Figure 76 Mark Addy Pub and Landing (Authors Own, 2025)



Appendix F – Verified Views



RAD
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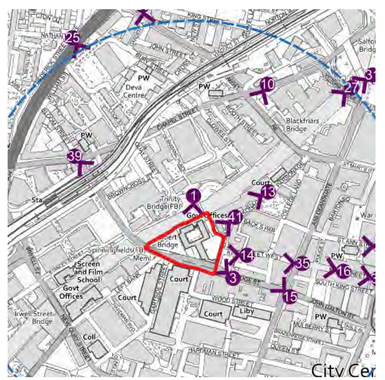
Project	Albert Bridge House
Title	Verified View 01 - Existing

Date	02/04/2025
Time	13:53

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383431.6
OS Y (Northings)	398473.968
OS Z (Height Ground)	28.153

AVR Level 3 Type 4







RAD
Architectural Illustration
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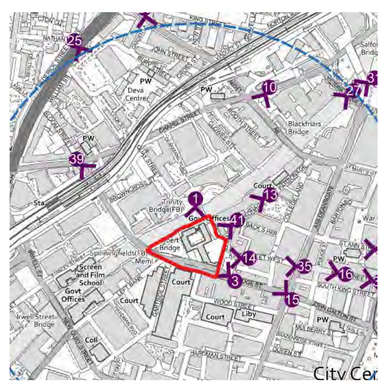
Project	Albert Bridge House
Title	Verified View 01 - Proposed Development

Date	02/04/2025
Time	13:53

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383431.6
OS Y (Northings)	398473.968
OS Z (Height Ground)	28.153

AVR Level 3 Type 4







RAD
Architectural Illustration
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Project	Albert Bridge House
Title	Verified View 01 - Committed Developments

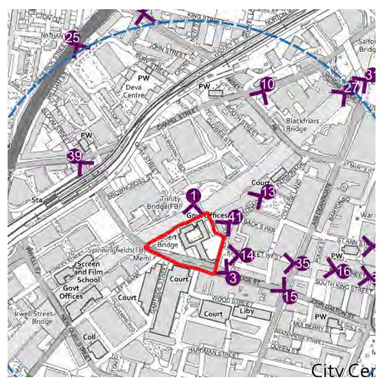
Date	02/04/2025
Time	13:53

Committed Developments

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383431.6
OS Y (Northings)	398473.968
OS Z (Height Ground)	28.153

AVR Level 3 Type 4







RAD
Architectural Illustration
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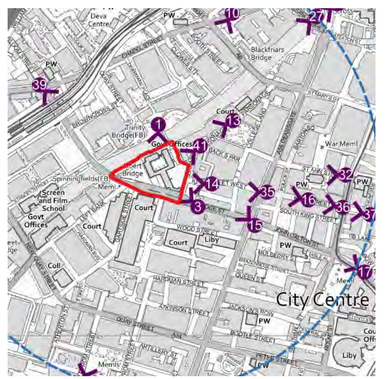
Project	Albert Bridge House
Title	Verified View 03 - Existing

Date	02/04/2025
Time	13:21

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383514.675
OS Y (Northings)	398290.927
OS Z (Height Ground)	33.782

AVR Level 3 Type 4







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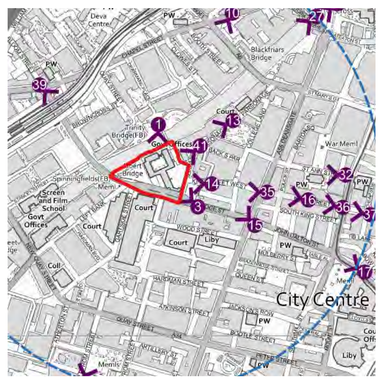
Project	Albert Bridge House
Title	Verified View 03 - Proposed Development

Date	02/04/2025
Time	13:21

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383514.675
OS Y (Northings)	398290.927
OS Z (Height Ground)	33.782

AVR Level 3 Type 4







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Project	Albert Bridge House
Title	Verified View 03 - Committed Developments

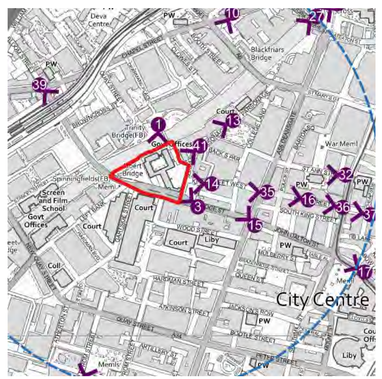
Date	02/04/2025
Time	13:21

Committed Developments

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383514.675
OS Y (Northings)	398290.927
OS Z (Height Ground)	33.782

AVR Level 3 Type 4







RAD
Architectural Illustration
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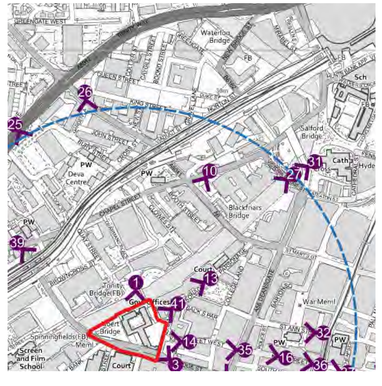
Project	Albert Bridge House
Title	Verified View 10 - Existing

Date	02/04/2025
Time	11:27

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383589.771
OS Y (Northings)	398725.584
OS Z (Height Ground)	27.339

AVR Level 2 Type 4







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Project	Albert Bridge House
Title	Verified View 10 - Survey Locations

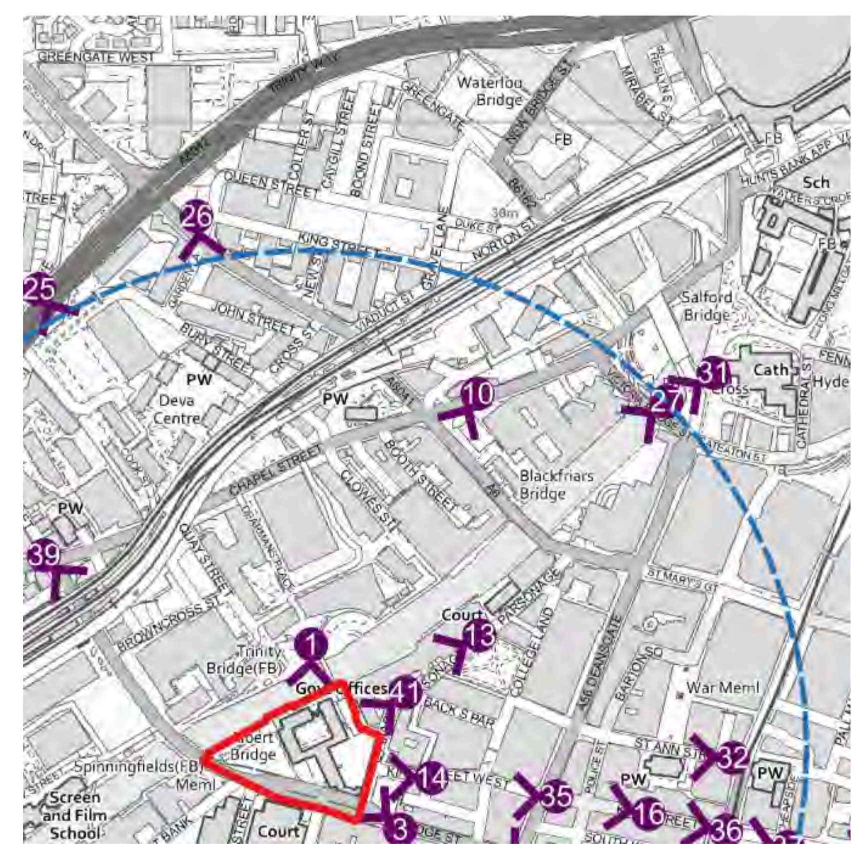
Date	02/04/2025
Time	11:27

Not Visible

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

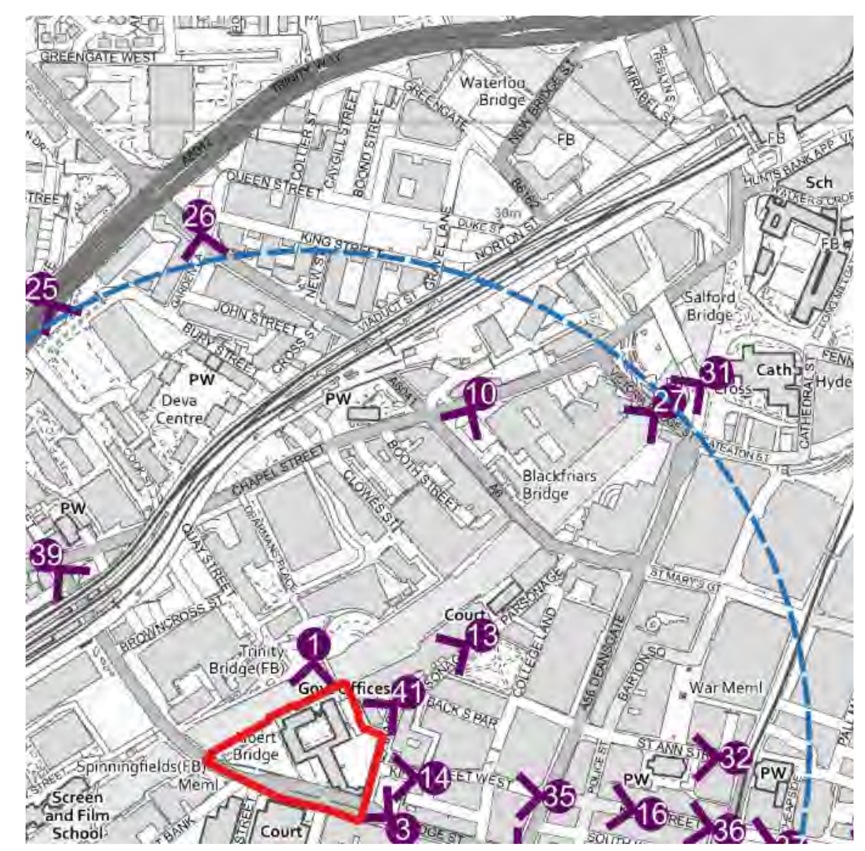
OS X (Eastings)	383589.771
OS Y (Northings)	398725.584
OS Z (Height Ground)	27.339

AVR Level 2 Type 4











Project	Albert Bridge House
Title	Verified View 10 - Survey Locations

Date	02/04/2025
Time	11:27

Committed Developments

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383589.771
OS Y (Northings)	398725.584
OS Z (Height Ground)	27.339

AVR Level 2 Type 4

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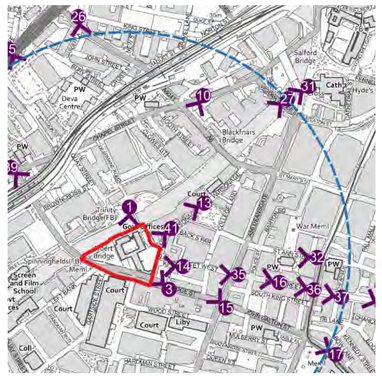
Project	Albert Bridge House
Title	Verified View 13 - Existing

Date	02/04/2025
Time	11:35

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383591.256
OS Y (Northings)	398480.092
OS Z (Height Ground)	35.673

AVR Level 3 Type 4







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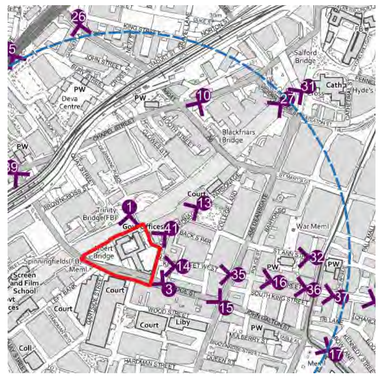
Project	Albert Bridge House
Title	Verified View 13 - Proposed Development

Date	02/04/2025
Time	11:35

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383591.256
OS Y (Northings)	398480.092
OS Z (Height Ground)	35.673

AVR Level 3 Type 4







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Architectural Illustration
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Project	Albert Bridge House
Title	Verified View 13 - Committed Developments

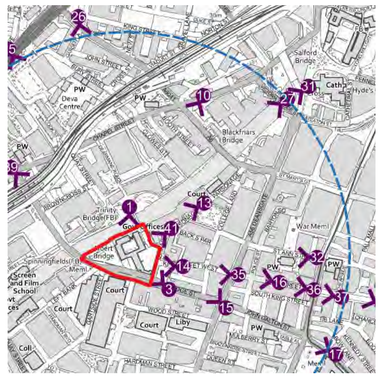
Date	02/04/2025
Time	11:35

Committed Developments

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383591.256
OS Y (Northings)	398480.092
OS Z (Height Ground)	35.673

AVR Level 3 Type 4







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Architectural Illustration
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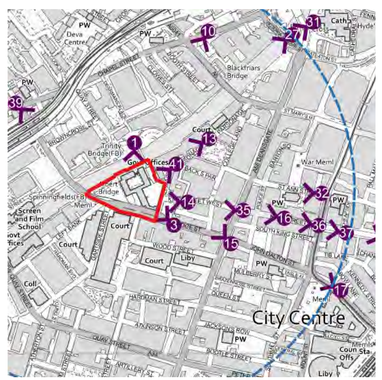
Project	Albert Bridge House
Title	Verified View 14 - Existing

Date	02/04/2025
Time	11:46

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383555.281
OS Y (Northings)	398341.932
OS Z (Height Ground)	34.166

AVR Level 3 Type 4







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Architectural Illustration
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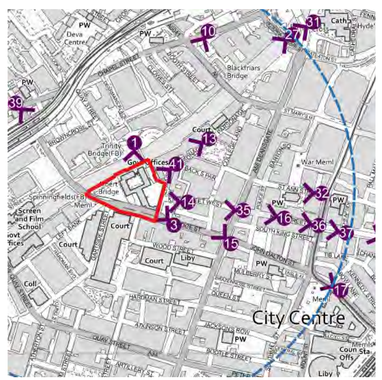
Project	Albert Bridge House
Title	Verified View 14 - Proposed Development

Date	02/04/2025
Time	11:46

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383555.281
OS Y (Northings)	398341.932
OS Z (Height Ground)	34.166

AVR Level 3 Type 4







RAD
Architectural Illustration
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Project	Albert Bridge House
Title	Verified View 14 - Committed Developments

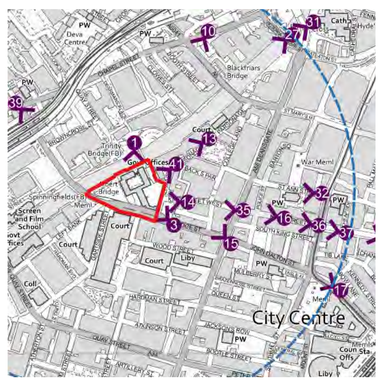
Date	02/04/2025
Time	11:46

Committed Developments

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383555.281
OS Y (Northings)	398341.932
OS Z (Height Ground)	34.166

AVR Level 3 Type 4







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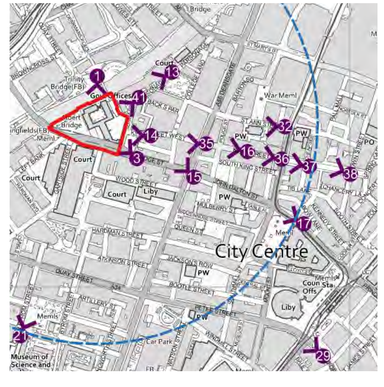
Project	Albert Bridge House
Title	Verified View 15 - Existing

Date	02/04/2025
Time	13:17

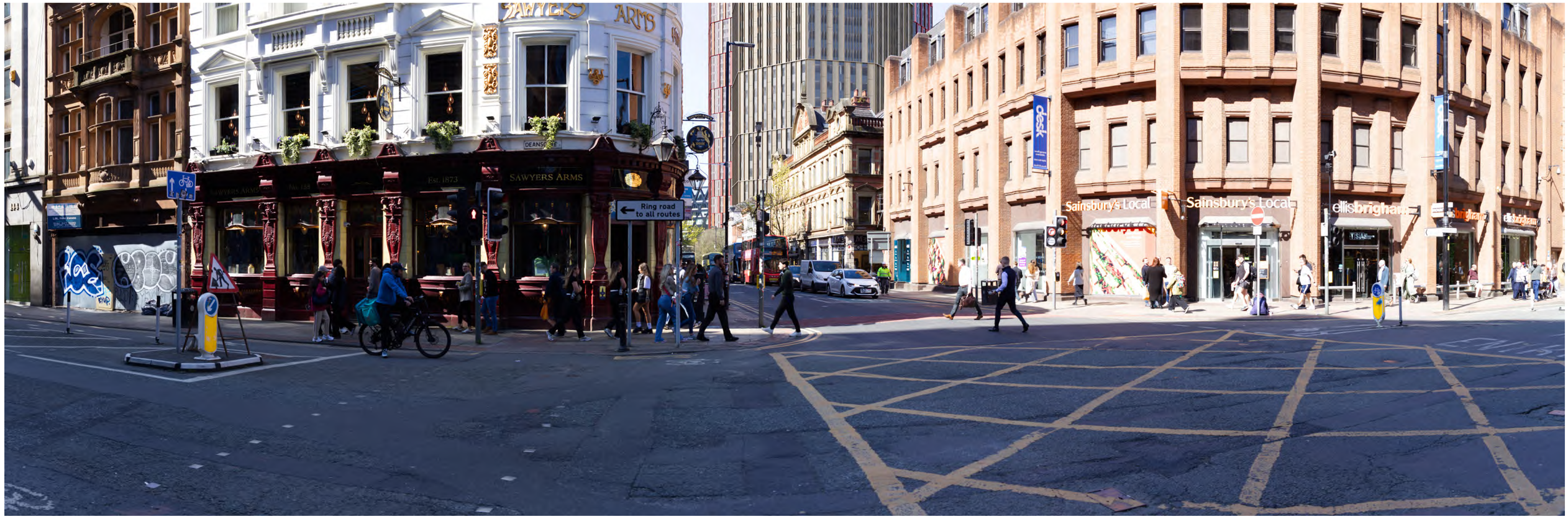
Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383643.709
OS Y (Northings)	398252.028
OS Z (Height Ground)	35.721

AVR Level 3 Type 4







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Architectural Illustration
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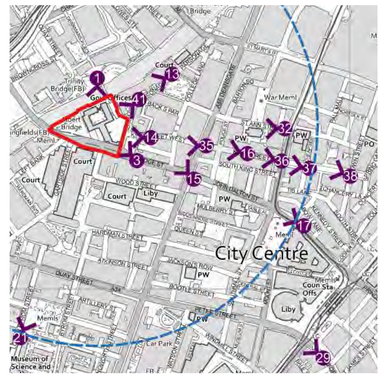
Project	Albert Bridge House
Title	Verified View 15 - Proposed Development

Date	02/04/2025
Time	13:17

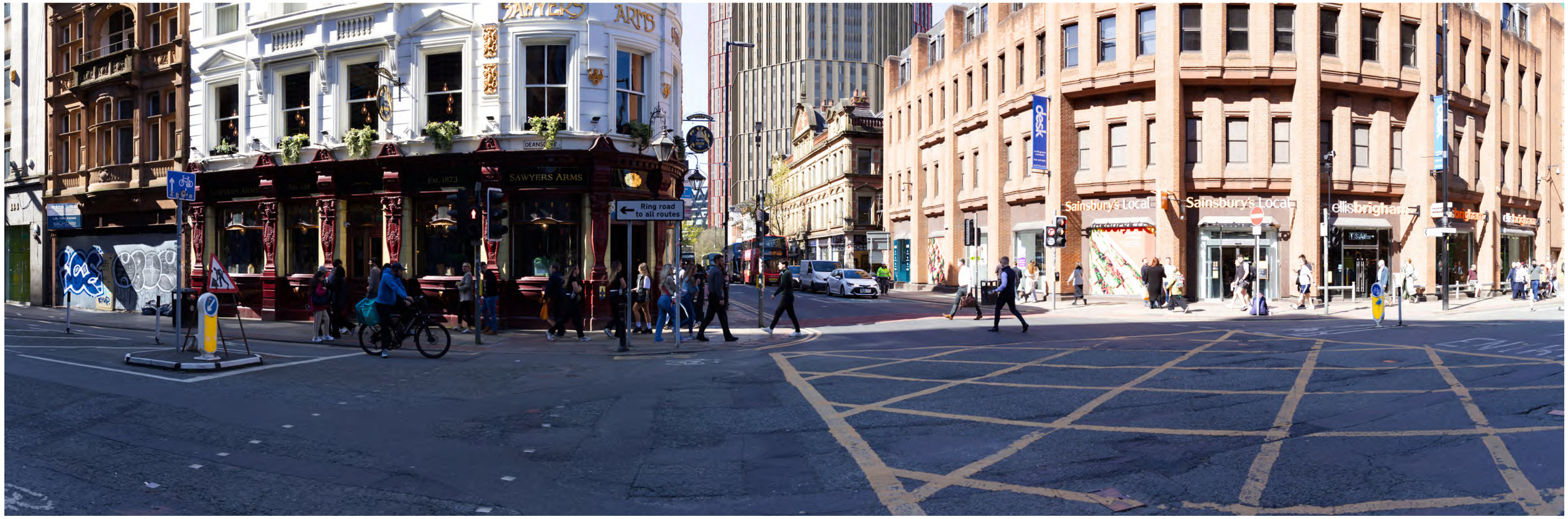
Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383643.709
OS Y (Northings)	398252.028
OS Z (Height Ground)	35.721

AVR Level 3 Type 4







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Architectural Illustration
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Project	Albert Bridge House
Title	Verified View 15 - Committed Developments

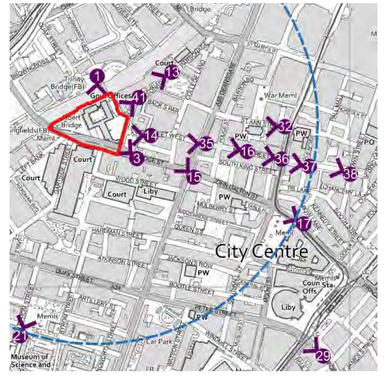
Date	02/04/2025
Time	13:17

Committed Developments

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383643.709
OS Y (Northings)	398252.028
OS Z (Height Ground)	35.721

AVR Level 3 Type 4







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Architectural Illustration
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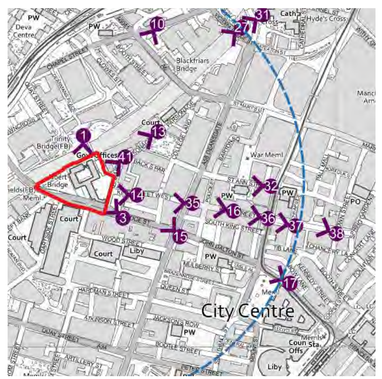
Project	Albert Bridge House
Title	Verified View 16 - Existing

Date	02/04/2025
Time	11:57

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383764.273
OS Y (Northings)	398307.085
OS Z (Height Ground)	36.903

AVR Level 3 Type 4







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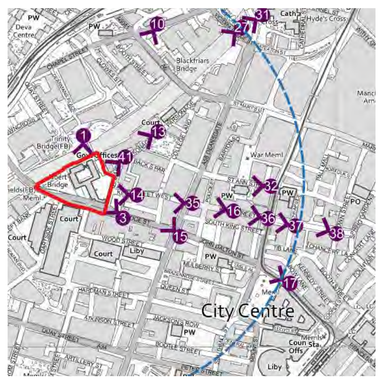
Project	Albert Bridge House
Title	Verified View 16 - Proposed Development

Date	02/04/2025
Time	11:57

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383764.273
OS Y (Northings)	398307.085
OS Z (Height Ground)	36.903

AVR Level 3 Type 4







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Project	Albert Bridge House
Title	Verified View 16 - Committed Developments

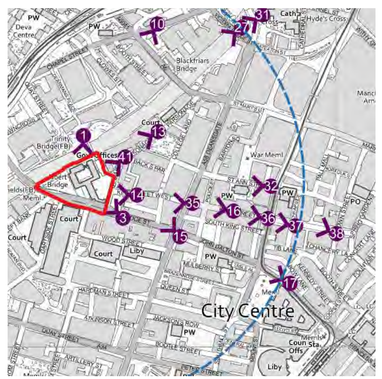
Date	02/04/2025
Time	11:57

Committed Developments

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383764.273
OS Y (Northings)	398307.085
OS Z (Height Ground)	36.903

AVR Level 3 Type 4







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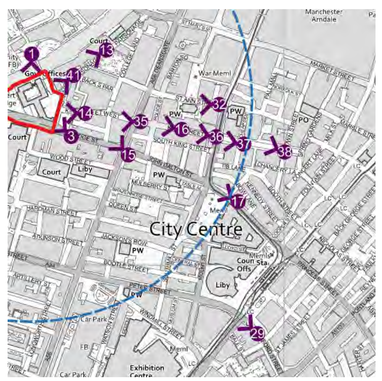
Project	Albert Bridge House
Title	Verified View 17 - Existing

Date	02/04/2025
Time	12:51

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383899.186
OS Y (Northings)	398140.206
OS Z (Height Ground)	40.569

AVR Level 2 Type 4







RAD
Architectural Illustration
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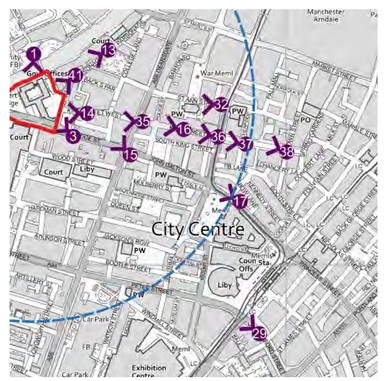
Project	Albert Bridge House
Title	Verified View 17 - Proposed Development

Date	02/04/2025
Time	12:51

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383899.186
OS Y (Northings)	398140.206
OS Z (Height Ground)	40.569

AVR Level 2 Type 4







RAD
Architectural Illustration
www.robert-aspray-digital.com

Project	Albert Bridge House
Title	Verified View 17 - Committed Developments

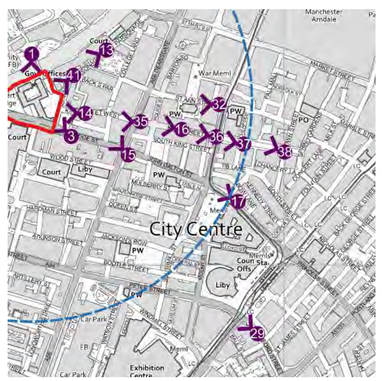
Date	02/04/2025
Time	12:51

Committed Developments

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383899.186
OS Y (Northings)	398140.206
OS Z (Height Ground)	40.569

AVR Level 2 Type 4







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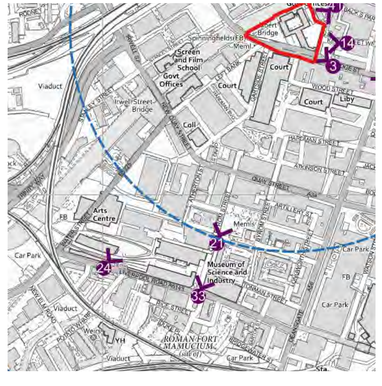
Project	Albert Bridge House
Title	Verified View 21 - Existing

Date	02/04/2025
Time	14:51

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383256.104
OS Y (Northings)	397899.458
OS Z (Height Ground)	32.694

AVR Level 2 Type 4







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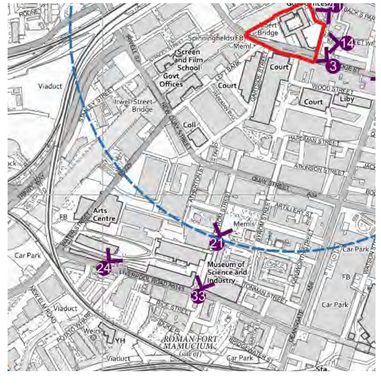
Project	Albert Bridge House
Title	Verified View 21 - Proposed Development

Date	02/04/2025
Time	14:51

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383256.104
OS Y (Northings)	397899.458
OS Z (Height Ground)	32.694

AVR Level 2 Type 4







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Project	Albert Bridge House
Title	Verified View 21 - Committed Developments

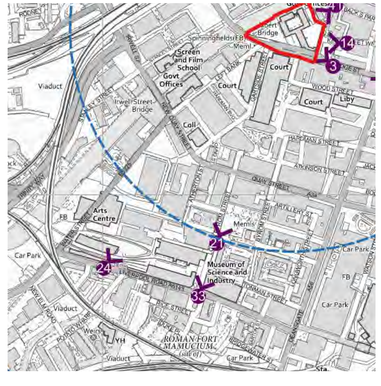
Date	02/04/2025
Time	14:51

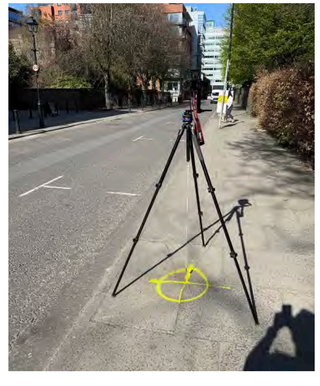
Committed Developments

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383256.104
OS Y (Northings)	397899.458
OS Z (Height Ground)	32.694

AVR Level 2 Type 4







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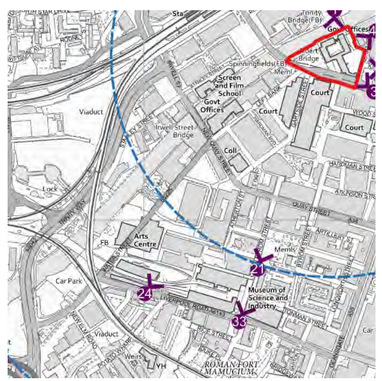
Project	Albert Bridge House
Title	Verified View 24 - Existing

Date	02/04/2025
Time	14:44

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383008.751
OS Y (Northings)	397830.125
OS Z (Height Ground)	28.123

AVR Level 2 Type 4







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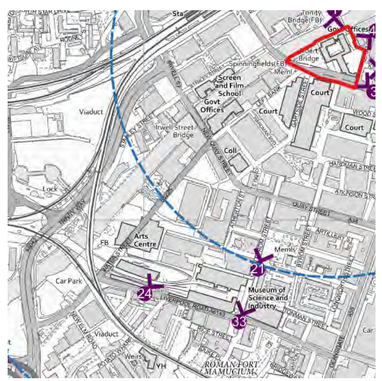
Project	Albert Bridge House
Title	Verified View 24 - Proposed Development

Date	02/04/2025
Time	14:44

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383008.751
OS Y (Northings)	397830.125
OS Z (Height Ground)	28.123

AVR Level 2 Type 4







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Project	Albert Bridge House
Title	Verified View 24 - Committed Developments

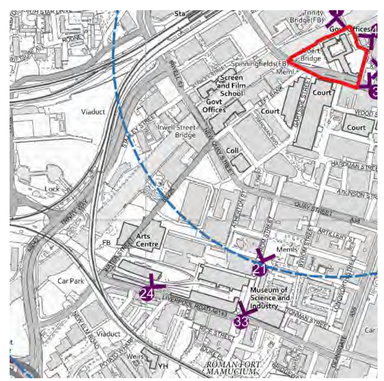
Date	02/04/2025
Time	14:44

Committed Developments

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383008.751
OS Y (Northings)	397830.125
OS Z (Height Ground)	28.123

AVR Level 2 Type 4







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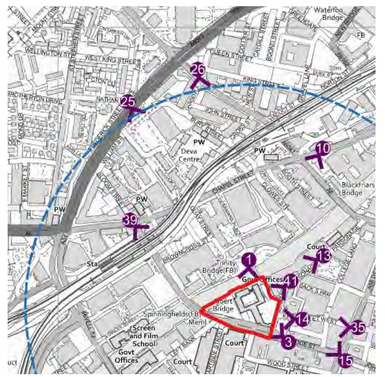
Project	Albert Bridge House
Title	Verified View 25 - Existing

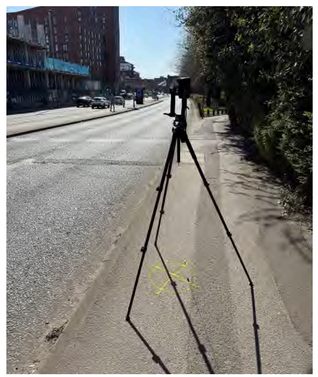
Date	02/04/2025
Time	14:13

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383181.55
OS Y (Northings)	398854.254
OS Z (Height Ground)	32.529

AVR Level 2 Type 4







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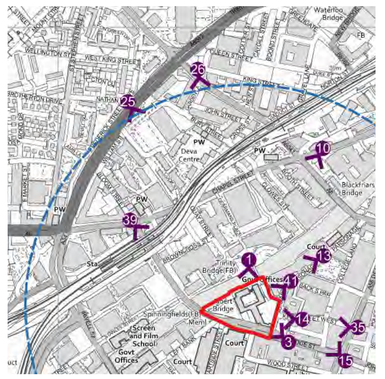
Project	Albert Bridge House
Title	Verified View 25 - Proposed Development

Date	02/04/2025
Time	14:13

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383181.55
OS Y (Northings)	398854.254
OS Z (Height Ground)	32.529

AVR Level 2 Type 4







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Project	Albert Bridge House
Title	Verified View 25 - Committed Developments

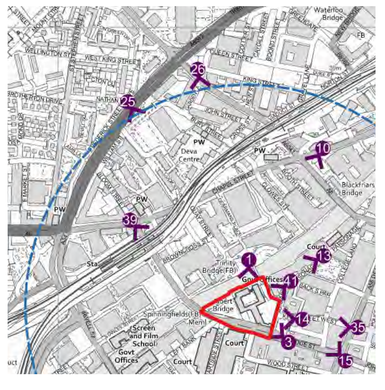
Date	02/04/2025
Time	14:13

Committed Developments

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383181.55
OS Y (Northings)	398854.254
OS Z (Height Ground)	32.529

AVR Level 2 Type 4







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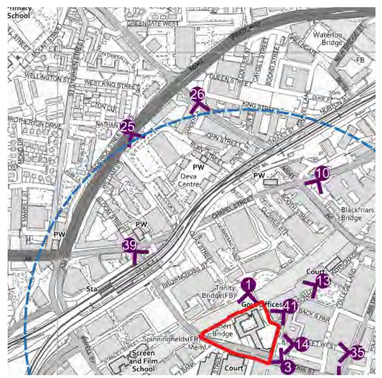
Project	Albert Bridge House
Title	Verified View 26- Existing

Date	02/04/2025
Time	14:19

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383317.272
OS Y (Northings)	398897.384
OS Z (Height Ground)	33.38

AVR Level 2 Type 4







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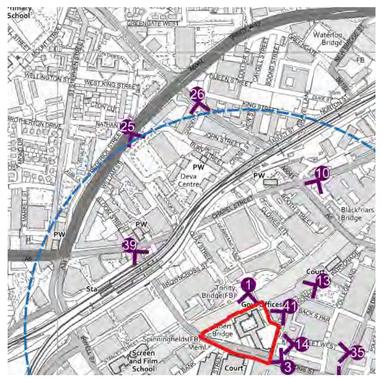
Project	Albert Bridge House
Title	Verified View 26- Proposed Development

Date	02/04/2025
Time	14:19

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383317.272
OS Y (Northings)	398897.384
OS Z (Height Ground)	33.38

AVR Level 2 Type 4







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Project	Albert Bridge House
Title	Verified View 26- Committed Developments

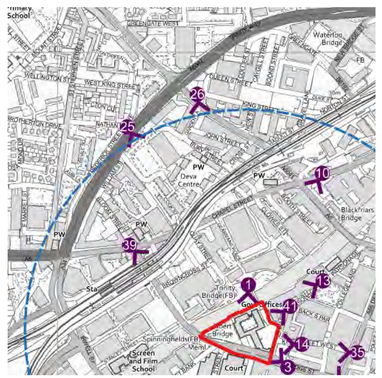
Date	02/04/2025
Time	14:19

Committed Developments

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383317.272
OS Y (Northings)	398897.384
OS Z (Height Ground)	33.38

AVR Level 2 Type 4







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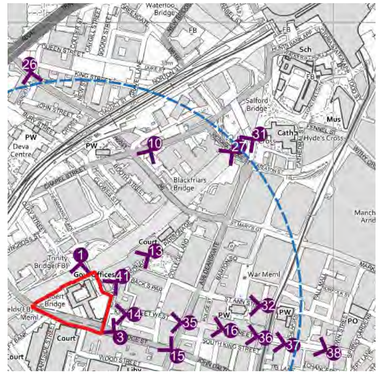
Project	Albert Bridge House
Title	Verified View 27- Existing

Date	02/04/2025
Time	11:15

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383786.492
OS Y (Northings)	398715.901
OS Z (Height Ground)	31.39

AVR Level 2 Type 4







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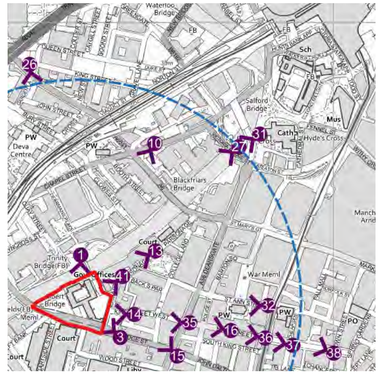
Project	Albert Bridge House
Title	Verified View 27- Proposed Development

Date	02/04/2025
Time	11:15

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383786.492
OS Y (Northings)	398715.901
OS Z (Height Ground)	31.39

AVR Level 2 Type 4







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Project	Albert Bridge House
Title	Verified View 27- Committed Developments

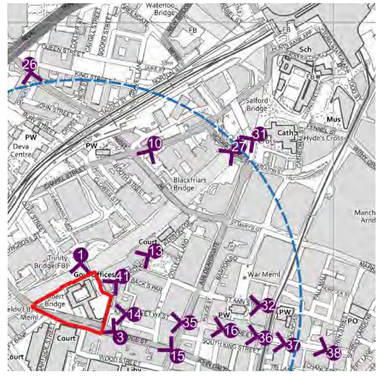
Date	02/04/2025
Time	11:15

Committed Developments

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383786.492
OS Y (Northings)	398715.901
OS Z (Height Ground)	31.39

AVR Level 2 Type 4







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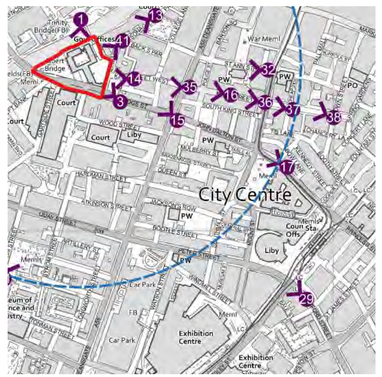
Project	Albert Bridge House
Title	Verified View 29 - Existing

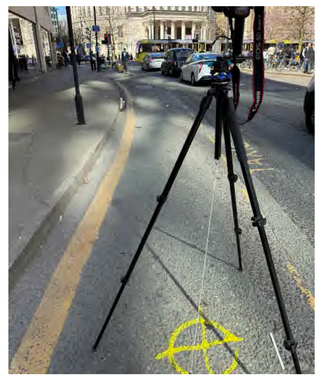
Date	02/04/2025
Time	13:03

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383937.784
OS Y (Northings)	397843.311
OS Z (Height Ground)	39.148

AVR Level 2 Type 4







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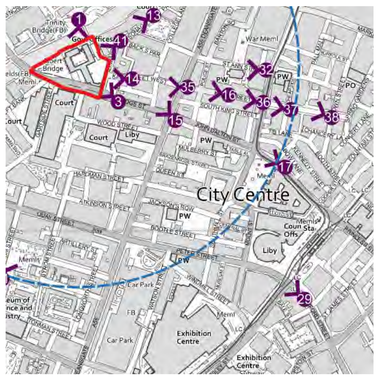
Project	Albert Bridge House
Title	Verified View 29 - Survey Locations

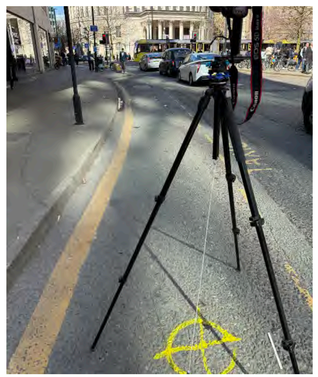
Date	02/04/2025
Time	13:03

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383937.784
OS Y (Northings)	397843.311
OS Z (Height Ground)	39.148

AVR Level 2 Type 4







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Project	Albert Bridge House
Title	Verified View 29 - Committed Developments

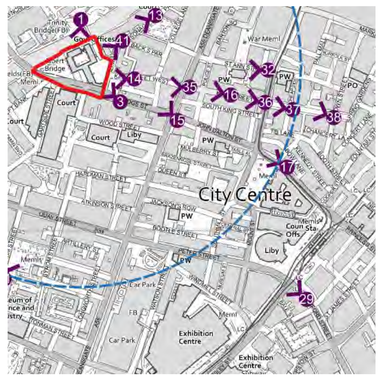
Date	02/04/2025
Time	13:03

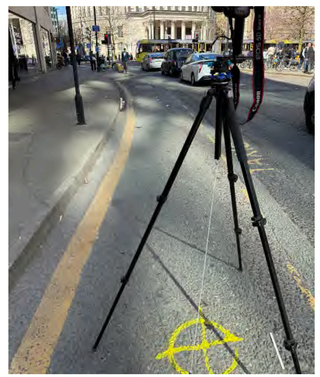
Committed Developments

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383937.784
OS Y (Northings)	397843.311
OS Z (Height Ground)	39.148

AVR Level 2 Type 4







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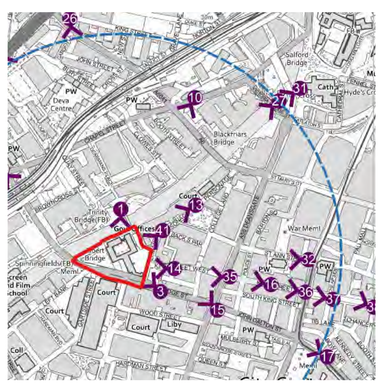
Project	Albert Bridge House
Title	Verified View 31- Existing

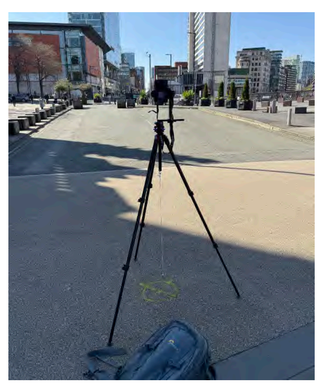
Date	02/04/2025
Time	11:19

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383835.646
OS Y (Northings)	398766.126
OS Z (Height Ground)	32.369

AVR Level 2 Type 4







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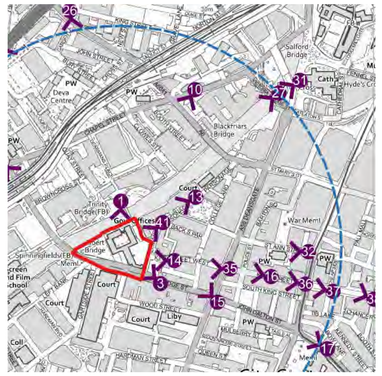
Project	Albert Bridge House
Title	Verified View 31- Proposed Development

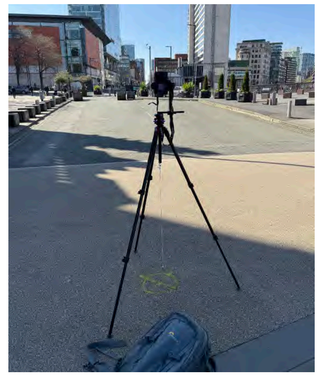
Date	02/04/2025
Time	11:19

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383835.646
OS Y (Northings)	398766.126
OS Z (Height Ground)	32.369

AVR Level 2 Type 4







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Project	Albert Bridge House
Title	Verified View 31- Committed Developments

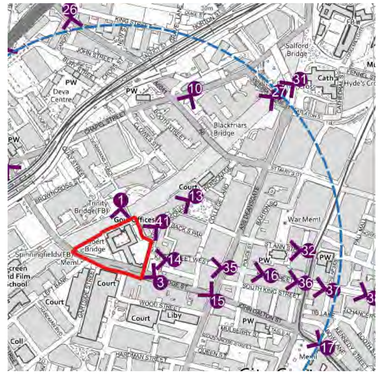
Date	02/04/2025
Time	11:19

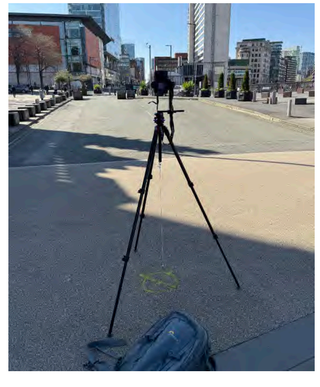
Committed Developments

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383835.646
OS Y (Northings)	398766.126
OS Z (Height Ground)	32.369

AVR Level 2 Type 4







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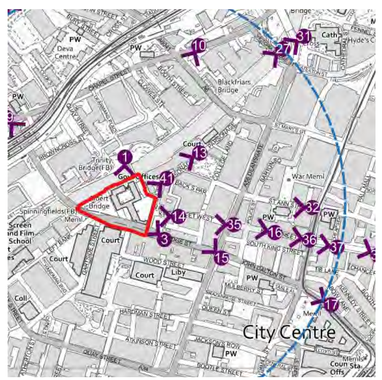
Project	Albert Bridge House
Title	Verified View 32 - Existing

Date	02/04/2025
Time	12:29

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383846.504
OS Y (Northings)	398365.166
OS Z (Height Ground)	36.873

AVR Level 2 Type 4







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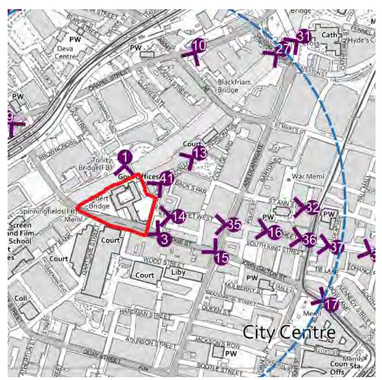
Project	Albert Bridge House
Title	Verified View 32 - Proposed Development

Date	02/04/2025
Time	12:29

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383846.504
OS Y (Northings)	398365.166
OS Z (Height Ground)	36.873

AVR Level 2 Type 4







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Project	Albert Bridge House
Title	Verified View 32 - Committed Developments

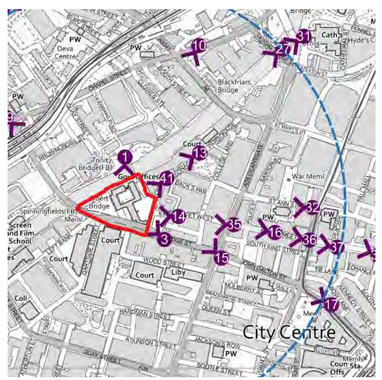
Date	02/04/2025
Time	12:29

Committed Developments

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383846.504
OS Y (Northings)	398365.166
OS Z (Height Ground)	36.873

AVR Level 2 Type 4







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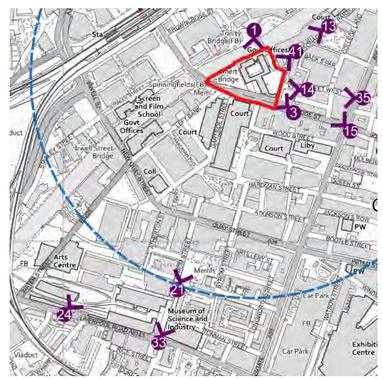
Project	Albert Bridge House
Title	Verified View 33 - Existing

Date	02/04/2025
Time	14:38

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383211.905
OS Y (Northings)	397772.929
OS Z (Height Ground)	33.08

AVR Level 2 Type 4







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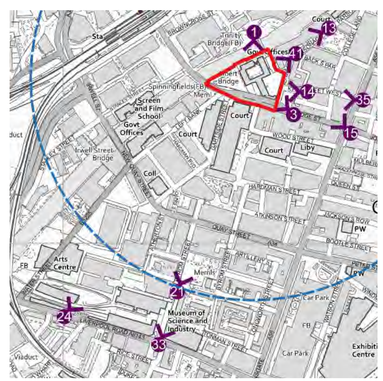
Project	Albert Bridge House
Title	Verified View 33 - Proposed Development

Date	02/04/2025
Time	14:38

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383211.905
OS Y (Northings)	397772.929
OS Z (Height Ground)	33.08

AVR Level 2 Type 4







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Project	Albert Bridge House
Title	Verified View 33 - Committed Developments

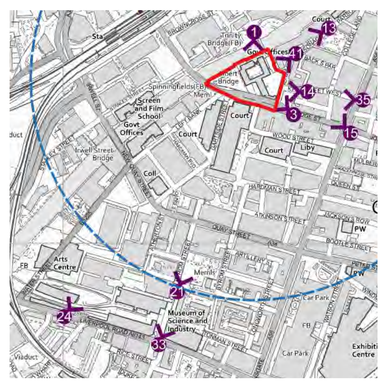
Date	02/04/2025
Time	14:38

Committed Developments

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383211.905
OS Y (Northings)	397772.929
OS Z (Height Ground)	33.08

AVR Level 2 Type 4







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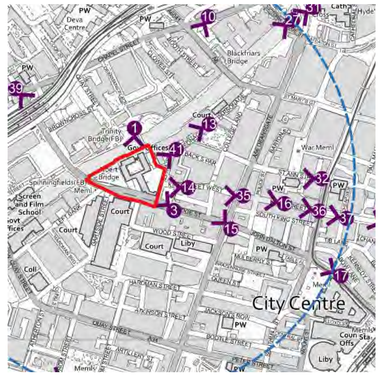
Project	Albert Bridge House
Title	Verified View 35 - Existing

Date	02/04/2025
Time	11:51

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383673.673
OS Y (Northings)	398325.474
OS Z (Height Ground)	35.954

AVR Level 3 Type 4







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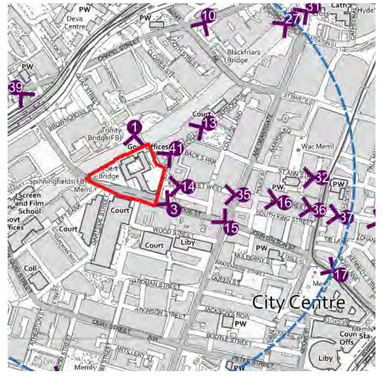
Project	Albert Bridge House
Title	Verified View 35 - Proposed Development

Date	02/04/2025
Time	11:51

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383673.673
OS Y (Northings)	398325.474
OS Z (Height Ground)	35.954

AVR Level 3 Type 4







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Project	Albert Bridge House
Title	Verified View 35 - Committed Developments

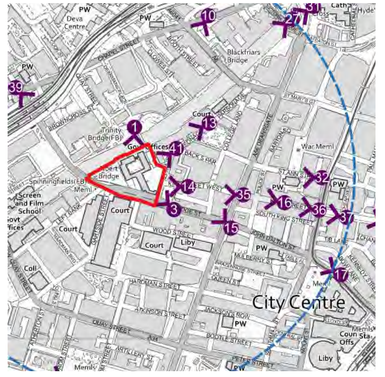
Date	02/04/2025
Time	11:51

Committed Developments

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383673.673
OS Y (Northings)	398325.474
OS Z (Height Ground)	35.954

AVR Level 3 Type 4







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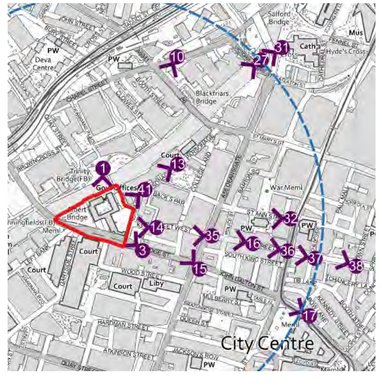
Project	Albert Bridge House
Title	Verified View 36 - Existing

Date	02/04/2025
Time	12:34

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383844.025
OS Y (Northings)	398294.611
OS Z (Height Ground)	38.012

AVR Level 2 Type 4







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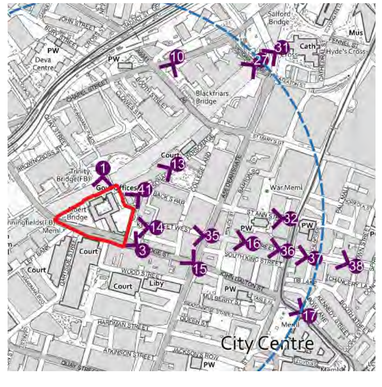
Project	Albert Bridge House
Title	Verified View 36 - Proposed Development

Date	02/04/2025
Time	12:34

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383844.025
OS Y (Northings)	398294.611
OS Z (Height Ground)	38.012

AVR Level 2 Type 4







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Project	Albert Bridge House
Title	Verified View 36 - Committed Developments

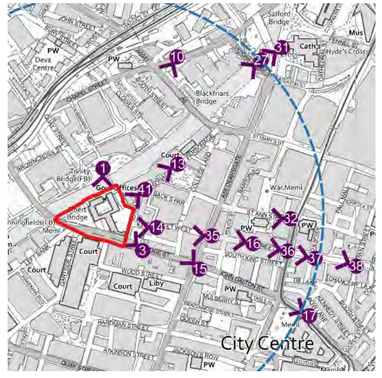
Date	02/04/2025
Time	12:34

Committed Developments

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383844.025
OS Y (Northings)	398294.611
OS Z (Height Ground)	38.012

AVR Level 2 Type 4







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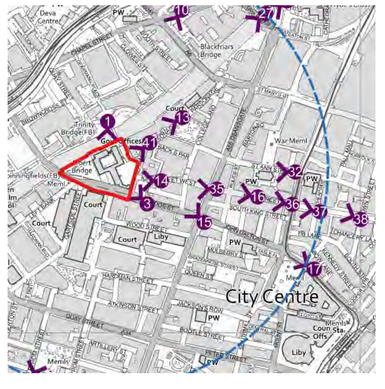
Project	Albert Bridge House
Title	Verified View 37- Existing

Date	02/04/2025
Time	12:39

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383904.265
OS Y (Northings)	398273.05
OS Z (Height Ground)	40.098

AVR Level 2 Type 4







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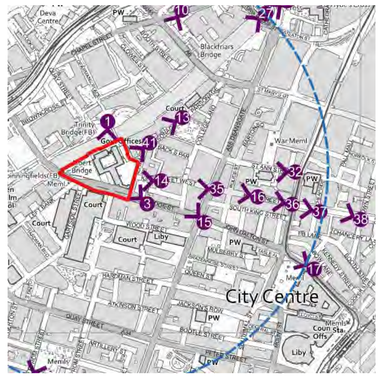
Project	Albert Bridge House
Title	Verified View 37- Proposed Development

Date	02/04/2025
Time	12:39

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383904.265
OS Y (Northings)	398273.05
OS Z (Height Ground)	40.098

AVR Level 2 Type 4







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Project	Albert Bridge House
Title	Verified View 37- Committed Developments

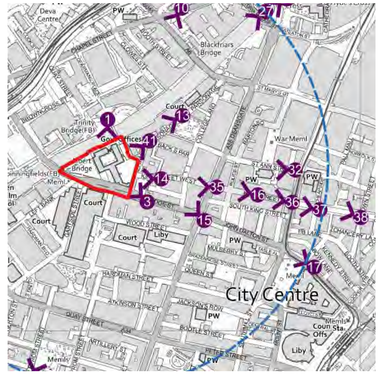
Date	02/04/2025
Time	12:39

Committed Developments

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383904.265
OS Y (Northings)	398273.05
OS Z (Height Ground)	40.098

AVR Level 2 Type 4







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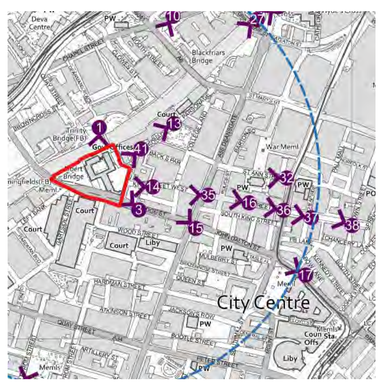
Project	Albert Bridge House
Title	Verified View 38 - Existing

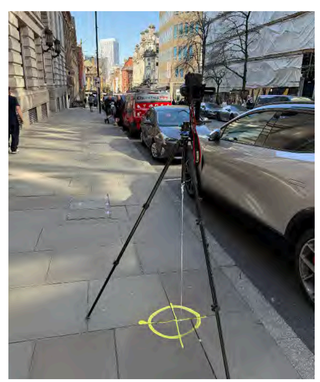
Date	02/04/2025
Time	12:44

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383991.358
OS Y (Northings)	398255.89
OS Z (Height Ground)	44.428

AVR Level 2 Type 4







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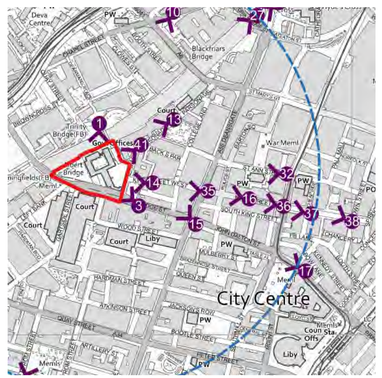
Project	Albert Bridge House
Title	Verified View 38 - Proposed Development

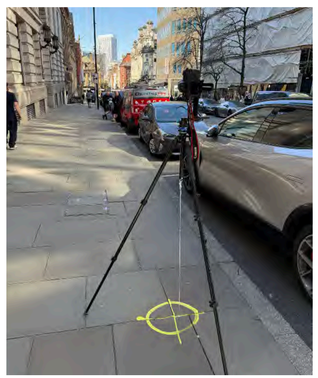
Date	02/04/2025
Time	12:44

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383991.358
OS Y (Northings)	398255.89
OS Z (Height Ground)	44.428

AVR Level 2 Type 4







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Project	Albert Bridge House
Title	Verified View 38 - Committed Developments

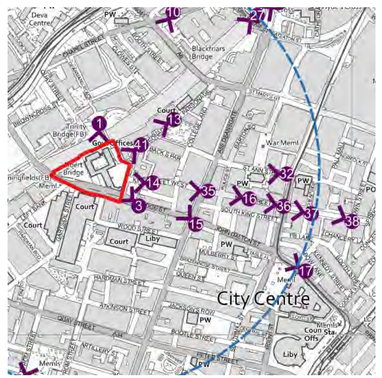
Date	02/04/2025
Time	12:44

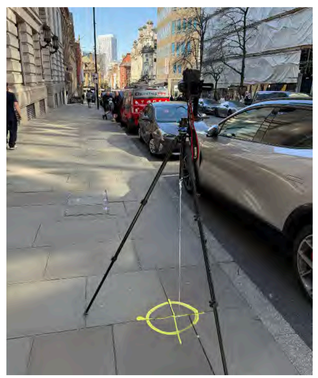
Committed Developments

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383991.358
OS Y (Northings)	398255.89
OS Z (Height Ground)	44.428

AVR Level 2 Type 4







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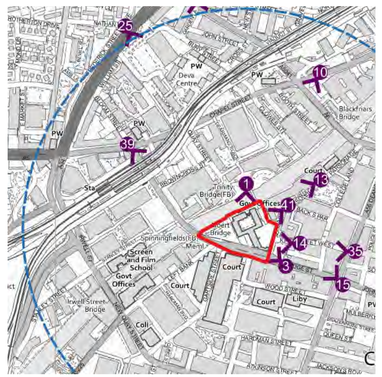
Project	Albert Bridge House
Title	Verified View 39 - Existing

Date	02/04/2025
Time	14:04

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383155.987
OS Y (Northings)	398566.113
OS Z (Height Ground)	29.128

AVR Level 2 Type 4







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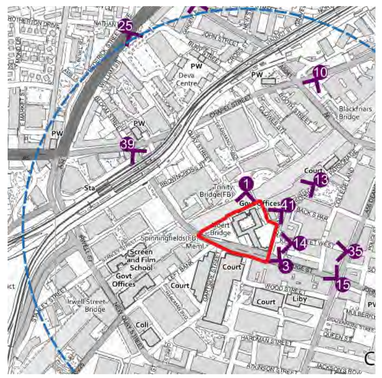
Project	Albert Bridge House
Title	Verified View 39 - Proposed Development

Date	02/04/2025
Time	14:04

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383155.987
OS Y (Northings)	398566.113
OS Z (Height Ground)	29.128

AVR Level 2 Type 4







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Project	Albert Bridge House
Title	Verified View 39 - Committed Developments

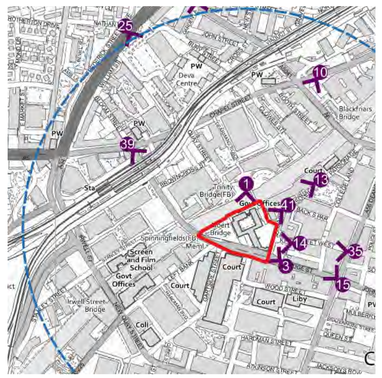
Date	02/04/2025
Time	14:04

Committed Developments

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383155.987
OS Y (Northings)	398566.113
OS Z (Height Ground)	29.128

AVR Level 2 Type 4







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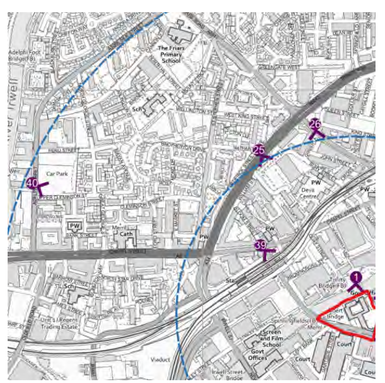
Project	Albert Bridge House
Title	Verified View 40 - Existing

Date	02/04/2025
Time	15:12

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	382524.246
OS Y (Northings)	398736.133
OS Z (Height Ground)	35.71

AVR Level 2 Type 4







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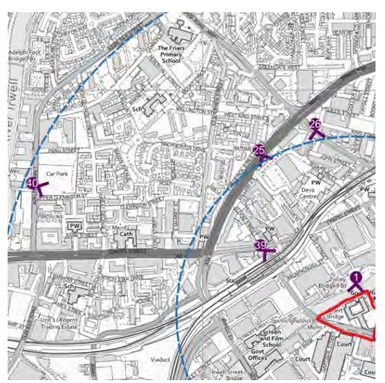
Project	Albert Bridge House
Title	Verified View 40 - Proposed Development

Date	02/04/2025
Time	15:12

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	382524.246
OS Y (Northings)	398736.133
OS Z (Height Ground)	35.71

AVR Level 2 Type 4







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Architectural Illustration
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Project	Albert Bridge House
Title	Verified View 40 - Committed Developments

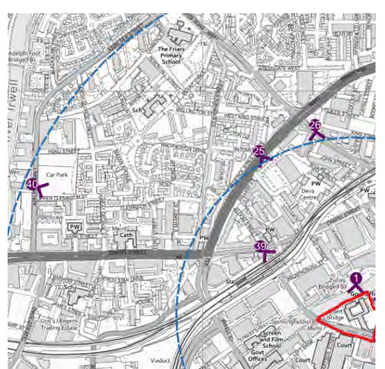
Date	02/04/2025
Time	15:12

Committed Developments

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	382524.246
OS Y (Northings)	398736.133
OS Z (Height Ground)	35.71

AVR Level 2 Type 4







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Architectural Illustration
www.robert-aspray-digital.com

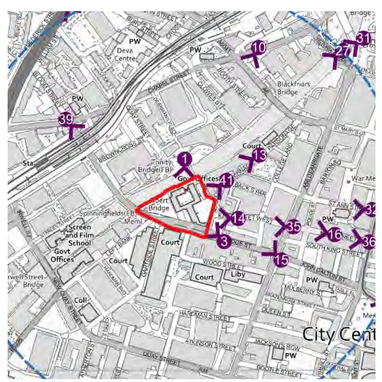
Project	Albert Bridge House
Title	Verified View 41- Existing

Date	02/04/2025
Time	10:52

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383522.795
OS Y (Northings)	398429.655
OS Z (Height Ground)	33.777

AVR Level 3 Type 4







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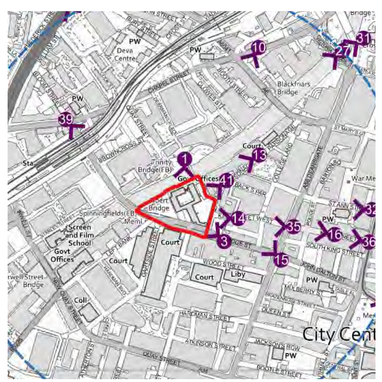
Project	Albert Bridge House
Title	Verified View 41- Proposed Development

Date	02/04/2025
Time	10:52

Lens, FL, max aperture:	Canon EF 50mm f/1.4 USM
Camera:	Canon EOS 5D MkII
Panoramic Head:	Nodal Ninja 6
Height above ground:	1.62m
Horizontal field of view:	120° (Cylindrical Projection)

OS X (Eastings)	383522.795
OS Y (Northings)	398429.655
OS Z (Height Ground)	33.777

AVR Level 3 Type 4







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Project	Albert Bridge House
Title	Verified View 41- Proposed Development

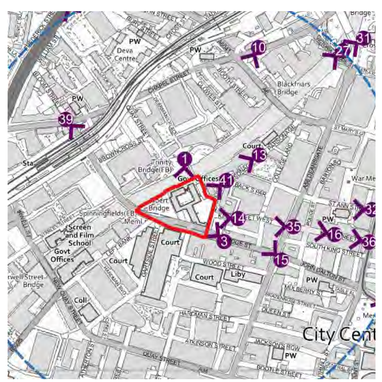
Date	02/04/2025
Time	10:52

Committed Developments

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AVR Level 3 Type 4





Appendix G – Historic England Assessment of Albert Bridge House

Case Name: Albert Bridge House

Case Number: 1474896

Background

An application was received to assess Albert Bridge House for listing precipitated by a strategic redevelopment framework for the area being developed by Manchester City Council, which proposed the demolition of Albert Bridge House.

Subsequently, a second application was received.

The building has not previously been assessed for listing.

Asset(s) under Assessment

Facts about the asset(s) can be found in the Annex(es) to this report.

Annex	List Entry Number	Name	Heritage Category	HE Recommendation
1	1474950	Albert Bridge House	Listing	Do not add to List

Visits

Date	Visit Type
none	No Visit / Data from other sources

Context

Built as government offices in the late 1950s and early 1960s, the building stands in the geographic area covered by the Strategic Regeneration Framework (SRF) for St Mary's Parsonage currently being considered by Manchester City Council. Development within the Albert Bridge Zone is expected to be the most significant within the St Mary's Parsonage SRF area. Albert Bridge House is considered by its occupiers to be outdated and not meeting their present requirements, and following feasibility and viability appraisals, demolition and replacement with a new building is recommended.

The building stands just outside the Parsonage Gardens Conservation Area and in close proximity to the Grade II-listed Albert Bridge (National Heritage List for England:1293278), former Hydraulic Power Station in grounds of City College (NHLE:1254724), Masonic Temple, Bridge Street (NHLE:1197809), 31 and 33 King Street West, including 3 Smithy Lane (NHLE:1282988), and 3 St Mary's Parsonage (NHLE:1283044).

Assessment

CONSULTATION
The applicants, the owner, the local planning authority (LPA), the historic environment record (HER) and the North West branch of the Twentieth Century Society as an interested party were consulted.

First applicant: the applicant responded to reiterate that they want the building to be Grade II listed, referring to its historic interest as a set of post-war government buildings designed by the Ministry of Works with strong compositional qualities and using good quality materials, as well as the care taken in the group as a whole. They note that the tower block featured in contemporary architectural press and favourably in the writings of the architectural critic Ian Nairn.
* HE response: the matters raised will be discussed below.

Owner's representative response: the owner's representative replied upon their behalf with a report stating that the building falls short of being of listable quality, referring to its external and internal alterations, standard design, lack of technical interest or virtuosity, lack of interesting plan form, lack of special historic interest and

low group value with neighbouring listed buildings. They include a comparison with comparative listed buildings, which concludes it compares unfavourably with them. Subsequently they responded to say that they had no comments on the Consultation Report, which they considered to be accurate.
* HE response: the matters raised will be discussed below.

Twentieth Century Society's North West Branch: the branch had previously written in support of listing, with local context for the building, which states its position in a continuum timeline of Manchester's listed buildings, whilst also suggesting that because redevelopment in Manchester proceeded slowly after the Second World War there is only a small pool of potentially listable post-war buildings. It also points out that it was looked upon favourably by contemporary commentators and is a fine example of an office complex built to administer the welfare state, important in its own right as well as an asset to the city.
* HE response: the building's contribution to the timescale and historic context of buildings in the city, and the relative lack of potentially listable post-war buildings in Manchester, whilst acknowledged, are not relevant considerations when assessing a building for listing. Rather, each building is assessed on its individual merits against the statutory criteria of special architectural interest and special historic interest. The merits of Albert Bridge House will be discussed below.

No other responses were received.

DISCUSSION
Due to current restrictions we have not been able to visit Albert Bridge House, but on the basis of the information available, and from consultation responses, we can offer the following advice.

The statutory criteria for listing a building are its special architectural or historic interest as set out in the Principles of Selection for Listed Buildings (DCMS, November 2018). Albert Bridge House was built in two phases as post-war government offices. Further guidance when assessing this type of building can be found in Historic England's Listing Selection Guide for Commerce and Exchange Buildings (December 2017), which includes offices in the commercial context and the Listing Selection Guide for Law and Government Buildings (December 2017).

Specific considerations for commercial offices include selectivity, because large numbers of buildings of post-1850 date survive; group value, where coherent commercial townscapes survive reasonably intact and claims for listing may well be reinforced by group value of neighbouring listed premises; date, given high rates of attrition, all buildings which retain claims to special architectural interest, irrespective of date, deserve careful consideration; alteration; and interiors, particularly for more recent buildings special interior interest may be present only in key areas such as entrances and directors' suites, and office floors tend to be plain and prone to alteration. Central government buildings are few in number. They were often designed to impress and are judged on the basis of their architectural interest, degree of completeness and group value.

Post-war offices as a group have been studied and considered for listing both by English Heritage and more recently by Historic England. In 2013 a project was undertaken on post-war commercial buildings which has set a clear benchmark with regard to the quality of buildings required for listing. Albert Bridge House has not been previously identified for assessment, although New Century House (NHLE 1255052) and the CIS Building (NHLE 1270494) in Manchester were both listed at Grade II in 1995 and amended in 2013 as part of that project.

Albert Bridge House was designed by E H Banks, senior architect of the Ministry of Works architects' department. The earliest and most prominent building of the group is the rectangular eighteen-storey tower block of 1958 to 1959. Built with a concrete frame and Portland stone clad end walls it is aligned at an oblique angle to the main road and the remaining pre-existing buildings. The lower blocks of 1960 to 1962 are set back and are stone-clad, with an undulating concrete roof to the single-storey block.

There is some historic interest in Albert Bridge House's embodiment of Manchester's post-war redevelopment of this badly bombed neighbourhood. The scheme was part of the introduction of taller buildings into the centre of Manchester, which was becoming a national trend, promoted by the Ministry of Town and Country Planning in their 1947 report on post-blitz rebuilding called 'The Redevelopment of Central Areas'. Free-standing buildings with new public spaces at street level for car parking and public access were encouraged. However, the angled positioning of the tower block meant that rather than forming a group component of new civic and public buildings, as envisaged in the new City Plan, the building has no discernible interaction with the similarly dated Crown Court on the opposite side of Bridge Street, which is aligned along the traditional street layout. It also serves to visually distance the building from the listed buildings in its vicinity, which are all earlier in date and so stand on pre-existing roads, are varied in use and far smaller in scale.

In the wider context Albert Bridge House was also the first post-war building constructed under the Ministry of Works' new fixed-price contracts for government building projects; the tight construction timescale was met in part by using the stone cladding as permanent shuttering for the concrete. As such, it demonstrates the construction of new buildings to administer the welfare state after the Second World War. However, this is not sufficient in its own right to recommend listing and the building needs to demonstrate a clear special architectural interest.

E H Banks, whilst senior architect at the Ministry of Works, has no other listed buildings to his name. The tower block with its concrete frame and open-plan office floors is indicative of American offices in the International Modernist style which had a growing influence in the design of office buildings in Britain over the course of the 1950s. By the later 1950s buildings with expressed concrete frames, a repetitive modular elevation and extensive glazing was a standard method of construction in this country. The Ministry of Works embraced this type of construction for many of its buildings, the now demolished Fleet House, Farringdon Street, London, of 1960, built as the new Central Telegraph Office for the GPO, was typical. It was also able to design notable individual buildings though, such as the Post Office Tower, now BT Tower, built in 1961-1965 (Grade II, NHLE: 1350342). Whilst the Albert Bridge House tower block was published in contemporary architectural press these were either factual accounts, or, in the case of The Architects' Journal, somewhat luke-warm in their praises. Notwithstanding this, Ian Nairn praised it as 'easily the best modern building in Manchester', which appears somewhat subjective in the light of the contemporary CIS Building, which was widely praised by the architectural press and awarded the RIBA Bronze Medal in 1962. The use of Portland stone cladding was doubtless deliberate as a quality material long associated with civic and public buildings, but its book-end application sits uneasily with the modern concrete frame of the tower block. It did not find favour with the Architects' Journal, who questioned the weathering properties of the stone, which they noted was already stained, and described the appearance of the creamy stone and grey vitrolite spandrel panels as 'dead-pan'. Meanwhile, in contrast, the striking CIS Building, inspired by the elegant Skidmore, Owings & Merrill's Inland Steel Building in Chicago (1956-1958), used glass curtain walling with black vitreous enamelled-steel panels and anodised aluminium mullions specifically chosen to withstand Manchester's air pollution.

The lower blocks do add a degree of interest of scale and massing to the group but are unsophisticated in their attachment to the tower block by enclosed walkways. The stone-clad six- and three-storey blocks appear entirely conventional for their time, though the undulating concrete shell roof of the rear single-storey block gives an optimistic Festival of Britain air. However, its use was not innovative as such roofs were already established, for example being used at the Cement and Concrete Association's premises at Wrexham Springs, Bucks, in 1956. There is little of the way in artistic embellishment, with the exception of the royal cypher on the end wall of the tower block and a small colourful, but otherwise unexceptional mosaic over the doorway of the rear block. This is in contrast to the demolished Fleet House, whose external ceramic mural by artist Dorothy Annan was listed at Grade II in 2016, after its careful relocation to Cromwell Highwalk, the Barbican, London (NHLE: 1437182).

The original appearance of the whole complex was changed in the late C20 when the metal-framed windows in all the buildings were replaced; a few remain in the original link walkways. These alterations have particularly affected the appearance of the tower block fenestration. Although the window and panel divisions are broadly similar, the original concrete mullions dividing each grid bay into three have been removed and the pearly-grey vitrolite spandrel panels have been replaced by dark blue glass panels. The original curved glass brick screens on the ground floor have been replaced with new windows similar to the upper floors and alterations have been made to the west walkway with the insertion of revolving doors and changes to the fenestration of the roadside elevation.

The interiors of Albert Bridge House were always underwhelming, again commented upon by The Architects' Journal at the time, which noted that the quality of materials used in the tower block reduced on the upper floors. There were never key areas such as directors' suites, and the entrance hall was small and functional, rather than making a statement, with no internal artwork of note. The buildings had largely open plan floors. A major refurbishment in the late C20 or early C21 has resulted in few original fixtures and fittings remaining, the reconfiguration of internal spaces by removal of original partitions or insertion of modern partition walls, and modern underdrawn ceilings with integral lights.

While Albert Bridge House is a competently designed example of a post-war government building, it lacks a sophisticated design by a well-known architect, technological innovation such as air-conditioning (used in the contemporary CIS Building and New Century House), or the use of quality fixtures and fittings and artworks and has subsequently been altered both externally and internally. This means it does not possess the special interest of comparably dated listed commercial buildings, such as the Cooperative Insurance Society (CIS)

Building, Miller Street, Manchester (1959-1962) and the associated New Century House, Corporation Street, Manchester (1959-1963), both by G S Hay with Gordon Tait of Sir John Burnet, Tait and Partners, New Zealand House, 80 Haymarket, London (Grade II, NHLE: 1242616) designed from 1954, built 1959-1963 by Robert Matthew and Johnson-Marshall, or the former Pilkington's Headquarters complex, Borough Road, St Helens (Grade II, NHLE: 1259806), 1959-1963 by E M Fry of Fry, Drew and Partners. It also lacks the special interest of the central government office building now called Metro Central Heights (formerly Alexander Fleming House), Elephant & Castle, London (Grade II, NHLE: 1405570), or the local-government building Council House and former Civic Centre in Plymouth (Grade II, NHLE: 1392038). The former was built in 1959 to 1967 as offices for the Ministry of Health and designed by Erno Goldfinger, an architect of international standing, and also designed as part of a wider redevelopment scheme, which was awarded the RIBA bronze prize in 1964. The latter was built in 1958-1962 by Jellico, Ballantyne and Coleridge.

It is therefore considered that Albert Bridge House does not merit listing in the national context.

CONCLUSION
After examining all the records and other relevant information and having carefully considered the architectural and historic interest of this case, the criteria for listing are not fulfilled. Albert Bridge House is therefore not recommended for inclusion on the statutory List.

REASONS FOR DESIGNATION DECISION
Albert Bridge House, built in two phases of 1958 to 1959 and 1960 to 1962 to designs by E H Banks of the Ministry of Works, is not recommended for listing for the following principal reasons:

Degree of architectural interest:
* it does not compare favourably with contemporary listed office buildings, lacking either their sophistication of layout and planning, technological innovation, degree of completeness, quality of interior fixtures and fittings (especially in key areas), or notable high-quality artwork;

* the design of Albert Bridge House tower block is typical for office buildings of the late 1950s with an exposed concrete frame, repetitive modular elevations and extensive glazing, its modern credentials diluted by the use of traditional Portland stone for partial cladding;

* though the use of an undulating concrete shell roof on the rear block is eye-catching, it is not innovative technology by this date;

* the mainly open plan interiors are standard with no key areas of note due to the quality of their original fixtures and fittings;

* the appearance of the complex has been altered by the replacement of the original windows in all the buildings, impinging particularly upon the tower block, whose fenestration was a prominent component of its design;

* the interiors of all the buildings have undergone a major refurbishment with replacement of original fixtures and fittings, reconfiguration of spaces with addition or removal of partition walls, and insertion of modern underdrawn ceilings with integral lights.

Degree of historic interest:
* though there is some historic interest in Albert Bridge House's role in the post-war redevelopment of Manchester this is not sufficient without also having clear architectural interest to meet the criteria for listing;

* Likewise, though it was the first post-war building constructed under the Ministry of Works' new fixed-price contracts for government building projects, this is not sufficient without the clear architectural interest to meet the criteria for listing.

Countersigning comments:

Agreed. Albert Bridge House, while of some local interest as part of Manchester's post-war regeneration, is not of the quality in terms of its design, construction, massing or detailing for its date to merit a listing recommendation for the building type, given the high bar required for listing post-war offices.
V Fiorato, 10 May 2021

Annex 1

Factual Details

Name: Albert Bridge House

Location: HM Revenue & Customs, Manchester Castlefield, Albert Bridge House, 1 Bridge Street, Manchester, M60 9AF

County	District	District Type	Parish
	Manchester	Metropolitan Authority	Non Civil Parish

History

Albert Bridge House stands on the south bank of the River Irwell, close to the Albert Bridge (the latter constructed in 1844). The 1:1056 Ordnance Survey Town Map published in 1851 shows that at this time the site had a tight network of streets built up with small-scale businesses and terraced housing. In addition the Manchester Gas Works stood on the east side of the short Gas Street, replaced by the Albert Street A Division Police Station in 1859.

The police station closed in the 1930s, following the construction of the new Bootle Street Police Station. In October 1937 the Manchester Watch Committee approved the sale of the site to the Lord Chancellor's Department for the construction of a new building to accommodate county courts for both Manchester and Salford. Before this could occur the area was heavily bombed during the Second World War, resulting in many buildings being destroyed or severely damaged. It was subsequently largely cleared and became the focus for major post-war redevelopment in the city. The City of Manchester Plan of 1945 by R Nicholas, City Surveyor and Engineer, envisaged a processional way between the Town Hall to the east and new riverside civic and judicial buildings, notably the new law courts. The one and three-quarter acre plot of land on which Albert Bridge House stands was reserved for 'buildings of a major cultural and civic character'.

In 1956 the Ministry of Works decided to tender fixed-price contracts for certain new buildings designed by their architects' department. Albert Bridge House was the first such contract to be built following the Ministry extending this arrangement to all government building projects of not more than two-year periods. It was designed by E H Banks, senior architect of the Chief Architects' Division. The first building to be built in 1958 to 1959 was the 18-storey tower block to house tax officials, referred to locally as 'little Whitehall'. It had a contract price of £615,000 and provided accommodation for 900 of the 1,200 complement of staff. The main contractors were Messrs J Gerrard and Sons Ltd. The building was finished in exactly two years and was opened in March 1959 by Mr Harmer, Parliamentary Secretary to the Ministry of Works.

The clearance of bombed buildings also led to a reconfiguration of the historic street pattern and the tower block was built at an oblique angle to Bridge Street and St Mary's Parsonage, overlying the former location of Albert Street, Gas Street and the west end of King Street West. On the opposite side of Bridge Street is the north end of the Crown Court, which was being built in 1957 to 1962. The tower block was constructed with an expressed reinforced concrete frame glazed with slender metal-framed windows with centre-pivot opening lights and concrete end walls faced in Portland stone slabs. The stone cladding to the end walls was used as permanent shuttering for the concrete, which together with the repetitive flush slab construction of the open-plan floorplates enabled the contractors to complete a floor a fortnight. The window frames were originally painted yellow, with pearly-grey vitrolite spandrel panels beneath the windows. The ground floor to the east and west long elevations had curved glass brick screens with individual windows in each bay. The lifts stopped on the 17th floor to avoid a high lift-shaft projection on the roof. The elevations of the block were approved by the Fine Art Commission. Banks's design was also exhibited at the 1957 Royal Academy with a drawing by Jack Cowan; exhibiting architectural drawings here was a regular practice by the Ministry of Works.

The Architects' Journal (Apr 23, 1959) stated that 'there is little of note' internally, though complimenting smooth-running lifts (since replaced). The interior had a small terrazzo-floored entrance hall at its northern end with a bank of three lifts opening off one side and a staircase in the corner. At the southern end was a single lift and a second staircase. The staircases were finished in terrazzo up to the second floor, beyond which the finish was granolithic. The lift lobbies on the upper floors also had cheaper granolithic flooring to the landings and to the adjoining lavatories, while corridors and offices had linoleum flooring. The offices were either open-plan or divided up by lightweight plaster partitions.

A second phase was built in 1960 to 1962. It comprised a six-storey block housing the Ministry of Labour and a three-storey block with an attached single-storey block housing the Ministry of Pensions. The blocks were constructed in a similar manner with concrete frames and Portland stone cladding and were linked to the taller tower at its northern end by enclosed walkways. The single-storey block had an undulating concrete shell roof. The interiors were similarly fitted out.

In around 1989 the original metal-framed windows in all the buildings were replaced with new windows, with the exception of those in the link walkways between the tower block and the six-storey and three-storey blocks; it is not known if the purple glass to the link walkways is original. Perhaps at the same time the ground-floor curved glass brick screens were replaced with windows similar to those on the floors above.

In October 1992 a new cranked link walkway was built between the six-storey block and the single-storey block to permit wheelchair access between the buildings. In 1993 and then in February 1997 changes were made to the link walkway entrance to the tower block.

The rooms throughout the buildings were refurbished in the late C20, or early C21.

Since the early 1990s the building has been used by the Inland Revenue, although the Department of Work and Pensions continues to carry out assessments in the three-storey block and attached single-storey block.

Details

Government offices, built in two phases: an eighteen-storey tower block in 1958 to 1959; and a six-story block and three-storey block with an attached single-storey block in 1960 to 1962, to designs by E H Banks, senior architect of the Chief Architects' Division of the Ministry of Works.

MATERIALS: the four buildings have a reinforced concrete construction with Portland stone cladding and glazing.

PLAN: Albert Bridge House is located on a large, approximately triangular plot, bounded on the south side by Bridge Street, on the east side by St Mary's Parsonage, and on the north side by the River Irwell. It comprises a group of rectangular buildings set around a quadrangle used as a carpark. The eighteen-storey tower block and attached single-storey range containing lavatories, storage (former cycle shed) and electricity sub-station range, are closest to Bridge Street. The tower block has a link walkway at its northern end to the six-storey block set back on the east side and an opposing link walkway to the three-storey block on the west side. Attached to the rear east side of the three-storey block is the single-storey block, which is built parallel to the River Irwell. A cranked walkway links it to the six-storey block. The eighteen-storey tower block, six-storey block and three-storey block all have basements.

EIGHTEEN-STOREY BUILDING (TAX OFFICE)
EXTERIOR

Not inspected: information from other sources. The tower block stands at an oblique angle to Bridge Street (A34) with its southern end wall most visible when travelling along the road from the centre of Manchester towards Salford on the opposite side of the River Irwell. The end walls are stone-clad and project above roof level. The cladding is channelled to give texture and a staggered pattern. Between the end walls the concrete frame has also been extended upwards to form an integral open colonnade screening ancillary roof structures. All the windows have been replaced.

The west elevation is eleven bays long and eighteen storeys high. The left-hand first bay is stone-clad, wrapping round from the north end elevation, and has an inset, vertical row of individual rectangular, framed windows equating to the floor levels. The right-hand corner of the building is also stone clad. In between is a ten-bay concrete grid formed by floor plates and piers. The first-floor plate is deeper and the ground-floor windows below are recessed, unlike the flush windows on the upper storeys. The concrete grid bays each have a slender, white-powdered metal frame containing a row of three casement windows with grey-powdered metal frames, dark blue glass spandrel panels below and narrower dark blue glass panels above. At the left-hand end the lowest three storeys of the second bay are obscured by the eastend of the link walkway to the three-storey building. At the right-hand end an angled dwarf wall abuts the building. It is clad in stone, which has fallen off in places exposing the brick behind.

The eleven-bay east elevation is similar to the west elevation. On this side of the building the left-hand corner of the building is stone-clad and the right-hand eleventh bay is stone-clad with a similar inset, vertical row of individual windows. The concrete grid bays have similar glazing; the ground-floor windows are flush, rather than recessed. At the right-hand end the first- and second-floor bays of the tenth bay are obscured by the

west end of the raised link walkway to the six-storey building. At the left-hand end is a flat-roofed, single-storey range angled to abut the site boundary. It is clad in stone with a coped parapet. The right-hand end, abutting the main building, has a wide doorway and two horizontal ventilation slits. In the centre is a recessed and angled four-bay storage and garage area, the bays secured with metal roller blinds and security gates. At the left-hand end is a projecting electricity sub-station with central double doors. The outer elevations facing the road are mostly blind. The left-hand end has a window with ventilation slats with two adjacent horizontal ventilation slits and is angled in to abut the right-hand side of the south end elevation of the tower block. A triangular paved area formed between the single-storey range and the end elevation of the tower block has a raised, kerbed roundel of pebbles.

The south end elevation is clad in stone with two vertical rows of individual windows on the right-hand side, above the single-storey range. At first-floor level on the left-hand side is a relief-carved royal cypher E II R surmounted by a crown, with the date 1959 beneath.

The north end elevation is similarly clad in stone. It has a single vertical row of individual windows towards the right-hand corner.

INTERIOR
Not inspected: information from other sources. The interior has a basement and eighteen floors with layouts repeated on each floor with minor variations. The floors have double spine rows of eight, square columns forming a central corridor and walls separating off the north and south end bays. The north bays contain a staircase lobby with a bank of three lifts flanked by a corner staircase and corner lavatories; on the first and second floors these open into a lobby in the second bay from which the link walkways are accessed. The south bays have a lift, staircase and ancillary rooms. The central bays are largely open plan, with some separate rooms of varying sizes, mostly located at the northern end of the building. These have lightweight partition walls and are likely to be later additions, including the largest meeting room, which is on the tenth floor and has two sub-dividing concertina screens.

The ground floor is slightly different, having a northern entrance lobby with the lift lobby with two circular columns opening off the north side. The original three steps up to the lift lobby have been replaced by angled steps and a ramp. The lavatories on this floor are located in the single-storey range at the south end of the building.

The building has been extensively refurbished, leaving few original fixtures and fittings. The original open-well staircases with half landings remain with plain metal balustrades painted white and red plastic-coated handrails and similar red plastic-coated handrails attached to the walls. The southern staircase retains the original fire hydrants on the landings. A few of the original plain timber doors remain, some with reinforced glass lights. They have aluminium door handles or pulls and simple timber architraves, though the majority have been replaced by modern part-glazed doors. Throughout the building the floors have modern underdrawn ceilings and integral lighting. The lavatories and kitchens or tea points all have modern fixtures and fittings. On the ground floor the entrance lobby and lift lobby have been refurbished, with modern timber wall panelling and doors, and tubular metal handrails to the remodelled steps and inserted ramp. The lifts are replacements.

SIX-STOREY BUILDING AND LINK WALKWAY (MINISTRY OF LABOUR)
EXTERIOR
Not inspected: information from other sources. The six-storey east block is set back from the street and is aligned at the same oblique angle as the tower block. It is entirely clad in channel-patterned Portland stone slabs with a coped parapet. At the south end of the roof is a projecting, organically shaped lift engine housing. The windows to the building are replacements.

The west elevation is twenty-seven bays long at its upper levels with regular rows of individual vertical rectangular windows. At the left-hand end, the ground floor of the second and third bays are obscured by the cranked walkway linking the building to the single-storey rear block. There is a fire door in the fourteenth bay. At the right-hand end is a raised link walkway to the northern end of the tower block. Below, at ground-floor level, there is a projecting renewed, glazed entrance porch opening into the entrance lobby of the six-storey building.

The east elevation is twenty-four bays long with similar regular rows of individual vertical rectangular windows. There is a door in the eighth bay.

The south end elevation has two vertical rows of individual windows towards the right-hand side. On the left-hand side at first-floor level is the building's name in applied letters.

The north end elevation overlooks the River Irwell. It is clad in stone, except at basement level, where the reinforced concrete frame is visible, the panels infilled with brick. It also has two vertical rows of individual windows.

The walkway is raised on two pairs of columns to allow a road beneath into the quadrangle. The walkway itself has two levels, linking the first and second floors of the buildings. The south and north elevations both retain the original curtain-wall glazing.

INTERIOR
Not inspected: information from other sources. The interior has a basement and six floors with layouts repeated on each floor with minor variations. The floors have double spine rows of square columns forming a central corridor either fully or partly partitioned off depending upon the floor. Again, there is a mixture of open plan and rooms of varying sizes. There are staircases in the north-east and south-east corners. Two lifts and lavatories are located at the southern end.

Partitioned corridors retain their original partition walls with high-level horizontal rows of borrowed lights with reinforced, textured glass. The surviving original fixtures and fittings are similar to those in the tower block with plain timber doors, some with reinforced glass lights, aluminium door handles or pulls and simple timber architraves. The open well staircases also have plain metal balustrades painted white with black plastic-coated handrails. The ground-floor entrance lobby retains an original rectangular, terrazzo planter beside the steps and circular columns, but has been otherwise refurbished, with a modern underdrawn ceiling and integral lighting and tubular metal handrails.

The floors have also been refurbished with similar underdrawn ceilings and lighting, and the lavatories and tea points all have modern fixtures and fittings.

The basement has a large Sargent & Greenleaf safe.

THREE-STOREY BUILDING AND LINK WALKWAY (MINISTRY OF PENSIONS)
EXTERIOR
Not inspected: information from other sources. The three-storey west block is set back from the street, aligned at the same oblique angle as the tower block and parallel to the six-bay east block to which it is similar in appearance, also being entirely clad in channel-patterned stone slabs with a coped parapet. At the north end of the roof is a projecting, organically shaped lift engine housing. The windows to the building are replacements.

The outward-facing south end elevation is blind. At ground-floor level is a horizontal metal panel with a row of three letterboxes. Inscribed on the panel above the letterboxes from left to right is TREASURY MEDICAL SERVICES; MINISTRY OF PENSIONS / AND NATIONAL INSURANCE / PNEUMOCONIOSIS MEDICAL PANEL; MINISTRY OF PENSIONS / AND NATIONAL INSURANCE / WAR PENSIONS OFFICE. To the right-hand side is the building's name in applied letters.

The west elevation is twenty-two bays long with regular rows of individual vertical rectangular windows. At the left-hand end is a ground-floor doorway. At the right-hand end a stone-clad dwarf wall abuts the building and curves round towards Bridge Street before being angled in towards the link walkway entrance.

The east elevation is also twenty-two bays long with similar fenestration. The single-storey block wraps around the right-hand corner.

The north end elevation has two vertical rows of individual windows.

The three-storey link walkway is flush with the south end elevation of the three-storey block. The south elevation has stone-clad eaves and replacement fenestration beneath incorporating glazed revolving doors and double doors. The north elevation of the walkway faces into the quadrangle. It retains the original curtain-wall glazing, with a cantilevered concrete canopy over a pair of glazed double doors.

INTERIOR
Not inspected: information from other sources. The interior has a basement and three floors with double spine rows of square columns forming a central corridor. On the ground and first floors the corridor is partitioned off; the second floor is mostly open plan. There are staircases in the north-west and south-east corners and the lavatories are located at the north end of the first and second floors.

The ground and first floors retain the central corridor partitions with high-level horizontal rows of borrowed lights with reinforced, textured glass and plain timber doors with aluminium door handles. The corridors and rooms have modern underdrawn ceilings and integral lights. Some of the rooms on the first floor have been combined to provide larger rooms. The staircases are original and similar to those in the other blocks, with plain metal balustrades painted white and black-plastic coated handrails. The lavatories have modern fixtures and fittings and there is a modern reception area and reception counter and screen on the ground floor.

The basement retains plain timber double doors with reinforced glass lights and aluminium door pulls.

SINGLE-STOREY REAR BLOCK (MINISTRY OF PENSIONS) AND LINK WALKWAY
EXTERIOR
Not inspected: information from other sources. The single-storey block is attached to the north-east corner of the three-storey block and is aligned at right-angles, overlooking the south bank of the River Irwell. It is attached to the six-storey block by a later cranked link walkway. The building has an undulating concrete roof. The windows are replacements.

The south long elevation faces into the quadrangle. It has concrete piers and intermediate vertical ribs with stone panels above and below a row of vertical rectangular windows with small horizontal windows over. At the left-hand end is a recessed doorway. Above a modern sign is a mosaic of coloured tesserae showing the footprint of the four blocks making up Albert Bridge House.

The north long elevation has similar concrete piers and vertical ribs with stone panels and a row of windows. At basement level the reinforced concrete frame is visible, the panels infilled with brick.

The east and west end walls are clad in channel-patterned stone slabs.

Abutting the east end wall is the cranked walkway. It is built of beige brick with large windows to each side with black spandrel panels and a coved roof.

INTERIOR
Not inspected: information from other sources. The range interconnects with the three-storey block. It has a spine corridor with rooms opening off.

The corridor and rooms have modern underdrawn ceilings with integral lighting. The doors are modern replacements.

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Map

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