

Appendix 7.1: Heritage Assessment

Cambridge Halls, All Saints Campus,
Manchester Metropolitan University

April 2025

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Client

Unite Students and Manchester Metropolitan University

Our reference

UNIM3028

April 2025

1. Introduction

- 1.1 This Heritage Assessment is prepared by Turley Heritage on behalf of Unite Students and Manchester Metropolitan University (the ‘applicant’) in connection with an application for full planning permission for the creation of purpose-built student accommodation and associated works (the ‘Proposed Scheme’) at Cambridge Halls of Residence, Cavendish Street, Manchester, M15 6TT (the ‘Site’).

- 1.2 The formal description of development is as follows:

“Demolition of existing halls of residence and erection of two buildings of 30 and 24 storeys above ground, plus basement and rooftop plant levels, comprising purpose-built student accommodation with internal and external rooftop communal amenity space (Sui Generis), ground floor commercial and community uses (Flexible Use Classes E, F1 or F2), hard and soft landscaping and associated highway works.”

- 1.3 The purpose of this Heritage Assessment is to assess the impact of the Proposed Scheme on the significance of built heritage assets. Heritage assets taken forward for detailed assessment are identified in Section 3, all of which fall outside of the Site boundary and have potential to be affected by the Proposed Scheme due to change within their setting. This includes a number of grade II listed buildings, notably the Former Manchester Ear Hospital, Roman Catholic Church of St Augustine, Ormond Building and Righton Building.

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

- 1.5 The National Planning Policy Framework (‘NPPF’) (2024) provides the Government’s national planning policy on the conservation of the historic environment. In respect of information requirements for applications, Paragraph 207 states the following:

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

- 1.6 To comply with these requirements, Section 2 of this Assessment introduces the Site and describes its context, history and development. Section 3 identifies the relevant heritage assets with potential to be affected by the Proposed Scheme and Section 4 provides an assessment of their significance and setting, proportionate to both the importance of the asset and the likely impacts. The assessment is undertaken on the

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

² MHCLG, 2024. *National Planning Policy Framework* – para. 207

basis of published information, archival research and a site visit carried out in May 2024.

- 1.7 An assessment of the impact of the Proposed Scheme on the significance of the relevant designated heritage assets is set out in Section 5, in light of the statutory duty of the 1990 Act, national planning policy set out in the NPPF and local planning policy for the historic environment (set out in detail at **Appendix 1**). The assessment is informed by Historic England guidance and best practice advice in relation to 'Managing Significance in Decision-Taking in the Historic Environment' ('GPA 2')³, 'The Setting of Heritage Assets' (GPA 3)⁴, 'Statements of Heritage Significance' (Advice Note 12)⁵ and 'Tall Buildings' (Advice Note 4)⁶. Section 6 provides a summary and conclusion to the Heritage Assessment.

³ Historic England, 2015. *Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2*.

⁴ Historic England, 2017. *The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning Note 3* (Second Edition).

⁵ Historic England, 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12*.

⁶ Historic England, 2022. *Tall Buildings. Historic England Advice Note 4*.

2. Site Context and Historical Development

Site Context

- 2.1 The Site is located to the south east of Manchester City Centre and to the south west of All Saints Park. It comprises an existing purpose-built student halls of residence of mostly four storeys in height arranged on a tripartite quadrangle plan and bisected at the centre by an area of public realm on the line of Cavendish Street. **(Figure 2.1)**. The Site is bounded by Higher Cambridge Street (A5067) to the west, Higher and Lower Chatham Street to the east and Boundary Street West to the south. To the north is the modern c.7 storey Manchester Metropolitan University ('MMU') Faculty of Business and Law and beyond this is the Mancunian Way.

Figure 2.1: Aerial view of the Site and surrounding area.



- 2.2 The surrounding urban area is highly varied in built form and many of the buildings form part of the MMU campus. The ring road network (Mancunian Way) lies to the north, beyond which is Manchester City Centre. Student accommodation and residences at Loxford Gardens are located to the west of the Site and All Saints Park and a mixture of MMU educational buildings of varying age, styles, scale and massing are to the east. A number of tall buildings have recently been constructed in the vicinity of the Site, including Hyatt Regency (17 storeys) to the south and Artisan Heights (32 storeys) and Circle Square (37 storeys) to the north.

Historic Development of the Site and Surrounding Area

- 2.3 Chorlton-on-Medlock lies within the historic Manor of Chorlton which was first documented in 1202. The area principally comprised open farmland around the River

Medlock until the late 18th century, when it began to develop as part of the growing industrial centre of Manchester.

Figure 2.2: Extract from C Laurent's Plan of Manchester and Salford, 1793.⁷The approximate location of the Site is marked in red.



- 2.4 The area surrounding what later became Grosvenor Square was purchased in the 1790s to create a residential suburb. Laurent's map of 1793 (**Figure 2.2**) illustrates the former rural character of the area and the grid layout of the proposed residential development at this time, including Cavendish Street.
- 2.5 New residential development in the area meant that the population expanded rapidly, from just 675 residents in 1801 to over 8,000 inhabitants in 1821⁸. As Manchester grew during the 19th century, middle class residents relocated further south and the area surrounding the Site was developed with a dense arrangement of terraces. As the population increased, many of the houses to main thoroughfares such as Oxford Road began to accommodate retail and other commercial uses. The centrepiece of the newly developed area was Grosvenor Square (located to the north east of the Site) and within it, All Saints Church. The church was consecrated in c.1820 and set within a churchyard and burial ground.
- 2.6 By the mid 19th century, the Site was occupied by rows of terraced housing running parallel with Cavendish Street and a timber yard and garden at the southern end towards Boundary Street (**Figure 2.3**). A townhouse which would later become the Manchester Ear Hospital and the former Town Hall had been built by this time. These buildings reflect the rapid development and growth in status of the area during the early to mid 19th century. The wider surrounding area was also developed mostly for terraced housing and higher status villas in the vicinity of Grosvenor Square.

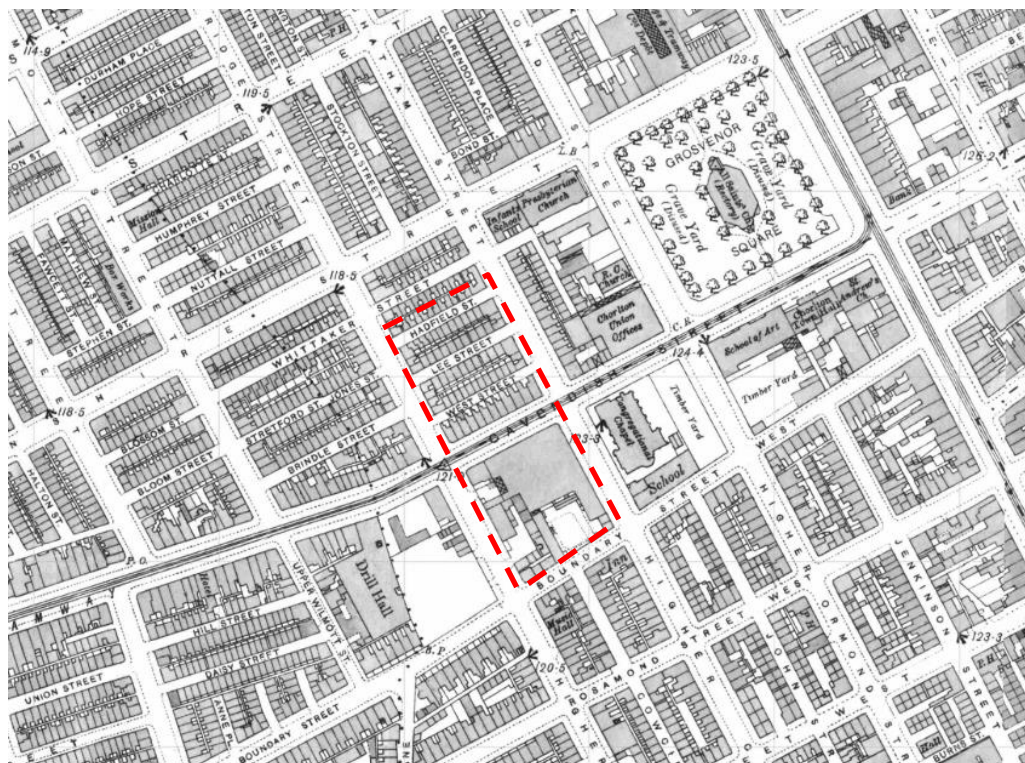
⁷ Laurent, C. 1793. *A Topographical plan of Manchester and Salford, with the adjacent parts showing also the different allotments of land proposed to be built on.* [<https://www.digitalcollections.manchester.ac.uk/view/PR-R-45670/1>]

⁸ Pevsner, N, Hyde, M & Hartwell, C, 2004. *The Buildings of England. Lancashire: Manchester & South East.* Page 419.

Figure 2.3: Extract from the OS Town Plan of Manchester and Salford, 1851.



Figure 2.4: Extract from the OS County Series Map of Lancashire, 1893.



- 2.7 During the late 19th century, there was further expansion and development along Cavendish Street which had by this time become an important thoroughfare and a tram route (**Figure 2.4**). Public buildings were built along the southern side of Cavendish Street and around Grosvenor Square. In 1879, a large department store known as Paulden's was built in the southern part of the Site fronting Cavendish Street and Higher Chatham Street. The Ormond Building and Grosvenor Building to the east of the Site were built in 1880, reflecting the development of public, commercial and educational buildings in Manchester during the later 19th century following the rapid industrial growth in the city.
- 2.8 An 1894 illustration of Cavendish Street from the corner with Oxford Street shows Cavendish Street as an arterial route characterised by its public, commercial and educational buildings (**Figure 2.5**). Similarly, a 1905 photograph facing west along Cavendish Street at the junction of Lower Ormond Street shows the tramway along Cavendish Street and Paulden's Department Store (**Figure 2.6**). These images reflect the extent to which the character of the area surrounding the Site has evolved since its original development in the 19th century.

Figure 2.5: H. E. Tidmarsh's Illustration of Cavendish Street taken from the junction with Oxford Street, 1894. The spire of the Congregational Chapel, the Ormond Building and the Grosvenor Building are visible.



Figure 2.6: Photograph of Cavendish Street from the junction with Lower Ormond Street, 1905. Paulden's Department Store is visible in the background, behind the Congregational Chapel and the Righton and Ormond Buildings.



Figure 2.7: Photograph of Paulden's Department Store from Cavendish Street, 1925.



Figure 2.8: Photograph of Paulden's Department Store from Cavendish Street, 1925. The spire of the Congregational Chapel is visible to the east.



Figure 2.9: Aerial photograph of Oxford Road and its environs, 1927. Paulden's Department Store and rows of terraced housing are visible within the Site. Cavendish Street is also visible as a prominent thoroughfare which bisects the Site (Historic England).

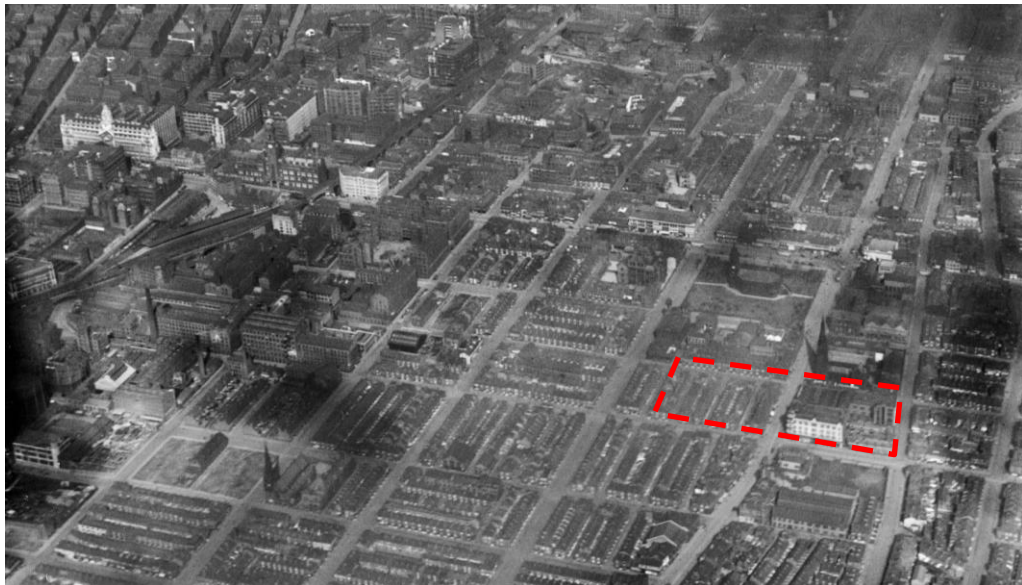


Figure 2.10: Aerial photograph of the Site and surrounding area, 1946, reflecting the extensive clearance as a result of bomb damage endured during the Second World War (Historic England)

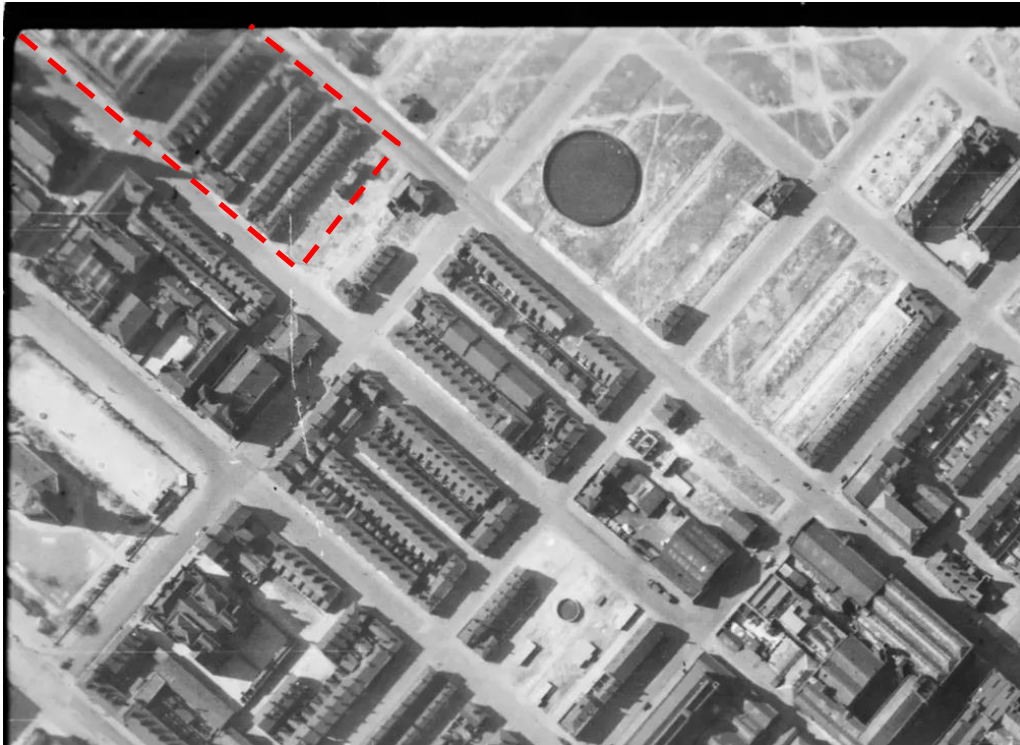
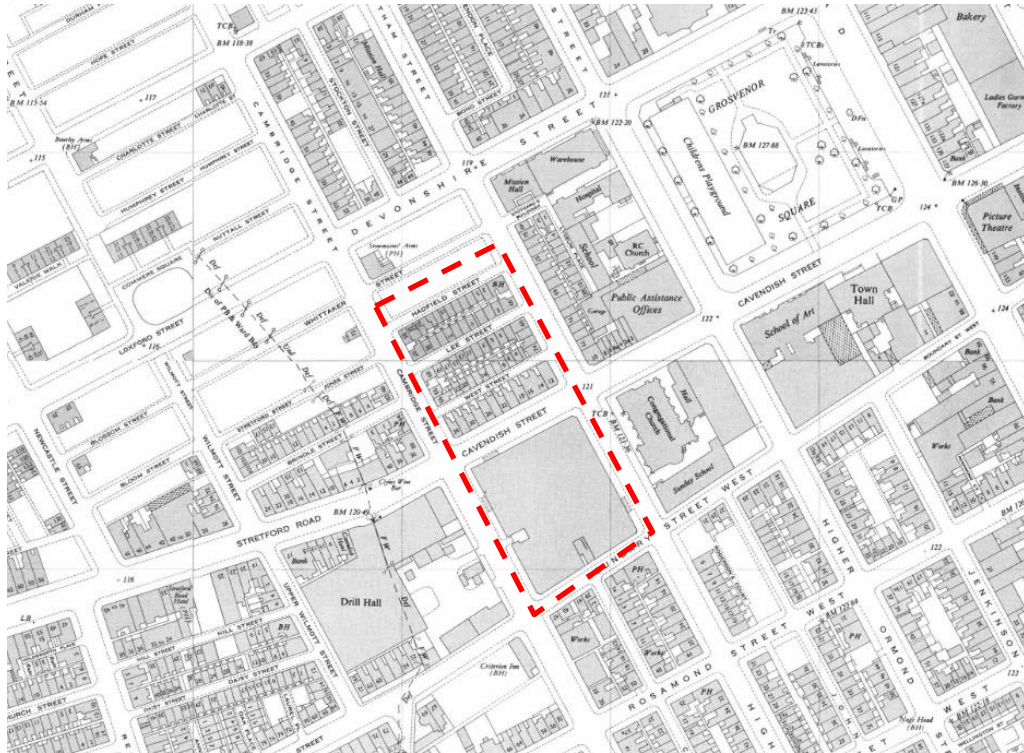


Figure 2.11: Aerial photograph of the Site and surrounding area, 1948, reflecting the extensive clearance resulting from bomb damage endured during the Second World War (Historic England)



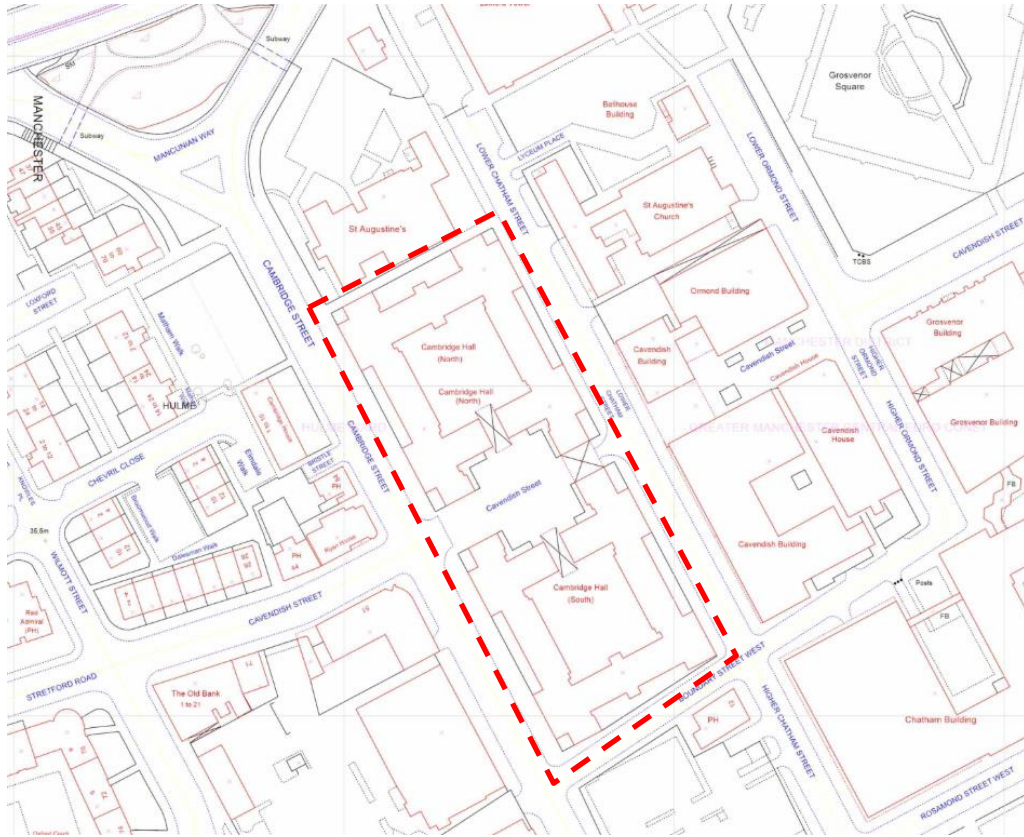
Figure 2.12: Extract from the OS National Grid plan, 1948-53, reflecting the gradual clearance of terraced housing to the north of the Site



- 2.9 The area suffered extensive bomb damage during the Second World War, resulting in the loss of several buildings around Grosvenor Square, most notably All Saints Church (**Figures 2.10, 2.11 and 2.12**). After the war's conclusion in 1945, a programme of slum clearance was undertaken and many of the terraced properties in the surrounding area were demolished. By the end of the 1940s, the terraced streets in the northern part of the Site had begun to be cleared. Paulden's Department Store was directly impacted by bomb damage and was rebuilt in the 1950s. It then suffered a fire shortly before it was due to reopen and was demolished shortly thereafter, leaving the southern part of the Site vacant.
- 2.10 The Mancunian Way was built to the north of the Site in 1965, disrupting the prevailing gridded street pattern and separating the area from the City Centre to the north. (**Figures 2.13 and 2.14**). The remaining dwellings within the Site had been demolished by the late 1960s. The Site remained vacant until the early 1990s when the extant Cambridge Halls of Residence was built and the section of Cavendish Street within the Site became an area of public realm (**Figure 2.15**). The area surrounding the Site increasingly became a focus for educational use in the second half of the 20th and 21st centuries, mostly in connection with MMU (formerly Manchester Polytechnic), and new buildings providing teaching facilities and student accommodation were built in addition to the conversion of existing buildings.

This is a detailed street map of the University of Manchester campus. The map shows a grid of streets including Oxford Street, Market Street, and various college streets. Key buildings labeled include the Ar Saints Building, Loxford Tower, St Augustine's RC Primary School, St Augustine's Church, Grand Building, Grosvenor Building, Grosvenor Square, and the College of Adult Education. A red dashed line is drawn across the map, starting from the top left, passing through the center, and ending near the bottom right, possibly indicating a specific route or a boundary. The map also shows green spaces like the University Gardens and various parking areas.

Figure 2.15: Extract from OS Landline Plan, 2003, reflecting the construction of Cambridge Halls of Residence in the early 1990s.



Summary of Historic Development

- The area surrounding the Site was begun to be developed in the 1790s as a residential area on a gridded plan.
- By the mid 19th century, the Site was occupied by rows of terraced housing running parallel with Cavendish Street and a timber yard and garden at the southern end towards Boundary Street.
- During the late 19th century, public buildings were built around Grosvenor Square and on Cavendish Street which had become an important thoroughfare. A large department store known as Paulden's was built within the southern part of the Site in 1879.
- By this time, Cavendish Street was characterised by a mix of residential terraces to the north and public, commercial and educational building to the south.
- The area suffered extensive bomb damage during the Second World War and many buildings were cleared in the 1950s and 60s, including the terraced housing within the Site. Paulden's Department Store was also demolished in the 1950s after a fire and the Mancunian Way was constructed to the north of the Site in 1965.

- The area surrounding the Site became a focus for educational uses in the second half of the 20th and 21st centuries. The Site itself remained vacant until the construction of the extant Cambridge Halls of Residence in the early 1990s.
- Remnants of historic townscape survive in the vicinity of the Site, including a number of listed buildings, although the planned gridded street pattern has been disrupted and remains only partially legible.

3. Heritage Assets and Study Area

Introduction

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

*“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)”.*⁹

- 3.2 This Assessment addresses built heritage assets only and does not include consideration of the archaeological resource or below ground heritage assets.
- 3.3 There are no designated or non-designated heritage assets within the Site boundary and the Site does not form part of an area based heritage designation. There are however a number of heritage assets within the surrounding area with potential to be affected by the Proposed Scheme as a result of development within their setting.
- 3.4 Only those heritage assets with potential to experience significant environmental effects are assessed in the ES Chapter. The Design Manual for Roads and Bridges ('DMRB') advises that the effect on the cultural heritage resource is not significant when the impact does not substantially diminish the heritage interest of the cultural heritage resource.¹⁰ Whether an effect is significant is a matter of professional judgement. All assets identified in this Section as having the potential for their significance to be affected by the Proposed Scheme have been included within this Heritage Assessment.

Study Area

- 3.5 In defining an appropriate Study Area, best practice guidance, a site visit, professional experience and judgement and a review of the potential effects of the Proposed Scheme on built heritage has been applied.
- 3.6 Designated and non-designated heritage assets within a 500m Study Area from the Site boundary have been identified and the potential effects of the Proposed Scheme on these assets has been considered. The Study Area is used as a guide and has been defined by taking into consideration the following factors:
- The nature and scope of the Proposed Scheme;
 - The proximity of heritage assets to the Site;

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

¹⁰ Highways England, 2020. *The 'Design Manual for Roads and Bridges' (LA 104 Environmental Assessment and Monitoring) and (LA 106 Cultural Heritage Assessment)*

- The degree of intervisibility between the heritage assets and the Site taking into consideration, for instance, changes in topography as well as interposing townscape and landscape features; and
 - The significance of the relevant heritage assets and the contribution made by their setting including any historic or functional relationships.
- 3.7 The Study Area and all known heritage assets within it are shown on the Heritage Asset Plan (**Figure 7.1** of the Environmental Statement).
- 3.8 All designated and non-designated heritage assets within the 500m Study Area from the Site boundary have been considered in identifying those assets to be assessed within the Heritage Assessment. Heritage assets within the defined Study Area that will not be affected by the Proposed Scheme, due to the nature and extent of their significance (including functional or historic connections and the contribution made by setting) and/or the lack of intervisibility, are not considered as part of the ES Chapter or the Heritage Assessment.
- 3.9 The potential for heritage assets outside of the 500m Study Area to be affected by the Proposed Scheme was also considered. However, no additional assets were identified for inclusion in the Heritage Assessment or ES Chapter.
- 3.10 Due to the nature and scale of the proposals, it is possible that the Proposed Scheme will be visible from other heritage assets not individually assessed within this report. In accordance with the NPPF and Historic England guidance, the judgements made are based on the effect of the development on the heritage significance of the identified assets, rather than whether the development will be visible from them, although this is also a consideration.

Designated Heritage Assets

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

Conservation Areas

- 3.12 The Site is located to the south of the Whitworth Street Conservation Area which was first designated by MCC in June 1985. The boundaries of the conservation area are shown on the Heritage Asset Plan (**Figure 7.1** of the Environmental Statement).
- 3.13 Due to the lack of intervisibility between the Site and the conservation area and the existing urban context that characterises the conservation area's setting and in which the Proposed Scheme would also be experienced, the Proposed Scheme does not have the potential to affect the significance of the conservation area. The Whitworth Street Conservation Area is therefore not considered further in this report.

Listed Buildings

- 3.14 There are a number of listed buildings near to the Site. The listed buildings with potential to be affected by the Proposed Scheme are included at **Table 3.1**.

Table 3.1: Listed Buildings with potential to be affected by the Proposed Scheme

Name	Grade	HAP no.
Former Manchester Ear Hospital	II	8
Roman Catholic Church of St Augustine	II	26
Ormond Building, Manchester Metropolitan University (Formerly Municipal Offices)	II	15
Righton Building	II	6
Grosvenor Building, Manchester Metropolitan University Faculty of Art and Design	II	24
Former Town Hall Façade to Mabel Tylecote Building, Manchester Metropolitan University	II	21
Former Grosvenor Picture Palace	II	13
Adult Deaf and Dumb Institute (Former)	II	9

- 3.15 A number of listed buildings within the defined Study Area are unlikely to experience effects arising from the Proposed Scheme due to the below considerations and have therefore not been taken forward for assessment:
- The nature and extent of their significance (including functional or historic connections);
 - Lack of visual relationship between the asset and the Proposed Scheme due to intervening development;
 - The orientation of view and the way in which a heritage asset is experienced and the contribution made by setting; and/or
 - The characteristics of their existing setting, in which the Proposed Scheme would also be experienced.
- 3.16 Those listed buildings in proximity to the Site which are not considered to be affected by the Proposed Scheme are:
- Former Refuge Assurance Company Offices – Grade II* listed building
 - Manchester Oxford Road Station (including platform structures) – Grade II listed building
 - Lass O Gowrie Public House – Grade II listed building
 - Chorlton New Mill and attached chimney – Grade II listed building
 - Dancehouse Theatre including Numbers 6-14 – Grade II listed building

- Former cotton mill on west side of junction with Cambridge Street – Grade II listed building
- Mill chimney stack on west side of junction with Cambridge Street – Grade II listed building
- Chorlton Old Mill – Grade II listed building
- Mill on north east corner of junction with Chester Street – Grade II listed building
- Chatham Mill – Grade II listed building
- Dalton Statue in forecourt of Dalton College – Grade II listed building
- Waterloo Palace – Grade II listed building
- Former Department of Metallurgy, University of Manchester, and attached railings – Grade II listed building
- Manchester Museum extensions – Grade II listed building
- Manchester University Rutherford Building and Hopkinson Memorial Wing – Grade II listed building
- Victoria University of Manchester including Christie Library, Whitworth Hall – Grade II* listed building
- Pharmacy Department, Department of Adult Education, University of Manchester – Grade II listed building

Non-designated Heritage Assets

- 3.17 The NPPF identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing). Historic England’s guidance¹¹ states:

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

- 3.18 While MCC does not maintain a local list of heritage assets, a search of the Greater Manchester Historic Environment Record (‘HER’) was undertaken on 10th June and the below buildings and structures were identified within the Study Area as having potential to be considered as non-designated heritage assets by MCC:

- Textile Finishing Works (former) (HAP no. 28)
- Salutation Public House (HAP no. 29)

¹¹ Historic England, 2015. *Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2.*

- Hotspur Press (former Medlock Mill) (HAP no. 30)

3.19 For the same reasons as identified in paragraph 3.17, the significance of the Textile Finish Works (former) and Hotspur Press (former Medlock Mill) is unlikely to be affected by the Proposed Scheme and these assets are therefore not considered further in this report. The Salutation Public House has been taken forward for assessment.

4. Significance of Heritage Assets

Introduction

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

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”¹²

- 4.2 Historic England has published Good Practice Advice on ‘Managing Significance in Decision-Taking in the Historic Environment’¹³ to assist in assessing the significance of heritage assets. This guidance has informed the following assessments of significance and provides information to assist in implementing historic environment policy in the NPPF and the related guidance given in the National Planning Practice Guidance (‘NPPG’). It also provides a suggested staged approach to decision-making where there may be a potential impact on the historic environment, as follows:

- “1. Understand the significance of the affected assets;*
- 2. Understand the impact of the proposal on that significance;*
- 3. Avoid, minimise and mitigate impact in a way that meets the objectives of the Framework;*
- 4. Look for opportunities to better reveal or enhance significance;*
- 5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;*
- 6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historic interest of the important elements of the heritage assets affected.”¹⁴*

Designated Heritage Assets

Listed Buildings

- 4.3 Listed buildings are defined as designated heritage assets that hold special architectural or historic interest. The Principles of Selection for Listed Buildings (revised 2018) was published by the Department of Digital, Culture, Media and Sport (‘DCMS’) and is supported by Historic England’s Listing Selection Guides for each building type.

¹² MHCLG, 2024. *National Planning Policy Framework – Annex 2: Glossary*

¹³ Historic England, 2015. *Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2.*

¹⁴ Ibid.

Non-designated Heritage Assets

- 4.4 NPPG defines non-designated heritage assets as:

“... buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.”

Setting

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

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”¹⁵

- 4.6 Historic England has published guidance¹⁶ in respect of the setting of heritage assets, providing detail on understanding setting and the associated assessment of the impact of any changes. The guidance confirms that setting is not a heritage asset, nor a heritage designation, rather its importance lies in what it contributes to the significance of the relevant heritage asset itself.

- 4.7 Further guidance on the definition of setting and how it should be taken into account is set out in NPPG. It states that:

“The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.”

- 4.8 The *Catesby Estates Ltd v Steer* (2018) EWCA Civ 1967 judgement confirmed that historic, social and economic connections are relevant in assessing the contribution made by the setting of heritage assets.

Assessment

- 4.9 This section provides assessments of the significance of the heritage assets with potential to be affected by the Proposed Scheme.
- 4.10 The assessments are intended to be proportionate to the importance of the heritage assets and sufficient to understand whether any potential impacts from the Proposed Scheme arise. They have been informed by a site visit, historic map regression, proportionate archival research and review of existing published information.

¹⁵ MHCLG, 2024. *National Planning Policy Framework – Annex 2: Glossary*

¹⁶ Historic England, 2017. *Good Practice Advice Note 3: The Setting of Heritage Assets*

Listed Buildings

HAP Ref No.	Listed Building	Photograph	Special Architectural and Historic Interest	Contribution made by Setting to Significance
8	Former Manchester Ear Hospital (Grade II listed building – 1197922)		The Manchester Ear Hospital is a former residential town house, built in the early 19th century. It was largely rebuilt in 1987 with the exception of the façade¹⁷. It is of red brick construction with sandstone dressings and has a dual pitched slate roof. The building draws reference from classical architecture with a symmetrical façade featuring engaged Ionic columns flanking the front entrance and a pedimented architrave to the window above. The building has architectural interest as an example of the 19th century Neo-classical design. It has historic interest as a surviving example of an early 19th century town house associated with the late 18th to early 19th century residential development around Grosvenor Square.	Physical Surroundings The Former Manchester Ear Hospital is located on the south western side of Lower Ormond Street and within Grosvenor Square. To the north are modern buildings associated with MMU. It faces All Saints Park to the north east. To the south is the grade II listed mid 20th century Roman Catholic Church of St Augustine. Beyond this, the grade II listed late 19th century Ormond Building and early 20th century Righton Building are located to the south. Modern buildings associated with MMU make up the surrounding townscape. Experience of the Asset The listed building is primarily experienced from the northern end of Lower Ormond Street, where its classical architectural detailing together with the symmetrical frontage are visible and the architectural interest of the building is best appreciated. From the northern end of Lower Ormond Street, it is viewed in combination with the 19th century Ormond and Righton Buildings to the south, creating a short section of continuous historic townscape which facilitates an understanding of its historic context and interest to a limited degree. The extensive redevelopment of surrounding plots following the Second World War and the construction of the Mancunian Way means that the residential character of the surrounding townscape has been diminished and the listed building is no longer experienced within this wider historic context. The surrounding modern development associated with MMU, therefore, makes a neutral contribution to the significance of the asset. The listed building is experienced in combination with All Saints Park and Grosvenor Square which formed an integral part of the early residential development of this part of Manchester. These spaces support the ability to appreciate the historic relationship between the former townhouse and the square, the latter of which was used partly as residential amenity space.
26	Roman Catholic Church of St Augustine (Grade II listed building – 1392331)		The Church of St Augustine was built in c.1967-8 to the designs of Desmond Williams and Associates, an architecture firm specialising in Modernist ecclesiastical architecture. The church is square in plan and of dark brown brick construction. It has a simple frontage to Lower Ormond Street with a windowless façade, resulting in a robust solid form typical of Modernist architecture. It features slim projecting brick piers and a projecting square service room.	Physical Surroundings The Church of St Augustine is located on the south western side of Lower Ormond Street. To the north is the grade II listed early 19th century Former Manchester Ear Hospital, beyond which are modern buildings associated with MMU. To the east is All Saints Park. To the south is the grade II listed late 19th century Ormond Building. Beyond this, the grade II listed Righton Building is located to the south. Experience of the Asset

¹⁷ Historic England, 1974. List Entry Description for the Former Manchester Ear Hospital

HAP Ref No.	Listed Building	Photograph	Special Architectural and Historic Interest	Contribution made by Setting to Significance
			The projection features a ceramic plaque of a star and mitre by the ceramic artist Robert Brumby. On the inner face of the left hand brick pier is a ceramic figure of the Madonna, also by Robert Brumby. It has architectural interest as a good example of late 1960s Modernist architecture. It draws historic interest from its association with the 20th century architect Desmond Williams who specialised in ecclesiastical architecture. It also draws historic interest from its association with earlier iterations of a Roman Catholic Church on the site of this present building.	The listed building is primarily experienced in close proximity from Lower Ormond Street, where its simple Modernist form is most visible enabling an appreciation of its architectural interest. The church is located on the site of earlier Roman Catholic churches. While the building has changed, it draws historic interest from the temporal depth and the phased development of the plot. It is experienced in combination with All Saints Park and Grosvenor Square which formed an integral part of the early residential development of this part of Manchester and contributes to the understanding of the historic interest of the Church of St Augustine.
15	Ormond Building, Manchester Metropolitan University (Formerly Municipal Offices) (Grade II listed building – 1219718)		The Ormond Building was built in 1880 to the designs of Magnell and Littlewood, known for their public buildings across the north west of England. It was built as the offices for the Chorlton Union and has been the premises of MMU since the late 20th century. It is of red brick construction with sandstone dressings and has a broadly L-shaped plan which hinges on an octagonal corner turret. The principal (south and east) façades address Lower Ormond Street and Cavendish Street, featuring two-light rounded arched windows to the ground floor with central engaged Ionic columns and rounded arched hoodmoulds with mouldings and keystones. The building has round arched windows with square hoodmoulds to the second floor level. The corner turret is formed in sandstone to the ground floor and is rusticated at the base. It features two narrow windows flanking a central cartouche and a gadrooned and dentilled cornice. Above is of red brick with square headed sash windows to the second floor and round arched windows to the third floor. It is topped with a domed roof and lantern with a balustraded parapet flanking the domed roof. The building is of special interest as a good example of late 19th century Neo-classical architecture and for its association with architects Magnell and Littlewood.	Physical Surroundings The Ormond Building is located on the south western side of Lower Ormond Street, at the junction with Cavendish Street. To the north is the grade II listed mid 20th century Roman Catholic Church of St Augustine. It faces All Saints Park to the north east and fronts Cavendish Street to the south. The grade II listed early 20th century Righton Building is on the opposite side of Cavendish Street. To the west is a modern building associated with MMU. Modern buildings associated with MMU make up the surrounding townscape. Experience of the Asset The Ormond Building forms a short section of historic townscape with the neighbouring Righton Building at the junction of Lower Ormond Street and Cavendish Street. The presence of modern buildings to the south, north and west mean that the wider townscape is highly fragmented. This short section of historic townscape illustrates the historic development of this part of Manchester and supports an understanding of the building’s historic context. This is enhanced as it is experienced in combination with All Saints Park and Grosvenor Square which formed an integral part of the early development of this part of Manchester. The building is also experienced at the junction of Higher Ormond Street and Boundary Street West. Modern buildings to the south, north and west mean that it is isolated from other remnants of historic townscape beyond All Saints Park. This aspect of its setting, therefore, makes a neutral contribution to the building’s significance. The building draws a degree of townscape prominence from its corner location and provides distinction to the start of the Cavendish Street thoroughfare from Grosvenor Square.

HAP Ref No.	Listed Building	Photograph	Special Architectural and Historic Interest	Contribution made by Setting to Significance
6	Righton Building (Grade II listed building – 197781)		The Righton Building was built in 1905 as a draper's shop and showrooms. It is rectangular in form with a chamfered corner and is faced in white glazed bricks and terracotta. It is now in the ownership of MMU as part of its School of Art. The principal (north and east) elevations to Lower Ormond Street and Cavendish Street have been altered at ground floor level with the addition of a modern shopfront. At first floor level, the elevations feature several oriel and mullion and transom windows. The building has a decorative parapet comprising mouldings and a centre arch with raised lettering "AD RIGHTON 1905" to the Cavendish Street frontage and "RIGHTON" to Lower Ormond Street. The architectural ornamentation of the building and use of glazed brick and terracotta is typical of early 20th century Art Nouveau architecture. The listed building has architectural and historic interest as a good example of the early 20th century Art Nouveau architectural style utilised for a commercial building.	Physical Surroundings The Righton Building is located on the south western side of Lower Ormond Street, at the junction with Cavendish Street. To the north is the late 19th century Ormond Building and to the east is the late 19th century Grosvenor Building (both grade II listed). To the south are modern buildings associated with MMU and the Manchester School of Art. Experience of the Asset It is experienced along Cavendish Street to the north and east and Higher Ormond Street to the east, where it is viewed in combination with the Grosvenor and Ormond Buildings (both late 19th century), and All Saints Park. As with the Ormond Building, these buildings differ in style but create a short section of historic townscape which illustrates the character of historic development around All Saints Park. This section of townscape supports the ability to appreciate the historic commercial context of the Righton Building, thereby contributing to an appreciation of its historic interest. However, the presence of modern buildings to the south, north and west separate this short section of historic townscape from the wider historic context.
24	Grosvenor Building, Manchester Metropolitan University Faculty of Art and Design (Grade II listed building – 1293192)		The Grosvenor Building is a Neo Gothic building designed by G. T. Redmayne to house the Manchester Municipal School of Art and built in 1880-1. The building was extended to the rear with an addition by J G Sankey. It is of sandstone ashlar and red brick construction with buff terracotta dressings, slate roofs and glass skylights. The original building faces onto Grosvenor Square and is two storeys in height plus basements. It has large gabled wings with pinnacles, flanking a buttressed and arcaded main range and a central chamfered doorway with a moulded arched head. The building is of architectural interest as an example of Neo Gothic architectural design. The Grosvenor Building is the oldest building at MMU which remains in use for its original purpose, contributing to its historic interest.	Physical Surroundings The Grosvenor Building is situated on the southern side of All Saints Park within Grosvenor Square. It fronts Cavendish Street to the north and Higher Ormond Street to the west. It is flanked by the grade II listed early 19th century Former Town Hall Façade to the east. On the opposite side of Higher Chatham Street is the grade II listed Ormond Building and Righton Building (late 19th century to early 20th century). Beyond this, modern development associated with MMU surrounds the building. Experience of the Asset The Grosvenor Building is primarily experienced from Cavendish Street and from within All Saints Park to the north where its Neo Gothic architectural character is best appreciated. It is experienced in combination with the adjacent Former Town Hall Façade which is built in matching sandstone in a contrasting Greek Revival style. There has been ongoing change such that the buildings around the square are now of varied date and character. The spatial relationship between the Grosvenor Building and the square and to the adjacent surviving façade are elements of setting that contribute to its significance.

HAP Ref No.	Listed Building	Photograph	Special Architectural and Historic Interest	Contribution made by Setting to Significance
21	Former Town Hall Façade to Mabel Tylecote Building, Manchester Metropolitan University (Grade II listed building – 1283062)		The listed building comprises the Neo-classical façade of the former Chorlton-on-Medlock Town Hall, dating from 1830-1. The remainder of the building was demolished and rebuilt in the 1970s and rebuilt again in the early 21st century. The façade is nine bays in width with a central Greek Doric portico of three bays. It is of sandstone ashlar construction with banded rustication to the ground floor and steps leading to a platform which provides the plinth for the portico. The design of the building is derived from a 1772 drawing ‘Doric Portico in Athens’ from Stuart and Revett’s <i>Antiquities of Athens</i>. The building was designed by Richard Lane, a leading early 19th century Manchester architect whose portfolio of work includes a variety of styles but with particular focus on Greek Revival buildings. The surviving façade is of architectural and historic interest as a good example of Greek Revival architecture and as a building designed by a leading Manchester architect in Richard Lane. It also draws historic interest from its historic use as part of the former town hall and as an illustration of civic pride, order and local administration.	Physical Surroundings The Former Town Hall Façade is situated on the southern side of Cavendish Street and to the south of All Saints Park, forming part of Grosvenor Square. It is flanked by the grade II listed late 19th century Grosvenor Building to the west and the 8 storey modern Arts and Media Building for MMU to the east. Experience of the Asset The listed building is primarily and directly experienced from the immediate north along Cavendish Street and from within All Saints Park. It is from this point that its symmetrical composition is best appreciated. The building is also experienced in views taken from further north but these are largely filtered by mature trees. The listed building is experienced from Cavendish Street to the north east, close to the junction with Oxford Road. It is from here that it is also experienced in combination with the Grosvenor Building, and, whilst of different styles, they share a degree of commonality in their sandstone ashlar construction and formality and create a short section of historic townscape in combination with All Saints Park, contributing to the ability to appreciate the historic context of the listed building. This is fragmented by the surrounding modern development which makes a neutral contribution to the significance of the asset. Further to the north east, from Oxford Road, the building is experienced within the context of the neighbouring MMU building. The central portico and flanking bays are experienced within this view and facilitate an understanding of the building’s formal relationship with Grosvenor Square. Existing modern development rises above the roofline. There are distant views of the projecting portico further east from Cavendish Street and Grosvenor Street.
19	Former Grosvenor Picture Palace (grade II listed building – 1218431)		The Former Grosvenor Picture Palace was built in c.1913-5 and designed by Percy Hothersall. The building dates from the period when the first permanent cinemas were being built, with the distinctive design acting as "ostentatious advertising".¹⁸ The two-storey building is on a corner site with a 3-bay chamfered entrance corner with a pavilion/domed top. There are 4 bays facing Grosvenor Street and 6 bays to Oxford Road. It is clad with green and white faience and is decorated with pilasters, swagged roundels, keyed oculi and panels with green aprons. The interior includes moulded plasterwork, a balcony and vaulted ceiling. When the cinema opened in May 1915, it was described as "Roman Corinthian of the later Renaissance influence".¹⁹	Physical Surroundings The Former Grosvenor Picture Palace occupies a prominent position at the corner of Oxford Road and Grosvenor Street. The Former Deaf and Dumb Institute is located to the east of the building and to the south are modern buildings. Experience of the Asset The Former Grosvenor Picture Palace is a distinctive building with localised landmark quality due to its materials, architectural features and ornamentation. The former cinema is best experienced from the north west, along Oxford Road, where both of its elevations can be appreciated in combination. Its architectural detailing, together with the chamfered entrance and pavilion are best appreciated from this direction. The pavilion to the roof is experienced from the north east along Grosvenor Street and from the south west along Cavendish Street. There

¹⁸ Beech, B.W, 2002. *Manchester: a walking guide to Manchester and Salford*.

¹⁹ Pevsner, N, Hyde, M & Hartwell, C, 2004. *The Buildings of England. Lancashire: Manchester & South East*.

HAP Ref No.	Listed Building	Photograph	Special Architectural and Historic Interest	Contribution made by Setting to Significance
			The building derives architectural and historic interest from its distinctive design and original use as an early permanent cinema. It was one of the largest cinemas constructed outside of London during the 1910s, with a capacity of just under 1000 people.²⁰	are also limited views of the corner of the building along Oxford Road to the north west.
9	Adult Deaf and Dumb Institute (Former) (grade II listed building – 1200839)		The Former Deaf and Dumb Institute was constructed in 1878 to designs by architect John Lowe. The building has a symmetrical composition and is in the Gothic Revival architectural style. It includes a central arched entrance with hoodmoulds, above which is a lettered frieze and a pedestal and statue of Christ healing a deaf man. The central bay includes a large gable with a cross at its apex. The outer bays have coupled arched windows to the ground and first floors with hoodmoulds and gablets above. The building is of sandstone ashlar construction beneath a slate roof. The listed building is of architectural and historic interest as a surviving 19th century Gothic building specifically designed to offer social, religious and education services to adults.²¹ It also draws historic interest from its former use and relationship with Manchester architect John Lowe.	Physical Surroundings The Former Deaf and Dumb Institute forms part of a localised group of historic buildings on Grosvenor Street. To the west is the grade II listed Former Grosvenor Picture Palace with a modern service yard to the south. To the east is a heavily altered late 19th century shop, beyond which are modern buildings. Experience of the Asset The listed building occupies a central plot with a continuous row of buildings which limits its streetscape prominence. It does however draw some prominence from its architectural detailing and quality of materials. It is experienced as part of a wider streetscape in views from the south west along Cavendish Street / Grosvenor Street. It is best appreciated from close proximity on Grosvenor Street, where the detailing of the principle façade of the building is most visible.

Non-designated Heritage Assets

HAP Ref No.	Non-designated Heritage Asset	Photograph	Local Architectural and Historic Interest	Contribution made by Setting to Significance
29	Salutation Public House		The Salutation Public House was licensed in 1828²² and incorporated a neighbouring property in the late 19th century when it was partially rebuilt. It is of red brick and brown faience construction and features a canted corner entrance, decorative sandstone string course and dentilled cornice. Large windows to the ground floor feature round arched tracery with keystones. Lettering to the upper floor reads “HARDYS’ CROWN ALES” and to the ground floor it reads “THE SALUTATION”. Historic images indicate that lettering to the upper floor is historic whilst the ground floor lettering is modern. Charlotte Bronte, the famous novelist and poet, stayed at lodgings at the public house in 1846. The Salutation Public House is of local significance as a late 19th century public house with early 19th origins which draws architectural	Physical Surroundings The Salutation Public House is situated on the southern side of Boundary Street West at the former junction with Higher Chatham Street. To the north is Cambridge Halls of Residence on the opposite side of Boundary Street West. To the east and south is the modern c. 7 storey MMU School of Art. Modern buildings associated with MMU are to the west of the asset. Experience of the Asset The building is principally experienced from the north along Boundary Street West. The historic townscape surrounding the asset has been demolished and redeveloped, such that the asset is now isolated by its modern surroundings and has a fragmented relationship with other remnants of 19th century townscape to the north. Longer distance views of the asset are also restricted by the screening effect of larger, modern buildings. The contrasting character of buildings within the setting of the asset lends the building a degree of townscape prominence

²⁰ Historic England, 1974. List Entry Description for the Former Grosvenor Picture Palace

²¹ Pevsner, N, Hyde, M & Hartwell, C, 2004. *The Buildings of England. Lancashire: Manchester & South East*.

²² Unpublished document: Dr Peter Arrowsmith, Archaeological Consultant, 2012. *Manchester Metropolitan University Students' Union. An Archaeological Desk-based Assessment*. p. 6-7.

HAP Ref No.	Non-designated Heritage Asset	Photograph	Local Architectural and Historic Interest	Contribution made by Setting to Significance
			influence from Neo Classicism. The building holds a limited degree of local interest from its historical association with Charlotte Bronte.	through contrast. However, overall, setting is considered to make a neutral contribution to the significance of the asset.

Contribution of the Site to the Significance of the Identified Heritage Assets

- 4.11 The Site is located approximately 100 metres to the west of All Saints Park and in close proximity to the identified assets, most of which bound the park or are located on adjoining streets. It comprises a late 20th century, four storey purpose-built student halls of residence of predominantly red brick construction with areas of grey metal cladding and buff brick. An area of public realm on the line of Cavendish Street extends through the centre of the Site and eventually connects to Lower Ormond Street to the east, on which several of the identified heritage assets are located. This area of public realm reflects the historic route of Cavendish Street, providing a connection to the listed buildings and retaining the ability to appreciate the historic street pattern, at least in part.
- 4.12 The Site is experienced as part of a highly varied urban environment comprising a mixture of extant 19th century former commercial and communal buildings, 20th century housing of varying scales including large ranges of student accommodation and 20th and 21st century educational buildings associated with MMU. Having been redeveloped in the early 1990s, the Site in its current form reinforces the varied character of the setting of the identified heritage assets which is highly altered and does not reflect its original 19th century configuration. In spite of its close proximity to the identified heritage assets, the visual relationship between the Site and the assets is limited due to its siting, scale and form and the screening effect of intervening buildings, notably the Cavendish Building (7 storeys). This is the case for all assets except for the Salutation Public House, which is located immediately adjacent to the Site on Boundary Street West.
- 4.13 The Site is concluded to make a neutral contribution to the significance of all identified heritage assets as part of their setting.

5. Impact Assessment

Introduction

- 5.1 The impact of the Proposed Scheme on each affected heritage asset is described in turn in this section of the report. This assessment applies relevant legislation, national and local planning policy and guidance for the historic environment (summarised below and set out in full in **Appendix 1**).

Summary of Relevant Heritage Legislation and National Policy

- 5.2 Under s66(1) of The Planning (Listed Buildings and Conservation Areas) Act 1990, MCC in determining the submitted planning application has a statutory duty to have special regard to the desirability of preserving listed buildings, their setting or any features of special interest they may possess.
- 5.3 Case law has confirmed that Parliament’s intention in enacting s66(1) was that decision-makers should give considerable importance and weight to the desirability of preserving the special interest and setting of listed buildings, where ‘preserve’ means ‘to cause no harm’.²³
- 5.4 Paragraph 210 of the NPPF states that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them to viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.5 Paragraph 212 requires when considering the impact of development on the significance of a designated heritage asset that great weight should be given to the asset’s conservation. ‘Conservation’ is defined by the NPPF as *“the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”*²⁴
- 5.6 Paragraphs 214 and 215 differentiate between ‘substantial’ and ‘less than substantial harm’ and provide a framework for the consideration of harm to the significance of designated heritage assets where it arises, bearing in mind the considerable importance and weight that must be given to the statutory duties of the 1990 Act.
- 5.7 Paragraph 215 states *“where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*
- 5.8 Paragraph 216 concerns non-designated heritage assets. It states *“the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required*

²³ East Northamptonshire DC v SSHCLG [2014] Civ 137 and South Lakeland DC v SsfE [1992] 2 AC 141

²⁴ MHCLG, 2024. *National Planning Policy Framework – Annex 2: Glossary*

having regard to the scale of any harm or loss and the significance of the heritage asset.”

- 5.9 Paragraph 219 requires that local planning authorities look for opportunities for new development within the setting of heritage assets to better reveal their significance. It states that proposals that preserve those elements of setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 5.10 The key heritage consideration to be taken into account in assessing the Proposed Scheme is therefore the impact on the significance of the above identified heritage assets as a result of development within their setting.

Assessment Approach

- 5.11 Current national advice from Historic England provides an appropriate framework for analysis. This includes Historic Environment Good Practice Advice (GPA) in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (2015), which sets out the importance of good design and response to local distinctiveness for new development in the historic environment. This advice provides a checklist of factors that may influence what will make the scale, height, massing, alignment, materials and proposed use of a new development successful in its context.
- 5.12 Historic England’s GPA 3: The Setting of Heritage Assets (Second Edition) (2017) sets out guidance relating to setting and views of heritage assets. The guidance advocates a staged approach to assessment involving identification of the affected assets and setting, an assessment of the degree to which setting and views contribute to the significance of the asset (as completed in Section 4 of this report), an assessment of the effects of the Proposed Scheme, exploration of ways to maximise enhancement and avoid or minimise harm and the monitoring of outcomes.
- 5.13 The guidance clarifies that there is a distinction between views that contribute to heritage significance and views that might be valued for reasons of landscape character or visual amenity. It states that the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting its also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.
- 5.14 Historic England has also published advice²⁵ regarding tall building development. The guidance sets out how tall buildings can support major change and regeneration while positively influencing place-shaping and conserving the historic environment. However, if a tall building is not properly located, by virtue of its size and widespread visibility, it can harm the qualities that people value about a place. The guidance advocates that the following factors are taken into account to determine the impacts of a tall building on the historic environment: quality of places; heritage; visual; functional; environmental; and cumulative.

²⁵ Historic England, 2022. *Historic England Advice Note 4: Tall Buildings*.

- 5.15 In accordance with the NPPF and Historic England guidance, the following judgements are based on the effect of the Proposed Scheme on the significance of the identified assets, rather than whether the development will be visible from them, although this is also a consideration. NPPG also clarifies that it *“is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed.”*²⁶
- 5.16 In considering whether an effect is considered to be significant, the methodology set out in the Built Heritage ES Chapter has been followed, utilising professional judgement as appropriate. As previously identified, the DMRB advises that the effect on the cultural heritage resource is not significant when the impact does not substantially diminish the heritage interest of the cultural heritage resource.²⁷ Whether an effect is significant is a matter of professional judgment.

Baseline

- 5.17 The effects of the Proposed Scheme are described in relation to the impact on and change from the baseline environment in May 2024, when the Study Area was visited and assessed.
- 5.18 The baseline for the purposes of the EIA (and therefore this Heritage Assessment which is appended to the Built Heritage ES Chapter) takes into account neighbouring developments to the Site which were constructed and operational as of May 2024. Developments which were under construction at the time of the site visit are not included in the baseline for the purposes of the assessment, but are considered as cumulative schemes in the relevant section of the ES Chapter.

The Proposed Scheme

- 5.19 The Proposed Scheme comprises the demolition and replacement of the existing halls of residence with two new buildings of 30 and 24 storeys above ground, plus basement and rooftop levels with hard and soft landscaping and associated highway works. The Proposed Scheme is for the following use classes and quantum:
- Purpose built student accommodation (Use Class Sui Generis) – 2,302 units;
 - Retail (Use Class E) – 615m²; and
 - NHS unit, community or education (Use Class E, F1 or F2) – 850m²
- 5.20 The Proposed Scheme would be progressed in two phases, with the southernmost (24 storey) element coming forward first followed by the northernmost (30 storey) element in combination with the landscaping works. Each building plot would have a quadrangular plan and be separated by an improved area of landscaping and public realm at the centre of the Site on the line of Cavendish Street. In terms of massing, the buildings would step up in a series of connected shoulder buildings from the south western corner towards a tower on the north eastern corner, with the Cambridge Street elevation comprising lower blocks in response to the urban context.

²⁶ DLUHC and MHCLG (2024) *Planning Practice Guidance*.

²⁷ Highways England (2020) The ‘Design Manual for Roads and Bridges’ ((LA 104 Environmental Assessment and Monitoring) and (LA 106 Cultural Heritage Assessment))

5.21 The proposed materials are informed by the colour palette of extant historic buildings and architectural details in the immediate surrounding area, with different approaches being adopted for each building. The proposed materials are:

- Red grit blast precast concrete;
- Light red acid etched precast concrete;
- Taupe acid etched precast concrete;
- Green/aggregate grit blast precast concrete;
- Silver anodic PPC aluminium and coloured green and red anodic PPC aluminium to metalwork at ground and first floors;
- Bespoke perforate silver anodic PPC aluminium

Assessment of Impact on Significance

5.22 As set out in Section 4, the Site comprises late 20th century purpose-built halls of residence forming part of a highly varied urban environment which has been altered and redeveloped over the course of the 20th and 21st centuries. It makes a neutral contribution to the significance of the identified heritage assets.

5.23 A series of visualisations illustrating the visual impact of the Proposed Scheme have been prepared and these are referred to, as appropriate, in this Assessment.

5.24 The **Former Manchester Ear Hospital, Roman Catholic Church of St Augustine, Ormond Building** and **Righton Building** are located in a row on the west side of All Saints Park and approximately 30-50 metres to the east of the Site, beyond the Cavendish Building (7 storeys) and St Augustine's Presbytery (2-3 storeys). The Site is experienced as a continuation of the highly varied urban environment which surrounds the assets and makes a neutral contribution to their significance. In spite of their close proximity, the visual relationship between the Site and the assets is limited as a result of the siting, scale and form of buildings within the Site and the screening effect of intervening buildings (**Figure 5.1**).

Figure 5.1: View west from within All Saints Park, as existing (Virtual Planit)



- 5.25 As a result of its increased scale and height, the Proposed Scheme would extend the visual relationship between the Site and the heritage assets, particularly in regard to views from the east on Lower and Higher Ormond Street and within All Saints Park and its environs where the Proposed Scheme would be visible in the background, reducing the area of open sky beyond the assets (**Figure 5.2**). In these views, the Proposed Scheme would have prominence due to its comparative scale, massing and height but would be experienced as a separate layer and phase of development distinct from the historic townscape fronting the square which will remain unified and legible by its consistent scale and materials.
- 5.26 The impact on the significance of the assets is limited to that which is drawn from this aspect of setting. The Proposed Scheme will be experienced within the existing varied, urban character of the setting of the assets which includes modern, taller buildings including the Chatham Building (7 storeys) and Cavendish Building (7 storeys). Whilst taller buildings of comparable height to the Proposed Scheme are also represented within the setting, such as Hyatt Regency (17 storeys), Artisan Heights (17 storeys) and Circle Square (37 storeys), these are located at a greater distance and form part of a wider urban context. The visual impact of the Proposed Scheme is limited by the high quality design, contemporary architectural character and materiality of the Proposed Scheme which would enhance the standard of design in the locality and provide a visual contrast with the heritage assets, enabling their historic character and architectural interest to continue to be appreciated.

Figure 5.2: View west from within All Saints Park, as proposed (Virtual Planit)



- 5.27 The Proposed Scheme would sustain the historic interest of the assets which is primarily derived from the legibility of their historic use and past associations. It would also sustain identified positive aspects of setting including the group value of the buildings as a semi-continuous section of historic townscape and their relationship with All Saints Park (Grosvenor Square). The identified impacts relate solely to the experience of the assets within their existing varied urban setting and should therefore be considered within the context of the limited degree to which setting contributes to their significance, taking account of the historic evolution of the surrounding area.
- 5.28 Having considered the significance of the assets and the contribution made by their setting, it is concluded that the harm to the significance of the Former Manchester Ear Hospital, Roman Catholic Church of St Augustine, Ormond Building and Righton Building would be less than substantial in NPPF terms and at the lower end of that scale.
- 5.29 It is therefore concluded that there will be no significant environmental effects in relation to these assets.
- 5.30 The **Former Town Hall Façade** and **Grosvenor Building** are located on the southern side of Cavendish Street and approximately 80m and 140m to the east of the Site respectively, beyond a group of buildings located to the west of All Saints Park which includes the Cavendish Building (7 storeys). The Site is experienced as part of the varied urban environment surrounding All Saints Park which is highly altered and makes a neutral contribution to the significance of the assets. There is limited intervisibility between the Site and the assets at present due to the screening effect of intervening buildings (**Figure 5.3**).

Figure 5.3: Views south west towards the Site from Cavendish Street, in the vicinity of the Former Town Hall Façade and Grosvenor Building



Figure 5.4: View south west from Oxford Road, as proposed (Virtual Planit)



- 5.31 The Proposed Scheme would extend the visual relationship between the Site and the heritage assets, principally in views from Cavendish Street and All Saints Park and its environs (refer to **Figures 5.2 and 5.4**). It will be experienced within the existing context of the setting of the heritage assets, which is varied and features taller, modern buildings situated closer to the assets including the Grosvenor East Building (8 storeys and adjoined to the Grosvenor Building) and nearby Chatham Building (7 storeys). Taller buildings of comparable height to the Proposed Scheme are also present within the setting of the heritage assets, albeit at a greater distance.
- 5.32 Due to the northerly orientation of the assets on Cavendish Street, which would ensure that the Proposed Scheme is experienced as a peripheral element in views of the principal elevations of the assets, the impact on the appreciation of the assets' significance would be limited. The Proposed Scheme would sustain the architectural interest and townscape prominence that is derived from the polite architectural design

and detailing of the assets and their high quality sandstone ashlar masonry construction and appreciation within key views from Grosvenor Square.

- 5.33 The Proposed Scheme would not affect the ability to appreciate the relationship between the assets and All Saints Park (Grosvenor Square) which is a key aspect of their setting, or the group value which is derived from the presence of other historic buildings and fragments of historic townscape. The Proposed Scheme would also sustain the significance that is derived from the historic interest of the assets as examples of 19th century municipal and educational buildings and their association with notable architects G. T. Redmayne and Richard Lane.
- 5.34 For these reasons, it is concluded that the harm to the significance of the Former Town Hall Façade and Grosvenor Building would be less than substantial in NPPF terms and at the lowest end of that scale.
- 5.35 It is therefore concluded that there would be no significant environmental effects in relation to these assets.
- 5.36 The **Former Grosvenor Picture Palace** and **Adult Deaf and Dumb Institute** are located on the southern side of Grosvenor Street and approximately 210 and 230 metres to the north east of the Site respectively, beyond All Saints Park and its surrounding buildings. The Site is experienced as part of the highly altered and varied urban setting of the heritage assets and there is limited intervisibility between the assets and the Site due to the screening effect of intervening buildings (**Figure 5.5**). The Site currently makes a neutral contribution to the setting of the heritage assets.
- 5.37 The Proposed Scheme would extend the visual connection between the heritage assets, including in views from within their immediate context on Grosvenor Street and Oxford Road (**Figure 5.6**). The assets are experienced in a highly varied urban setting which includes modern, taller buildings such as the nearby Grosvenor East Building (8 storeys) and Nancy Rothwell Building (7 storeys). The Proposed Scheme would be located a considerable distance from the assets with intervening areas of townscape and, where visible in connection with the assets, would be experienced in the periphery or background of views of the principal elevations.

Figure 5.5: View south west from Grosvenor Street, as existing (Virtual Planit)



Figure 5.6: View south west from Grosvenor Street, as proposed (Virtual Planit)



- 5.38 The Proposed Scheme would not affect the ability to appreciate the architectural interest of the assets, which is derived primarily from their late 19th century Gothic and early 20th century Renaissance style, architectural detailing and distinctive materials (ashlar and architectural faience). The Proposed Scheme would also sustain the historic interest of the heritage assets as a former cinema and an educational, social and religious facility.

- 5.39 Taking account of the existing character of the setting of the heritage assets and their distance from the Site, the Proposed Scheme is concluded to sustain the significance of the assets.
- 5.40 It is therefore concluded that there would be no significant environmental effects in relation to these assets.
- 5.41 The **Salutation Public House** is located on the southern side of Boundary Street West and to the immediate south of the Site. The setting of the asset has been highly altered and it is no longer experienced in its historic townscape context. The contrasting character of surrounding modern buildings, including the Cambridge Halls of Residence, lends a degree of townscape prominence to the asset through contrast.
- 5.42 The Proposed Scheme would reinforce the existing and predominantly modern, urban character of the setting of the asset by introducing contemporary buildings of increased scale and mass within its immediate context. The Proposed Scheme is of a high standard of design and would enhance the quality of the built environment within the immediate context of the asset, including in key views taken from Boundary Street West. Taking account of the existing varied character of the setting of the asset, which includes taller, modern buildings, and the limited contribution that setting makes to significance, it is concluded that the Proposed Scheme would sustain the local significance of the asset.
- 5.43 It is therefore concluded that there would be no significant environmental effects in relation to this asset.

Statutory Duties and the NPPF

- 5.44 Based on our above assessment of the identified heritage assets with the potential to be affected by the Proposed Scheme, it is concluded that there would be no harm to the significance of the following designated heritage assets:
- Former Grosvenor Picture Palace (grade II listed building)
 - Adult Deaf and Dumb Institute (grade II listed building)
 - Salutation Public House (non-designated heritage asset)
- 5.45 The Proposed Scheme will (in respect of these assets) meet the objectives of Paragraphs 210, 212, 216 and 219 of the NPPF and the requirements of s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 can be satisfied if MCC grants planning permission.
- 5.46 The Proposed Scheme will cause a degree of harm to the significance of the following heritage assets, arising from change within their setting:
- Former Manchester Ear Hospital (grade II listed building)
 - Roman Catholic Church of St Augustine (grade II listed building)
 - Ormond Building (grade II listed building)

- Righton Building (grade II listed building)
- Former Town Hall Façade (grade II listed building)
- Grosvenor Building (grade II listed building)

5.47 In all cases, the level of harm is considered to be ‘less than substantial’ and is at the lower or lowest end of this scale. As such, Paragraph 215 of the NPPF is engaged which states the following:

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

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

5.49 NPPG confirms that public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in paragraph 8 of the NPPF.

5.50 A review of the considerable public benefits of the Proposed Scheme and the balancing of identified heritage harm with those public benefits as required by paragraph 215 of the NPPF is undertaken in the accompanying Planning Statement prepared by Turley, bearing in mind and having regard to the considerable importance and weight to be given to the statutory duty.²⁸

Local Planning Policy

5.51 In accordance with Policy EN 3 of the Core Strategy DPD and Policy DC19.1 of the Unitary Development Plan, this Statement provides a description of the significance of the heritage assets with potential to be affected by the Proposed Scheme and an assessment of its potential impact. The significance of some of the identified heritage assets would be sustained and in these cases the requirements of Core Strategy Policy EN 3 and UDP Policy DC19.1 are satisfied. In other cases where harm has been found to significance, this should be considered within the context of the NPPF having regard to the considerable importance and weight to be given to the statutory duty.

²⁸ s66(1) Planning (Listed Buildings and Conservation Areas) Act 1990

6. Summary and Conclusions

- 6.1 This Heritage Assessment is prepared by Turley Heritage on behalf of Unite Students and Manchester Metropolitan University (the ‘applicant’) in connection with an application for full planning permission for the creation of purpose-built student accommodation and associated works (the ‘Proposed Scheme’) at Cambridge Halls of Residence, Cavendish Street, Manchester, M15 6TT (the ‘Site’).
- 6.2 The purpose of this Heritage Assessment is to assess the impact of the Proposed Scheme on the significance of built heritage assets. Heritage assets taken forward for detailed assessment are identified in Section 3, all of which fall outside of the Site boundary and have potential to be affected by the Proposed Scheme due to change within their setting. This includes a number of grade II listed buildings, notably the Former Manchester Ear Hospital, Roman Catholic Church of St Augustine, Ormond Building and Righton Building.
- 6.3 In determining the full planning application, MCC has a statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the special interest and setting of listed buildings.²⁹ Case law has established that ‘considerable importance and weight’ should be given to this statutory duty.
- 6.4 A review of the history and development of the Site and surrounding area has been undertaken in Section 2 and the significance and setting of heritage assets with potential to be affected by the Proposed Scheme has been described in Section 4. In its current form, the Site is considered to make a neutral contribution to the significance of all identified heritage assets.
- 6.5 Based on our assessment of heritage assets with potential to be affected by the Proposed Scheme, it is concluded that there would be no harm to the significance of the following heritage assets:
- Former Grosvenor Picture Palace (grade II listed building)
 - Adult Deaf and Dumb Institute (grade II listed building)
 - Salutation Public House (non-designated heritage asset)
- 6.6 It is concluded that the Proposed Scheme will result in a degree of harm to the significance of the following assets:
- Former Manchester Ear Hospital (grade II listed building)
 - Roman Catholic Church of St Augustine (grade II listed building)
 - Ormond Building (grade II listed building)

²⁹ s66(1) Planning (Listed Buildings and Conservation Areas) Act 1990

- Righton Building (grade II listed building)
- Former Town Hall Façade (grade II listed building)
- Grosvenor Building (grade II listed building)

6.7 In all cases, the level of harm is concluded to be ‘less than substantial’ in NPPF terms and at the lower or lowest end of that scale. As such, Paragraph 215 of the NPPF is engaged which states the following:

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

6.8 A review of the considerable public benefits of the Proposed Scheme and the balancing of identified heritage harm with those public benefits as required by paragraph 215 of the NPPF is undertaken in the accompanying Planning Statement prepared by Turley, bearing in mind and having regard to the considerable importance and weight to be given to the statutory duty.³⁰

6.9 In conclusion and in relation to all identified heritage assets with potential to be affected by the Proposed Scheme, there would be no significant environmental effects.

³⁰ s66(1) Planning (Listed Buildings and Conservation Areas) Act 1990

Appendix 1: Heritage Legislation, Planning Policy and Guidance

Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990

In determining applications for planning permission affecting the setting of statutory listed buildings, the following duty is placed on the decision maker:

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

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

National Planning Policy

National Planning Policy Framework (NPPF) (2024)

The National Planning Policy Framework was introduced in March 2012 as the full statement of Government planning policies covering all aspects of the planning process. The latest revised National Planning Policy Framework was published in December 2024 and amended in February 2025. It provides a statement of Government planning policies with regard to the protection of all heritage assets. One of the twelve core planning principles of the NPPF is that planning should:

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

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

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

Paragraph 210 states that with regard to determining planning applications planning authorities should take account of the desirability of sustaining and enhancing the significance of the heritage assets, and putting them into viable uses consistent with their conservation, as

well as the desirability of new development making a positive contribution to local character and distinctiveness.

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

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

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

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

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

Paragraph 216 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighting applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 219 states that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of a heritage asset should be treated favourably.

National Guidance

National Planning Practice Guidance (NPPG) (2024)

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

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

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

It provides the suggested staged approach to decision-making where there may be a potential impact on the historic environment:

- (i) Understand the significance of the affected assets;
- (ii) Understand the impact of the proposal on that significance;
- (iii) Avoid, minimise and mitigate impact in a way that meets the objectives of the Framework;
- (iv) Look for opportunities to better reveal or enhance significance;
- (v) Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;
- (vi) Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

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

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

The guidance clarifies that there can be a distinction between views that are valued for reasons other than their contribution to heritage significance such as reasons of landscape character or visual amenity.

It states that the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding

of the historic relationship between places. It also clarifies that the contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting.

Paragraph 9 of the guidance states that setting is not itself a heritage asset. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.

The guidance highlights a series of other considerations that can be relevant to the assessing the impact of development such as 'change over time', 'cumulative change', 'access and setting', 'buried assets and setting', 'designed settings', 'setting and urban design', and 'setting and economic viability'.

It is identified within the guidance that views which contribute more to understanding the significance of a heritage asset include the following:

- 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.
- Those with cultural associations.
- Those where relationships between the asset and other heritage assets or natural features or phenomena are particularly relevant.

As set out above, a staged approach to assessment is advocated involving identification of the assets that may be affected, assessing the degree to which setting makes a contribution to the significance of the heritage asset or allows significance to be appreciated, assessing the effects of the proposed development and exploring ways to maximise enhancement and avoid or minimise harm.

In assessing the degree to which these settings and views make a contribution to the significance of the heritage assets or allow significance to be appreciated, the key attributes of the heritage asset should be addressed and then the following considered:

- The physical surroundings of the asset and its relationship with other assets;
- The asset's intangible associations with its surroundings, and patterns of use;
- The contribution made by noise, smells etc to significance; and
- The way views allow the significance of the asset to be appreciated.

The Step 2 Checklist provides a list of potential setting attributes that may help to elucidate its contribution to significance under the headings 'The asset's physical surroundings' and 'Experience of the asset'. The Step 3 Checklist provides a list of potential attributes of a development affecting setting that may help to elucidate its implications for the significance of

the heritage asset including the 'Location and siting of development', the 'Form and appearance of development', 'Wider effects of the development' and 'Permanence of the development'.

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

This advice note provides guidance with regard to the NPPF requirement for applicants for heritage and other consents to describe heritage significance, to help local planning authorities make decisions on the impact of proposals for change to heritage assets. It explores the assessment of heritage significance as part of a stage approach to decision-making, in which assessing significance precedes designing the proposals. It also describes the relationship with archaeological desk-based assessments and field evaluations, as well as Design & Access Statements.

Highways England (2020) The 'Design Manual for Roads and Bridges' ((LA 104 Environmental Assessment and Monitoring) and (LA 106 Cultural Heritage Assessment)) ('DMRB')

This document sets out the requirements for assessing and reporting the effects on cultural heritage as part of the environmental assessment process of construction, operation and maintenance projects.

Historic England Advice Note 4: Tall Buildings (2022)

Historic England has recently published guidance to support planning authorities (LPAs), developers, communities and other stakeholders in dealing with tall building proposals within the legislative and planning framework relevant to the historic environment.

The guidance focuses on plan-making and the importance of a plan-led approach to tall building development, the information needed to support plan-making, and to assess and determine individual development proposals at application stage, and how to identify appropriate locations for tall buildings and define design parameters in relation to the historic environment.

The guidance underlines how it is crucial to have a good understanding of the significance of any heritage assets that may be affected by a proposal, as well as the character of the place, at the earliest possible stage. This understanding should inform the design process so that tall building development can respond effectively to the historic environment and overcome potential issues that might arise further along the application process.

It notes how many of the heritage implications that arise with proposals for tall buildings are the same as for other applications. However, tall building proposals frequently raise the following issues:

- Location and height parameters;
- Context and local character;
- High quality design;
- Significance and risk of harm to the significance of the heritage asset; and
- Cumulative impacts.

Local Policy

Places for Everyone Joint Development Plan Document, March 2024

Policy JP-P2: Heritage states:

“Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester’s distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings and areas of identified archaeological, artistic and/or historic value.

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

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.”

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

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

Policy CC 9 Design and Heritage

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

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

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

Policy EN 3 Heritage

“Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

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

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

Manchester City Council: Extant Unitary Development Policies

Policy DC19.1 Listed Buildings

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

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

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