Stocktons Site

140 Great Ancoats Street, Manchester

M4 6DU

Heritage Statement



Prepared by

Stephen Levrant Heritage Architecture Ltd

Canada House, Chepstow Street, Manchester, M1 5FW

www.heritagearchitecture.co.uk

Prepared for:

Liquid Funding Business Ltd

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Stocktons Site, 140 Great Ancoats Street, Manchester - Heritage Statement

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Reviewed by:	Kirsten McKnight	Date: 12.03.25
Signed off by:	Susanna Levrant Freud Director Finance, HR, Company Secretary.	Date: 12.03.25

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1. INTRODUCTION

1.1 Purpose of the Heritage Statement

This **Heritage Statement** has been prepared on behalf of the applicant ('Liquid Funding Business Ltd) by Heritage Architecture Ltd in relation to the redevelopment of the 'Stocktons Site' at 140, Great Ancoats Street, Manchester.

The plot which comprises the Proposed Development Site (also referred to within this report as 'the Site') contains a largely complete formation of warehouses which were designed in 1899 by P. Sidney Stott for the firm C. C. Dunkerley & Co., with the exception of an existing warehouse building which dates between 1839-1850 (refer to Figures 1 and 2). The building complex is identified on the Greater Manchester Historic Environment Record (HER) under reference 11406.1.0. The buildings have housed the *Stocktons Furniture* store since 1973. The Stockton's Site has been **identified by the Local Planning Authority (LPA) as non-designated heritage asset (NDHA) during the SRF process**. The following report is written in this context.

The Site is situated to the south aspect of Great Ancoats Street, bound by Store Street to the south-east and Ducie Street to the north-west. The Former Presbar Foundry, currently housing a temporary bar / restaurant known as 'Diecast', bounds the site to the west.





Figure 1: Stocktons entrance, north elevation. **Figure 2:** 1836-1850s warehouse, now a showroom. **Source:** SLHA site visit, August 2024.

The development proposals seek Full Planning Permission for the: *'Full planning permission for the demolition of existing buildings and erection of 2no. new buildings providing up to 758 apartments (Use Class C3), Class E floorspace (comprising flexible office accommodation (Use Class Eg(i)) and Class Ea and b) and associated hard and soft landscaping (including works within the public highway), formation of vehicle accesses and servicing access together with associated works'.*

Whilst the Site does not contain any listed buildings and is not located within a designated Conservation Area, the boundary of the Site is situated in close proximity to a number of designated heritage assets, including the Store Street Aqueduct (Grade II*) and Paradise Wharf (Grade II). Thus, there is a requirement to assess any potential impact upon their setting. Further to this, the buildings contained within the Site are identified 'non-designated heritage assets', consequently, this report also seeks to assess the

significance of the existing buildings and the contribution of setting to an appreciation of their significance. This baseline assessment will inform the ensuing Heritage Impact Assessment (**Section 7**).

The following report should be read in conjunction with the Design and Access statement prepared by SimpsonHaugh Architects and the Planning Statement by Turleys. The Local Planning Authority is Manchester City Council (MCC).

1.2 General Methodology – focus on proportionality.

This Heritage Impact Assessment is framed by the requirements of the **Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66**. This requires that *'in considering whether to grant planning permission (or permission in principle) 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'.*

The LPA's assessment of potential harm to a non-designated heritage asset or a designated heritage asset (inclusive of their setting) must be an evidence-based planning judgment. This is because the weight which the authority applies to determine the degree of direct (physical) or indirect (visual) impact must be *proportionate* to the relative significance of the identified heritage asset. Thus, *'less-than-substantial'* harm should not be afforded the same weight as that defined as being *'substantial'*. The NPPF also stresses that all analysis and evidence must be **proportionate** to the relative significance of the heritage asset and the impact of the proposed development. This fundamental requirement informs the methodology used in this Heritage Statement.

It is important to distinguish '***designated heritage assets'*** from '***non-designated heritage assets***' as they are subject to different legislative and policy evaluation requirements at both national and local level. Designated Heritage Assets are defined in the NPPF (2024, Annex 2) as:

> *"World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or a Conservation Area designated under the relevant legislation".*

Non-Designated Heritage Assets are defined within the NPPF (2024, Annex 2) 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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)".*

The Heritage Impact Assessment (Section 6) comprises an assessment of both the **direct and indirect heritage impacts,** defined as follows by ICOMOS in its 2011 guidance:

- **Direct heritage impacts** are physical alterations to the fabric or character of the Site arising as a primary consequence of the Proposed Development. They result in a degree of change to the Site, or alterations to the surroundings in which the heritage asset is experienced (i.e. its setting).

- **Indirect heritage impact** are changes to the experience of the Site, or the setting of other heritage assets. Indirect heritage impacts on setting refers to perceptible visual effects on the experience and/or character of heritage assets beyond the development footprint.

The assessment of relative significance is a comparative process, and for this reason it relies heavily on the analysis of a range of information, including local knowledge. It aims to establish whether a component of the area is of local, regional, national or international significance, and therefore merits appropriate consideration in the Planning process.

1.3 Research sources

This report is the result of an extensive process which synthesises relevant evidence sourced from: documentary research, site analysis, building surveying, and professional judgment. The documentary research was based upon primary and secondary sources, including maps, drawings and historic images.

Visual surveys of the Site were conducted in August 2024. Consideration has also been given to the historical development of the area and key heritage views within the locality. The purpose is to define the contribution of the built form to the appreciation and understanding of the special interest of the area.

1.4 Authorship

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

Author:

Sarah Stirling - BA (Hons), MA – Senior Historic Building Consultant

2. THE SITE AND HERITAGE CONTEXT

2.1 Location and site description

The Site is located on a plot of land bound by Great Ancoats Street to the north-east, Store Street to the south-east and Ducie Street to the north-west. The Site is located in the area of Ancoats, which is orientated to the north-west aspect of Manchester City Centre.

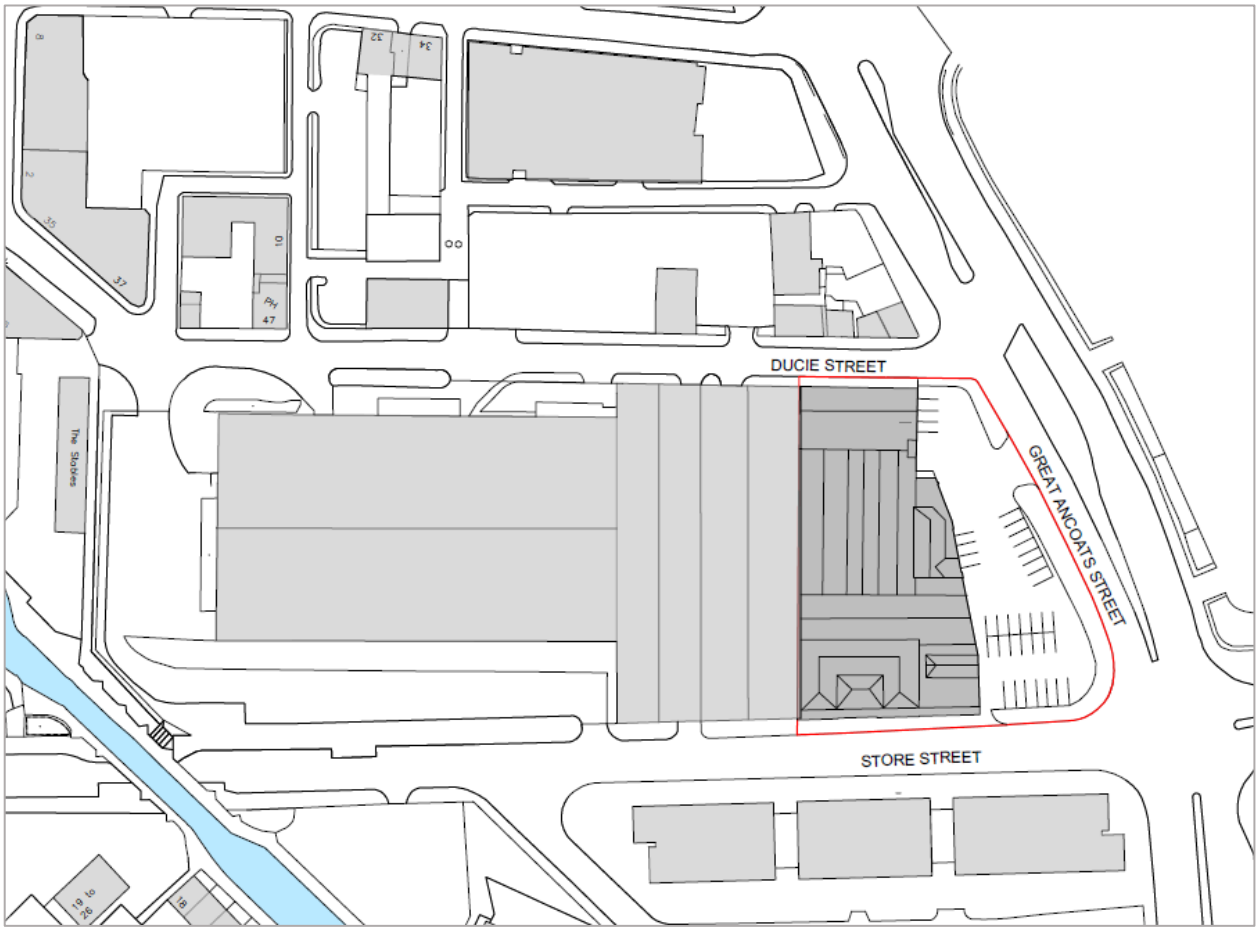


Figure 3: Site Plan (orientated north west). Extent of Planning red line boundary indicated within dotted red line on map. **Source:** Simpson Haugh.

Ancoats has a long-standing reputation as an area forged by industry and commerce. The introduction of the Rochdale Canal in the late-18th century and succeeding building of cotton mills in the 19th century initiated the areas growth and development. This significance continues to be understood with the surviving complex of warehousing and industrial premises across the neighbourhood, many of which are Grade II / Grade II* listed and contained within the designated Ancoats Conservation Area.

Today, Ancoats is a primarily residential neighbourhood, with new development sitting cheek-by-jowl with historic mill buildings and industrial units, many of which have been converted into residential use.

The buildings on the Stocktons Site contain a group of interconnected warehouses and offices dating to c.1900, built for iron & steel merchants C. C. Dunkerley & Co., with an earlier warehouse to the NE (1836-1850), all of which collectively contribute to the industrial character of the Ancoats area. The buildings were designed to be interconnected to enhance production capacity and transfer onto Store Street.

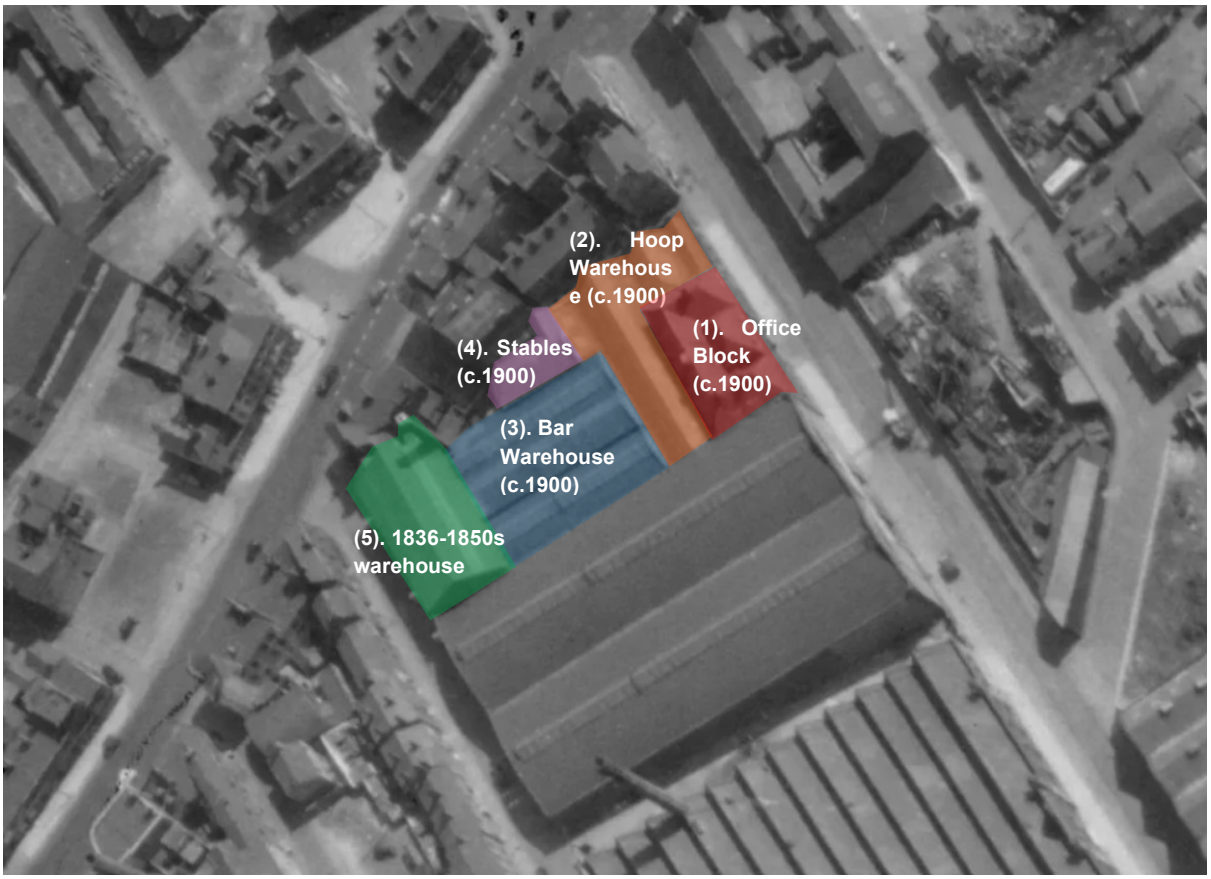


Figure 4: Plan of warehouse / office structures on site, based on 1940s aerial image. **Source:** Britain from Above, adapted by Heritage Architecture Ltd.

1. Office Building
2. The Hoop Warehouse
3. Bar Warehouse
4. Stable Block (2-storeys)
5. 1836-1850s Warehouse

2.2 Area of Analysis

Consideration has been given to the relevant part of Manchester City centre that surrounds the Site. A study area of 500m has been identified for the purposes of assessing impacts on the built historic environment. The study area is considered to be proportionate due to the dense, urban environment that characterises the city centre to the north and west of the Site, which subsequently limits heritage views across the townscape. The 500m study area provides a focus for assessment but is not intended to be prescriptive; listed buildings outside of the study area which have the potential to be affected by the proposals will be included within the Visual Impact Assessment (VIA) where relevant.

2.3 Statutory Designations

2.4.1 Listed Buildings

Statutory listing of buildings means that a building is deemed to be of special architectural or historic interest at a national level and is therefore the subject of statutory designation and protection in law. Grading of listed buildings reflects their architectural and historic interest; Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings are of special interest.

There are 54 listed buildings within the 500m study area (Historic England National Heritage List for England ('NHLE') search). Following on-site surveys and an interrogation of the Zone of Visual Influence (ZVI) study (Chris Burnett Associates, Townscape and Visual Impact Assessment), it is evident there will be limited visual impact on any listed buildings located to the west of the Site. It is considered that a considerable number of listed buildings will not be susceptible to potential indirect impacts from the Proposed Development due to separating distance from the Site and the occluding effect of interposing development and, consequently, have been scoped out of further assessment within this report.

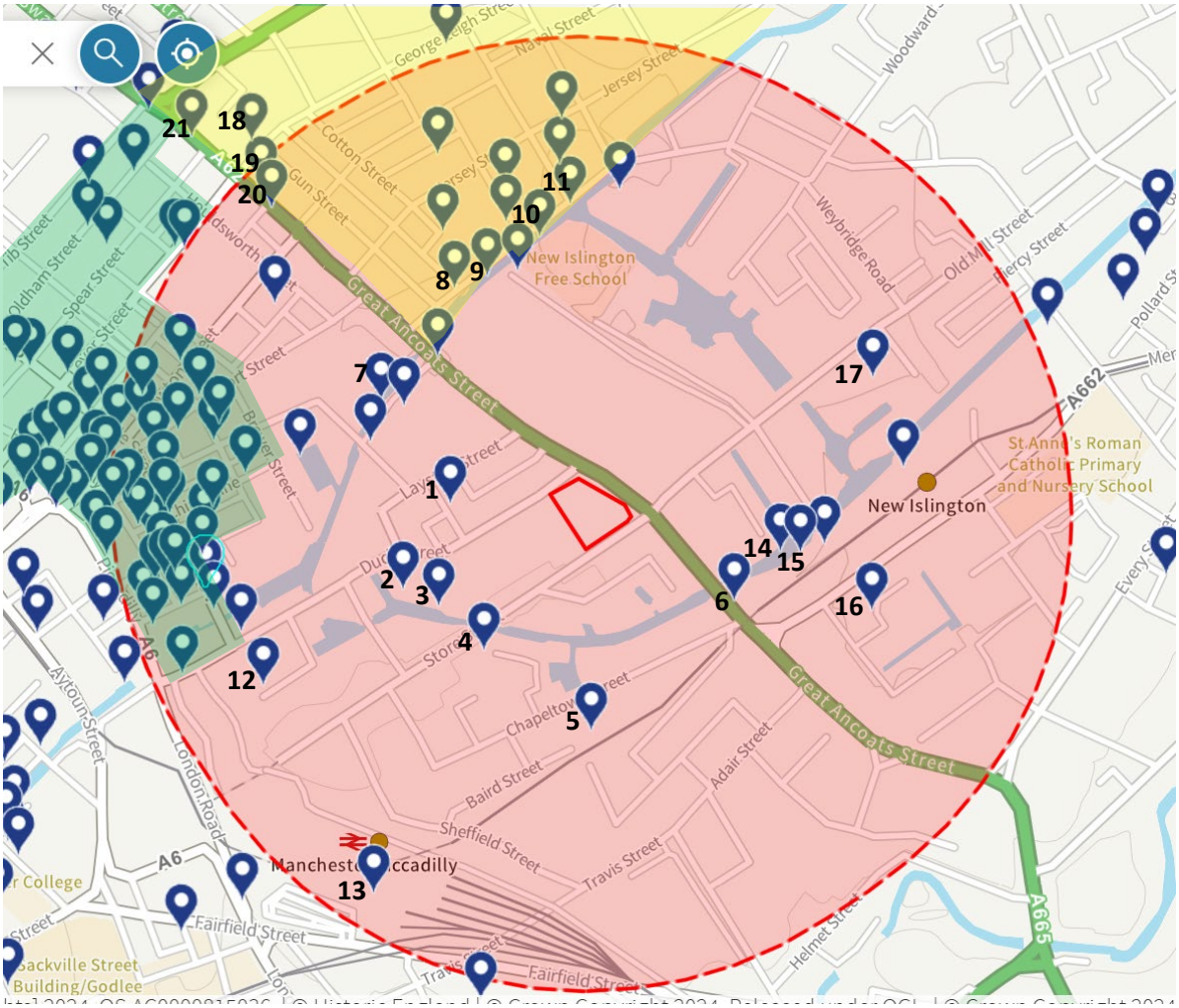


Figure 5: Designated heritage asset plan, showing the location of all listed buildings/structures within a 500m radius around the Site, indicated by the red circle. The Site itself is marked by the red line boundary to the centre. Listed Buildings are indicated by blue markers, those which are considered to have the potential to be impacted by the Proposed Development are numbered (corresponding with Table 1, below)

The listed buildings scoped in for assessment are listed in **Table 1** below.

Table 1: Designated Heritage Assets within the 500m study area which have the potential to be indirectly (visually) impacted by the Proposed Development

Number, Figure 5 (above)	Designated Heritage Asset	Grade / designation
1.	32 AND 34 LAYSTALL STREET List Entry Number: 1282990	II
2.	STABLE BLOCK TO SOUTH EAST OF JUNCTION WORKS AT PARADISE WHARF List Entry Number: 1200857	II
3.	FORMER JUNCTION WORKS AT PARADISE WHARF List Entry Number: 1217852	II
4.	STORE STREET AQUEDUCT List Entry Number: 1270666	II*
5.	Crusader Works List Entry Number: 1293172	II
6.	ASHTON CANAL LOCK NUMBER 1 IMMEDIATELY EAST OF GREAT ANCOATS STREET List Entry Number: 1197829	II
7.	BROWNSFIELD MILL List Entry Number: 1207994	II*
8.	ROYAL MILL List Entry Number: 1247474	II*
9.	SEDGWICK MILL (TO WEST OF JUNCTION WITH MURRAY STREET) List Entry Number: 1270856	II
10.	DECKER MILL OLD MILL List Entry Number: 1270860	II*
11.	DOUBLING MILL, FIREPROOF MILL List Entry Number: 1270855	II*
12.	LONDON WAREHOUSE List Entry Number: 1217858	II
13.	Train shed and undercroft at Manchester Piccadilly Station	II
14.	ASHTON CANAL TOWPATH BRIDGE OVER JUNCTION WITH ISLINGTON BRANCH CANAL WEST OF LOCK NUMBER 2 List Entry Number: 1197830	II
15.	ASHTON CANAL LOCK KEEPERS COTTAGE BESIDE LOCK NUMBER 2 AT ISLINGTON BRANCH JUNCTION BASIN List Entry Number: 1279636	II
16.	COOPERATIVE WAREHOUSE List Entry Number: 1247018	II
17.	ARDWICK AND ANCOATS HOSPITAL List Entry Number: 1283019	II

18.	Daily Express Building	II*
19.	Derros Building	II
20.	Former Doctors Surgery	II
21.	Crown and Kettle Public House	II
Green	**Stevenson Square Conservation Area**	-
Yellow	**Ancoats Conservation Area**	-

2.4.3 Conservation Areas

Conservation Areas are designated areas at the jurisdiction of the Local Planning Authority ('LPA') that are deemed to have special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The Site is not situated within a designated Conservation Area. However, due to the proposed scale of the development, there is some potential for the development to be viewed from select points from boundaries of the Stevenson Square and Ancoats Conservation Areas, both of which fall within the 500m radius.

2.4.4 Non-designated heritage assets

Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identifies as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'.

Some non-designated assets, such as buildings of good local character or sites of archaeological interest, are of heritage significance but not at a level that would pass the threshold for national designation. Such assets can, singularly and collectively, make an important, positive contribution to the local environment. It is important to note that not all non-designated heritage assets will necessarily feature on a local list and may be identified at any time during the planning process.

The Stockton's Site has been **identified by the Local Planning Authority (LPA) as non-designated heritage asset (NDHA) during the SRF process**. The following report is written in this context.

The Stockton's Site is also identified on the HER, the following paragraph is copied from the HER record of the site:

"Rectangular complex arranged around a central courtyard shown on 1845 map and named on 1849 map as 'Vulcan Iron Works (Mill Work and Tools)'. By 1888–89 the yard had been infilled, and the site is named as a disused foundry. Further alterations had taken place by 1905 when the building may be shown in its present form, named as an iron and steel warehouse. Present building comprises a tall double-gabled works building on the west, brick built, with two large central doorways (one blocked) with stone surrounds. East of these are 3 bays of offices/ warehousing. Two storeys. The endmost bays are in brick, with hipped roofs, and decorative brick keystones (resembling triglyphs) above first-floor windows; the central bay is stone built, with double-hipped roof, and pilasters to first floor. All three of these bays have stone dentillation at eaves level. The ground-floor façade of these three bays has been altered, apart from

the westernmost bay, which has a window to either side of a central door with a third window immediately above. At the eastern end of the block is a single-storey multi-gabled shed, the exterior again much altered".

2.4 Archaeological potential

Due to the complex history on the site, it is recommended a separate desk-based archaeological assessment of the site is undertaken to assess any potential risks associated with below-ground archaeology.

3. POLICY CONTEXT

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

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

As highlighted within Section 2, the Site is situated within the setting of a number of listed buildings, **Section 66** of the Act is of relevance, as it requires the LPA to "*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*," when considering whether to grant planning permission.

Section 72 of the Act must also be recognised in line with the proposals, as it embodies the '*general duty as respects conservation areas in exercise of planning functions*.' As the Site will be seen within the setting of the Stevenson Square Conservation Area and the Ancoats Conservation Area, it will be clear any Proposed Development of considerable height on the Site will have the potential to impact external views within the designated areas.

A key phrase in this regard within **Section 72** states that local authorities should ensure while carrying out their planning function that '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that* [conservation] *area*.' This duty is therefore applicable to the present proposals.

3.2 National Planning Policy Framework ('NPPF') (2024)

The revised NPPF was published in December 2024. The NPPF constitutes the Government's view of what sustainable development in England means in practice.

Design

Chapter 12 (Design) of the NPPF establishes the Government's framework and approach towards design. The NPPF states at **Paragraph 131** that "*good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities".*

At **Paragraph 135**, the NPPF establishes a set of principles that Local Authorities should ensure are at the forefront when considering planning policies and development proposals. These principles stipulate that developments should: function well and contribute to the overall quality of the area; be visually attractive through the use of high quality architecture, successful layouts and effective landscaping; be sympathetic to local townscape character and history (including the built environment and landscape setting); reinforce and maintain sense of place through considered arrangement of streets, spaces, typologies and materiality; optimise the potential of sites and create a sustainable mix of developments; and create spaces that are safe, inclusive and accessible to all.

Paragraph 139 states that developments that are that not well designed should be refused by Local Authorities (including and especially where proposals fail to reflect local design policies and government

design guidance). Conversely, the NPPF states in the same paragraph that "*significant weight"* should be given to schemes that reflect local policy requirements and government guidance on design, and those that reflect *"innovative designs which promote high levels of sustainability".*

Read together, **Paragraphs 134** and **139** demonstrate the Government's encouragement of Local Authorities to support schemes which embody high quality sustainable design.

Heritage

The NPPF identifies the protection and enhancement of the built and historic environment as a key component of one of three overarching objectives (an environmental objective) of the planning system required to achieve sustainable development (**Paragraph 8, point c**).

Chapter 16 (Conserving and Enhancing the Historic Environment) sets out the Government's detailed approach and policies relative to the historic environment in a planning context, its conservation and enhancement.

The focus of the Government's planning policy guidance is to ensure that account is always taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation (**Paragraph 210, point a**).

Paragraph 207 stipulates that Local Authorities should require applicants to describe the significance of any assets that have the potential to be affected by development proposals, including any contribution their setting makes to an appreciation of their significance. The NPPF determines that this description should be proportionate to the assets' significance and *"no more than is sufficient to understand the potential impact of the proposal on their significance".* This report fulfils this requirement by providing an appraisal of the significance and settings of key heritage assets in the environs of the Site.

Paragraphs 212-218 of the NPPF should be read together. In **Paragraph 212**, the NPPF stresses that *"great weight"* should be given to the conservation of designated heritage assets in the planning balance, defining that the *"more important the asset, the greater the weight should be."*

Paragraph 213 determines 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 establishes 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".*

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 weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset".*

The undertaking of the balancing exercises defined by the NPPF paragraphs described above (**Paragraphs 214** and **215**) provides the clear and convincing justification for harm that is required by **Paragraph 212**.

3.3 Planning Practice Guidance (PPG) (July 2019)

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

3.4 Local Planning Policy

The relevant, local heritage Planning policy maintains the same focus as the NPPF. The City Council's heritage policies focus on the fundamental importance of *"preserving or, where possible, enhancing the historic environment".* The following policies from Manchester's Core Strategy (2012) are of importance to the heritage assets considered within this statement.

Policy CC9 (Design and Heritage) states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. The policy also establishes that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

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

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

3.4.1 Places For Everyone (PfE) (2024)

Places for Everyone (PfE)'. PfE is the long-term plan of nine Greater Manchester districts for jobs, new homes and sustainable growth. The plan sets out a strategic policy framework for the nine boroughs and helps these areas to meet their local housing and employment needs by identifying land and infrastructure to support growth.

Objective 4 of the Pfe seeks to: - Enhance our cultural, heritage and educational assets; - Improve sustainable transport and active travel access to these locations; - Improve access for local people to jobs in these locations.

Policy JP-P 2 addresses 'Heritage', states: *Through this Plan we will proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for safeguarding and enhancing in the future, and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive integration of our heritage by:*

1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;

2. Utilising the heritage significance of a site or area in the planning and design process, providing opportunities for interpretation and local engagement;

3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;

4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and

5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

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

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.

3.4.2 East Village Central Development Framework (SRF addendum)

Adopted in November 2022, the East Village Central Development Framework forms a Planning framework for the area. The framework expands upon the Manchester Piccadilly Strategic Regeneration Framework (Manchester Piccadilly SRF), which was adopted by MCC in 2018. This covered a substantial area of the City Centre.

In respect of East Village, the SRF states that: *'The proposals envisage the area identified as the East Village developing into a mixed use area. Apartments, townhouses, smaller office floor plates, retail, cafes and bars would be contained in a series of squares some public some private. The squares will be connected by bridges, lanes and portals and each would have an individual identity. The intensity and diversity generated by this kind of urban fabric makes areas such as The Lanes in Brighton, Canal Street in Manchester, Soho Square in London and the Nine Streets in Amsterdam so vibrant and attractive. The permeability of the area offers greatly improved connectivity between New Islington and the City Centre'.*

Page 11 of the SRF addendum summaries the site context and historic value of Stocktons. The final paragraph states that "Any proposal for the demolition of non-designated heritage assets will need to be subject to a full Heritage Statement to objectively define the harm resulting from their loss". The following report has been prepared to assess the degree of harm and resulting impact on the built historic environment.

3.5 Historic England's guidance

The Heritage Statement accords with the requirements of the NPPF, and the guidance set out in **Historic England's Advice Note 12**, *'Statements of Heritage Significance: Analysing Significance in heritage Assets'* (October 2019). The recent guidance calls for a staged approach, which provides relevant and proportionate information sufficient to inform decision-making by the Council.

In 2015 Historic England released three Good Practice Advice notes supporting the implementation of national policy and the related guidance in the PPG. The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology or particular data sources. **Good Practice Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment – March 2015)** and **Good Practice Advice Note 3 (The Setting of Heritage Assets – as amended December 2017)** were both utilised as part of this assessment in order to gain a full understanding of the relevant issues, alongside the NPPF and PPG.

In particular, the present report takes account of the advice contained within the revised version of Advice Note 3 on understanding what constitutes the setting of a Listed Building, Conservation Area or other heritage asset, and the selection of assets the settings of which may be considered to be affected by development in a particular location, as well as the approach to the selection of indicative key views of a Proposed Development in context with existing heritage assets.

As regards the approach to the impact assessment itself, the report takes account of Historic England's revised advice to the effect that "*as setting and views are matters of qualitative and expert judgement […] technical analyses […] should be seen primarily as material supporting a clearly expressed and non-technical narrative argument that sets out 'what matters and why' in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them."* This advice has informed the approach taken to the present report.

In January 2021, Historic England issued a revised guidance note on **Local Heritage Listing: Identifying and Conserving Local Heritage, Advice Note 7 (2nd Edition).** As the Site is has been identified by the LPA as a non-designated heritage asset of local significance, the aforementioned guidance note is of particular relevance and has been utilised within the present appraisal report.

Historic England Advice Note 4: Tall Buildings ('HEAN 4')

Historic England's ('HE') revised guidance on tall buildings was published on 4 March 2022. The note supersedes a previous version from 2015 and takes into account recent updates to planning policy and legislation and recent experience of the development of tall buildings within the historic environment.

The purpose of the guidance is defined by HE as follows: *'Its purpose is to support Local Planning Authorities, developers, communities and other stakeholders in dealing with tall buildings proposals within the legislative and planning framework relevant to the historic environment'.*

The note provides support and guidance in the following key ways: in the initial plan-making process, in the identification of appropriate locations for tall buildings and the definition of 'design parameters' with regard to the historic environment, and in the assessment and determination of individual tall building proposals at the determination stage of the planning process.

HE's note establishes a set of principles for the consideration of tall building development in the historic environment. The emphasis is on a plan-led approach to the consideration of such development, with appropriate locations determined through the Local Plan. This process, the note advises, should be informed and supported by an evidence base which explores different locations and considers heights which might be appropriate in any given area.

The note stipulates that the identification of locations or the determination of proposals should be informed by an understanding of local place, character and historic significance. The guidance warns of the negative impacts tall buildings can have on the qualities of place valued by people who experience them if the siting, scale, or design is wrong and/or fails to demonstrate a consideration for the defining positive characteristics of a local area.

The note demonstrates HE's acknowledgement of the capability of high-quality tall buildings to deliver sustainable development in tandem with the conservation and promotion of the historic environment. The note emphasises the importance of good design in ensuring that tall buildings respond positively to their local context, especially within the historic environment, and the opportunity high-quality proposals can embody in terms of place-making, particularly within the context of wider regeneration schemes. In summary, the note promotes a best-practice approach to the consideration of tall buildings to deliver high quality, sustainable schemes.

4. HISTORY AND DEVELOPMENT

4.1 Introduction

In order to understand the relative significance of the Site and its contribution to the surrounding built environment, it is first necessary to understand its historical development. This section of the report analyses and interprets historic maps and primary and secondary information in order to provide a sound evidence base, placing the Site in the context of the development of this part of Manchester.

4.2 Brief Historic Development of the Area

The area around the site began to rapidly expand and develop during the latter half of the 18th century, led by the presence of large industrial buildings located along the newly created waterways through this

part of the city, including the former wharfs on the northern side of Laystall Street (now the site of the Urban Exchange).

Survey work for the Rochdale Canal was carried out by James Brindley in 1765. The knowledge that the canal's construction would make the transport of raw materials and finished goods more convenient gave industrialists the confidence to build new cotton mills and warehouses in the area. The first mills were built near to the Site in Ancoats as early as 1790 and came to solidify the industrial landscape for which the area would come to be recognised. The canal opened in stages as sections were completed, with the Rochdale Branch opening first in 1798 with further sections opening in 1799. Although the canal officially opened in 1804, construction work continued for a further three years. A cut through Manchester City Centre saw the new canal connecting with the Ashton Canal and the Bridgewater Canal at Castlefield Basin.

From the opening of the Rochdale Canal in 1804, the development of mills and factories continued on a large scale, and enough of these buildings remain in the Ancoats district today to enable the progress of mill design to still be appreciated. Following the construction of the first canals, Ancoats, and Castlefield effectively became inland ports creating prosperous locations for industry and trading, which was latterly increased by the development of the railways in the 1840s, leading to unprecedented development of the City.

From the 1920s, the effects of the decline in cotton manufacturing and other industries, as well as the toll of the First World War (1914-18), and latterly the Second World War (1939-1945), resulted in the rapid decline of these formerly prosperous and busy industrial sites, culminating in the closure of the canal networks in the early 1960s and the piecemeal demolition of large numbers of the associated early mills and other industrial buildings, now seen to be obsolete.

The dense urban form existed for nearly 150 years before economic decline in the mid-20th Century, saw the area become underused, uninhabited, and partly derelict. However, by the 1970s efforts were being made to re-open and regenerate the canals for leisure use by local volunteer groups. Initial regeneration in the area focused on the development of the 'Piccadilly Village', from the late 1980s/ early 1990s, which was one of the first examples within Manchester City Centre of residential-led regeneration.

This was closely followed by focussed redevelopment of the Ancoats district and its remaining historic mills immediately north of the Site. However, the former Piccadilly Basin area continued to decline in its operation, resorting to providing surface car parking across the location of demolished mills and the remaining historic mill buildings being used for low-rate commercial operations and workshops.

During the early 2000s a number of important regeneration schemes took place, including construction of new apartment buildings such as Vantage Quay, in c2005, which became a catalyst for attracting a new resident population to the area.

Following the adoption of a Strategic Regeneration Framework (SRF) document for the area in 2018 (Manchester Piccadilly SRF), recent developments including the restoration of the Grade II* listed Brownsfield Mill to form apartments and neighbouring residential developments along Great Ancoats Street and towards Piccadilly Station, have furthered the anticipation of additional development and regeneration.

4.3 Map Progression

Table 2: Historic Map Progression of the Site



Figure 6 –The earliest map of the Site and its environs comes from the William Green's "A plan of Manchester and Salford" begun in the year 1787 and completed in 1794. Great Ancoats Street was known as Ancoats Lane at this time, running north-west to south-east across the landscape, which was primarily characterised by open fields and meadowland. The stream meandering to the west of Ancoats Lane was known as 'Shooters Brook', a small river which ran from Newton Heath onto Ancoats, forming an early water source in the area. This map illustrates that there were already buildings located on the Site at this time, with evidence of some dwellings fronting Mather Street (later known as Ducie Street) and further buildings fronting onto Ancoats Lane, some visibly linked to Shooters Brook. **Source:** University of Manchester, Online Maps.



Figure 7: Pigot's Map 1807, engraved by J Roper. The Ashton canal was established in 1796, with the purpose of carrying coal onto the areas of Oldham and Ashton. At the junction of Shoots Brook and the Ashton Canal, an aqueduct was erected. The aqueduct formed one of the earliest canal aqueducts with a skewed arch and was originally built to cross Shooter's Brook. Later the brook was culverted and Store Street was built over it. The formation of buildings contained within the Site area (approximate area outlined in red) appears little changed, with a series of industrial units and dwellings orientated around Mather Street (Ducie Street) and Ancoats Lane (Great Ancoats Street).

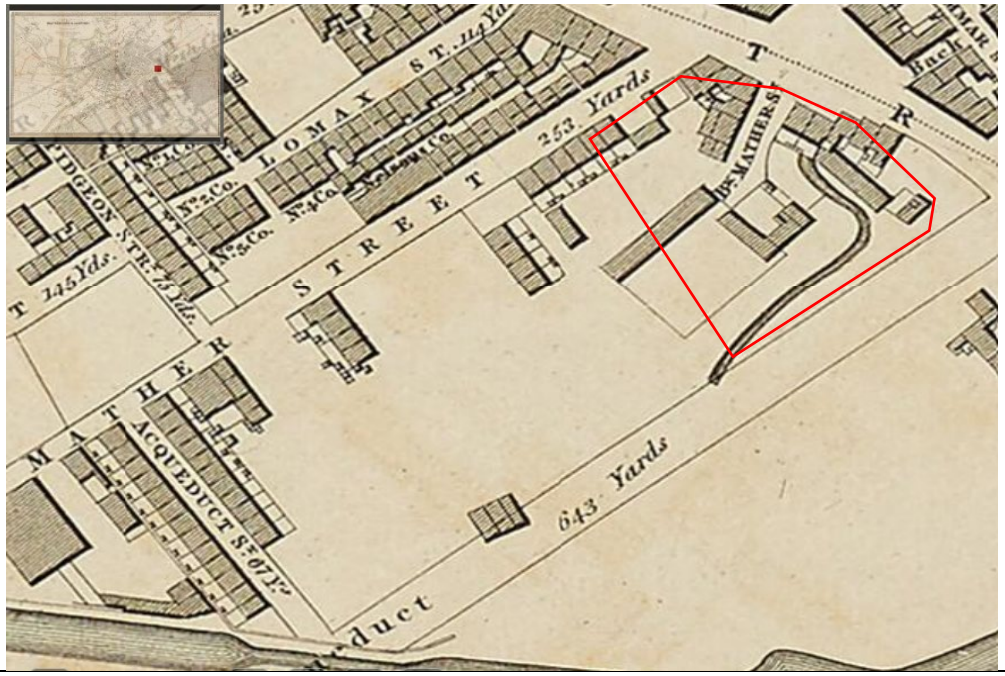


Figure 8: 1831 Bancks & Co.'s plan of Manchester & Salford is one of the first detailed maps of the land within and around the site boundary (approximate area outlined in red). The map provides greater detail on the party wall lines between structures, and reveals the buildings fronting Mather Street, Ancoats Street and Back Mather Street comprised a range of narrow dwellings. Three, linear and more substantial buildings (likely warehousing) are visible to the centre of the site, orienated close to the line of Shooters Brook, which is still evident on the 1830s map.



Figure 9: Pigot's Map 1836 is one of the first to illustrate any considerable change and development within the site area (approximate area within red line). To the south-east aspect of the site, a triangular plot is shown to have formed, comprising a complex of dwellings and industrial premises at the corner of Great Ancoats Street and Store Street, likely replacing the earlier buildings. The 'L' shaped arrangement of narrow buildings fronting Mather Street still appears extant to the north-west of the site. Additional structures have been constructed to the centre of the site, with further new buildings along Store Street. The line of Shooters Brook is still apparent to the north of these structures.

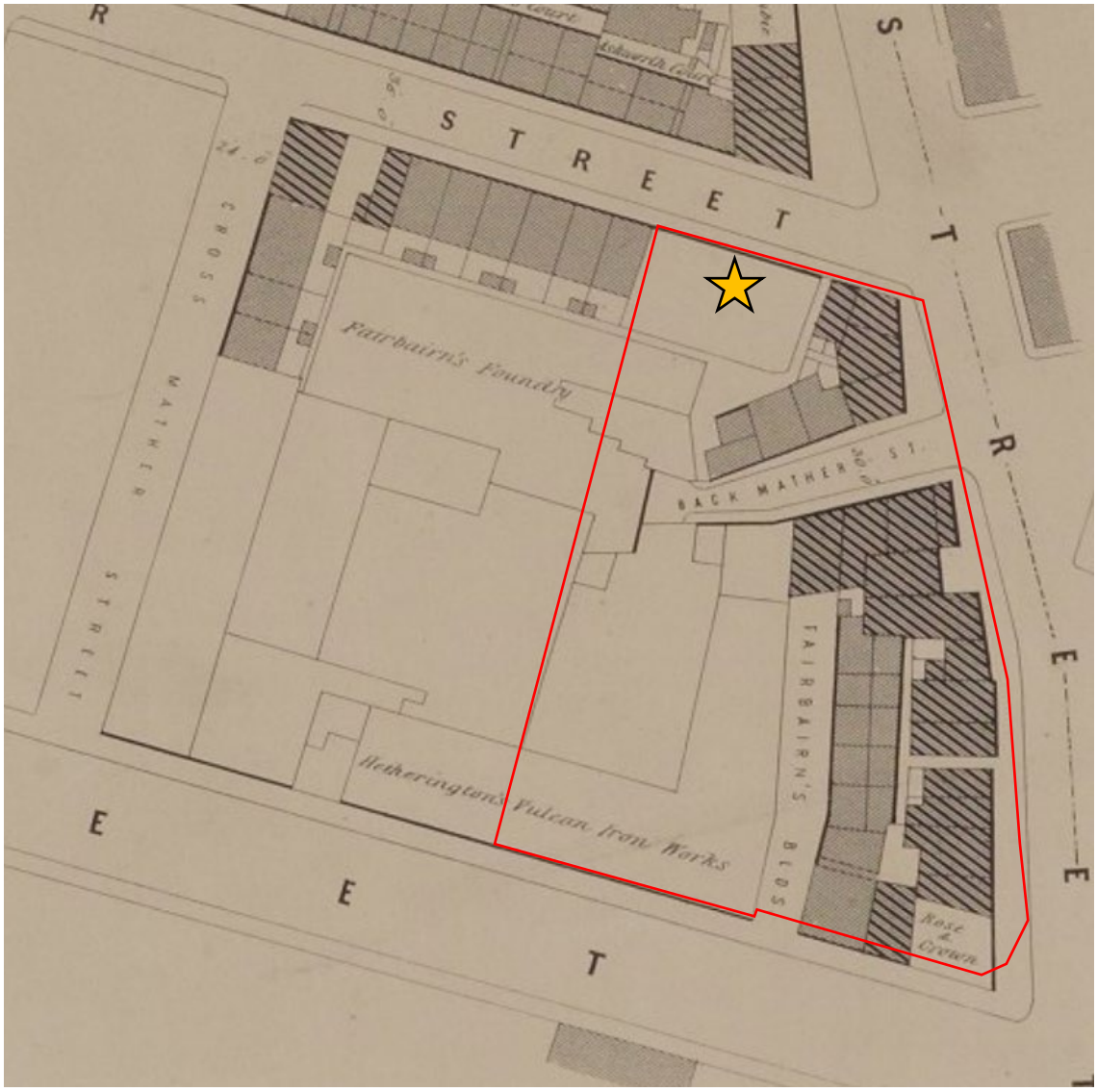


Figure 10: John Adshed's Illustrated Map of Manchester 1850, St Clements Ward (Map 9). Re-orientated NW by SLHA. The magnified extraction of this mid-19th century illustrated map provides the first detailed illustration of the buildings contained within the site boundary and their uses (outlined in red). To the south aspect of the Site, running parallel with Store Street is the *'Hetherinton's Vulcan Iron Works,* forming an 'L' shaped building with ancillary buildings arranged around a central boiler yard and timber yard, with a boiler house and chimney identified to the west.

To the east of the iron works, the line of '*Fairbairn's Buildings'* can be discerned, forming a back street to the adjacent dwellings fronting Ancoats Street. To the south-east of this, the 'Rose and Crown Public House 'PH' can be seen holding the corner of Great Ancoats Street and Store Street. The rectangular form of the warehouse to

the north of the site boundary is made clear on this map, suggesting the warehouse (still extant today) was established between 1836-1850.

Fairbairn's Foundry is identified to the centre of the site area, accessed from the east via 'Back Mather Street', which is flanked by a series of back-to-back dwellings. The foundry forms a linear structure running parallel with Mather Street (Ducie Street). To the north of this, a series of dwellings courtyards to the rear and a larger industrial building front directly onto Mather Street. Cross Mather Street forms an approximate western boundary to the site. **Source:** University of Manchester, Online Maps.



Figure 11: 1851 OS Map of Manchester and Salford. Sheet 29, surveyed 1848. The magnified extraction of this mid-19th century OS map provides an alternate depiction of the Site, which is largely unchanged from the previous map (Adshed's 1850). This map does however, identify *'Fairbairn's Foundry'* as *'Shooter's Brook Iron Works*' and provides more detailed indication of buildings and their associated yard / courtyard spaces, including locations of chimneys.

Shooter's Brook Iron Works (Mechanical Engineering) was still owned by William Fairbairn, and thus, the building was likely dually known as 'Fairbairn's buildings'. It can also be safely assumed the array of housing to the east of the foundry was developed under the direction of W. Fairbairn for his employees.

The Vulcan Ironworks was owned by Hetherington & Co. a company established in 1836 by John Hetherington. **Source:** University of Manchester, Online Maps.

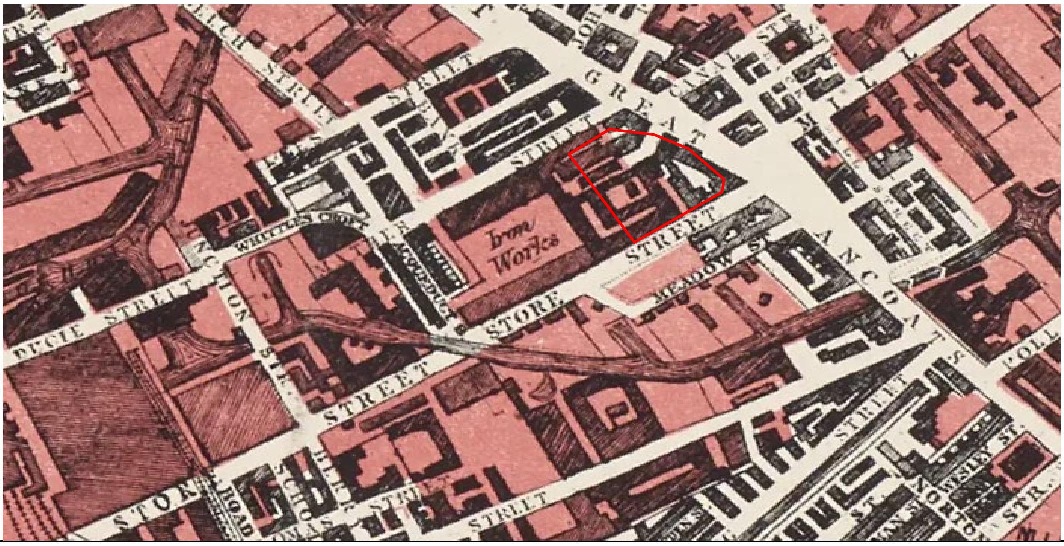


Figure 12: 1876, Map of the city of Manchester: exhibiting the premises devoted exclusively to commercial purposes or to ecclesiastical and other public uses. Areas shaded red are representative of warehouse / industrial use, which is dominant in area within and around the site. The configuration of built form within the site boundary appears largely unchanged from the 1850s mapping above. The iron works still occupied the site at this time.

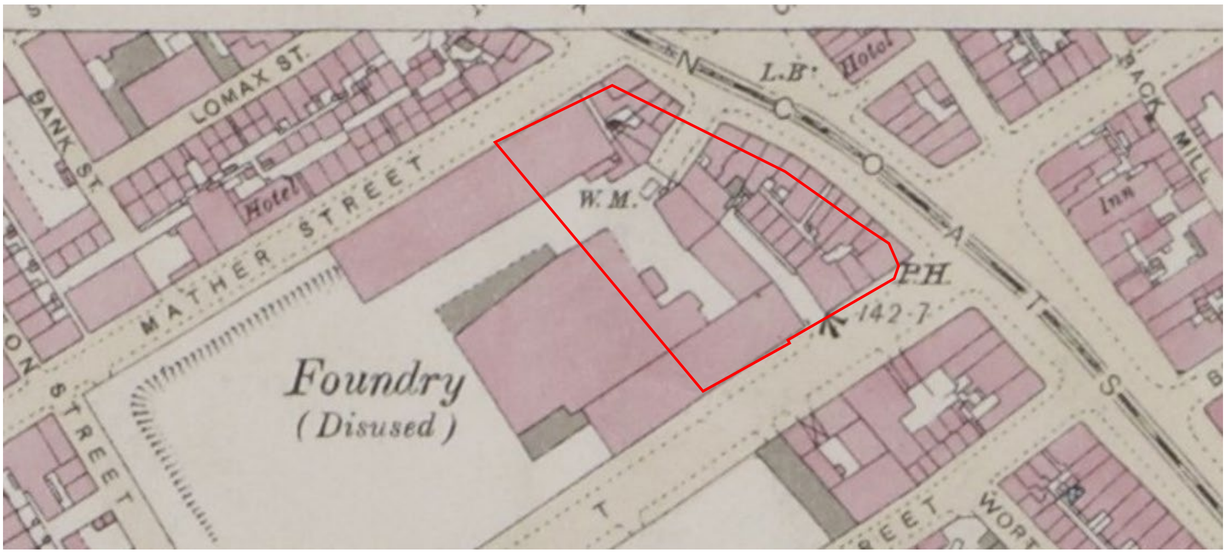


Figure 13: Surveyed in 1888-9; published 1893. Ordnance Survey 1:2500 county series. Lancashire. Sheet CIV.11. By the late 19th century, the Foundry buildings which are partly contained within the site boundary are identified as 'disused', signalling the change of use on the site. This is further explained by 1877 trade directories, in which both Hetherington and Fairbairn are no longer listed. During the late-19th century, the site appears to have been occupied by a range of uses, including offices for the Sheffield and Lincolnshire railway company.

In 1889, the dwellings around Great Ancoats Street / Fairburn Street appear largely unchanged, with linear structures shown along Mather Street and Store Street. Considerable change appears to have taken place to the centre of the site, with the open courtyard now developed with a bulky structure. The Iron Works (to the west of the site) have been cleared, creating an open plot.

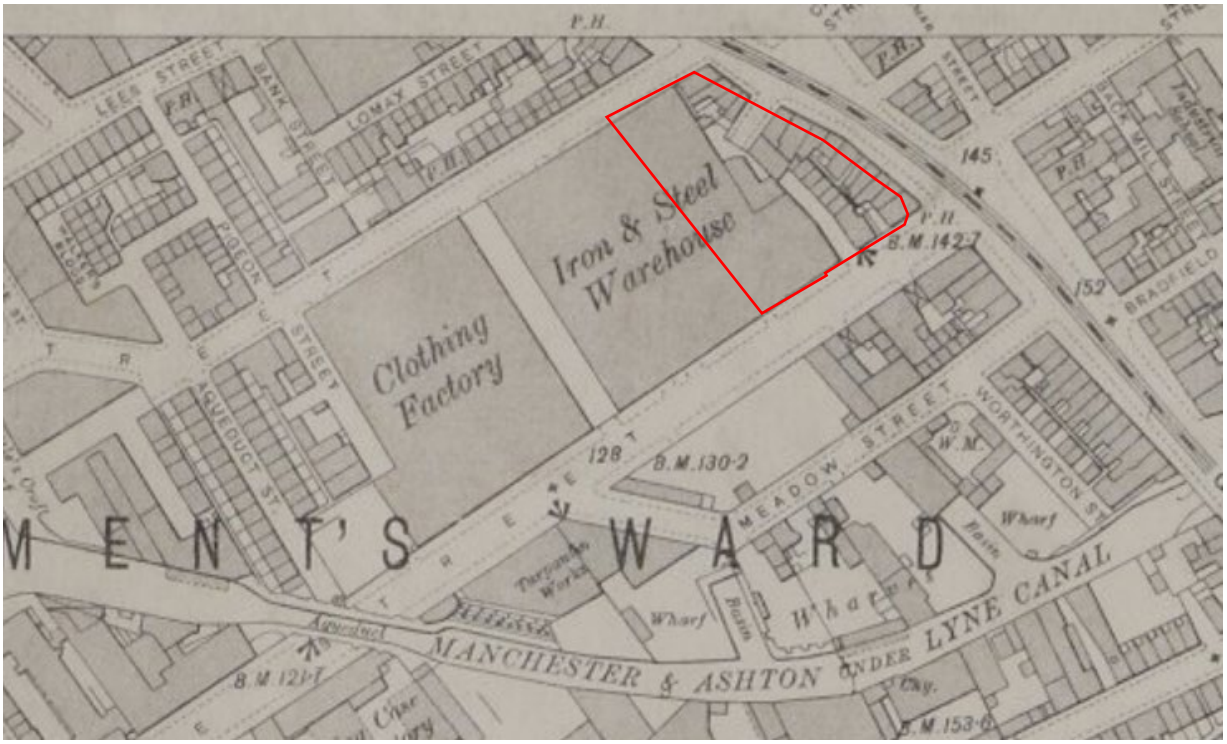


Figure 14: 1908 OS Map. As evidenced by early 20th century mapping, a substantial redevelopment phase had taken place c.1900, with a new Iron & Steel Warehouse complex introduced across the site, partly consuming earlier warehouse structures, principally to the north. This change was due to C. C. Dunkerley and Co. taking the site over from Hetherington and Fairbairn. The dwellings to the north-east are shown to remain extant. To the west, a substantial new clothing factory is shown to have been established.

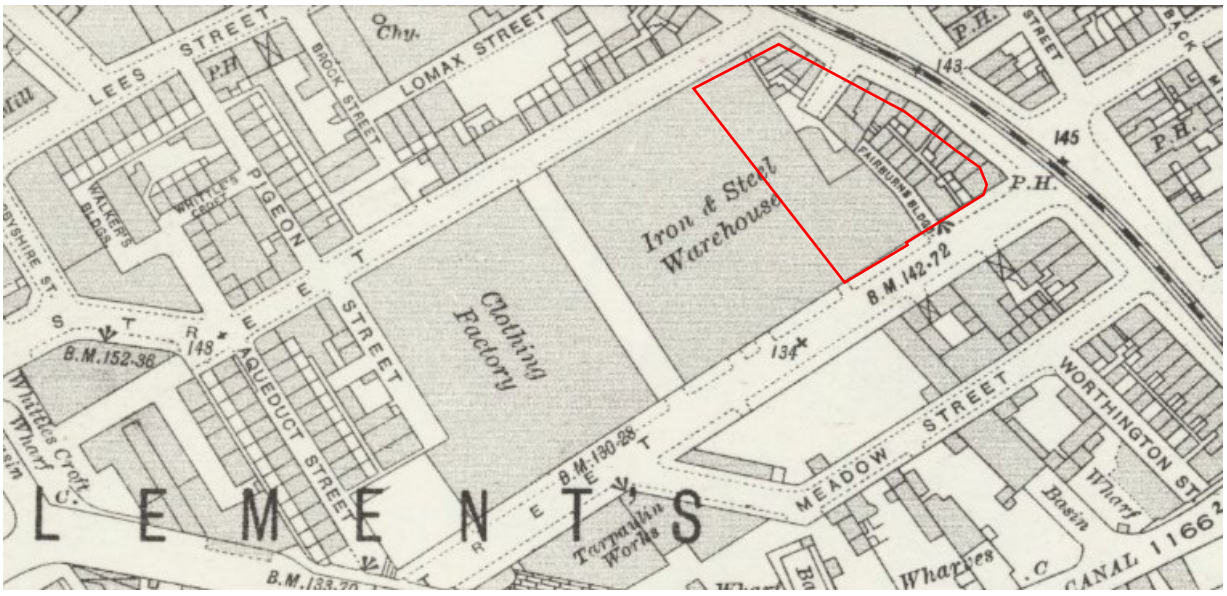


Figure 15: 1915 OS Map. The map above indicates no discernible change to the structures contained within the site boundary (outlined in red), or to the surrounding townscape, which is still shown to consist of an eclectic mix of domestic and industrial uses.

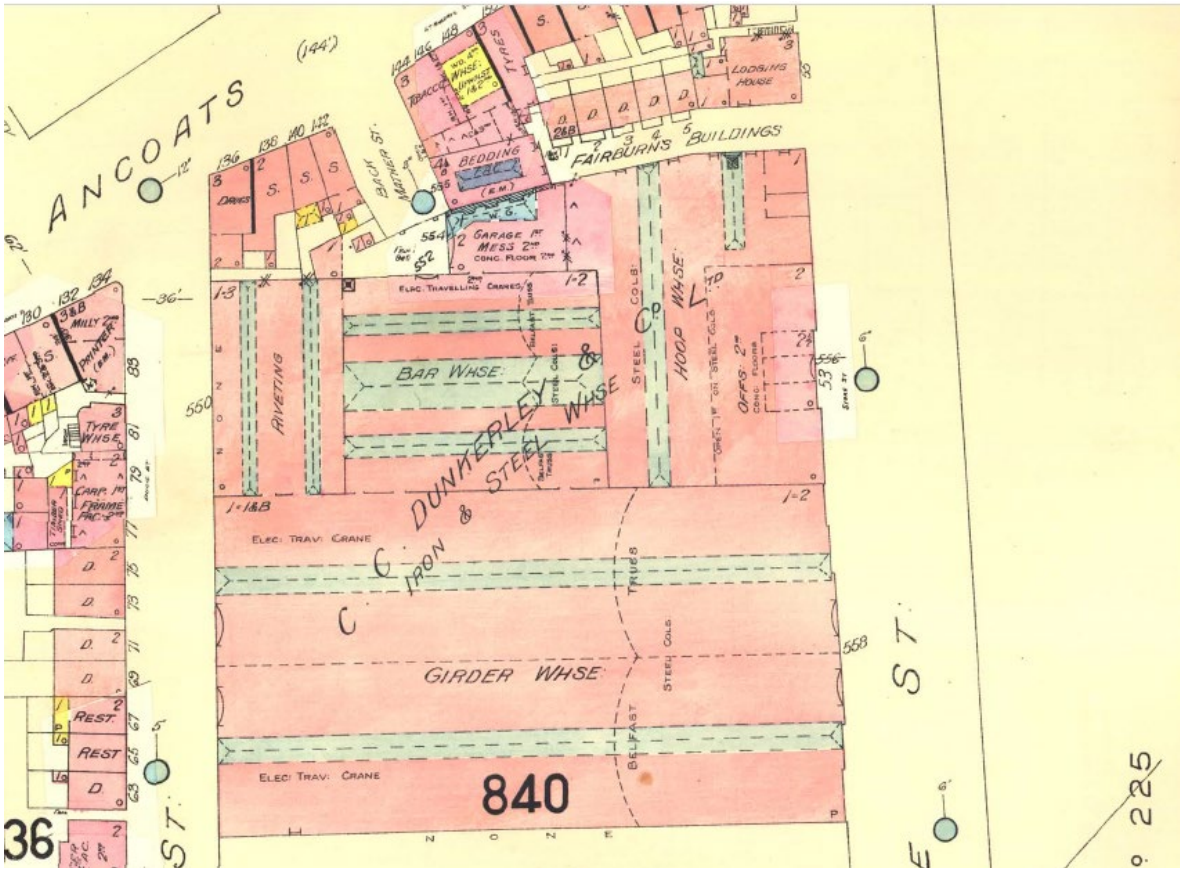


Figure 16: Goad Fire Insurance Plan 1928. This detailed map illustrates the internal layout of P. Sidney Stott's new warehouse buildings for C. C. Dunkerley & Co. The plan is orientated NE. The largest of the warehouse spaces was the girder warehouse, which contained by two central skylights and large spans of Belfast Trusses. The plan indicates these were brick built, 1-2 storeys in height to Store Street and 1-1&B (basement) to Mather Street. Two electric travelling cranes are noted to each warehouse unit.

The Hoop Warehouse featured to the N of this, formed of a rough 'L' shape with two skylights and windows to the north elevation fronting Fairbairn's buildings (street). The Hoop warehouse was designed to enclose the office building, which fronted directly onto Store Street. The number '556' is crossed out, indicative of a previous building on the site of that street number as being demolished (J. Hetherington's Vulcan iron works). The new office building is noted as No.53 Store Street, formed principally of 2-storeys in brick, with a central range of 2 ½ storeys, which is consistent with the current form of the office buildings. The notes on the Goad Plan indicate the office has concrete floors, with the 1st floor *'open on steel colbat'*. This construction material translates onto the adjoining Hoop Warehouse and the Bar warehouse to the west.

The Bar warehouse was located to the centre of the site, lit by three linear skylights, the Goad plan indicates the warehouse featured two Belfast trusses with a central pitched truss to the centre. The warehouse was 1-2 storeys, brick built, with a chimney noted to the N corner. The warehouse is identified as being at '552, Back Mather Street'. The warehouse connected directly onto the stables, which is identified as being used as a 'garage' by 1928, with wired glass featuring to the N elevation, which connected to a screen wall which enclosed the industrial premises and separated them from Back Mather Street. The garage is noted as being at '554, Back Mather Street'.

A collection of close-knit dwellings feature to the north of this, identified as 'Fairbairn's Buildings' these appear on earlier mapping and were most likely funded by William Fairbairn. A lodging house, 4-storey warehouse and

additional shop premises feature nearby, emphasizing the close relationship between industrial and domestic buildings in this part of the city, even in the early 20th century.

To the SW of this, the 'Riveting Warehouse' can be discerned, an existing building erected between 1837 – 1851, this warehouse was brick built, comprising 1-3 storeys with two central skylight running NE to SW. No windows feature to the elevation to Mather Street (later Ducie Street).

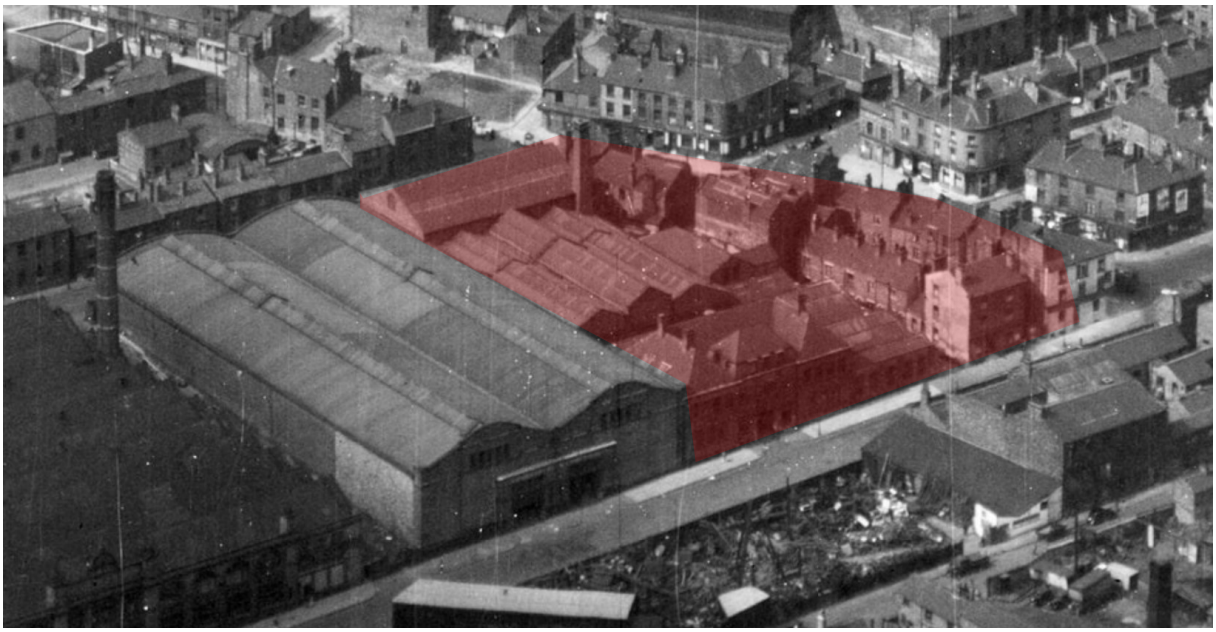


Figure 17: Historic aerial view, c.1940. Oblique aerial view of buildings contained within Site boundary (approximate extent within red shaded area). Image orientated north, with the line of Store Street visible to the base of the image. The expansive 'Girder Warehouse' is visible to the left, with the Office Block visible to the right of this, fronting directly onto the street. The connecting 'Hoop' and 'Bar' warehouses can be discerned to the rear, with the 'Riveting' workshop visible beyond this. **Source:** Britain from above.



Figure 18: Historic image, 1966. Store Street, looking south-west, with Store Street aqueduct visible to far left. The expansive Girder Warehouse, consisting of two equal bays is visible to the far left, this originally formed part of the C. C. Dunkerley Site, but was later used by 'Lookers' car dealership. **Source:** Manchester Image archive, ref: M05942.



Figure 19: Historic image, 1966. Store Street junction with Great Ancoats Street. Rose and Crown Public House to centre, with office block visible to Store Street (shaded red). The ground floor elevation is shown to have been altered. **Source:** Manchester Image archive, ref: M05942.



Figure 20: Rose and Crown, Store Street, Ancoats. Note the elevation of the 1836-1850s warehouse visible to the far right (shaded green). **Source**: Manchester Image archive, ref: m50405.jpg

4.4 Historic Development of the Site

4.4.1 Introduction

The collection of buildings contained within the site boundary were largely developed c.1900 for C. C. Dunkerley & Co and built to the design of Manchester born architect, P. Sidney Stott.

As evidenced within the historic map progression above, prior to this significant redevelopment phase, the site was occupied by a series of industrial premises, including William Fairbairn's iron works and John Hetherington's Vulcan Iron Foundry. Whilst the majority of these buildings have been demolished, the following section sets out the historical context of the site and its role in the industrial development of this part of Manchester.

4.4.2 William Fairbairn (early – mid 19th century)

Historic mapping and trade directories suggest William Fairbairn owned the Iron Foundry works situated to the north-western aspect of the site from c.1839 until his death in the 1870s. Sir William Fairbairn (1789-1874) of Kelso, Scotland came to Manchester in 1813, setting up a new company with James Lille, which became known as 'Fairbairn & Lillie'. They specialised predominantly in millwrighting work – line-shafting with its gearing, waterwheels, and iron columns and beams.

Fairbairn's role as one of the leading experimental engineers of his time dates from his testing of beams in 1824. This became widely known as the 'Fairbairn lever'. Fairbairn was responsible for early advances in power transmission and powerful industrial water wheels. Fairbairn was later recognised for his role in the invention of a machine for riveting boiler plates by steam-power.

On completing their first major commission at Murrays' Mill, Fairbairn & Lillie moved from their shed to an old building at '14 Mather Street' (as listed in Pigot & Dean's New Directory of Manchester and Salford, 1821-22), Ancoats. By the end of 1822 they were able to expand and built a four-storey workshop at 20 Canal Street (c.1823-1825). Their success in this venture meant that the company expanded rapidly, diversifying into the erection of watermills and the construction of light iron steam ships. A heavy loss in the cotton mill project resulted in Fairbairn and Lillie dissolving the partnership in 1832.

When Mr. Lillie left the firm, the name changed to William Fairbairn & Sons. The general impression was that Lillie was forced out by Fairbairn and opened a new business near Junction Street. Fairbairn retained the partnership's premises at 20 Canal Street. In 1839, another Ancoats site was acquired (this being one of the first records of the Site), the 'Back Mather Street Works', where a yard had been rented since 1824[1].

Whilst no historic plans of Fairbairn's 'Back Mather Street' Works survive, historic mapping would indicate the warehouse identified as **Building 5 (Figure 4)** may have formed part of Fairbairn's iron works site (**Figure 21, below**). This is further supported by Pigot's trade directories (1841) which identifies *'Fairbairn William, steam engine manufacturer, iron steam boat building, millwright, boiler maker and iron and brass founder, 20 Canal Street, Gt Ancoats St, and Store Street'* by this date.

[1] R A Hayward, 'Fairbairns of Manchester', (UMIST MSc Thesis 1971)., pp. 2.2-5, 3.4, A6.



Figure 21: Ancoats, Mather Street, No. 40 and No. 136 Gt. Ancoats Street, pictured c.late 19th century. Note, the warehouse to the top right of the image (in green) – later used as the 'Riveting workshop'. **Source:** Manchester image archive, Ref: GB127.m10284.

In 1844, with John Hetherington, Fairbairn's patented the 'Lancashire Boiler'[2]. This invention was highly influential, as it used two internal flue tubes, making it much safer and more efficient than the single-tube Cornish boiler. The alternate firing of the tubes also reduced the smoke, making it a popular and highly successful advance in the textile mill industry. As evidenced in historic mapping, Hetherington and Fairbairn had iron foundry sites arranged around a central courtyard (the Site), with Fairbairn's works oriented to the north, close to Mather Street (later named Ducie Street) and J. Hetherington's 'Vulcan Iron Works' situated to the south, fronting directly onto Store Street.

[2] https://gracesguide.co.uk/Lancashire_Boiler

4.4.3 John Hetherington and Sons (mid-late 19th century)

John Hetherington established a machine tool manufacturing company in 1836. The company was originally located in Pollard Street, Ancoats, Manchester, rapidly expanding to occupy other premises in the area. The original Pollard Street works became known as the 'Ancoats Works'. The company also had a factory at the Hope Mills on Pollard Street and another site known as 'Phoenix works'; which was later taken on by the firm of Curtis, Sons, and Co.

The main site, known as the 'Vulcan Works' opened in 1856, also on Pollard Street, and was the company headquarters until 1939, when operations moved to the Union Iron Works in Gorton, Manchester. Another, lesser-known site within the Ancoats area, was their subsidiary machine works site at Store Street (the Site). Pigot's 1841 directory lists *'Hetherington John and Co. machine and tool makers, Store Street, London Road'* by this date. It was here when Hetherington was believed to have instigated his partnership with William Fairbairn, as John Hetherington & Co, Machine Makers, but this partnership was dissolved in 1844 and Hetherington became a sole proprietor.

Various references contained within historic newspaper articles and historic mapping indicate Fairbairn, Hetherington and Messrs. Parr, Curtis and Madley jointly occupied the various works around Store Street in 1850 (**Figure 10, table 2**). The companies likely worked in tandem with one another and in joint partnership throughout the mid-19th century.

In 1854, Hetherington's sons joined the business and the company became known as John Hetherington & Sons, makers of machine tools and textile machines. By 1861, the company employed 490 men, 250 boys and 46 girls and specialised in the manufacture of machinery for cleaning, preparing, combing, and spinning cotton, including carding engines, drawing frames, slubbing frames, roving frames, and self-acting mules. It also continued to manufacture machine tools including self-acting slide and screw-cutting lathe, drilling and boring machines. By 1871, the workforce had expanded to 900 people.

Trade directory references to both Hetherington and Fairbairn cease by 1877, suggesting a change in ownership of the site. It is thought that Fairbairn's iron worked ceased after his death and Hetherington moved all of his workforce to Pollard Street, which the company retained until the 1930s.

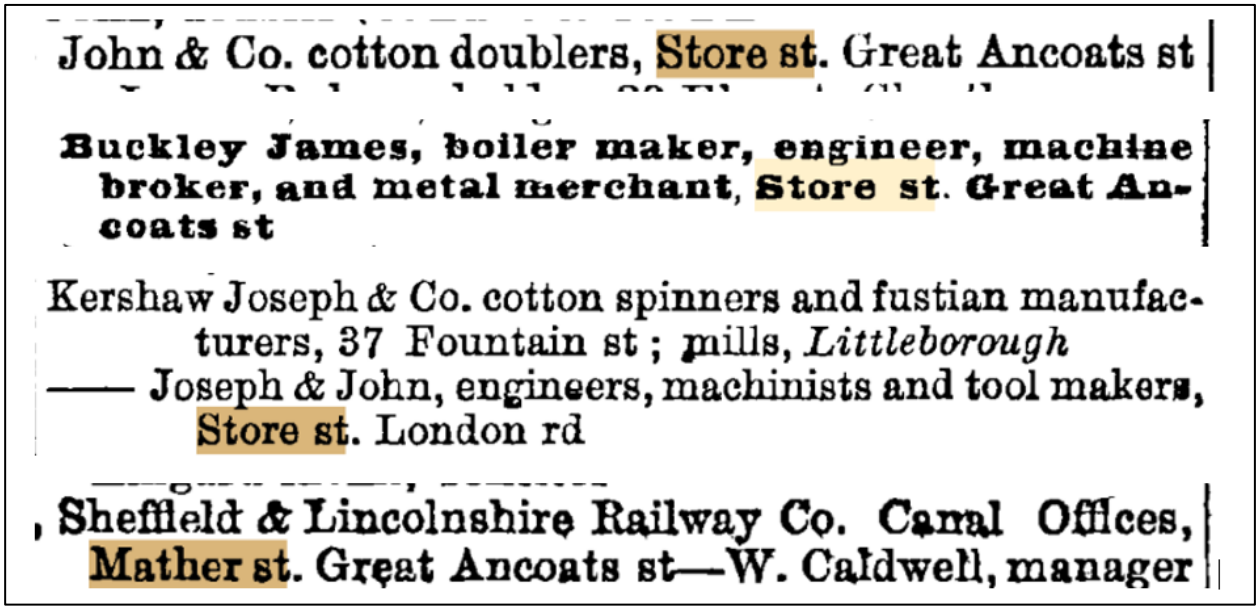


Figure 22: J. Hetherington, advertisement (undated). Listed at Pollen Street, Ancoats. **Source:** Graces Guide.

4.4.4 Late 19th century occupation of the site

Trade directories and historic mapping would suggest the site was subsequently occupied by a range of occupants from the 1870s – 1900. **Figure 23** below compiles the relevant listings for Store Street and Mather Street during this period of transition, before the site was sold to C. C. Dunkerley and Co.

The change of use explains the substantial change evident on the 1890s map (**Figure 13, table 2**), which shows the former iron works and associated courtyard as demolished, and replaced by a large rectangular structure to the centre.



John & Co. cotton doublers, Store st. Great Ancoats st

Buckley James, boiler maker, engineer, machine broker, and metal merchant, Store st. Great Ancoats st

Kershaw Joseph & Co. cotton spinners and fustian manufacturers, 37 Fountain st ; mills, *Littleborough*

—— Joseph & John, engineers, machinists and tool makers, Store st. London rd

Sheffield & Lincolnshire Railway Co. Canal Offices, Mather st. Great Ancoats st—W. Caldwell, manager

Figure 23: Extracts from the 1877 – 1878 Slater's Trade Directory of Manchester and Salford.

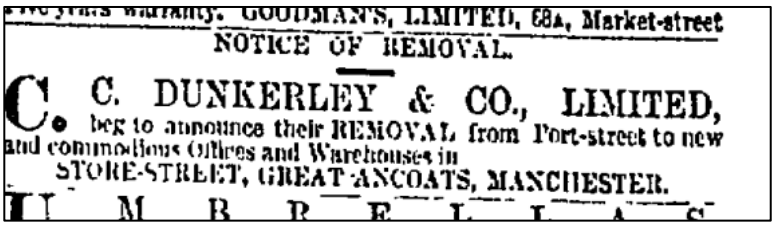
4.4.5 C. C. Dunkerley and Company Limited (1899 – mid-20th century)

Established in 1845, Messrs. C. C. Dunkerley and Co. Ltd. were one of the oldest firms of iron and steel stockholders in the country[3]. Their first recorded premises in Manchester was located at 66 Port Street, Manchester. It wasn't until July 1900 that Dunkerley & Co. moved to the Store Street site (**Figure 24**).

Historic records indicate the new Dunkerley Iron Foundry and warehouse complex was designed by prominent architect, Philip Sidney Stott in c.1899. The Store Street complex formed one of the largest and most comprehensive stocks of all classes of wrought iron and mild steel at the time, amounting to several thousand tons. As evidenced by the Goad map (**Figure 16, table 2**), their warehouses were fully equipped with electric cranes, high speed saws, weighing machines and purpose-built offices.

Dunkerley's Store Street works appear to have been established largely as per Stott's 1899 plans, with the exception of the central range to the office, which was originally designed to be more ornate, and set back from the street.

The company occupied the site well into the mid-20th century, with newspaper articles dating up to 1960 (**Figure 25**).


NOTICE OF REMOVAL.

C. C. DUNKERLEY & CO., LIMITED,

beg to announce their REMOVAL from Port-street to new and commodious Offices and Warehouses in STORE-STREET, GREAT ANCOATS, MANCHESTER.



Figure 24 (above): The Manchester Guardian (1828-1900); Manchester (UK). 16 July 1900: 1. **Figure 25 (right):** Advertisement dated 1960). **Source:** British Newspaper archive.

[3] https://www.gracesguide.co.uk/C._C._Dunkerley_and_Co:1935_Review

4.4.6 The Architect - Philip Sidney Stott

Philip Sidney Stott (1858-1937) was born into a family of well-established architects and engineers, specialising in mill design and technology. The founder of the company 'AH Stott and Sons' of Oldham, was Philip's father, Abraham Henthorn Stott (1822 to 1904). The company was responsible for designing around 20% of all new cotton spinning mills in Lancashire between 1880 and 1914.

Abraham Henthorn Stott Snr was born in 1822, in Crompton, Prestwich. His parents, James Stott and Mary Henthorn, were married at Prestwich Parish Church on 18 June 1821. Abraham had three younger sisters Sarah, Ann and Alice (all born in Crompton), and two younger brothers, Joseph (born 1836) and James, born in 1845. At some point prior to 1836, the family moved to Oldham and by 1851, they were living in Chapel Street.



Figure 26: Sir Philip Sidney Stott, whole-plate film negative, 15 January 1936. by Bassano Ltd **Source:** National Portrait Gallery, online.

In 1851, Abraham improved his social standing through his marriage to Elizabeth Ainsworth at Islington Chapel, London. The couple had nine children, with their first sadly not surviving a year, shortly followed by their first two boys, Jesse Ainsworth Stott (1853) and Abraham Henthorn Stott Jr (1856). Two years later, another son, Philip Sidney Stott (1858) was born, followed by three girls and two boys. Abraham was joined in partnership by sons Jesse (1853 to 1917) in 1875 and Abraham Henthorn Stott junior (1856 to 1931) in 1877. The two Abrahams in particular were responsible for a number of innovations in construction, notably employing various configurations of metal beams and brick arches for fire resistance.

Philip Sidney Stott, the third son of A H Stott (snr), was however, the only one in the family who became a member of the Royal Institute of British Architects and is regarded as one of Oldham's greatest architects.[4] After joining his father's practice temporarily in 1881, P. S. Stott soon established his own practice in 1883 at 3 Clegg Street, and later moved to Yorkshire Street. He was known as Sidney Stott until 1920 but adopted the title 'Sir Philip Stott' upon being made a baronet. He benefited by the innovations made both by his father and Edward Potts, another Oldham architect.

P S Stott designed 22 mills in Oldham and 55 elsewhere in Lancashire, accounting for 44% of the increment in the spinning capacity of the county between 1887 and 1925, and for 40% of the new spindles laid down in Oldham between 1887 and 1914. He was one of the last architects to adopt the concrete floor, relying instead on the triple brick arches supported on steel beams favoured by George Stott.

His first mill design was for Chadderton Mill in 1885 and his last was the Maple No2 in 1915. Many of his designs were erected in Lancashire and across the world, especially in India and the Far East. A number of P.S. Stott's buildings are now on the National Heritage List for England (NHLE), including pear New Mill (Grade II* - List Entry Number: 1240634) and Chadderton Mill (Grade II - List Entry Number: 1376626).

[4] https://discovery.nationalarchives.gov.uk/details/r/fd3b1185-6ae9-4a1d-819f-1b73e2524eba#0

In 1913, Stott moved to Stanton, Gloucestershire and took up residence in a Jacobean manor house: Stanton Court. There followed a systematic programme of improvement work which eventually encompassed every building in the village and continuing until his death in 1937. Stott began with his own house, Stanton Court followed by a reservoir to provide Stanton Court and the village with running water. Later he furnished the village with a Swimming Pool, extensions and heating to the School, a Parish Hall and electric street lighting featuring lanterns on wrought iron brackets very much in the Arts and Crafts style and to Stott's own design[5]. Pevsner considered it architecturally perhaps the finest of the small North Cotswold villages.

The original plans for C. C. Dunkerley & Co. were drawn up by Stott c.1899, detailed further below. Whilst it is not known why Stott was appointed, it is interesting to note this is one of the few known sites in central Manchester designed by this architect.

4.4.7 Original Plans (1899)

The 1899 plans illustrate the new warehouse was designed as a set piece, with each area having a corresponding function with the adjacent department, these were however arranged into five different aspects: 1) Office Block, 2) Hoop Warehouse, 3) Bar Warehouse, 4) Stable Block and 5) Girder Warehouse. Totalling to six, with the existing mid-19th century warehouse to the north-west of the site, fronting Mather Street.

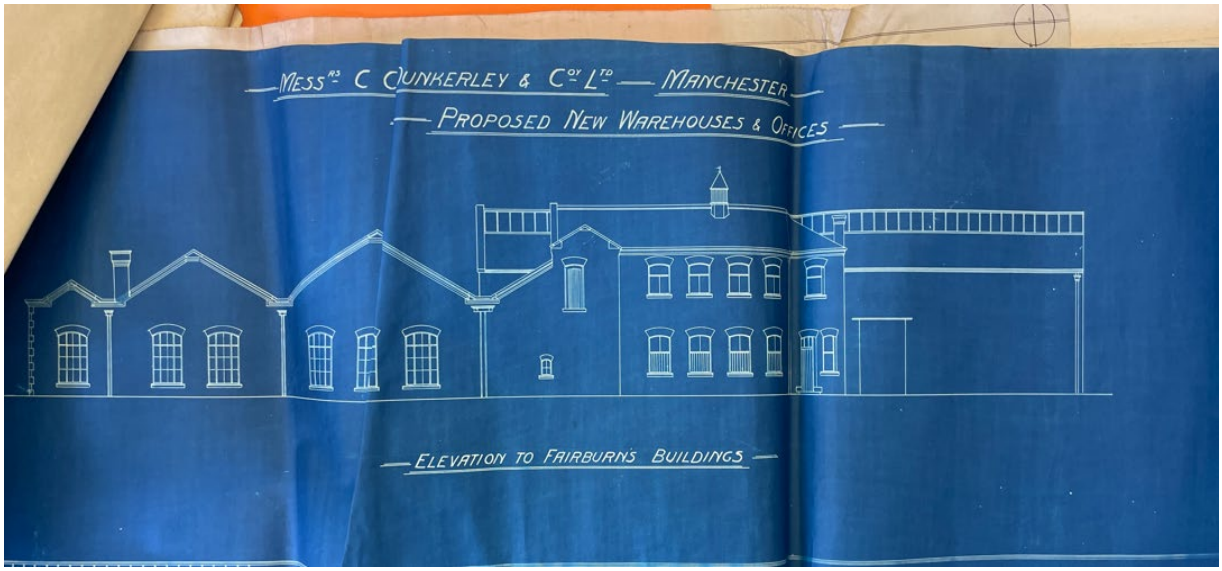


Figure 27: 1899 blueprint plan of 'elevation to Fairburns Buildings' (orientated north-east), illustrating the original metal framed windows which were set in the arched surrounds. The 'Hoop Warehouse' area comprised three bays of varied proportion, the first with a single window and pitched roof, the central bay with two windows and a pitch and the final comprising three windows with a pitched roof. Three downpipes can be seen across this elevation. To the right of the hoop warehouse, is the 2-storey stable block. Beyond this, the extent of the Bar Warehouse can be seen.

[5] https://manchestervictorianarchitects.org.uk/architects/sir-philip-sidney-stott

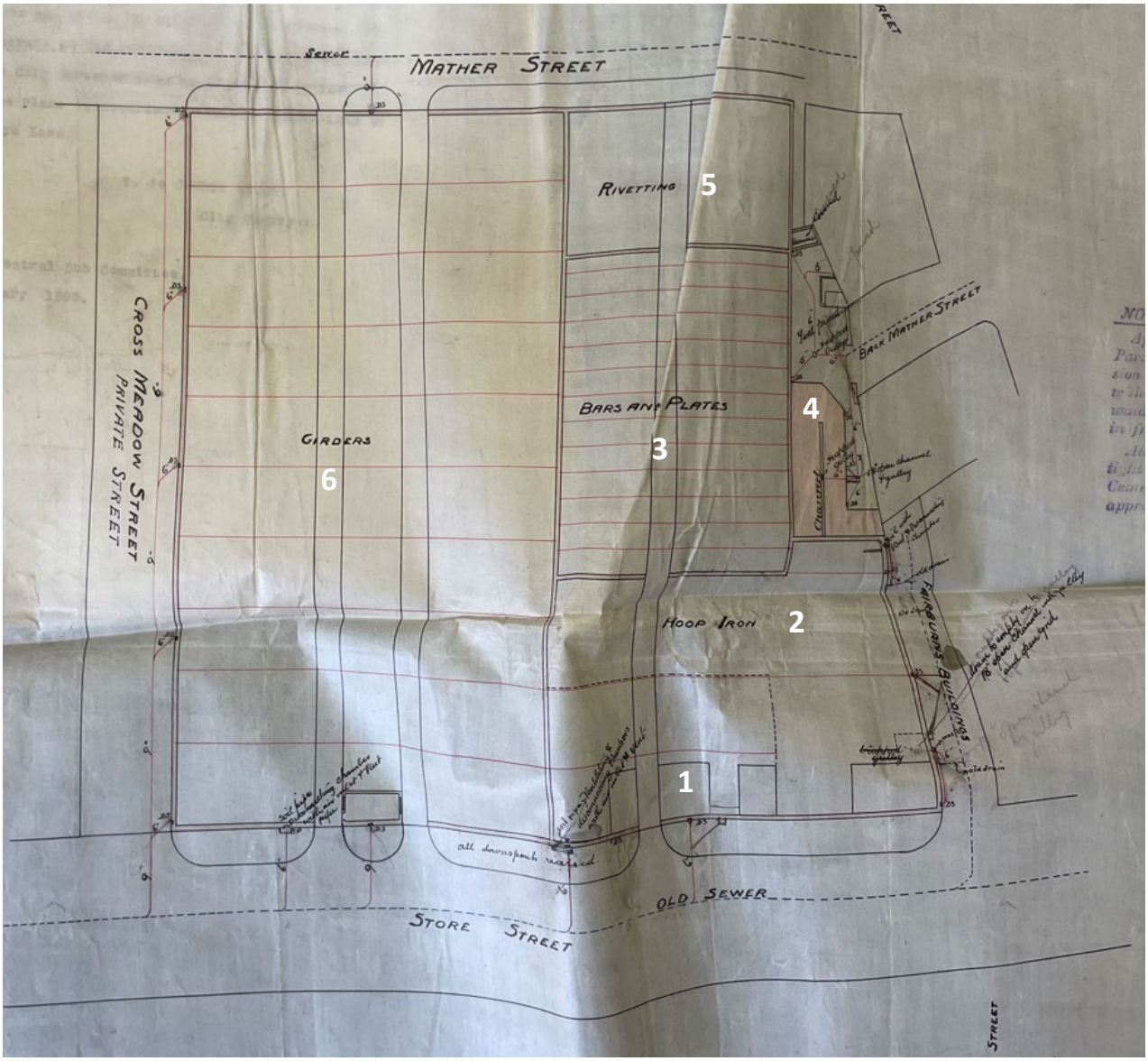


Figure 28: 1899 Block Plan of new warehouse for C. C. Dunkerley & Co. **Source:** Manchester Archives.

1) Office Block
2) Hoop Warehouse
3) Bar Warehouse
4) Stable Block
5) Riveting Warehouse (Existing, mid-19th century warehouse).
6) Girder Warehouse

4.5.1 **Office Block.** The office building was designed to front directly onto Store Street, consisting of two equal wings with a central sandstone block, containing a central opening at ground level which led directly onto the hoop warehouse space. A separate entrance was located to the right of this and would have enabled customers to be directed to the waiting rooms / enquiry desk located at first floor level. The two-storey building was designed with a more decorative frontage than was actually implemented, with the central block initially designed to contain asset back central bay 'C. C. Dunkerley Limited' lettering above a double panelled door, with a skylight above the entrance. This was never fully realised, with the current sandstone 2 ½ storey sandstone block shown to have been constructed; possibly due to budget constraints.



Figure 29: Office Block, elevation to Store Street. Blueprint construction plan, dated 1899. Note, not entirely as built. **Source:** Manchester Archives, GB127.M900/1/2/1/Box 32.

At ground floor, the office contained a large open entrance which led directly into the Hoop Warehouse. To the south of the entrance was a weighing office, to the north of this was the entrance stair hall, which was accessed via a separate entrance on Store Street. The ground floor was likely finished in a utilitarian manner, as customers would have been transported directly up the stair onto the first floor, which was much more ornate.

The first floor of the office was accessed via the principal stair from Store Street, leading onto an open hall with a glazed 'enquiry desk' to the centre. Two waiting rooms featured to the south-east of the hall, with a cashier's office to the south of this. Two doorways either side of the enquiry desk led to the expansive 'General Office' space, which featured a decorative truss arrangement, as illustrated in section (**refer to Figure 32**). Five large windows featured to the north aspect of the general office space, with fixed cupboards below. To the south of the space, a section of 'raised floor' is indicated.

A series of flanking rooms to the main office space are identified on the plan, including: a strong room, dining room (with skylight over), typewriter room (with skylight over) and lavatory (with two W.Cs). A series of more decorative offices were located to the north of the main office space, including the drawing office, which featured two telephone kiosks and was lit by six windows. Directly adjacent to this, was a secondary office identified on the plan as 'Private Office', which

contained a chimney to the south-east aspect of the space and three windows to the north. Next to this was the 'Directors Office' located to the easternmost corner of the first floor. This room featured a chimney, slightly off-centre with the adjoining room. Four windows lit the room, looking out onto Store Street. The first-floor plans indicate a ventilation system was proposed across the space, with brown boxed areas signifying the locations of Tobin vents. Some of which survive within the principal office spaces.

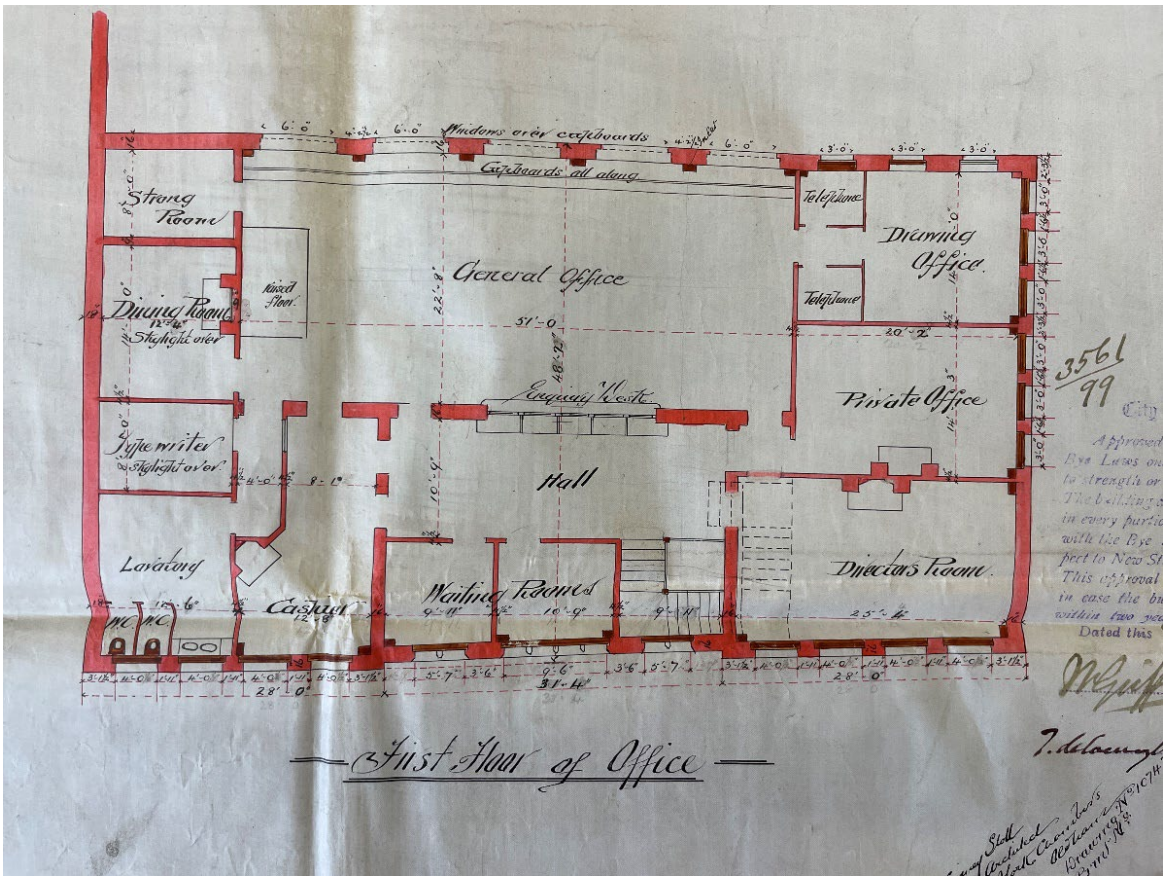
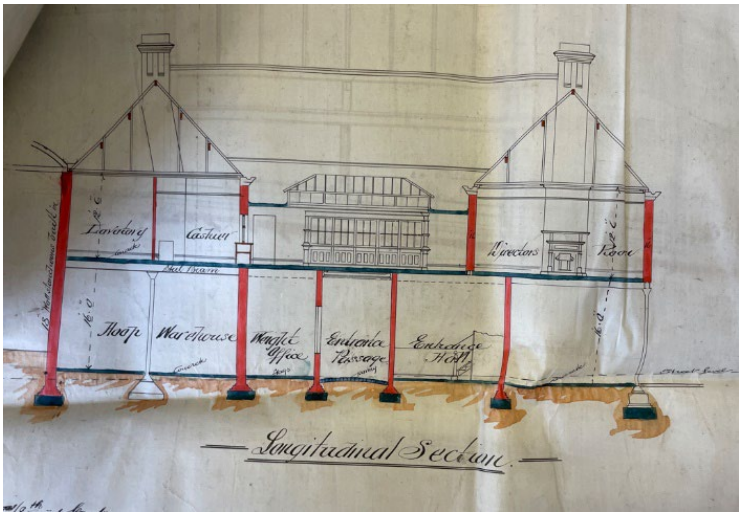


Figure 30: Office Block, first floor plan dated 1899. Designed by P. Sidney Stott. **Source:** Manchester Archives, GB127.M900/1/2/1/Box 32.



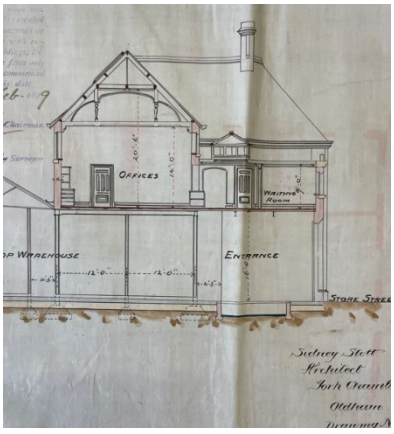


Figure 31 and 32: Office Block,, section plans dated 1899. Designed by P. Sidney Stott. Note, not entirely a built. **Source:** Manchester Archives, GB127.M900/1/2/1/Box 32.

The 1899 plans provide no suggestion of a second floor space, with the original intention being for the hall to be lit by a skylight and flat roof overhead. Whilst no plans of the building of the office block in its current form survive, it is assumed the proposed plans were not fully realised in full due to budget constraints, with the current, rather utilitarian frontage being implemented. This resulted in an extension of the staircase, which lead onto a second floor space; which was equal in size to the hall and waiting room areas at first floor level.



Figure 33: Office Block to Store Street, pictured c.1926. Note, the central block differs from the 1899 plan, with the sandstone 2 ½ storey range to the centre. **Source:** Dunkerley & Co. store booklet.

4.5.2 **Building 2 - Hoop warehouse.** Accessed directly from Store Street, the Hoop warehouse was interconnected to the office block at ground level, with a central track running through the warehouse space and onto the Bar Warehouse to the west. The building was designed with concrete floors and a series of narrow columns, which supported the office building above. The warehouse contained a pitched roof with steel trusses and a central skylight above. A series of turntables, weighing machines, shaft machine area and heating cellar were located to the north aspect of the space, with an engine room, print room and storeroom flanking this to the east.

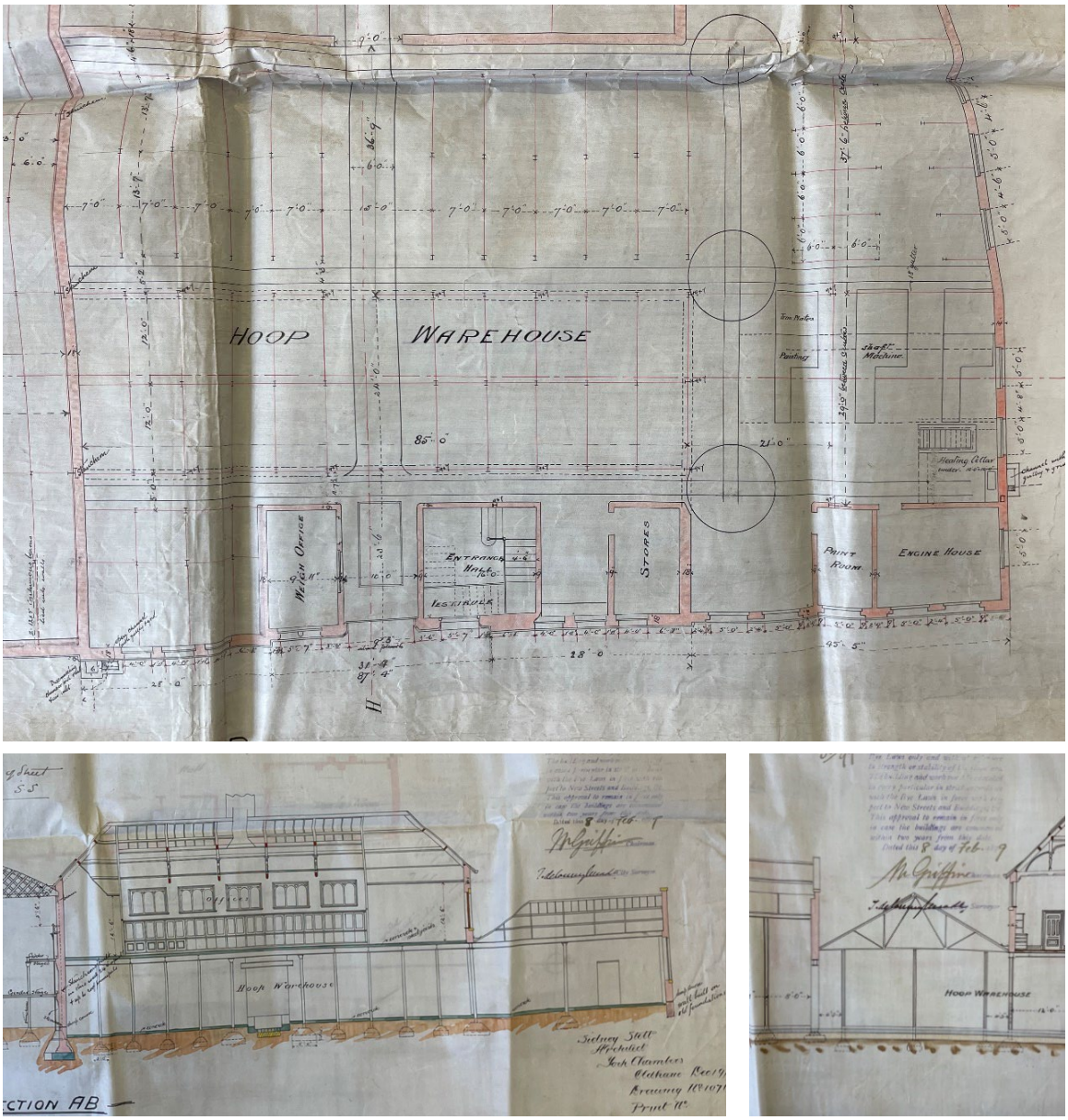


Figure 34 (top): Packing Hoop Warehouse, floorplan. **Figure 35 and 36 (bottom, left to right).** Section plans (bottom) dated 1899. Designed by P. Sidney Stott. **Source:** Manchester Archives, GB127.M900/1/2/1/Box 32.



Figure 37: Packing Hoop Warehouse, pictured c.1926. **Source:** Dunkerley & Co. store booklet.

4.5.3 **Bar warehouse:** Located to the north of the Hoop Warehouse and was interconnected via a central track. The Bar warehouse featured two Belfast Trusses, split in the middle by a central pitched skylight. Two additional pitched skylights featured above each bay (three skylights in total). The Bar Warehouse was originally a double height space with a series of evenly divided columns with brackets supporting a clerestory above. This would have permitted light into the warehouse space.

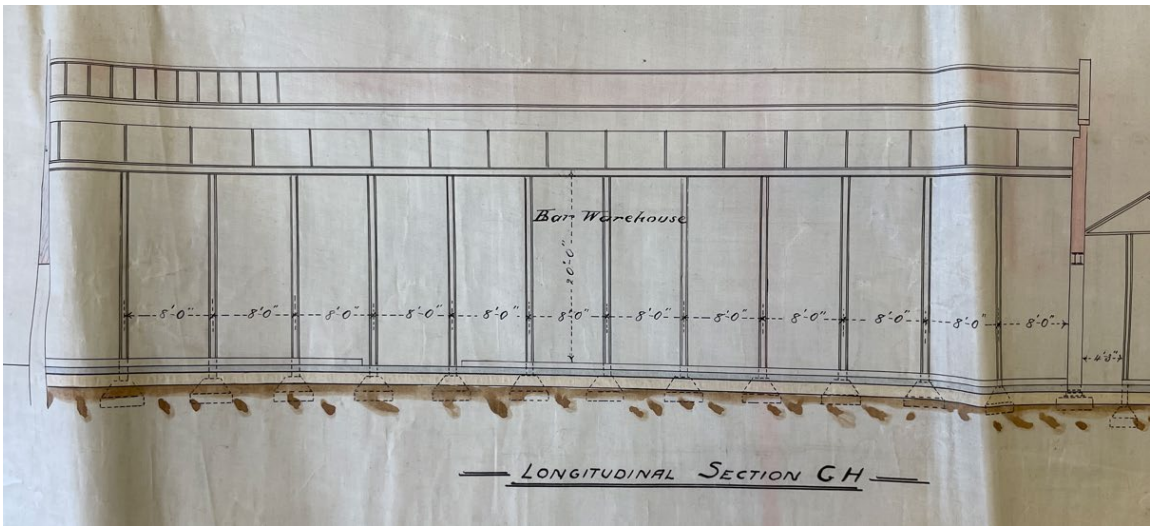


Figure 38: Bar Warehouse, longitudinal section plan, dated 1899. Designed by P. Sidney Stott. **Source:** Manchester Archives, GB127.M900/1/2/1/Box 32.

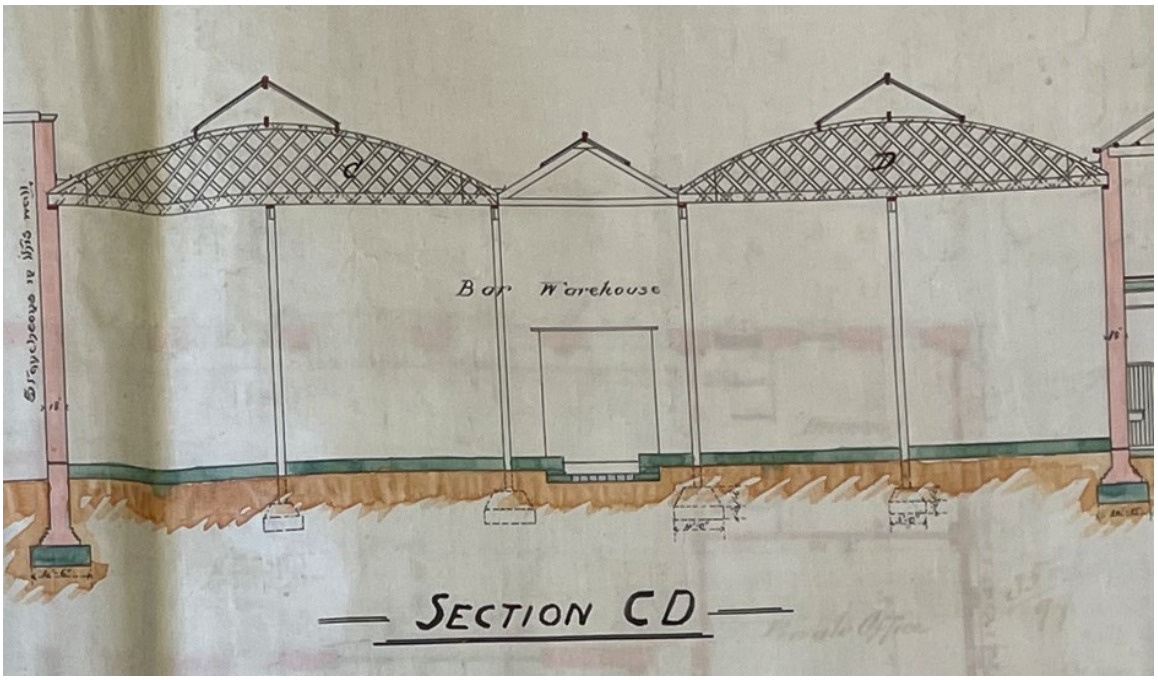


Figure 39: Bar Warehouse, section plan, dated 1899. Designed by P. Sidney Stott. **Source:** Manchester Archives, GB127.M900/1/2/1/Box 32.

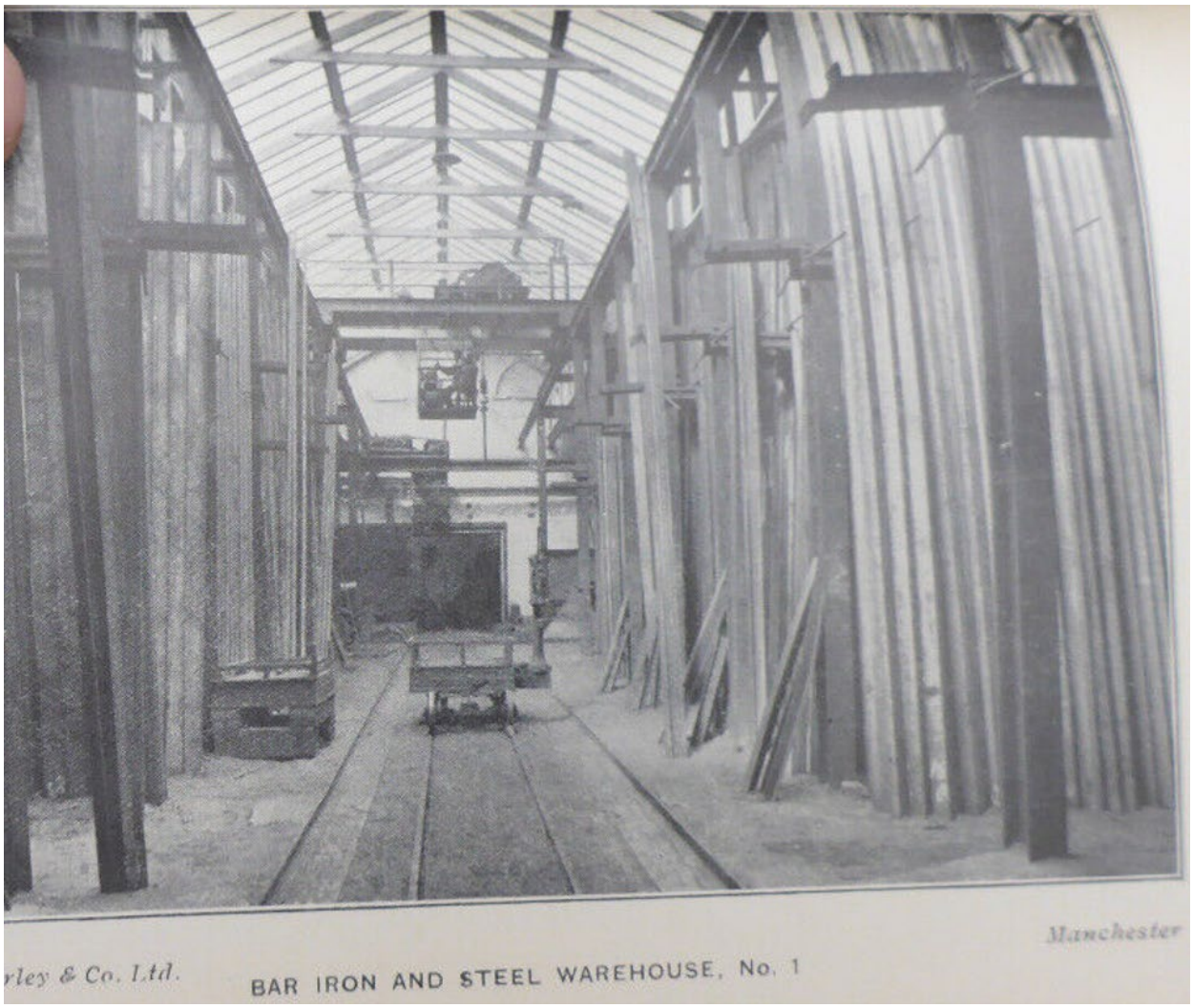


Figure 40: Bar Warehouse, pictured c.1926. Looking north-west towards former Riveting workshop (elevation visible to the far end of the image). **Source:** Dunkerley & Co. store booklet.

4.5.4 **Stable block**, including a brick screen wall which enclosed the paved stable yard. The block included a range of stables, a harness room, loose box area, manure area and urinals. The stable block was accessed from Back Mather Street, which linked directly to Great Ancoats Street to the north. A loft space and men's dining room was situated above the stable block at first floor level. This building was latterly used as a garage space (as evidenced on Goad mapping).



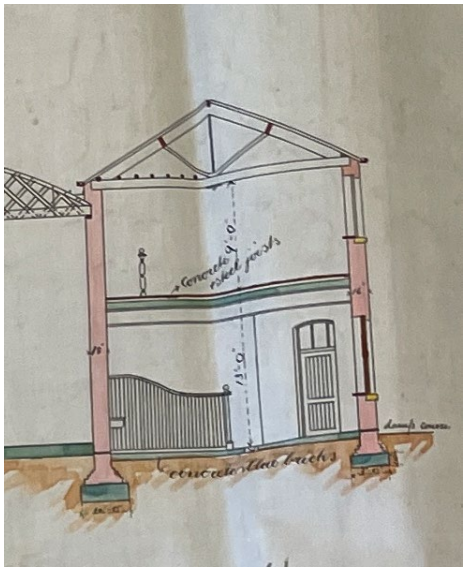


Figure 41: Stable Block, floor plan (left) and **Figure 42:** section plan (above), dated 1899. Designed by P. Sidney Stott.

Source: Manchester Archives, GB127.M900/1/2/1/Box 32.

4.5.5 **Girder warehouse:** This was the largest of the warehouses on the Dunkerley site, located to the south aspect of the Store-street plot. The girder warehouse was formed of two double-height, brick-built buildings of largely equal proportion, lit by two linear skylights running east to west across the length of the space. Large-span Belfast trusses, with distinctive latticework, extended across the breadth of the warehouse space(s). A large stanchion featured to the centre, forming a structural nodal point between the two open areas. Longitudinal section drawings of the building illustrate a ramp extended from west to east, terminating at Store Street. The internal spaces were supported by a symmetrical arrangement of columns which supported the clerestory above.

The girder warehouse was accessed directly from Store Street (east elevation), which formed the principal elevation. Historic imagery from the 1920s illustrates the building featured two large openings in a slightly projected brick-entrance, with 7-over-7 glazed panes overhead. The lettering 'C.C. DUNKERLEY & COMPANY Ltd' featured above this entrance. The curved, duel form of each bay to the elevation provides a light suggestion of the internal composition of Belfast roof trusses. The elevation is further punctuated with five equal windows sited to the upper aspect of each bay.

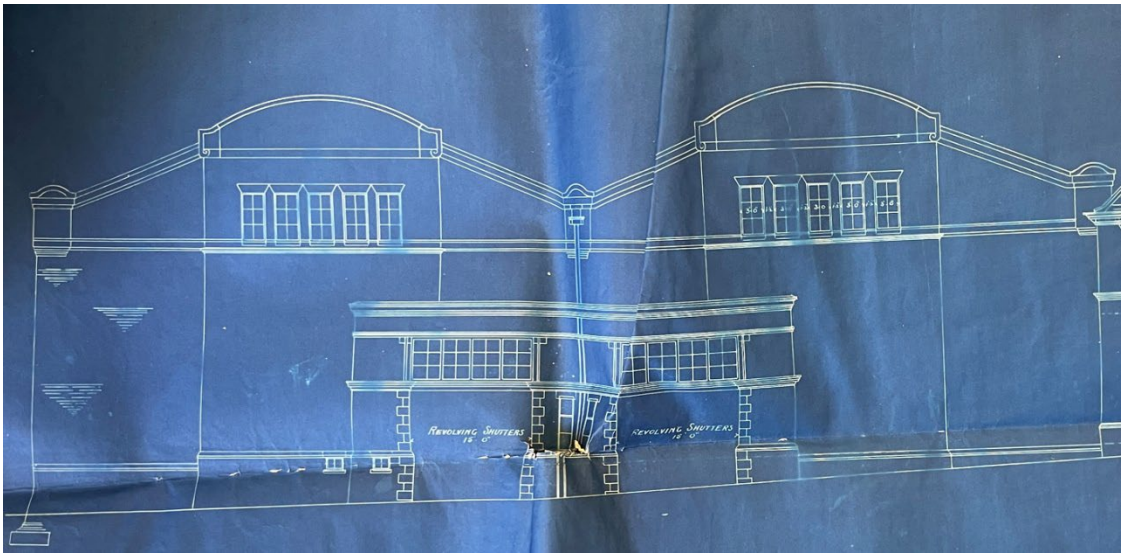


Figure 43: Girder Warehouse, blueprint elevation plan to Store Street. **Source:** Manchester Archives, GB127.M900/1/2/1/Box 32.

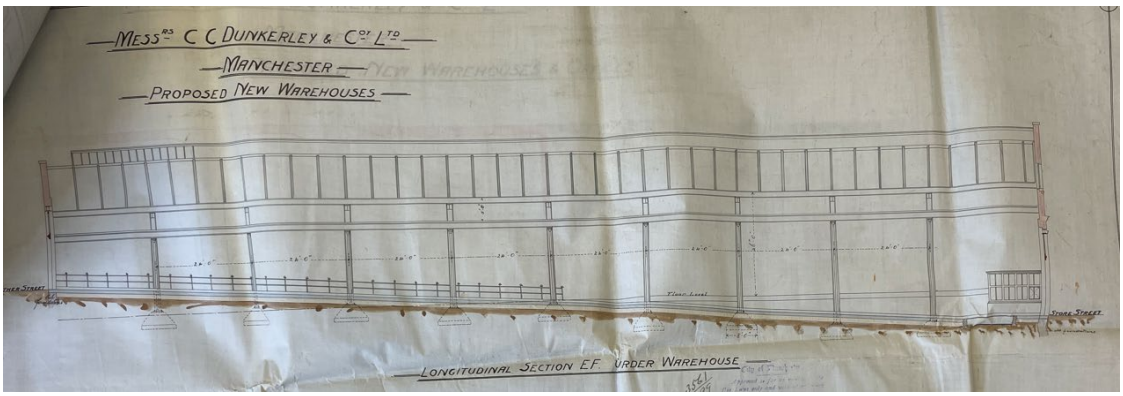


Figure 44: Girder Warehouse, longitudinal section plan, dated 1899. Designed by P. Sidney Stott. **Source:** Manchester Archives, GB127.M900/1/2/1/Box 32.

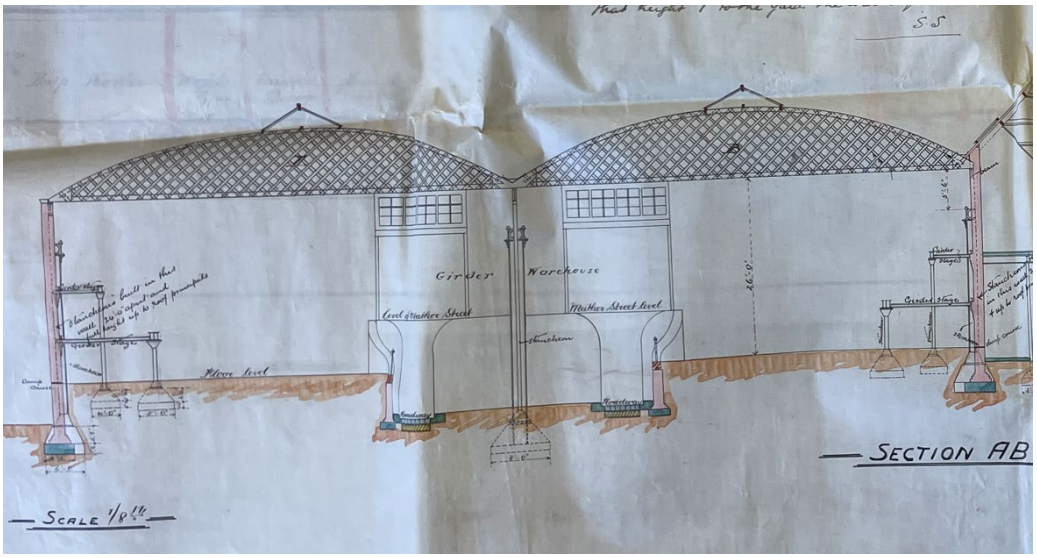


Figure 45: Girder Warehouse, section plan, dated 1899. Designed by P. Sidney Stott. **Source:** Manchester Archives, GB127.M900/1/2/1/Box 32.



Figure 46: Girder Warehouse, floor plan, dated 1899. Designed by P. Sidney Stott. **Source:** Manchester Archives, GB127.M900/1/2/1/Box 32.

4.4.8 Stocktons (1973 – present)

It is not known when C.C. Dunkerley & Co vacated their Store Street premises, but it is known that in 1973, a well-established furniture company *'Stocktons & Co'* bought the site at 140 Great Ancoats Street for their new showrooms (**Figure 47**).

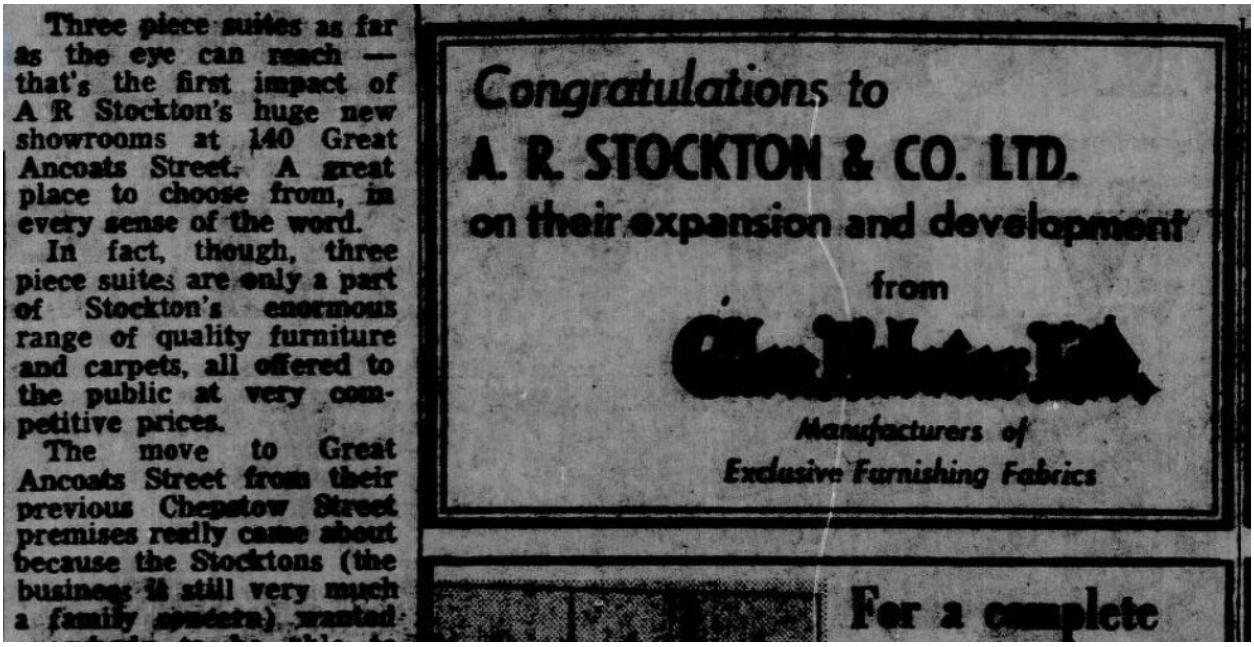


Figure 47: Manchester Evening News - Friday 02 February 1973. **Source:** British newspaper archive.

The company was established in 1953 by Blackpool born Reg Stockton, with their first premises based at the corner of Oxford Street and Chepstow Street, Manchester[6]. The success of this firs venture enabled the company to buy a larger site in Ancoats, where they continue to operate today.

[6] https://www.stocktons.co.uk/the-stockton-family/

5. BUILDING DESCRIPTION

5.1 Introduction

The following section provides a description of the current buildings contained within the site boundary. Whilst none of the buildings are protected under statutory designations, the interiors reveal the historic development of the building group. This is turn enables a robust assessment of their architectural, historic, artistic and archaeological interest. **Please note that No.6 on the plan (Figure 48) is not located within the Planning boundary.**



Figure 48: Site Plan showing arrangement and approximate date of construction. Image adapted from 1940s aerial photograph by SLHA.

5.2 Stocktons Site – Today

The following table outlines the areas within the site boundary. Including:

1. Office Building
2. The Hoop Warehouse
3. Bar Warehouse
4. Stable Block (2-storeys)
5. 1836-1850s Warehouse

Exterior





Figure 49 (left) and 50 (right): Building 1 (Office Block). Store Street elevation, south. Built early 1900s. Two equal red brick wings feature, of 2-storeys in height, with a slate roof and central chimney stack. A central section built of stone with a mansard roof and three dormer windows (non-original), with three bays at first floor, featuring original metal framed windows. The façade has been altered with fish scale banding between ground and first floor level.





Figure 51 (left) and 52 (right), Building 2 (left) and Building 4 (former stable block): Images above depict the E elevation. Whilst the form of the buildings are largely unchanged, they have been subject to considerable alteration, including brick infill to window openings, new shop frontage and signage.





Figure 53 (left) and 54 (right): Looking SW along Store Street, with the utilitarian elevations of the Girder Warehouse visible to the west side of the street. *Note, this building is not within the Planning Site boundary, but forms the immediate setting of the site.*



Figure 55: Original opening to former girder warehouse. *Note, this building is not within the Planning Site boundary, but forms the immediate setting of the site.*



Figure 56: West elevation to girder warehouse. *Note, this building is not within the Planning Site boundary, but forms the immediate setting of the site.*

Interior
Former Hoop Warehouse – Building 2



Figure 57: Modern entrance + stair.



Figure 58: Modern entrance, looking towards former Hoop warehouse + towards the Bar Warehouse area.



Figure 59: Former Hoop Warehouse. Modern ceilings, floor coverings. Original column arrangement evident to the left of image. Original trusses and skylight feature above (obscured by suspended ceilings).



Figure 60: Looking south across the space, detail of original 1900s columns.

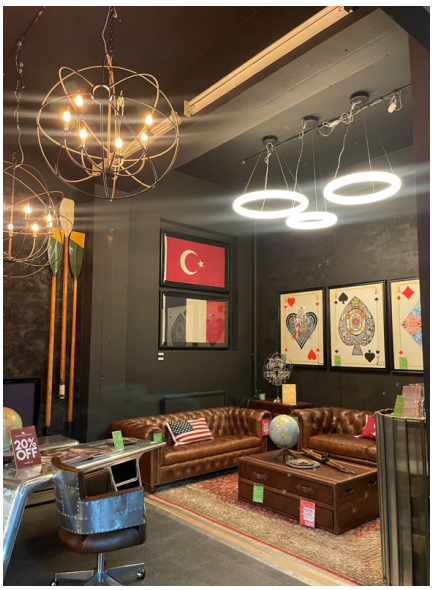


Figure 61: Southern corner of former hoop warehouse. Modern shop fit out throughout.

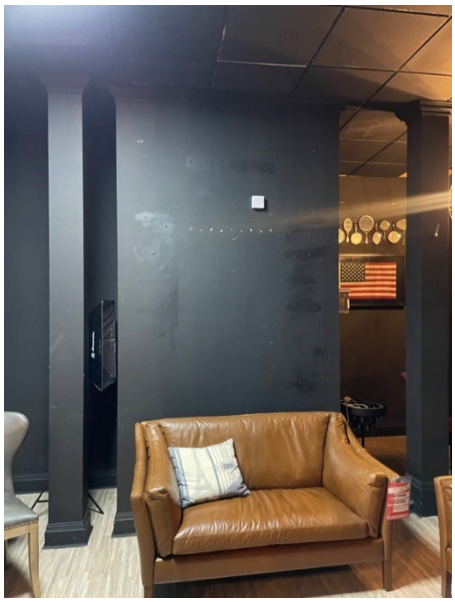


Figure 62: Original blind chimney breast, as shown in section.

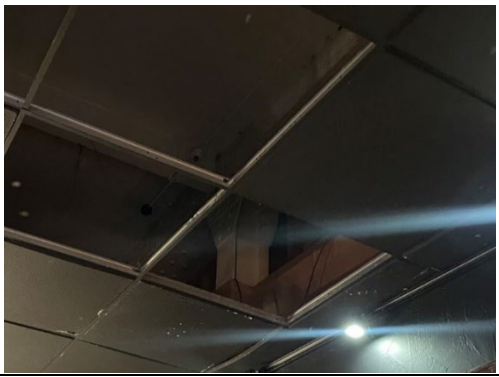


Figure 63: Modern suspended ceilings, with original steel column capital visible behind.



Figure 64: Original ceiling tile and trusses to warehouse visible through modern suspended ceiling.

Former Bar Warehouse – Building 3

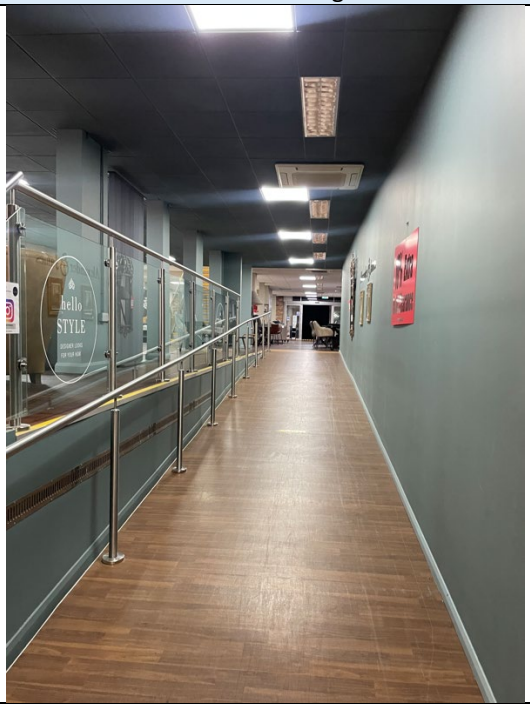


Figure 65: Modern ramp leading from Hoop Warehouse space into bar warehouse. Original column line visible, covered over in modern plasterboard.



Figure 66: Former bar warehouse, with modern flooring, plasterboard and suspended ceilings. Currently not possible to identify the extent of original fabric.



Figure 67: Original Belfast Trusses feature across the former Bar Warehouse space, as illustrated in the 1899 drawings (P. Sidney Stott).



Figure 68: Belfast Trusses supported by steel girders.

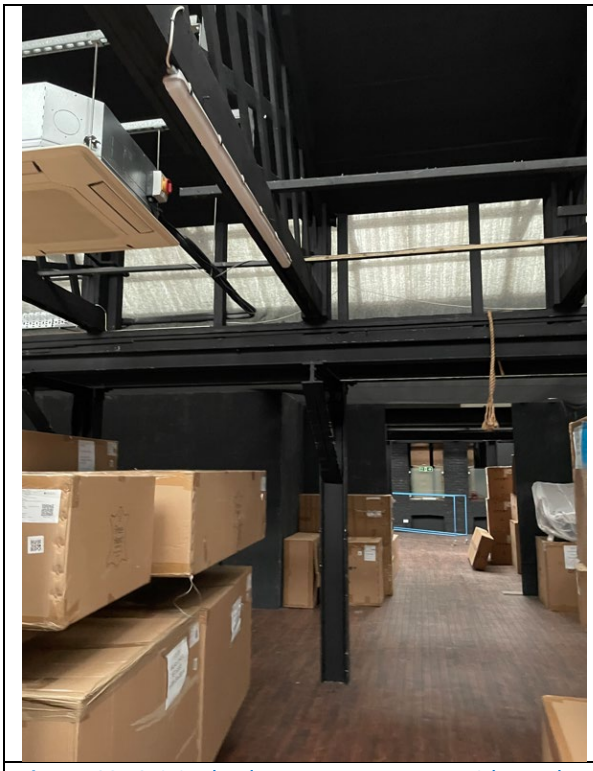


Figure 69: Original column arrangement with steel structure supporting clerestory section above.

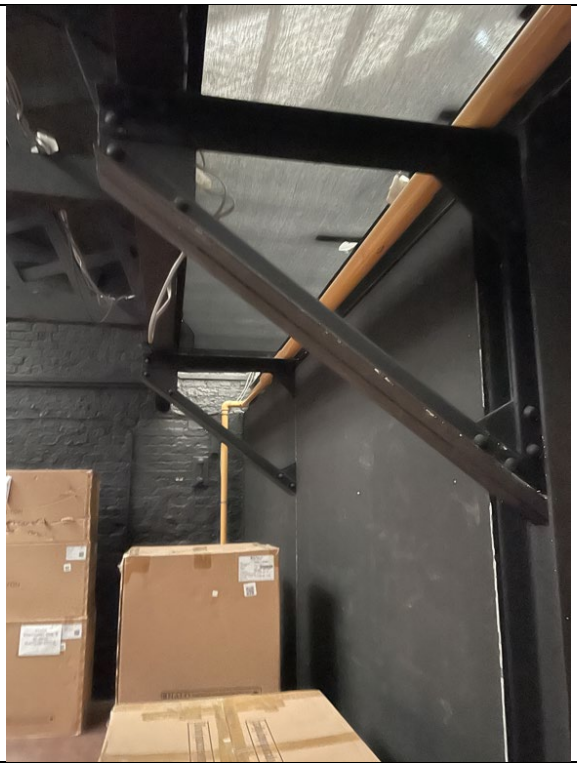


Figure 70: Original steel brackets supporting Belfast Tuess roof structure above.

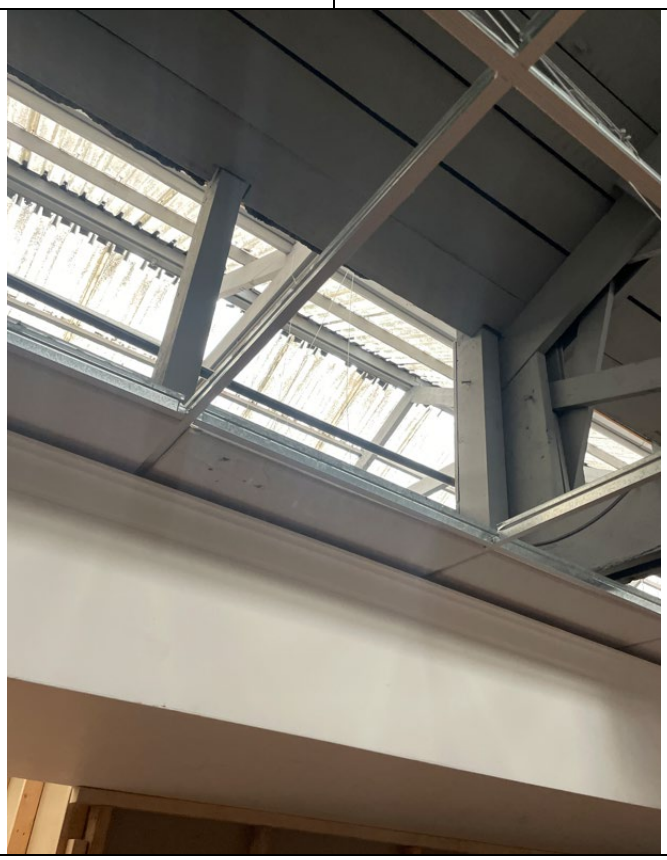


Figure 71: Central section to bar warehouse, with large pitched skylight and pitched roof truss still extant.

Former Stable Block + First Floor Loft, including Men's Dining Room space – Building 4



Figure 72: Mid-19th century warehouse building. Former external wall (south). Modern raised floor to bar warehouse. Modern infill to windows and modern glazing.

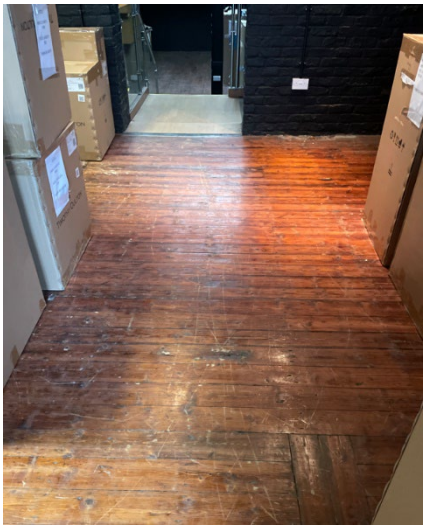
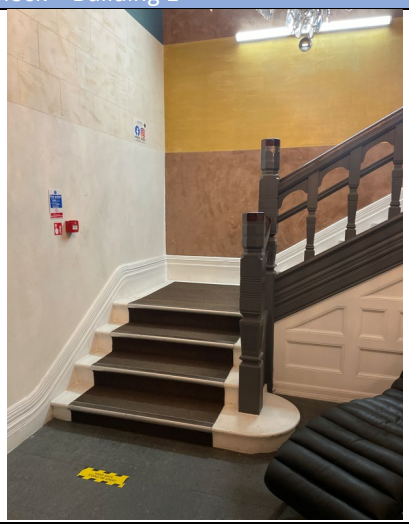


Figure 73: Original floorboards laid over concrete.



Figure 74: Original double pitched truss arrangement.

Office Block – Building 1



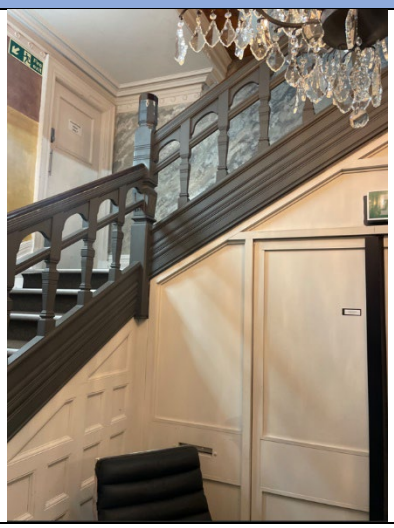


Figure 75 and 76: Original staircase c.1900, with original skirting, panelling and balustrade. Modern infill to far right, enclosing the former entrance from Store Street.







Figures 77, 78 and 79: Staircase details. Original moulded skirting (far left), original deep moulded cornice with flower detail (centre) and iron girder feature (far right). The latter is contemporary with the otherwise strictly Edwardian staircase, perhaps intended as a key feature for the C. C. Dunkerley company, showcasing their product.

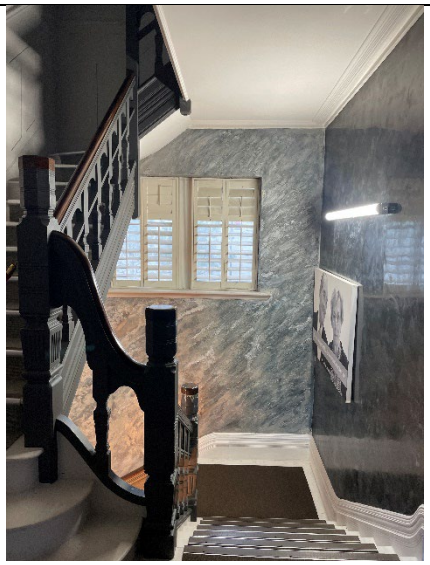


Figure 80: Original stair, with modern wall finishes.

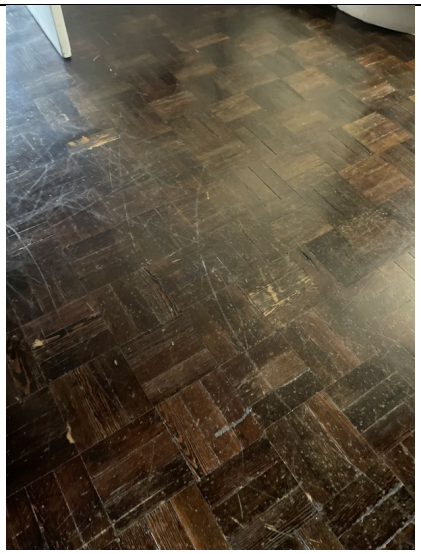


Figure 81: Teak woodblock floor to stair hall.

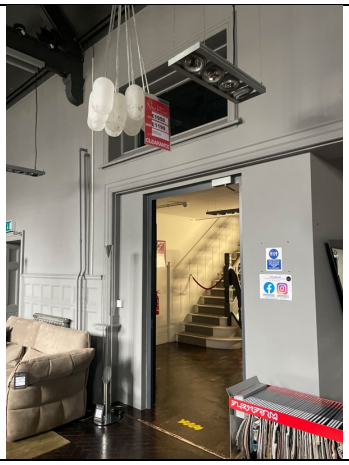


Figure 82: Original opening to former waiting desk area. Glazing removed and infilled with studwork.



Figure 83: Original 'General Office' space, featuring decorative trusses, panelling and original woodblock floor.



Figure 84: Original timber wall bracket with fluted detail, historically enclosed each side to the waiting desk.



Figure 85: Panelled surround to waiting desk with Edwardian panelling.

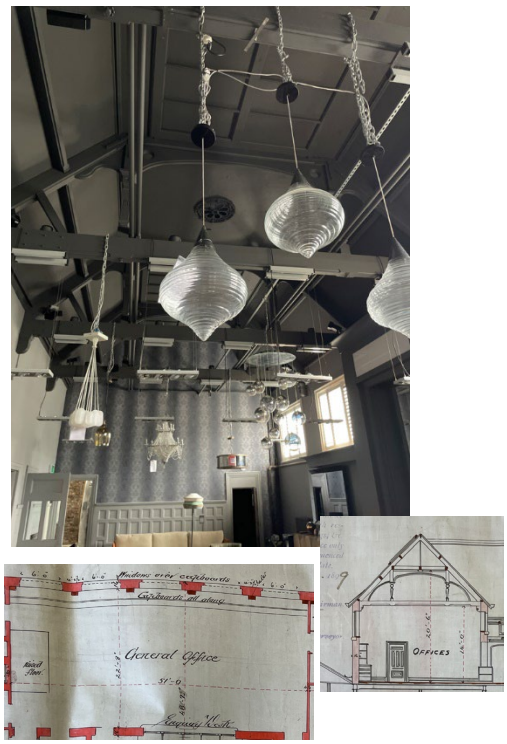


Figure 86: Timber truss arrangement to general office space, as per P. Sidney Stott's original plans.



Figure 87: Ceiling rose vent detail.



Figure 88: Moulded bracket supporting steel girders, with intricate rose detail.



Figure 89: Later mirror insert, recessed and set within coved structure. Appears to be a later addition.



Figure 90: Original Strong Room door with brass ironmongery and panelling detail.



Figure 91: Strong room, currently used for storage.



Figure 92: Original panelled door and round handle to former dining room, with skylight over (still extant, modern skylight).

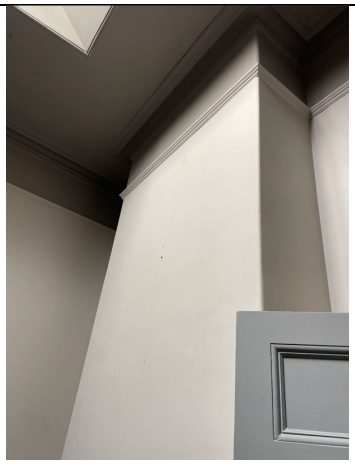


Figure 93: Original chimney breast, skirting and cornice survives.



Figure 94: Original timber door with casement opening and central hatch (Typewriter room).

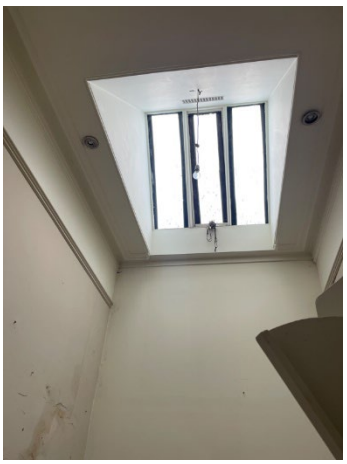


Figure 95: Original skylight opening to room, modern windows.



Figure 96: Original radiators feature. Moulded timber wall panelling also still extant.



Figure 97: Simple plaster moulding to dado height, with banded detail and deep skirting.



Figure 98: Original door leading from General Office space onto former cashier's office.



Figure 99: Ceiling rose and coved cornice to former cashier's office.



Figure 100: Original sash windows survive.



Figure 101: Plan form of Cashier's Office slightly altered, with the original wall between this room and the waiting room being opened up.



Figure 102: Waiting room area. Original door (left), fixed shut and later opening to right leading to secondary waiting room.



Figure 103: Original windows (x4) survive to waiting room areas.

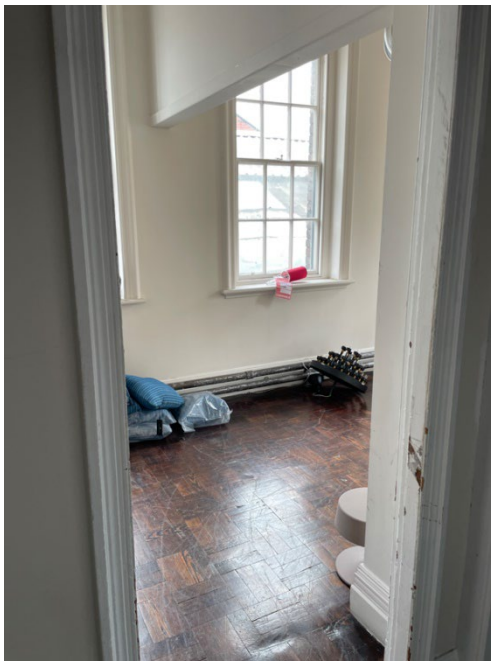


Figure 104: Former Drawing Office. Original architraves, teak flooring and moulded skirting. Telephone kiosks have been removed.



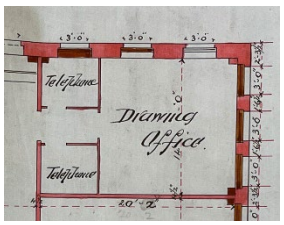


Figure 105: Former Drawing Office. Original sash windows survive throughout the space.



Figure 106: Single toilet / WC area, later addition – modern door.

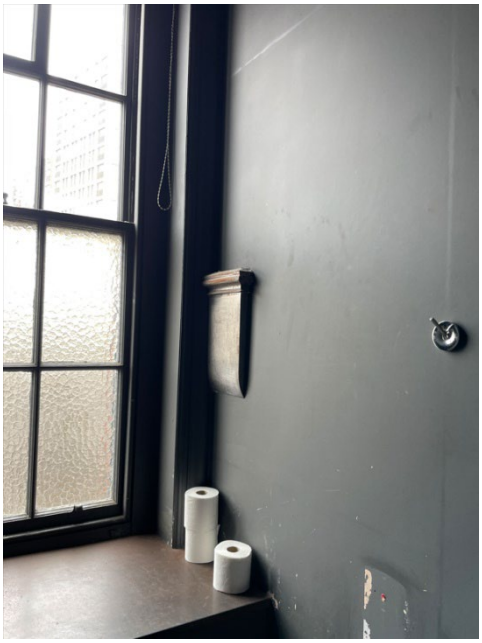


Figure 107: Original tobin vent and sash window feature within the WC space.



Figure 108: Former 'Private Office', complete with original flooring, windows, decorative cornice and moulded skirting.



Figure 109: Chimney breast survives to south aspect of room.

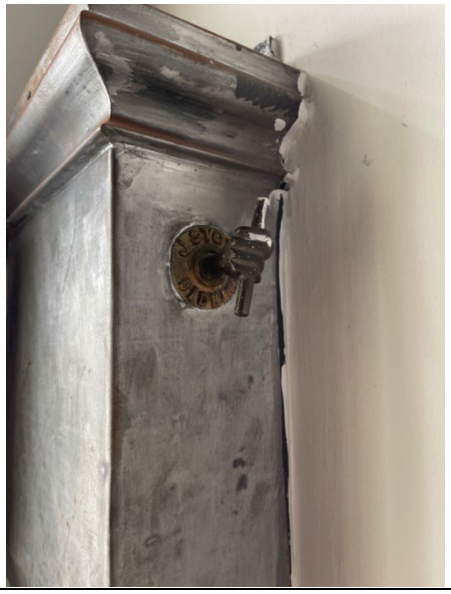


Figure 110: Original tobin vent features to the north aspect of the room. The brass handle is marked with the raised lettering 'J. STOTT – OLDHAM' which signifies the name of the architect's brother, James Stott, who owned a separate practice to his brother Philip Sidney Stott. The firm was renowned for their heating and ventilation equipment.



Figure 111: Original radiator below the window cill. Original windows feature behind secondary modern shutters.

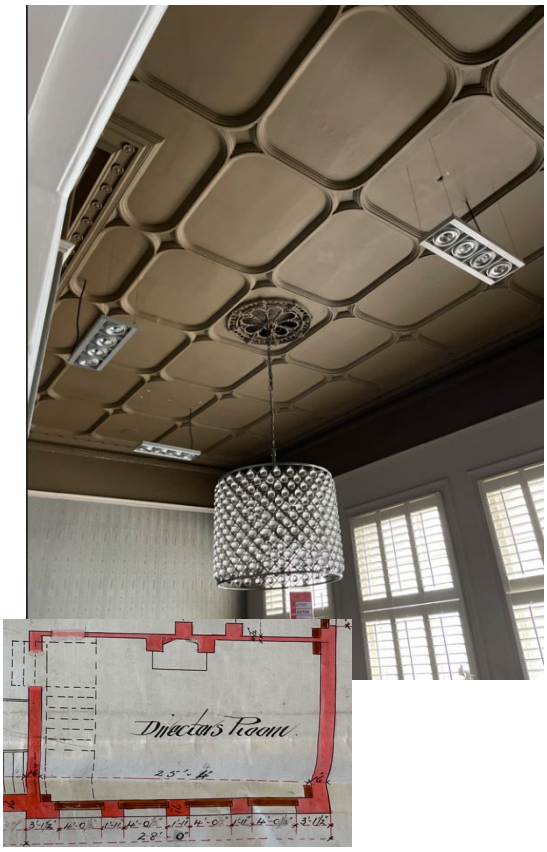


Figure 112: Directors Office. Located to SE. Highly decorative plaster ceiling and ceiling rose vent. Line of original windows x4 feature to south.



Figure 113: Original chimney breast with decorative cornice with repetitive arrangement of flowers in the plasterwork.



Figure 114: Original sash window, detail.



Figure 115: Original window latch.



Figure 116: Original brass handle and plate.



Figure 117: Brass hinge to original door (later glazing).



Figure 118: Second floor, attic space. Original 1900s stair leads to this level. Limited features survive within the space, with beams overpainted. Modern carpet finish may overcover original flooring.



Figure 119: Internal windows overpainted, x2 later glazing installed below.



Figure 120: Late 20th century replacement windows and shutters.



Figure 121: Single timber hatch to roof space.

1836 -1850s Warehouse – Building 5

Figure 122: Mid-19th century warehouse, built c.1836 -1850 of red brick in English bond. Later windows installed within two arched openings. Modern 'Stocktons' signage above. Original chimney base visible to left of image, the stack has been removed.

Figure 123: Mid-19th century warehouse / former riveting workshop. North elevation to Ducie Street. Seven equal bays with recessed arch detail. Six with later windows installed to arch. Modern roller shutter door.

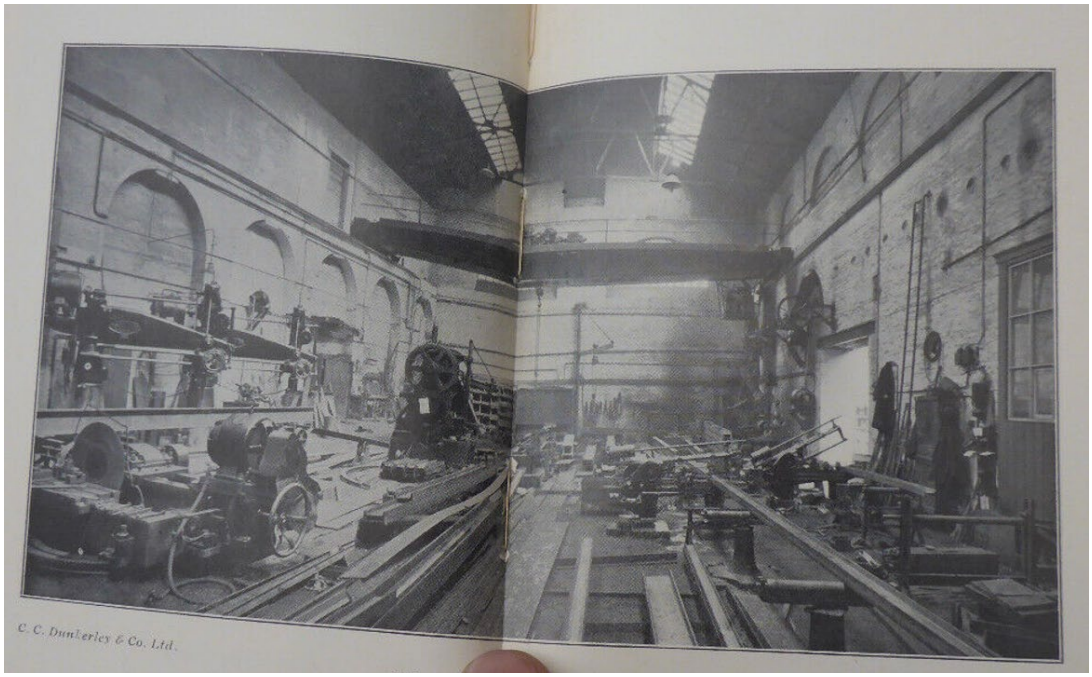


Figure 124: Former Riveting workshop, pictured c.1926. Source: Dunkerley & Co. store booklet.

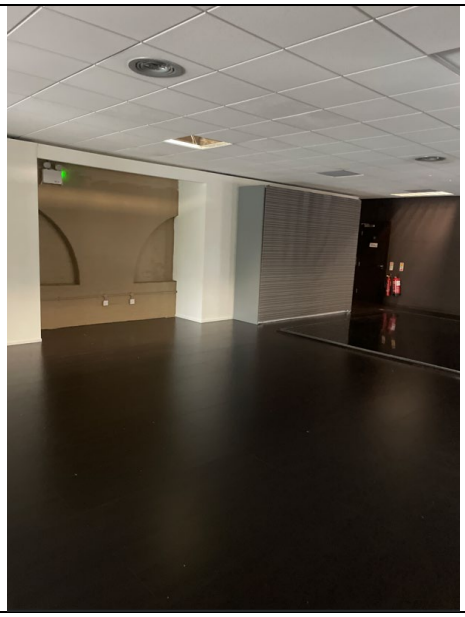


Figure 125: Mid-19th century warehouse, interior. Modern suspended ceilings, flooring and fixtures feature throughout. Evidence of original wall / internal arch arrangement.



Figure 126: Later window insertion to arch. East elevation, fronting Great Ancoats Street.



Figure 127: Modern floor to former double height space, modern column arrangement.



Figure 128: Original brick wall to ground floor space. Modern suspended ceilings and flooring throughout.

6. SIGNIFICANCE APPRAISAL

6.1 Introduction

The purpose of the significance appraisal is to use recognised criteria to assess the relative heritage significance of the non-designated heritage asset contained within the Site boundary and further identify the significance of designated heritage assets which have the potential to be impacted by the Proposed Development. The existing Site will also be assessed, with particular regard to the contribution the Site may make to the ability to understand and appreciate the heritage significance of any surrounding Listed Buildings and Conservation Areas. This will provide a baseline for the relative 'magnitude of change' and 'scale of impact' which is to be assessed within the subsequent Heritage Impact Assessment (HIA).

This in turn allows, in a planning policy context, the extent of "harm" upon any heritage asset incurred by the proposals to be established within the terms defined by the NPPF. In particular, the assessment of significance of setting informs the choice of heritage views which form a key part of the following Visual Impact Assessment.

6.2 Methodology

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

The assessment of significance accords with the requirements of the NPPF and uses Historic England's methodology outlined in its 2019 document, *"Statements of Heritage Significance".* Historic England's *"Conservation Principles Policies and Guidance"* 2008 and the revised guidance on *"Setting of Heritage Assets*" (as reissued in Dec. 2017) have also been acknowledged as part of the following assessment.

Consequently, the significance of a designated heritage asset is determined by an analysis of the relevant aspects of the following:

- ***Archaeological interest***

  There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

- ***Architectural and artistic interest***

  These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

- ***Historic Interest***
  An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

The analysis of the significance allows for an assessment of the current integrity and authenticity of the Site and its contribution to the settings of nearby designated heritage assets. The focus is on providing necessary and proportionate amount of information based on the perceived level of heritage significance (refer to **Table 5, Appendix I** for full definitions of heritage significance as defined in this present report).

6.3 Significance Appraisal - The Site

The Site contains a largely complete formation of warehouses which were designed in 1899 by P. Sidney Stott for the firm C. C. Dunkerley & Co., with the exception of an existing warehouse building which dates between 1836-1850. The building group was designed to be open plan. Whilst there have been some lightweight additions and alterations (including suspended ceilings and partitioning), the plan form, structural components and decorative features survive throughout.

The **'Local Heritage Listing, Historic England Advice Note 7'** (January 2021), recommends LPAs prepare local lists of heritage assets to identify non-designated heritage assets in their area. These local lists identify structures which are not significant enough to qualify for national designation, but which the LPA believes have some local significance.

At the time of writing, Manchester City Council have not yet published a local list, nor the criteria used for deciding on what structures qualify as non-designated heritage assets. This assessment has therefore been carried out with reference to the criteria provided by Historic England's guidance for local listing, provided in the Criterion Table within Advice Note 7 (page 11).

Table 3: Significance Appraisal – the Site	
Criterion	**Description**
Asset Type	Storage warehousing and offices (Industrial)
Age	The majority of buildings within the site were constructed in the early 1900s for iron and steel stockholders 'C. C. Dunkerley & Co.', built to the design of Philip Sidney Stott (plans date to 1899). An earlier warehouse building is located to the north corner of the site, this is believed to have been constructed between 1836-1850. This building was repurposed as a 'riveting workshop' when the wider site was redeveloped in the early 20th century. The site as a whole is representative of the success of the industrial revolution in the north-west. With buildings of this age (post 1900), greater selectivity is required for statutory listing.

Rarity	Warehouse buildings established in the late 19th century / early 20th century often employed the latest building technology, mainly developed for fireproofed textile mills, such as iron and later steel and concrete construction. These materials were applied for the construction of the Dunkerley warehouse and are typical of their date. The location of the building has some significance, as it is located in a key location on Store Street, in close proximity to the station and further warehouses around Manchester. This would have allowed for their stock of iron & steel to be transported quickly to the rest of the country. Whilst the warehouse group & adjoining purpose built office survive largely intact, they do not appear to present a particularly significant construction type or use of materials, with the decorative interiors to the office also being typical of this period.
Architectural and Artistic Interest	The majority of buildings on the site were designed by Philip Sidney Stott (1858-1937), a well-known architect specialising in mill buildings. The Stott family are recognised as a well-established organisation of architects and engineers, specialising in mill design and technology. P S Stott was however, the only one in the family who became a member of the Royal Institute of British Architects (RIBA) and is regarded as one of Oldham's greatest architects. The site presents a near-complete group of purpose built warehousing, with the office block containing an array of highly decorative internal fixtures and fittings to the first floor spaces, including: original 1900s staircase, panelled doors and door surrounds, tobin vents, ceiling rose vents, decorative plasterwork to principal office spaces, original radiators, teak woodblock flooring and moulded skirting / cornicing throughout. Stott was well regarded for high-quality ventilation design and this is showcased in the Store Street premises for Dunkerley & Co. Whilst some features such as the original enquiry desk has been removed, the original plan form of the office is largely intact as is the open plan form of the connecting warehouse spaces (albeit overcovered with modern suspended ceilings etc). The stable block has been altered in part, but the external form and structural aspects are still extant. The large warehouse spaces retain their original Belfast trusses and skylights, all of which contribute to the sites architectural and artistic interest. Notwithstanding the above, externally, the buildings are not of equal quality to some of the nationally significant storage and transit warehousing in Manchester. The exteriors are simple and utilitarian in their design, with very limited aesthetic quality. The site is thus considered to yield **medium-low architectural interest.**
Group Value	Historic England guidance defines group value as *'groupings of assets with a clear visual design or historic relationship'*. The interconnected warehousing was designed as a set piece, with the office block fronting onto the street and the bar and hoop warehouses accessible behind. Externally, these buildings do however appear disjointed, this is partly due to the constraints of the site when it was designed c.1899. The group value of the site is considered to be **medium-low.**
Archaeological Interest	Historic England Guidance states that *'Heritage assets with archaeological interest are primary sources of evidence about the substance and evolution of places, and of the*

	people and cultures that made them'. The footprint of the site, alongside the defined boundary and buildings contained within it appears virtually unaltered. The site is considered to convey **low archaeological interest** due to the potential for below-ground archaeology and evidence of previous human activity, with particular relevance to the former industrial activity of the area. Further interest may derive from the site formally being on the path of Shooter's Brook.
Historic Interest	The interconnected series of warehouse buildings were constructed in the early 1900s to the design of Oldham born architect Philip Sidney Stott. Although the majority of these buildings are utilitarian in style (hoop warehouse, bar warehouse), these convey the former use of the site as a warehouse facility under the prominent iron & steel stockholder firm: C.C. Dunkerley & Co. The complex was designed to function as a cohesive and comprehensive store, with purpose built offices and stabling attached. The site derives further historic interest from the former 'Riveting' workshop to the north of the site, which is an earlier structure (c.1836-1850) believed to have formed part of William Fairbairn's iron foundry complex, which occupied the site during the early-mid 19th century. The building was retained and adapted under Dunkerley & Co. The site yields further historic and communal significance through its long-standing use under Stockton's furniture company, which was established in 1953 in Manchester, with the Ancoats premises being occupied since 1978. The site is considered to yield medium-low historic significance, as it conveys a near complete arrangement of purpose-built warehousing for one of the oldest firms of iron and steel stockholders in the country (C.C Dunkerly & Co), who were known to occupy the site from 1900-1960.
Landmark Status	The buildings are principally low-rise and were always designed to blend into the streetscape, as subsidiary building behind existing dwellings. The Stocktons site is therefore **not considered to have landmark status.**

The assessment has identified the existing buildings on the site present an overall medium-low degree of significance. This equates to sufficient interest to warrant 'non-designated' status, with a definable degree of local interest, but are not considered to be of national significance. This is principally due to the lack of architectural interest externally, with the buildings appearing somewhat disjointed, a consequence of the existing constraints of the site when it was designed in 1899.

Whilst the buildings appear to be largely unaltered, the external elevations were never designed to be seen from the street, as they were historically enclosed by existing dwellings and commercial buildings. The office block was designed with some additional aesthetic interest, however, the intricate design (P. Sidney Stott) was never fully implemented, and a utilitarian central bay was constructed in place of the more opulent elevation envisioned by the architect.

6.4 Listed Buildings – Contribution of setting to significance

The heritage assets which have the potential to be impacted by proposed redevelopment of the Site have been identified in Section 2.2, and Figure 5. The contribution of setting to the significance of these heritage assets will be explored in **Table 4, below**.

The scope of potential impact upon heritage assets can involve impacts upon their setting as well as any physical impact. The importance of 'setting' lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.

Therefore, it is the contribution of setting to the significance of the heritage asset which should be established at this stage in the process. For these purposes, the contribution of setting to the significance of any given heritage asset is considered to be either **high, medium, low, negligible, or neutral and either beneficial, adverse or neutral** (refer to **Table 6, Appendix I** above for complete definitions).

Table 4: Contribution of setting to significance of identified listed buildings.

Title and Grade	Summary of architectural and historic interest from list description	Contribution of setting to significance and relationship to the Site
1. 32 AND 34 LAYSTALL STREET GRADE II	Former terracotta manufacturers and showrooms, dating to the 1870s. Red brick in Flemish bond with dressings of moulded buff and white terracotta; roof not visible. Unusual degree of High Victorian decoration on relatively small building.	The building is principally experienced from Laystall Street, where the intricate architectural detailing to the building can be best understood and appreciated. The rear and side elevations of the building are experienced from the south along Pigeon Street and Ducie Street. At the time of writing, the building is being redeveloped for a new mixed residential scheme. The wider setting of the listed buildings is characterised by modern development and has become largely shorn of historic context. The overall contribution of the setting to significance of the heritage asset is considered to be **low (neutral).**

2. STABLE BLOCK TO SOUTH EAST OF JUNCTION WORKS AT PARADISE WHARF GRADE II	Stable block to former lead works, early to mid C19, altered. Red brick with slate roof. Included for group value with adjacent Grade II listed Former Junction Works at Paradise Wharf.	The former Stable Block to the Junction Lead Mills is bounded by Paradise Walk to its east, the Ashton Canal to its south and a large area of hardstanding utilised as a car park to its west. To the north of the building is Ducie Street. The building is constructed from red brick in English garden wall bond under a pitched slate roof. The listed building is best understood and appreciated from Ducie Street looking west where it can be viewed in conjunction with the Grade II listed Former Junction Works at Paradise Wharf. Views of the former Stable Block are otherwise limited. The overall contribution of the setting to significance of the heritage asset is thus considered to be **low beneficial.**
3. FORMER JUNCTION WORKS AT PARADISE WHARF GRADE II	Former lead works, early to mid C19. Red brick. Four storeys, 11-window facade to the wharf, with segmental-headed windows and some loading doorways; parapet. West end under 3 gables and probably 6 windows but only 4 visible (left end covered by large advertising hoardings); outer gables flat-topped. Forms group with former stable block to south east (Grade II).	The building is principally experienced from along Ducie Street to the west, allowing for an appreciation of the architectural detailing and roofline of the listed building. The historic painted signage to the south west elevation is visible in distant views along Ducie Street from the south west. The overall form and extent of the building is more directly appreciated from the junction of Ducie Street and Laystall Street to the north. The building is also visible in views from the canal pathway to the south, allowing for both the former lead works and stable block to be appreciated together. The overall contribution of the setting to significance of the heritage asset is thus considered to be **low beneficial.**

4. STORE STREET AQUEDUCT GRADE II*	c.1794-99. Coursed squared sandstone aqueduct aprox 70m long, crossing Store Street at approx.45 degrees, with skewed semi-elliptical archway (the soffit now rendered), with 6 triangular buttresses (like cutwaters with refuges) on the north side and 4 on the south side; radiating voussoirs to the arches, 2 bands on the south side and one on the north side, coped parapets. Probably one of the earliest canal aqueducts with a skewed arch.	To the immediate north and south is the associated Ashton Canal towpath, whilst to the west and east of the structure are the Rochdale Canal and various modern residential developments. The structure is principally experienced along Store Street where its robust form and architectural interest can be appreciated. It can also be appreciated along the Ashton Canal towpath, allowing for an appreciation of the scale and height of the structure when viewed from above. The structure is also appreciated in long distant views along Store Street, particularly at the junctions of Sparkle Street and Boad Street. Due to the largescale removal of surrounding historic buildings and construction of new residential blocks, the overall contribution of the setting to significance of the heritage asset is thus considered to be **low adverse.**
5. Crusader Works GRADE II	Cotton spinning mill, now works. Mid C19, altered. Red brick with some sandstone dressings, roof not visible. Very long rectangular plan parallel to street. A six-storey 28-window range with three-storey four-window continuation at west end; panelled corner pilasters with stone cornices, parapet with stone coping, eight-window centre breaking forwards very slightly; vertical-rectangular windows with raised sills and flat-arched heads, those in the west portion mostly four-pane sashes but the others with altered glazing; inserted doorway in second bay of centre; round-headed doorways in first and fourth bays of right-hand portion, that to the right altered as a window.	Crusader works is located to the SW of the site and is recognisable as a mid-19th century industrial works, despite its recent refurbishment into residential apartments. The building is now enclosed by modern, mid-to-high rise apartment blocks which resonate with the brickwork and material palette of the mill. Whilst the mill is no longer understood within an industrial setting, the building has been successfully incorporated into a cotemporary context. The contribution of setting to the significance of the building is thus considered to be **low beneficial.**

6. ASHTON CANAL LOCK NUMBER 1 IMMEDIATELY EAST OF GREAT ANCOATS STREET GRADE II	Canal lock. c.1792-1799; altered. Large blocks of millstone grit, wooden gates. Narrow type (chamber 7 feet wide), with overflow channel on south side, central island with curved taper at both ends; stone staircases flanking lower entry at west end. First in a series of 13 similar locks, all in working order.	The setting of the canal lock is enhanced through oblique and linear views of the line of the canal, with bridges and towpath featuring throughout. Together these enable the former industrial character of the area to be appreciated. The overall contribution of the setting to significance of the heritage asset is thus considered to be **medium beneficial.** Due to its location and position below street level, the canal lock will have limited intervisibility in conjunction with the proposed development site.
7. BROWNSFIELD MILL GRADE II*	Included as an excellent example of an early C19 mill, its plan form typical of early Manchester mills, and which in its detailed layout and design demonstrates the development of an industrial architecture in the relationships between function and plan. A rare surviving example of a type of construction employing heavy timber and cast iron, a system which provided load-bearing strength (well-suited to room-and-power mills in which upper floors would also be used for very heavy machinery) and slow-burn properties.	The setting of Brownsfield Mill is varied to its setting having greatly altered since the mid-20th Century onwards with the demolition of surrounding historic buildings and the construction of new residential tower blocks to the north, and a small retail park (Urban Exchange) to its south. From Port Street and Great Ancoats Street the former mill building is highly visible as it is surrounded by sites cleared throughout the 20th and 21st centuries, and which are now used for surface car parking. The overall contribution of the setting to significance of the heritage asset is thus considered to be **low adverse.** It will be clear there is some potential for the listed building to be viewed in conjunction with the proposed development, this is to be tested in the ensuing visual impact assessment.

8. ROYAL MILL GRADE II*	Former mill dated 1912, forming an early example of a mill designed to use mains electricity from the outset, which forms an important part of the McConnell Kennedy works, together with the earlier Sedgwick Mills and Paragaon Mill.	The setting of Royal Mill is understood as being part of an important group of mill buildings from the canyon-like narrows streets of Redhill Street and Murray Street where their robust former industrial use and character is fully understood. The building is also now also more widely experienced from mid-to-long range views from the south, south-west, and south-east, due to the lower built form across this area and the presence of the multi-lane Great Ancoats Street. The overall contribution of the setting to significance of the heritage asset is thus considered to be **medium beneficial.** It will be clear there is some potential for the listed building to be viewed in conjunction with the proposed development, this is to be tested in the ensuing visual impact assessment.
9. SEDGWICK MILL (TO WEST OF JUNCTION WITH MURRAY STREET) GRADE II*	The mill forms an early example of fireproof construction in a large-scale building as part of the McConnell Kennedy works, together with Royal Mill and Paragon Mill. McConnell Kennedy were one of the largest Manchester cotton firms in Manchester.	As with the setting of Royal Mill and Decker Mill, the setting of Sedgwick Mill is experienced as being part of the group of mill buildings from Redhill Street and Murray Street where their robust former industrial use and character is fully understood. The building is also now also more widely experienced from mid-to-long range views from the south, south-west, and south-east, due to the lower built form across this area and the presence of the multi-lane Great Ancoats Street. The overall contribution of the setting to significance of the heritage asset is thus considered to be **medium beneficial.** It will be clear there is some potential for the listed building to be viewed in conjunction with the proposed development, this is to be tested in the ensuing visual impact assessment.
10. DECKER MILL OLD MILL GRADE II*	Cotton spinning mills, now clothing factory. Old Mill (to the W) built in 1798, with Decker Mill added to the E in 1802. Brown brick with slate roofs; internal structure of cast iron columns and timber beams. The 2 mills form a continuous range parallel to the canal; both now 7 storeys (although 8 storeys when built), the original 11 bays of Old Mill	As with the setting of Royal Mill and Segwick Mill, the setting of Decker Mill is experienced as being part of the group of mill buildings from Redhill Street and Murray Street where their robust former industrial use and character is fully understood. The building is also now also more widely

	extended by the 10 bay Decker Mill. Small windows with flat arched brick heads. Stair tower serving both mills towards centre of rear elevation, and 2 narrow heating or ventilation towers against this rear wall. Detached engine house in the yeard beyond (a mid C19 replacement), and octagonal stack with moulded cap adjacent to it. Internal structure has been modified, but it is likely that the original design incorporated joisted floors carried on cruciform cast iron columns (as surviving in part of New Mill, qv). Truncated remains of wing to Bengal Street elevation was formerly a 4-storeyed range used for warehousing, and had been added to the site by 1906. History: built for Adam and George Murray, as the earliest part of what became a large textile working site. The mills were originally provided with their own canal basin in the yard to the rear, which was linked to the Rochdale Canal by an arched tunnel under the street. Fairbairn and Lillie's first major contract was for the renewal of the machine shafting in this mill. Together with New Mill to the rear, these mills are highly significant as a large early textile working site, developed as a single concern around a courtyard/canal basin. Old Mill is also the earliest surviving mill in Manchester.	experienced from mid-to-long range views from the south, south-west, and south-east, due to the lower built form across this area and the presence of the multi-lane Great Ancoats Street. The overall contribution of the setting to significance of the heritage asset is thus considered to be **medium beneficial.** It will be clear there is some potential for the listed building to be viewed in conjunction with the proposed development, this is to be tested in the ensuing visual impact assessment.
11. DOUBLING MILL FIREPROOF MILL GRADE II*	Cotton doubling mills and warehousing, forming part of Muarray's Mills (with Old Mill, Decker Mill and New Mill, qv), and added to the site in 1842. Brick with slate roofs, and internal construction (in Fireproof Mill) of cast iron columns and beams in Doubling Mill. The 2 mills form an L-shaped block of 5 storeys. Fireproof Mill (facing Bengal Street) is 7 bays with entrance to yard to left; Doubling Mill is of 8 bays, with internal engine house occupying 2 bays to W of site, marked by round-arched windows. Other bays each contain small window with flat arched stone head. Circular stair-tower attached to rear of Doubling Mill, towards E, and small ventilation tower projecting from rear of Fireproof Mill. Included as significant components of Murrays Mills, an important example of large scale mill development of the early C19.	As with the setting of the series of Grade II* listed mills above, the 'Doubling Mill' in Ancoats is experienced as being part of the group of mill buildings from Redhill Street and Murray Street where their robust former industrial use and character is fully understood. The building is also now also more widely experienced from mid-to-long range views from the south, south-west, and south-east, due to the lower built form across this area and the presence of the multi-lane Great Ancoats Street. The overall contribution of the setting to significance of the heritage asset is thus considered to be **medium beneficial.** It will be clear there is some potential for the listed building to be viewed in conjunction with the proposed development, this is to be tested in the ensuing visual impact assessment.

12. LONDON WAREHOUSE GRADE II	Railway warehouse. 1867, for Manchester, Sheffield and Lincolnshire Railway. Brown brick with stone dressings, roof concealed. Large square plan. Seven storeys and 9 bays, the bays slightly recessed between pilasters, with long-and-short quoins to the corners, stone cornice, and parapet with 4 gables; coupled segmental waggon arches in the 2nd and 3rd, and 6th and 7th bays; small segmental-headed windows with raised sills and small-pane glazing; fire-escape in front of windows of 8th bay. Ten-bay side walls, the south side with 3 pairs of former waggon arches (formerly covered by single-storey sheds and all now blocked); 3 pairs of similar arches in rear wall; fenestration in all these walls matching that of the front. Interior: massive cast-iron columns supporting large rivetted wrought-iron girders and cast-iron floor joists. Very prominent feature of Rochdale Canal basin site.	The London Road warehouse is a highly prominent landmark upon arrival from Manchester Piccadilly train station. The building is a dominant structure in views along Ducie Street. Whilst the immediate area around the building has been heavily redeveloped with modern infrastructure and hotel developments (including Dakota and the Premier Inn), these do not detract from the prominence of the London Road warehouse. The mid-19th century building further benefits from its positioning in conjunction with the train station, of which it shares group value. It is considered the setting of the building makes a **low (neutral)** contribution to its significance.
13. Train shed and undercroft at Manchester Piccadilly Station GRADE II	Architectural interest: as a good example of C19 railway engineering; * for the aesthetic quality of the train shed's design including the polychromatic brick elevations and the substantial decorated columns that support the large metal frame; * for the extensive brick-vaulted and cast-iron former goods depot undercroft which survives well below platform level, and includes the remains of C19 sidings and track. Historic interest: as one of Manchester's principal railway stations; * as an illustration of the dual importance of passenger and freight rail transport to the city and its C19 economic development. Group value: as part of a strong group of C19 railway structures including the attached former goods offices to Piccadilly Station, London Warehouse to the north, and the MSJAR viaduct to the south (all listed Grade II)	Manchester Piccadilly was historically a highly important transport hub during the industrial revolution, used to transport goods to and from Manchester. This historical significance has continued on to modern day, with the building continuing to be an important hub for commuters and travellers into the city. Whilst the building and its immediate setting has been altered over time with contemporary upgrades and modern infrastructure, the original column structure and vaulted under croft survives. The station has enabled significant growth, expansion and development around the city, its setting has thus been subject to continual change and has evolved from an industrial setting to a modern, commercial one. The contribution of setting to the significance of Manchester Piccadilly is considered to be **low (neutral).**

14. ASHTON CANAL TOWPATH BRIDGE OVER JUNCTION WITH ISLINGTON BRANCH CANAL WEST OF LOCK NUMBER 2 GRADE II	GV II Towpath bridge over branch of canal. c.1800, altered. Red brick in English garden wall bond, with sandstone dressings. Elliptical arch with keystone, stone band, parapet with rounded stone coping (curved outwards at the ends, dying into the ground); cobbled deck. Forms group with Lock-keeper's cottage to east (q.v.) and Lock No.2 beyond that (q.v.).	The setting of the canal towpath is enhanced through oblique and linear views of the line of the canal, with bridges and locks featuring throughout. Together these enable the former industrial character of the area to be appreciated. Whilst there has been some considerable visual change within the area, with new apartment buildings and residential development, these have ensured the historic line of the canal and associated structures along the towpath have been maintained and integrated for long-term use. The overall contribution of the setting to significance of the heritage asset is thus considered to be **low beneficial.** Due to its location and position below street level, the canal lock will have limited intervisibility in conjunction with the proposed development site.
15. ASHTON CANAL LOCK KEEPERS COTTAGE BESIDE LOCK NUMBER 2 AT ISLINGTON BRANCH JUNCTION BASIN GRADE II	Lock-keeper's cottage. c.1800, altered. Brown brick in English garden wall bond, slate roof. Rectangular double-depth plan, plus small extension at right-hand corner. Basement and 2 storeys (on sloped site, 3 storeys at rear), a 3-window range; doorway to left of 3rd window, with altered door and painted lintel; windows with raised stone sills and altered glazing, those at ground floor segmental-headed; single-storey lean-to addition at right-hand end. Ridge chimney between 1st and 2nd windows, gable chimney to the right. Right-hand return wall has segmental-headed basement doorway beside lean-to; lower part of rear corner at this end is slightly chamfered and has stone quoin reinforcement against chafing of tow-ropes (tow-path passing round building from lock to bridge); rear has segmental-headed basement doorway near this corner, and 2 widely-spaced windows on each floor. Interior not inspected. Forms group with Lock No.[2] to east (q.v.) and Towpath Bridge over Islington Branch to west (q.v.).	The setting of the lockkeepers cottage is understood and experienced best on the canal towpath with bridges and locks featuring throughout. Together these enable the former industrial character of the area to be appreciated. Whilst there has been some considerable visual change within the area, with new apartment buildings and residential development, these have ensured the historic line of the canal and associated structures along the towpath have been maintained and integrated for long-term use. The overall contribution of the setting to significance of the heritage asset is thus considered to be **low beneficial.** Due to its location and position below street level, the canal lock will have limited intervisibility in conjunction with the proposed development site.

16. COOPERATIVE WAREHOUSE GRADE II	Warehouse. c.1890-1910. Red brick with some sandstone dressings (roof not visible). Long rectangular plan parallel to street. Three storeys and basement, 32 bays, including a 6-bay office range at the right-hand end. The latter has a sill-band and moulded stone cornice to the ground floor windows carried round the west return wall, a large round-headed doorway with stone architrave in the 3rd of the 6 bays, plain pilasters to the upper floors, and large square-headed windows on all floors, those at ground floor containing coupled sashes with small-paned overlights and those above with 9-pane glazing. The 6-bay west return wall has canted oriels tiered through 1st and 2nd floors and carried on large stone corbels beside the ground-floor windows, but otherwise similar fenestration except the 2nd floor which has square 12-pane windows. The main range to the left of the offices has segmental-headed windows. Plain parapet with stone coping. No chimneys. Part of group with Vulcan Works to the left, and the industrial and commercial buildings of Pollard Street. Included for group value.	The former warehouse is located in a prominent position on Pollard Street. The building has since been converted into residential accommodation. The mill is understood and appreciated as an industrial building in an area which has since been heavily redeveloped with modern apartment blocks and infrastructure. The overall contribution of the setting to significance of the heritage asset is thus considered to be **low neutral.**
17. ARDWICK AND ANCOATS HOSPITAL GRADE II	II Dispensary and hospital, now disused. 1872 to 1873, by Daniel Lewis. Red brick with polychrome bands, steeply-pitched hipped slate roofs. Irregular plan. Gothic style. Three storeys and basements, 1:1:3:1:1 bays, symmetrical, the three-bay centre and the ends projecting. The centre bay, treated as a four-stage tower, breaks forwards slightly, has a two-centred arched doorway with shafts, the arch inscribed "ANCOATS HOSPITAL" and an arched extrados band inscribed "ARDWICK AND ANCOATS DISPENSARY", two-light windows to the first and second floors, weathered coping with stone turrets, and an elaborate turret with an oculus and tall oversailing parapet with corner tourelles (and formerly a saddle-back roof). All the windows have narrow arched lights with polychrome heads and impost bands, all those of the three-bay centre with shafts: the ground floor has mostly three-light windows and the first floor has mostly two-light windows, but the recessed bays which have four- and three-light windows to these floors; the second floor has two-light windows rising into gabled half-dormers. Later additions to rear. Interior not inspected.	The former dispensary building is located to the north-east of the site. The building has recently been redeveloped into residential accommodation, which incorporated the façade of the listed building. The immediate environs of the building are also heavily built up with modern residential units. Whilst the building is no longer understood within an industrial setting, the building has been successfully incorporated into a cotemporary context. The contribution of setting to the significance of the building is thus considered to be **low beneficial.** Due to its location and position below street level, the canal lock will have limited intervisibility in conjunction with the proposed development site.

18. DAILY EXPRESS BUILDING – GRADE II*	Newspaper offices and print works. 1939, by Sir Owen Williams. Steel frame with glazed curtain walling (roof not visible). Approximately rectangular plan parallel to street, with loading bay at rear. Functional style. Six storeys, the 2 top storeys each set back, 5 structural bays, with narrow 7-storey tower at left end; black glass in continuous bands and strips, with clear glazing between, all flush and the corners rounded. High ground floor press shop with full-height clear glazing, recessed entrance next to tower at left end. Cantilevered rail over 3rd floor carried round, another over set-back top floor. Tower has 7 tiered rectangular windows, and cantilevered roof deck with railings. Later addition to rear of rear loading bay, in matching style. Early use of glazed curtain walling. Very similar to its counterpart in Fleet Street, London.	The Grade II* listed building is located on Great Ancoats Street, which forms a key pedestrian and motor route through Manchester City Centre. The early 20th century building is particularly prominent by virtue of its striking external treatment, with the principal elevation to Great Ancoats Street formed of a continuous curtain walling. The buildings around the Daily Express building differ in form and style, however this does not necessarily detract from its setting, as it was always designed to stand out in its existing streetscape context. The contribution of setting to the significance of the building is thus considered to be **low beneficial.** Due to its location and position below street level, the canal lock will have limited intervisibility in conjunction with the proposed development site.
19. DERROS BUILDING – GRADE II	Women's shelter and rescue home, empty at the time of inspection. (March 1998). 1899, with C20 alterations. By Walter Richard Sharp, architect, of Manchester for the Wesleyan Methodist Church, Central Hall Mission as a gift from Mr James Scarlett. Arts and Crafts style, with Vernacular Revival detailing. Red brick, with decorative banding in buff terracotta, and with close-studded jettied gable to attic storey to front. Blind timber-framed arcading as eaves band to side elevation. Contemporary interlocking clay tile roof covering with flat-headed dormer windows, and a tall side-wall stack.	The Grade II listed building located on Great Ancoats Street, which forms a key pedestrian and motor route through Manchester City Centre. The Derros building forms one of the surviving remnants of late 19th century buildings on the street, which is charactered by an eclectic mixture of 19th century, 20th century and contemporary built form. The building benefits from being viewed in conjunction with the Grade II listed Former Doctors Surgery to the east. The contribution of setting to the significance of the building is thus considered to be **low beneficial.** Due to its location and position below street level, the canal lock will have limited intervisibility in conjunction with the proposed development site.

20. FORMER DOCTORS SURGERY GRADE II	The former doctor's surgery at 39 Great Ancoats Street, probably originally early-C19 and converted around 1887. Architectural interest: as a rare survival in a heavily urbanised context of a C19 bespoke refurbishment of a house for use by a doctor;for its distinctive Arts and Crafts styling, incorporating oriel windows to both the front and rear, decorative brickwork, and stained and leaded patterned glazing;it survives well externally and retains its late-C19 interior plan-form, as well as a number of interior features, including decorative tiled floor, staircase and fireplaces in most rooms. Historic interest:* it illustrates the development of the world's first industrial suburb and also community welfare provision in late-C19 England. Group value: for its strong visual relationship with, and complementary function to, the neighbouring Derros building.	The Grade II listed building located on Great Ancoats Street, which forms a key pedestrian and motor route through Manchester City Centre. The Derros building forms one of the surviving remnants of late 19th century buildings on the street, which is charactered by an eclectic mixture of 19th century, 20th century and contemporary built form. The building benefits from being viewed in conjunction with the Grade II listed Derros Building to the west. The contribution of setting to the significance of the building is thus considered to be **low beneficial.** Due to its location and position below street level, the canal lock will have limited intervisibility in conjunction with the proposed development site.
21. CROWN & KETTLE PUBLIC HOUSE GRADE II	Public house. Probably earlier C19, altered. Buff brick with stone dressings, hipped slate roof. Square plan on corner site. Two storeys, 5x5 bays; very tall transomed 2-light windows to ground floor with Gothick tracery and linked hoodmoulds, a doorway in the lower part of that in the centre of the Oldham Street facade, with 4-centred arched fanlight, and similar doorways in the 2nd and 5th bays of the Great Ancoats Street facade; shorter 2-light windows to 1st floor with cusped lights, also with linked hoodmoulds. Interior: unusual ceiling with very large Gothic pendents; small snug with mahogany panelling said from airship R.101. History: said to have been used as courtroom associated with former market close to this site.	The Grade II listed building is understood and appreciated in a heavily trafficked context, with the building holding the corner of Great Ancoats Street and Oldham Road. Whilst is general detractor to its setting, the building retains its landmark value through its highly decorative façade. The contribution of setting to the significance of the building is thus considered to be **low adverse.** Due to its location and position below street level, the canal lock will have limited intervisibility in conjunction with the proposed development site.

6.5 Conservation Areas

5.5.1 Stevenson Square Conservation Area

The Stevenson Square Conservation Area has been designated as such due to the density and high survival of historic buildings and plan form of historic streetscapes that were born out of a commercial growth of the city during the mid-18th century to the early 20th century. The designated Conservation Area is thus recognised to be of **high heritage interest**.

The Site is situated approximately 250m south-west from the Stevenson Square Conservation Area which lies on the north-eastern edge of the city centre of Manchester. Stevenson Square is the most easterly of the city centre conservation areas and was designated in February 1987. The original area is bounded by Oldham Street (a common boundary with the Smithfield Conservation Area), Great Ancoats Street (a common boundary with the Ancoats Conservation Area), Spear Street, Faraday Street, Brewer Street, China Lane, Hilton Street, the rear of Back China Lane, Dale Street, Lena Street and Piccadilly. The extension to the Conservation Area (December 1987) is bounded by Spear Street, Houldsworth Street, Lever Street and Faraday Street.

The majority of buildings of architectural or historic interest in the Conservation Area are Victorian or early-20th century. Most are related to the cotton industry, often warehouses, showrooms or workshops. The most significant street redeveloped for textile uses during the Victorian and Edwardian periods is Dale Street. It changes direction at the junction of Newton Street and Port Street, increasing the importance of the buildings at this point.

As is commonplace with city centre conservation areas, the architectural character and materiality is varied. This is primarily due to the continuous cycles of change and redevelopment which defines the commercial focused nature of town centres.

As the existing Site is situated at some distance away from the designated area's boundary, it currently makes a **neutral contribution** to the area's special character and appearance.

Due to the proposed height and scale of the proposals however, there is some potential for the development to impact wider views from within the designated area. This is to be tested in the Visual Impact Assessment.

5.5.2 Ancoats Conservation Area

The area of Ancoats lies just outside the city centre, immediately to the north of Great Ancoats Street and is approximately 150m north-east of the Site. The part of Ancoats designated as a conservation area by Manchester City Council in June 1989, is bounded by Great Ancoats Street, Oldham Road, Kemp Street, Wadeford Close, Jersey Street and the Rochdale Canal.

The principal buildings that characterise the area are the massive former cotton spinning mills, which are located adjacent to the Rochdale Canal and the nearby housing. This juxtaposition and inter-linking of manufacturing, transport and residential uses meant that Ancoats functioned as the first industrial 'village' in the world. The designated Conservation Area is thus recognised to be of **high heritage interest**.

As the existing Site is situated at some distance away from the designated area's boundary, it currently makes a **neutral contribution** to the area's special character and appearance.

Due to the proposed height and scale of the proposals however, there is some potential for the development to impact wider views from within the designated area. This is to be tested in the Visual Impact Assessment.

7. HERITAGE IMPACT ASSESSMENT

7.1 Measuring heritage impact

This assessment of the potential heritage impact concerns the physical (direct) impact of the loss of the NDHA on the site in conjunction with the visual (indirect) impact of the proposals upon the settings of identified heritage assets. The contribution of the setting to significance in each case has been established in the significance assessment above, in preparation for the following impact assessment.

The magnitude of impact is a product of the extent of change which is likely to result from the Proposed Development on the setting of the identified listed buildings. Where the proposed changes are considered to enhance the setting or appreciation of a heritage asset, the impact on its significance will be deemed to be *beneficial*. Conversely, where the Proposed Development is considered to compromise its positive heritage interests, the impact on the significance will be deemed *adverse*.

Therefore, measuring the heritage impact of the Proposed Development is essentially an evaluation of change to the: character and setting of the identified heritage asset, balanced against its relative significance. Please refer to **Table 6**, **Appendix I for relative significance / values used in this Heritage Statement.**

The relative importance and interest of each heritage asset is considered in the context of its surroundings; the extent to which the setting contributes to the interest of the asset is subsequently considered. In terms of the context, where this exists, historical relationships between heritage assets and their surroundings, and other assets in the vicinity, are considered. In some instances, these relationships may be understood in the light of historic research but may not be immediately visually apparent.

The effects are rated as: **Major, Moderate, Minor, Negligible or Neutral**, and can be direct or indirect, adverse or beneficial.

The criteria for assessing the magnitude of change and significance of impact are set out in **Tables 7 and 8 (Appendix II and III),** both direct heritage impacts (physical alteration or change in character) and indirect heritage impacts (such as the change to the setting of listed buildings), are set out in **Table 7 (Appendix II)**. This follows the recommended approach to evaluating heritage impact derived by ICOMOS (2011) and the tests set by Historic England in the 2017 guidance on the evaluation of: "The Setting of Heritage Assets" *(Historic Environment Good Practice Advice in Planning. Note 3).*

7.2 Determining the overall impact

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

The overall impact of the Proposed Development upon the setting and context of the identified heritage assets is assessed through the consideration of the identified heritage views and the effect of the development in each case to arrive at a conclusion as to the effect of the proposals. This gives particular consideration to the overall effects upon key heritage assets (listed buildings and conservation areas) which may form part of the Site, exist in close proximity to it, or be frequently visible in a series of views

in conjunction with the proposals. Please refer to **Table 8, Appendix III** for ICOMOS Guide on determining overall significance of effect.

Mitigation in respect of any adverse impact upon the setting and / or the context of the identified listed buildings is formulated upon the overall benefits of the Proposed Development. Benefits relate to both the place in which the development will be constructed, as well as benefits to the wider community or society as a whole. Discussion of such benefits fall outside the scope of the Heritage Statement and are expounded in the wider Planning Statement by Turley.

7.3 The Proposals

The Applicant is seeking Full Planning Permission for *'Full planning permission for the demolition of existing buildings and erection of 2no. new buildings providing up to 758 apartments (Use Class C3), Class E floorspace (comprising flexible office accommodation (Use Class Eg(i)) and Class Ea and b) and associated hard and soft landscaping (including works within the public highway), formation of vehicle accesses and servicing access together with associated works'.*

Building A

- *Build to Rent (BTR)*
- *Ground + 46 Storeys*
- *Residential amenity areas*
- *Public Cafe & Bakery / Workspace*

Building B

- *Mixed-Use Build to Rent (BTR) + Commercial*
- *Ground floor + 24 storeys*
- *Public Café*

Public Realm

- *55% of the site area has been given to public realm.*
- *Fully accessible areas*
- *Selection of different types of seating spaces*
- *Diversity of tree species and planted areas.*

7.4 Direct Heritage Impact Assessment

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

The proposals seek total demolition of all buildings contained within the Planning boundary. As outlined within the significance appraisal at Section 6, the Stocktons Site is an identified 'non-designated heritage asset', deemed to be of medium-low significance at local level. The Site derives particular significance from the retained office block, which fronts onto Store Street; this building retains greater architectural

interest which can be appreciated through features such as its original plan form, cornicing, and plasterwork etc. The office block is directly linked to the industrial workshops to the rear, whilst these are of lesser architectural interest, they contribute to the understanding of the Site's historic use as a warehouse.

The proposals will result in considerable loss of the former warehouse and offices, built for C.C. Dunkerly and Co., with the exception of the girder warehouses, which are outside of the Planning boundary. The extent of fabric loss of the NDHA is considered to be high – incurring a high level of harm to the heritage asset.

Given the site is not statutorily listed or within a designated conservation area, the degree of harm must be weighed against para.215 of the NPPF (2024).

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

The loss of significance to the NDHA is considered to be **moderate adverse (high).**

7.5 Visual Impact Assessment

Figure 129, below provides a baseline map with the locations of key heritage viewpoints. These viewpoint locations have been identified following an analysis of the baseline conditions and the potential Zone of Visual Influence of the Proposed Development and have been agreed with the LPA (Manchester City Council; MCC) at pre-application stage.

A total of **8 heritage views** have been agreed for the assessment of potential heritage impact. Additional townscape views will be assessed by Chris Burnett Associates as part of the wider Townscape and Visual Impact Assessment (TVIA).

The selected heritage views have been scoped in where; a) there is a baseline value to the view in heritage terms, b) where the Proposed Development was visible, and c) sensitive / key viewpoints which test whether the Proposed Development would be visible. Where visible, proposed views include any committed development in the form of cumulative views, which are assessed where applicable.



Figure 129: Zone of Visual Influence Study. Site identified in red (Block A to south and Block B to north). Areas shaded pink are indicative of areas where the proposed development would not be visible. Areas shaded green are indictive of areas where it would be visible. Key views are identified on the ZVI map as numbers. Heritage views are indicated in blue and Townscape specific views in red. **Source:** Chris Burnett Townscape Associates.

7.4.1 Viewpoint 2 – Existing



Viewpoint 2 is experienced from the northern aspect of Old Mill Street, just north of Lampwick Lane. The view is orientated south towards Store Street, and has a channelled, enclosed focus owing to the nature of the streetscape. The existing buildings on the Site are not appreciable from this distance.

The foreground of the view focuses on the multi-lane road infrastructure, with urban public realm to the centre, providing some visual interest to the immediate townscape. The built form around this area of Old Mill Street is dominated by new-build residential apartment buildings, which convey the areas prevailing use and character.

The view has been selected for the heritage visual impact assessment as it is taken from a position which illustrates the architectural and artistic interest of the Grade II listed Former Ancoats Dispensary, which is evident to the left side of the street, identifiable through the gothic arched window surrounds and central tower. The listed building has recently been restored and renovated to accommodate residential flats, resulting in much of the façade being retained with new elements built behind the principal and flanking elevations. The main tower element of the building remains a focal point within south-facing views along Old Mill Street, elevating its landmark status.

7.4.2 Viewpoint 2 – Proposed

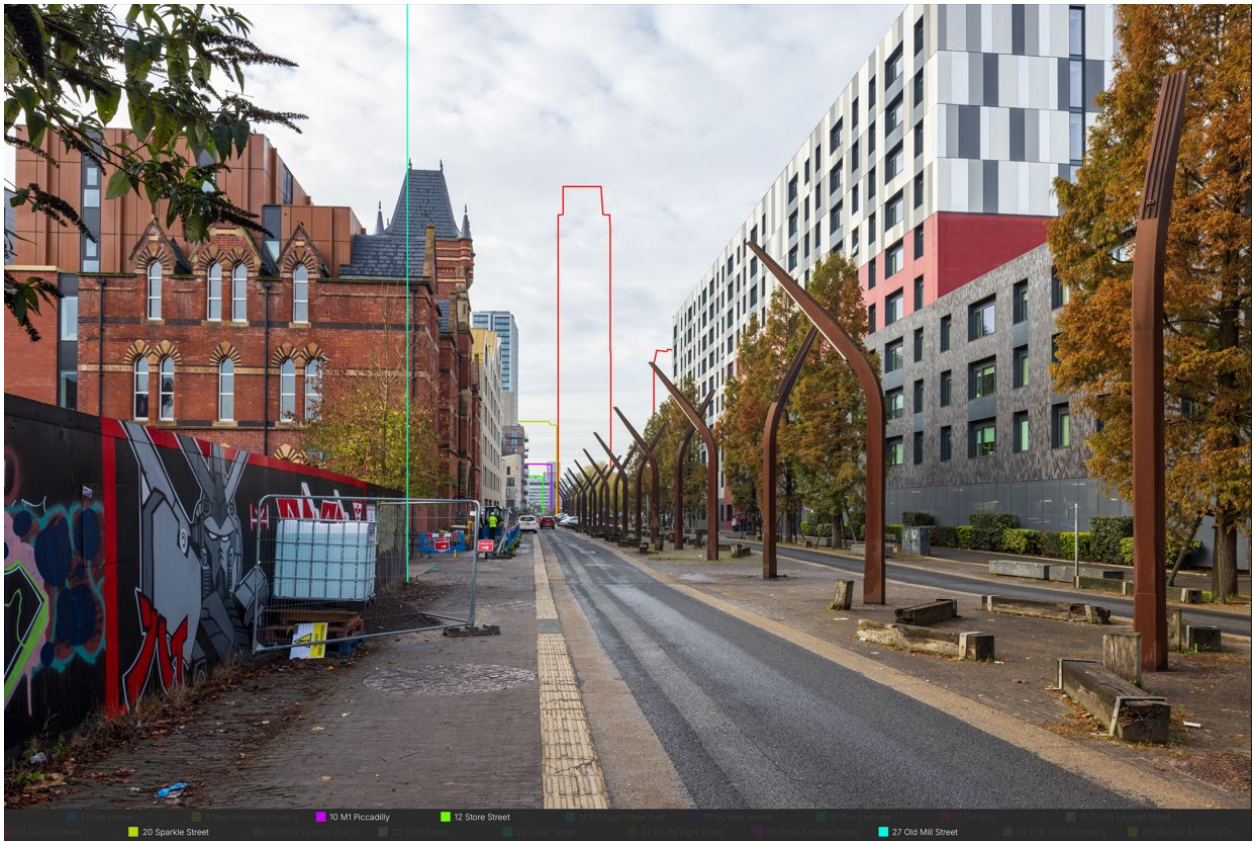


In the proposed view, both 'Block A' and 'Block B' will be visible, terminating long-range views along Old Mill Street, forming a substantial new landmark in the middle distance.

'Block A' is the taller of the two proposed elements at 47 storeys and will be particularly prominent from this location, viewed against a clear sky background and establishing a new visual landmark. It will be evident the height and scale of the tower will result in considerable visual change, however, given the existing character of the area is predominantly residential and contemporary, the tower will not appear wholly out of context.

The height of Block A (25 storeys) will, however, compete with the dominance of the tower element of the Grade II listed Ancoats Dispensary building as experienced from this location, distracting from an appreciation of this structure as the focal point of the view and thus incurring a **minor adverse** impact on the heritage asset. The degree of impact will give rise to 'less than substantial harm' at the lower end of the scale.

7.4.3 Viewpoint 2 – Cumulative



In the cumulative context, the Proposed Development (red wireline) will be read alongside a range of new development in the immediate and wider townscape, with '27 Old Mill Street' (turquoise wireline) to the immediate left of the view resulting in the greatest visual change in the locality of the viewpoint. The focus of new development in the background of the view is around Store Street / Piccadilly station area, with 10 M1 Piccadilly (pink wireline), 12 Store Street (light green wireline) and 20 Sparkle Street (dark yellow wireline) terminating views looking south along Old Mill Street.

The presence of this additional, committed development will not result in any material change to the conclusions outlined in the proposed situation. Therefore, it is considered the relative impact of the Proposed Development from Viewpoint 2 will remain **minor adverse.**

7.4.4 Viewpoint 7 – Existing



Viewpoint 9 is experienced from a raised viewing location at the top of the Grade II* listed aqueduct bridge structure, looking north-east and allowing for a long view along Store Street and on towards Old Mill Street. The Site is visible to the far left of the view, largely eclipsed behind the girder warehouse (which formed part of the historic warehouse complex on the wider Stocktons site).

The existing view provides some context of the surrounding streetscape, notably the high-rise Oxygen development further along Store Street and of other on-going development and regeneration in the wider townscape around Picadilly Basin, including on-site works to the south of Oxygen tower. The Former Presbar Foundry (currently in use as Diecast) is visible to the left aspect of Store Street, set back from street level with surface car parking and semi-mature trees to the east.

Whilst this is not the best location from which to appreciate the architectural interest of the Store Street aqueduct, which is best appreciated at close range views at street level, this elevated location illustrates the local setting of the aqueduct and the experience of the surroundings for pedestrians who take the walkable route across the aqueduct.

7.4.5 Viewpoint 7 – Proposed



The Proposed Development at the junction of Great Ancoats Street and Store Street consists of 'Block A' (47 storeys) and 'Block B' (25 storeys)

The presence of these two new towers will result in considerable visual change from this particular location, with 'Block A' addressing the northwest side of Store Street and enclosing a sky corridor which looks Store Street and on towards Old Mill Street, creating a greater degree of focus within the view. The tower mirrors the form and architectural language of the existing Oxygen development to the east side of Store Street, both in height and tonality.

Block A will be considerably greater in scale and will form a new landmark in the area, resulting in the loss of the existing built form on the site (which has been identified by MCC as a non-designated heritage asset) and loss of open sky in north facing views along Store Street. Block B, whilst lower in height at 25 storeys, will also create further intrusion into the open sky and dimmish the sense of openness in views from the Store Street Aqueduct (Grade II*). The relationship between the two blocks has clearly been considered, with Block B providing a transition down in scale from Block A and a generous sky gap separating the two buildings reduces the overall sense of density and prevents the scheme from appearing as a solid wall of built form.

On balance, it is considered the Proposed Development will give rise to some **minor adverse visual impact** on the setting of the Store Street Aqueduct. Resulting in *less than substantial harm* at the lower end of the spectrum.

7.4.6 Viewpoint 7 – Cumulative



In the cumulative context, the Proposed Development will be read alongside 12 Store Street (light green wireline) to the immediate right (east aspect of Store Street) and 19 Laystall Street (dark pink wireline), which is discernible to the northwest (left of the view).

The cumulation of new development will provide some activation and enhanced pedestrian activity around Store Street, with the Proposed Development forming a nodal point in views from Piccadilly Station travelling north towards Great Ancoats Street.

The presence of this additional, committed development will not result in any material change to the conclusions outlined in the proposed situation. Therefore, it is considered the relative impact of the Proposed Development from Viewpoint 7 will remain **minor adverse.**

7.4.7 Viewpoint 11 – Existing

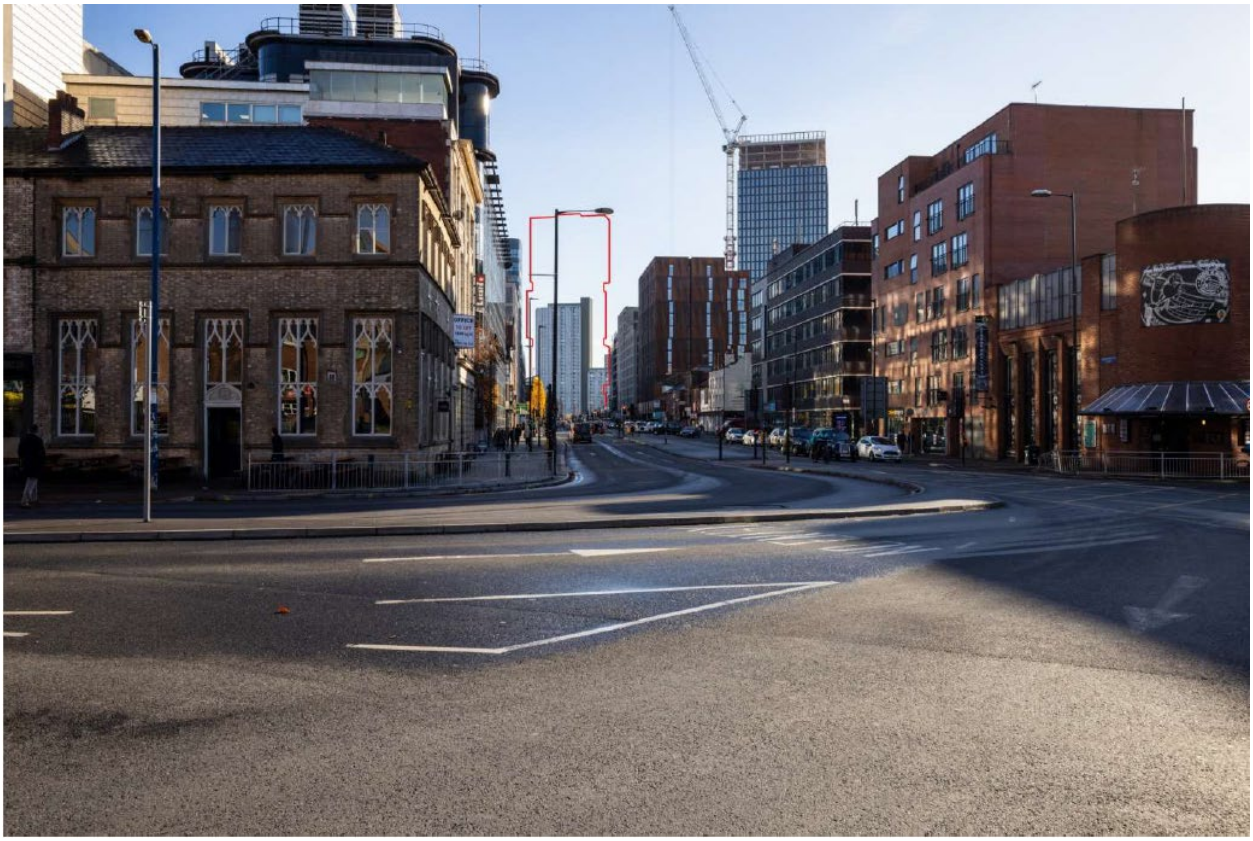


This view is experienced from Great Ancoats Street at the junction with Oldham Road, looking south-east towards the Site, which is currently eclipsed from view by existing built form and due to separating distance from the viewpoint.

This static baseline view provides some context of the cityscape around Great Ancoats Street, which opens up towards the Site at Store Street travelling south-east and forms the southern boundary of the Ancoats Conservation Area. The view is characterised by the wide, multi-lane form of this busy thoroughfare, which has recently been ungraded to form a "boulevard" with higher quality paving materials and through the introduction of mature trees. The Grade II listed Crown and Kettle public house is discernible to the immediate left of the view, holding the corner of Great Ancoats Street and Oldham Road. Whilst low in scale, the listed building is a striking component of the streetscape through its distinctive transomed gothic windows.

The Grade II* listed Daily Express Building is situated to the east of the Crown and Kettle, with the distinctive continuous glazed curtain walling and large, curved corners and railings to the rooftop just visible. The view shows the continually evolving character of the street, which includes the recently completed cluster of new residential developments to the middle distance (south) of the street, of which their similar height/mass collectively creates a strong, coherent urban form. To the south-eastern end of Great Ancoats Street is the recently completed 32-storey Oxygen apartment complex, which terminates the view along Great Ancoats Street. Additional high-rise structures such as the Port Street development (under construction) and the Astley building add further visual interest to the townscape. Great Ancoats Street is a key route in the city centre and presents an eclectic variety of built form, varying in age, height and materiality. The street can accommodate a fair degree of change.

7.4.8 Viewpoint 11 – Proposed

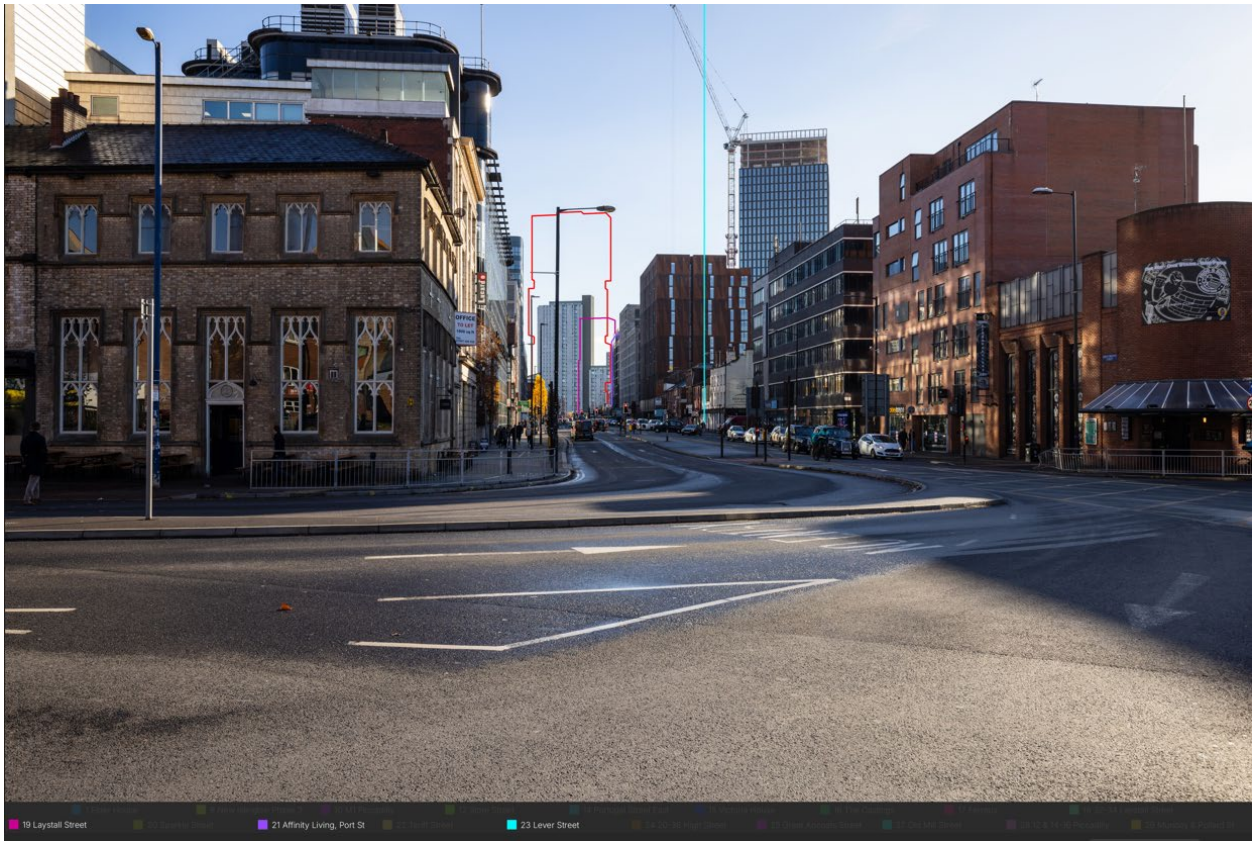


In the proposed view 'Block A' will be visible, terminating long-range views along Great Ancoats Street, forming a substantial new landmark in the distance.

Whilst the presence of Block A will result in demonstrable change to the view, it is not considered the new tower will incur any meaningful impact on the settings of the listed buildings in the foreground (Crown and Kettle, Grade II and Daily Express Building, Grade II*), as these buildings are best appreciated from close range views from the south aspect of the street, looking north. The presence of the Proposed Development will not affect the ability to appreciate the architectural composition of these designated heritage assets to any appreciable degree, with it being understood as a distant building which knits into the existing, high-rise character in this part of the city.

On balance, it is considered the Proposed Development will give rise to a **negligible adverse effect** on the listed buildings in the foreground of the view and to the Ancoats Conservation Area.

7.4.9 Viewpoint 11 – Cumulative



In the cumulative view, the Proposed Development (red wireline) will be read alongside 23 Lever Street (turquoise wireline), 19 Laystall Street (dark pink wireline) and to a lesser extent, 21 Affinity Living Port Street (lilac wireline).

Whilst the presence of 19 Laystall Street and 21 Affinity Living will incur a slight change in the overall composition of the view, the height and scale of 23 Lever Street, combined with the Proposed Development will incur some considerable change to the experience of the visual corridor along Great Ancoats Street.

As noted above, Great Ancoats Street presents a mixture of built form and can accommodate a fair degree of change, given it is a principal route within Manchester City Centre. However, the increased height and mass of the Proposed Development, especially when read in conjunction with 23 Level Street will cumulatively have an impact on the setting of the Grade II* listed Daily Express Building and the Crown and Kettle PH (Grade II), incurring a negligible-minor adverse effect overall.

The presence of this additional, committed development will heighten the impact from negligible to **negligible-to-minor adverse.**

7.4.10 Viewpoint 12 – Existing

Viewpoints 12, 13 and 14 represent a kinetic sequence of views travelling north to south from the junction of Old Mill Street / Great Ancoats Street (Viewpoint 12), with Viewpoints 13 and 14 providing close range views of the Proposed Development site from the east aspect of Store Street.



Viewpoint 12 provides an expansive view of the Proposed Development Site (centre), which is located to the south of Great Ancoats Street. The Site is bound by Store Street to the east (left) and Ducie Street to the west (right).

Viewpoint 12 illustrates the north elevation of the Proposed Development Site which is set back from the pavement line behind a large surface car park. This elevation was historically hidden behind a series of dwellings which have since been demolished, resulting in a fragmented and largely inactive frontage. The pitched roofline of the building denotes the internal arrangement of the warehouse, which was historically known as the 'Hoop Warehouse'. The connecting office building is discernible just behind the warehouse, forming a two-storey structure with a steep pitched roof. The 1850s warehouse to the corner of Ducie Street and Great Ancoats Street is also visible in the baseline view.

The low-rise buildings contained within the Site are experienced alongside Brownfield Mill (Grade II*) to the northwest, the Store Street Aqueduct (Grade II*) to the south and 32-34 Laystall Street (eclipsed from view to the rear of site). Collectively, these heritage assets provide a sense of the area's historic development and industrial character.

A range of contemporary, high-rise buildings form a contemporary backdrop and illustrate a pattern of regeneration in areas to the east and west of the Site. . The Oxygen Tower (immediate left) forms the immediate setting to the Site and has a strong presence to the east side of Store Street.

7.4.11 Viewpoint 13 – Existing



Viewpoint 13 is located to the south of Viewpoint 12 from the east side of Store Street (north end) looking south-west. The immediate foreground is dominated by planters and landscaping associated with the Oxygen tower behind. Beyond this, the two-storey office building (c.1900) built to the design of P. Sydney Stott for C.C. Dunkerly & Co. is evident (non-designated heritage asset). The office was designed to front directly onto Store Street, with warehousing behind. The frontage to the existing buildings has been adversely affected by late-20th century alterations and adaptations which have resulted in a poor and incoherent street interface.

The view has been selected to illustrate the degree of change from the baseline and proposed, with particular focus on the topography and level change of Store Street.

7.4.12 Viewpoint 14 – Existing



Viewpoint 14 is experienced from the southern aspect of the Proposed Development Site to the east side of Store Street, looking north. The buildings contained within the Site are focused to the north end of the street and are best understood and appreciated in Viewpoint 13.

The view is dominated by the girder warehouse which is not located within the Site boundary. The view has been selected to demonstrate the degree of change the proposals will incur at street level, with particular focus on new landscaping proposed.

7.4.13 Viewpoint 12 – Proposed



As demonstrated within the proposed view, the redevelopment of the Site will result in full demolition of the majority of built form associated with the C.C. Dunkerly & Co complex, with the exception of the girder warehouse, which is located outside the Site boundary.

The Proposed Development will result in dramatic change in form, scale and character, removing the low-rise buildings across the Site and replacing them with two residential towers. 'Block A' is proposed to the corner of Great Ancoats Street and Store Street, the massing of the building is softened by the recessed elements of the lower storeys which are supported by a piloti columns and creating an undercroft at ground level. The linear fenestration treatment to the glazed façade of the tower accentuates the verticality of the building, helping to reduce the overall visual impression of its mass and bulk; the recess and piloti arrangement is repeated in stages within the tower, breaking up the façade. The core is particularly prominent when experienced from this location, viewed to the left side of the building; it has a solid appearance and is unrelieved by fenestration or articulation.

The ground level of Block A addresses the inactive street frontage with new landscaping and stairs to consolidate the change in level when travelling south along Store Street. The entrance to the building is set back, allowing for a more open and inviting frontage to Great Ancoats Street.

Block B is demonstrably lower in height and presents a more constrained and repetitive elevational treatment, with a framed envelop in a light colour which reduces its visual bulk. The two buildings work coherently together to address the street and provide activation in what is currently a negative

streetscape. Notwithstanding this, the Proposed Development will result in considerable loss of the existing 'non-designated heritage asset' on the Site, incurring a high level of harm. This harm is judged to be major-to-moderate adverse, incurring an overall **moderate adverse effect**.

This impact is further compounded by the negative setting impact on listed buildings (listed above) in the wider townscape, the settings of which are impacted to a **minor adverse degree**, giving rise to *less than substantial harm.*

The proposal will however introduce greater level of activity and vitality into the site which provides some mitigation.

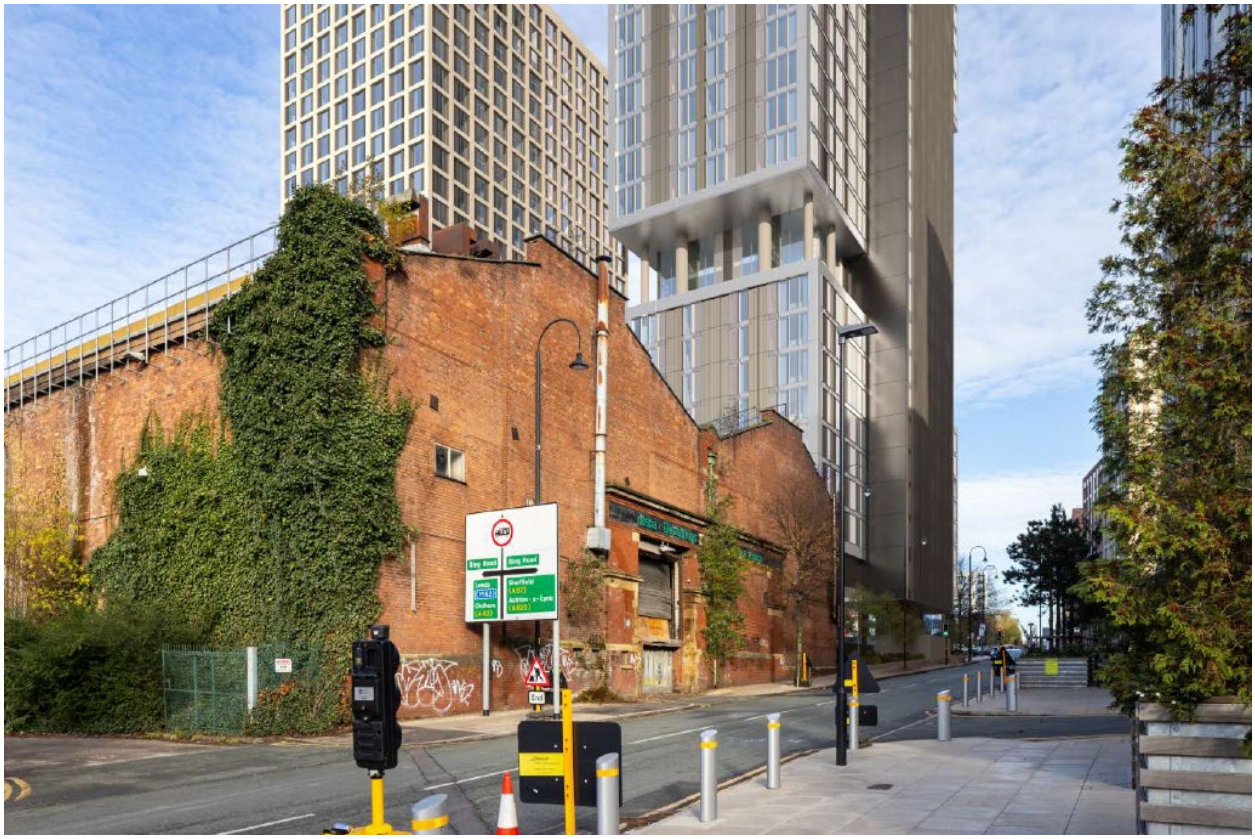
7.4.14 Viewpoint 13 – Proposed



In the proposed view, the existing buildings are shown to have been demolished and replaced with a new frontage (Block A). As noted above, the topography of Store Street descends travelling south towards Piccadilly. The Proposed Development has sought to address this with a set of wide and shallow steps, with a neutral-toned retaining wall enclosing the entrance to the building. The blank elevation of the girder warehouse evidences the loss of historic streetscape and forms the last remnant of the C.C. Dunkerly premises. The presence of Block B is considered to detract from the historic composition and character of the streetscape.

The Proposed Development will result in considerable loss of the existing 'non-designated heritage asset' on the site, incurring a high level of harm. This harm is judged to be major-to-moderate adverse, incurring an overall **moderate adverse effect.**

7.4.15 Viewpoint 14 – Proposed



As illustrated by the proposed view, the existing built form across the Site will be demolished and replaced with two tall buildings (Block A and Block B), which will rise behind the roofline of the duel pitched girder warehouse. The height and presence of the new build elements will result in considerable change to the streetscape character and to the setting of the retained girder warehouse.

This kinetic sequence of views (12, 13 and 14) provides a clear evidence base on the degree of change the proposals will bring about to this key route in Manchester City Centre. The Proposed Development will result in considerable loss of the existing 'non-designated heritage asset' on the site, incurring a high level of harm. This harm is judged to be major-to-moderate adverse, incurring an overall **moderate adverse effect.**

7.4.16 Viewpoint 12 – Cumulative

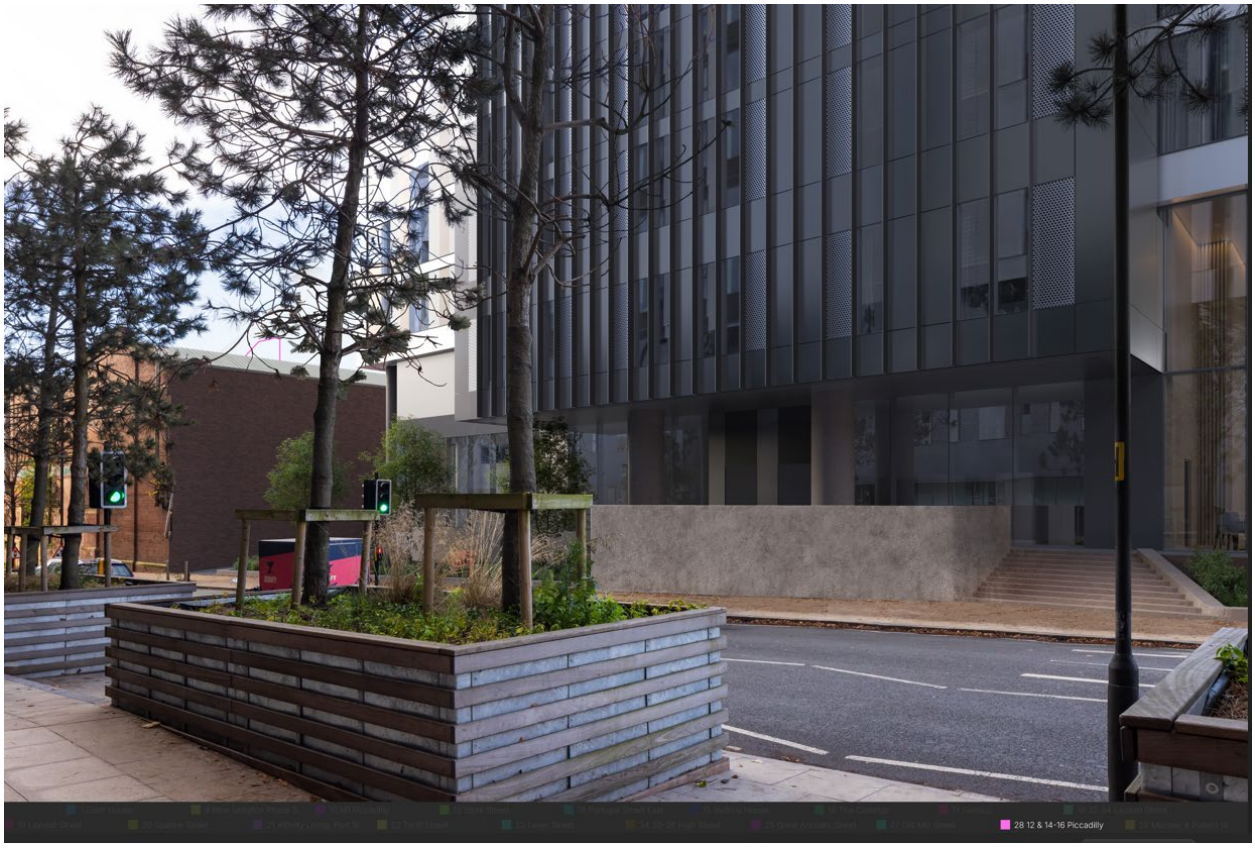


In the cumulative view, the Proposed Development will be read alongside a range of committed development, including: 19 Laystall Street (dark pink wireline), 21 Affinity Living, Port Street (lilac wireline), 23 Level Street (turquoise wireline) evident to the west, along Great Ancoats Street. The Proposed Development will also be read alongside new development is around Store Street / Piccadilly station area, in which 10 M1 Piccadilly (pink wireline), 12 Store Street (light green wireline) and 20 Sparkle Street (dark yellow wireline) can be seen, terminating views looking south.

The cumulation of new development will provide some activation and enhanced pedestrian activity around Store Street, with the Proposed Development forming a nodal point in views from Piccadilly Station travelling north towards Great Ancoats Street.

The presence of this additional, committed development will not result in any material change to the conclusions outlined in the proposed situation. Therefore, it is considered the relative impact of the Proposed Development from Viewpoint 12 will remain **minor adverse on designated heritage assets in the area and moderate adverse to the non-designated heritage asset on the site.**

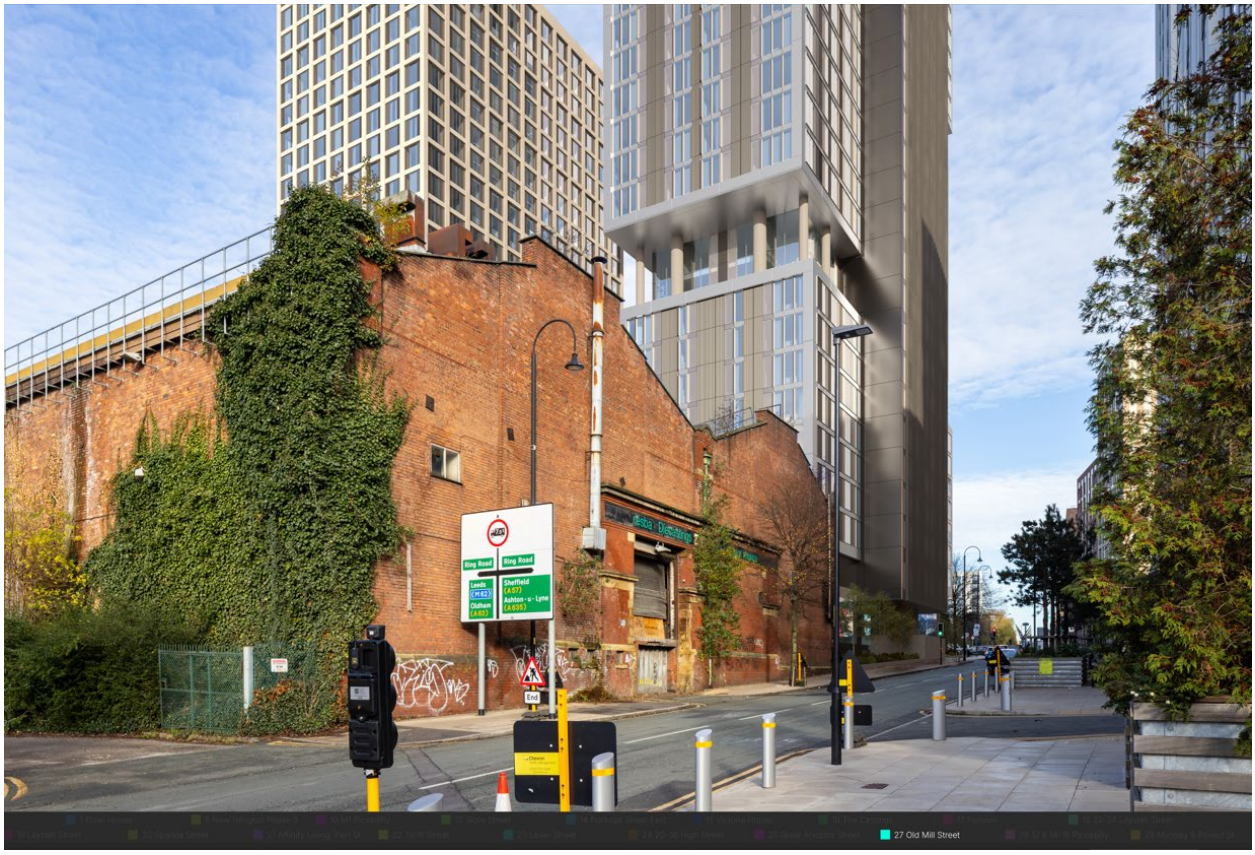
7.4.17 Viewpoint 13 – Cumulative



In the cumulative view, the Proposed Development will be read alongside 28 12 & 14-16 Piccadilly (light pink wireline), which is just visible in the far distance. The presence of this will result in no material change to the proposed situation.

Therefore, it is considered the relative impact of the Proposed Development from Viewpoint 13 will remain **moderate adverse** to the non-designated heritage asset on the site.

7.4.18 Viewpoint 14 – Cumulative



In the cumulative view, the Proposed Development will be read alongside 27 Old Mill Street (turquoise wireline), which is just visible in the far distance. The presence of this will result in no material change to the proposed situation.

Therefore, it is considered the relative impact of the Proposed Development from Viewpoint 14 will remain **moderate adverse** to the non-designated heritage asset on the site.

7.4.19 Viewpoint 15 – Existing



Viewpoint 15 is experienced from a key pedestrian route in the Ancoats area, looking south-west towards the Proposed Development Site (eclipsed from view), with views along Redhill Street and the Rochdale Canal. The middle ground of the view is dominated by a modern bridge, with a low-rise education building behind. Beyond this, the Oxygen tower can be seen in the background, signposting the junction of Store Street and Great Ancoats Street. The emerging tall building character to the periphery of the area is also signalled through the emerging Port Street development.

This view is located within the Ancoats Conservation Area, with Grade II and Grade II* listed former cotton mills forming a dominant street wall to the north aspect of Redhill Street and reflecting the broader character, appearance and significance of the conservation area. Moving south-west from the foreground, the listed buildings include the Grade II* Waulk Mill, the Grade II* Decker Mill, the Grade II Sedgewick Mill, and the Grade II* Royal Mill. The view is partly terminated by the Grade II* Brownsfield Mill on the south side of Great Ancoats Street.

This view clearly reflects the principal character of this part of the Ancoats Conservation Area and allows all heritage interests of the heritage assets within the view to be clearly understood and appreciated as a continuation of the former industrial buildings along the route of the canal.

7.4.20 Viewpoint 15 – Proposed



In the proposed view, 'Block A' and 'Block B' will be highly visible, forming a striking composition to the background. The taller of the two buildings (Block A) will be read as a dominant building in long-distance views along Redhill Street, with the adjacent building (Block B) forming a lower, transitionary element.. Block A is experienced obliquely from this location, capturing the broadest side of the building which has the effect of fully revealing its scale and massing. There is a high level of articulation to the form provided by the inset areas and projecting bay on the building's western elevation which creates a complex and eccentric building envelope which increases its visual prominence and reinforces the Site as a focal point within the view.

The Proposed Development will be read as a contributor to the emerging, contemporary townscape orientated to the southern aspect of Great Ancoats Street on the approach to Piccadilly Station. The presence of the two new towers within the setting of the heritage assets in the view, from this location, is considered to be minimal, especially when considered against the baseline, in which the presence of Oxygen tower has already established a tall building character.

On balance, whilst the Proposed Development will result in some evidential change within the setting of the Ancoats Conservation Area and to the listed buildings within it, the significance of effect is considered to be **minor adverse**, giving rise to *less than substantial harm* (low end).

7.4.21 Viewpoint 15 – Cumulative



In the cumulative view, the Proposed Development will be read alongside a range of new development in the immediate and wider area, with '19 Laystall Street' (dark pink wireline), 22 Tariff Street (yellow wireline), 28 12 & 13 Piccadilly (pink wireline), 20 Sparkle Street (dark yellow wireline) and 21 Affinity Living Tower (lilac wireline) all discernible in the context of the view.

Manchester Digital Campus is also set to be developed (outlined in orange). Whilst this will create considerable visual change to the overall composition and appreciation of the view, with this committed development creating a sizable mass to the middle aspect of views from Redhill Street. This development will screen a fair amount of Block B, and the lower form of Block A when travelling south along the street, towards Great Ancoats Street.

The degree of screening does not however result in any material change to the conclusions outlined in the proposed situation. Therefore, it is considered the relative impact of the Proposed Development from Viewpoint 15 will remain **minor adverse.**

7.4.22 Viewpoint 16 – Existing



Viewpoint 16 is taken from the junction of Ducie Street where it meets Peak Street. This junction retains the Grade II listed Former Junction Works at Paradise wharf and the separately listed Stable Block (Grade II), this complex has been converted into residential apartments and is located to the immediate right. The present view represents their immediate setting, which contains an eclectic mix of mid-late 19th – early 20th century historic warehousing and public houses to the north aspect of Ducie Street.

The low-rise, industrial unit to the south aspect of Ducie Street is Former Presbar Foundry, currently housing a temporary bar / restaurant known as 'Diecast'. Beyond this, the Oxygen development can be seen forming a high-rise landmark in the area. Additional residential development is evident to the north of this, signalling the junction of Old Mill Street and Great Ancoats Street.

The existing site at Store Street is not visible from this location and currently makes a neutral contribution to the setting of the aforementioned listed buildings in the view.

Viewpoint 16 – Proposed



In the proposed view, both 'Block A' and 'Block B' are highly conspicuous, creating a striking composition alongside the existing Oxygen tower. The Proposed Development will result in dramatic change in form, scale and character, removing the low-rise nature of the buildings across the Site and replacing them with two tower blocks.

'Block A' is proposed to the corner of Great Ancoats Street and Store Street, the massing of the building is particularly stark from this location, owing to the greater mass being orientated to Great Ancoats Street. Whilst the building mirrors the form and materiality of the existing Oxygen, the residential tower will create a significant change to the focus of the view.

Block B is demonstrably lower in height and presents a more constrained and repetitive elevational treatment, with glazing featuring across the façade intercepted by light cladding. The two buildings will be read as an emerging complex of tall buildings in the middle distance, all sharing similar forms and an architectural language and material palette. Whilst this will result in considerable, visual change, the presence of the new buildings will not undermine the architectural or historic interest of the group of historic buildings around Ducie Street.

On balance, it is considered the Proposed Development will result in a **negligible adverse impact** on the settings of the Grade II listed buildings (Paradice Wharf and Stable Block).

7.4.23 Viewpoint 16 – Cumulative



In the cumulative view, the Proposed Development will be read alongside 12 Store Street (light green wireline), 15 Victoria House (dark blue wireline) and 16 The Castings (dark green wireline).

The presence of this additional, committed development will not result in any material change to the conclusions outlined in the proposed situation. Therefore, it is considered the relative impact of the Proposed Development from Viewpoint 16 will remain **negligible adverse.**

7.6 Visual (indirect) Impact Assessment – Summary

As recommended in the revised Historic England guidance on the Settings of Historic Buildings referenced above, the perceived indirect (visual) impact upon the nearby heritage assets have been tabulated below. The impact assessment has been informed by the baseline significance appraisal above and follows the recommended ICOMOS scheme of Heritage Impact Assessment as defined by the Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011).

These values have been established within the following table (**Table 5**) assessing the scale of impact and the perceived effect of change in each case as regard each of the designated heritage assets identified which could potentially be affected by the proposed development.

Table 5– Predicted impacts of proposed development upon significance of setting to Heritage Assets

No. ref.	Heritage Asset and designation	Significance value	Scale of impact	Significance of the effect of change, or overall impact
A	Stocktons Site Non-designated heritage asset	Medium-low	Major-moderate adverse	Moderate adverse
1	32 AND 34 LAYSTALL STREET Grade II	Medium	Minor adverse	Minor adverse
2	STABLE BLOCK TO SOUTH EAST OF JUNCTION WORKS AT PARADISE WHARF Grade II	Medium	Negligible adverse	Negligible adverse
3	FORMER JUNCTION WORKS AT PARADISE WHARF Grade II	Medium	Negligible adverse	Negligible adverse
4	STORE STREET AQUEDUCT Grade II*	High	Minor adverse	Minor adverse
5	Crusader Works Grade II	Medium	Neutral	Neutral
6	ASHTON CANAL LOCK NUMBER 1 IMMEDIATELY EAST OF GREAT ANCOATS STREET Grade II	Medium	Neutral	Neutral
7	BROWNSFIELD MILL Grade II*	High	Minor-to-negligible adverse	Minor adverse
8	ROYAL MILL Grade II*	High	Minor-to-negligible adverse	Minor adverse

9	SEDGWICK MILL (TO WEST OF JUNCTION WITH MURRAY STREET) Grade II	Medium	Minor-to-negligible adverse	Minor adverse
10	DECKER MILL OLD MILL Grade II*	High	Minor-to-negligible adverse	Minor adverse
11	DOUBLING MILL, FIREPROOF MILL Grade II*	High	Minor-to-negligible adverse	Minor adverse
12	LONDON WAREHOUSE Grade II	Medium	Negligible adverse	Negligible adverse
13	Train shed and undercroft at Manchester Piccadilly Station Grade II	Medium	Neutral	Neutral
14	ASHTON CANAL TOWPATH BRIDGE OVER JUNCTION WITH ISLINGTON BRANCH CANAL WEST OF LOCK NUMBER 2 Grade II	Medium	Neutral	Neutral
15	ASHTON CANAL LOCK KEEPERS COTTAGE BESIDE LOCK NUMBER 2 AT ISLINGTON BRANCH JUNCTION BASIN Grade II	Medium	Neutral	Neutral
16	COOPERATIVE WAREHOUSE Grade II	Medium	Neutral	Neutral
17	ARDWICK AND ANCOATS HOSPITAL Grade II	Medium	Minor adverse	Minor adverse
18	DAILY EXPRESS BUILDING Grade II*	High	Negligible adverse	Negligible adverse
19	DERROS BUILDING Grade II	Medium	Negligible adverse	Negligible adverse
20	FORMER DOCTORS SURGERY Grade II	Medium	Negligible adverse	Negligible adverse
21	CROWN AND KETTLE PUBLIC HOUSE Grade II	Medium	Negligible adverse	Negligible adverse
Green	STEVENSON SQUARE CA	High	Neutral	Neutral
Yellow	ANCOATS CA	High	Minor-to-negligible adverse	Minor adverse

7.7 Conclusions

The Visual Impact Assessment has identified:

- 1 instance of moderate adverse impact
- 9 instances of minor adverse impact
- 7 instances of negligible adverse impact
- 7 instances of neutral impact

8. PLANNING POLICY ASSESSMENT AND CONCLUSION

8.1 Introduction

The NPPF (Dec, 2024) and the associated Planning Practice Guide emphasise the need for a thorough understanding of the significance of heritage assets, to form the basis for the assessment of understanding the subsequent impact. The Heritage Significance Appraisal (Part 1 of this report) has informed the Heritage Impact Assessment (Part 2).

The significance assessment has identified the majority of buildings within the site were constructed in the early 1900s for iron and steel stockholders 'C. C. Dunkerley & Co.', built to the design of Philip Sidney Stott (plans date to 1899). An earlier warehouse building is located to the north corner of the site, this is believed to have been constructed between 1836-1850. This building was repurposed as a 'riveting workshop' when the wider site was redeveloped in the early 20th century.

The existing buildings on the Stocktons site have been identified by the LPA as a 'non-designated heritage asset'. The relative value of the buildings have subsequently been assessed against established criteria (Historic England's 2021 Local Listing Advice Note), and have been demonstrated to present an overall medium-low degree of significance. This equates to sufficient interest to warrant status as a 'non-designated heritage asset' (NDHA), with a definable degree of local interest, but are not considered to be of national significance. This is principally due to the lack of architectural interest externally, with the buildings appearing somewhat disjointed, a consequence of the existing constraints of the site when it was designed in 1899.

The proposals will result in considerable demolition of the NDHA, with the exception of the girder warehouse, which is located to the south of the Planning boundary. The complete loss of the most significant component parts of the NDHA (office block) has been judged to incur a **moderate adverse effect** overall.

Whilst the Proposed Development are of considerable height and scale, (Block A at 47 storeys and Block B at 25 storeys) the position of the towers are in an area of Ancoats which is situated some distance away from designated heritage assets in the area and thus, the impact on their setting has been identified as ranging from minor to negligible adverse (please refer to **Table 5, Section 7.6** for summary of impact).

8.2 Statutory and policy requirements

The proposals will result in considerable loss of the former warehouse and offices, built for C.C. Dunkerly and Co., with the exception of the girder warehouses, which are outside of the planning boundary. The extent of fabric loss of the NDHA is considered to be high – incurring a high level of harm to the heritage asset.

Given the site is not statutorily listed or within a designated conservation area, the degree of harm must be weighed against para.216 of the NPPF (2024), which 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 having regard to the scale of any harm or loss and the significance of the heritage asset". The loss of significance to the NDHA is considered to be **moderate adverse (high).**

The proposals will give rise to additional impacts on the setting of some listed buildings within the wider townscape, including the Store Street Aqueduct (Grade II*), 32-34 Laystall Street and the established line of listed mill buildings along Redhill Street. This will also give rise to some impact on the setting of the Ancoats Conservation Area. The summary of impacts are identified within the HIA summary. Where minor adverse / negligible adverse impacts have been identified, they will be subject to the relevant tests outlined in para.215 of the NPPF (2024) which stipulates: *"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".*

Please refer to the Planning statement (Turley) for the detailed public benefits statement.

8.3 Conclusions and Local Planning Policy

As noted above, the Proposed Development will give rise to adverse direct impact to the non-designated heritage asset on the Stocktons site, with further adverse impact to the settings of designated heritage assets closest to the site.

Whilst this identified harm will need to be assessed against the relevant policies contained within the NPPF (2024) and 1990 Act legislation, it will be evident the development the redevelopment proposals for the site are largely in accordance with the guidance outlined within the adopted East Village Central SRF (Nov, 2022), which envisioned 40-45 storeys on the corner of Great Ancoats Street and Store Street.

The form, mass and scale of the proposals have been a result of numerous pre-application discussions with the LPA, with input from wind mitigation and daylight / sunlight surveys (please refer to the DAS by SimpsonHaugh architects for detail).

The Proposed Development will provide some greater enhancement to the existing provision at street level, with new landscaping and active frontage at the corner of Great Ancoats Street and Store Street. This enhancement aligns with the objectives contained within the SRF and the requirements of point c within Policy CC 9: Design and Heritage, which stresses that *"The Council will support high density and mixed-use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment".*

9. REFERENCES

The following sources have been referenced and used to inform this report. Due to its name change all publications by English Heritage are referred to as Historic England.

1. Planning (Listed Buildings & Conservation Areas Act 1990.
2. Department of Communities and Local Government (Dec, 2024). National Planning Policy Framework.
3. Department of Communities and Local Government (2019) Planning Practice Guide. Conserving and enhancing the historic environment
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13. Parkinson Bailey, J. (2000). 'Manchester: an architectural history' Manchester University Press.

10. APPENDICES

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

Table 6: The hierarchy and definition of heritage significance relevant to the redevelopment of the Site (tailored from ICOMOS & Historic England guidance)	
Heritage status / hierarchy	**Description.**
Very High / Exceptional heritage significance *International architectural and historic interest and importance.*	This heritage grading relates to the fabric and setting of: • Scheduled Ancient Monuments, • Grade-I listed buildings, • Grade-I historic parks/gardens, • and battlefields, defined by statute, where the particular site is well represented in the impacted historic environment.
High heritage significance *National architectural and historic importance and interest.*	This heritage grading relates to the fabric and setting of: • Grade-II* and grade-II listed buildings, • Grade-II* and grade-II historic parks/gardens, • battlefields, as defined by statute, • Conservation Areas containing very Important buildings where the particular site is well represented in the impacted historic environment.
Medium heritage significance *Regional architectural and historic importance and interest.*	This heritage grading relates to the fabric and setting of: • Grade-II listed buildings (dependant on character), • Grade-II historic parks/gardens and battlefields, • designated Conservation Areas, • Unscheduled archaeological sites, landscapes and structures of potential national interest where the fabric and character of the site is well represented as a component of the built historic environment.
Low heritage significance *Local architectural and historic heritage importance and interest.*	This heritage grading relates to the fabric and setting of: • Locally Listed Buildings (as formally identified by the Council and defined by an adopted Local Planning Policy), • Site's identified and recorded as being of heritage interest on the Historic Environment Record, which retain a definable heritage interest as a component of the historic environment. • unrecorded buildings, structures, or designed landscape features, which demonstrably retain a degree of heritage value due to their: architectural design, historic, communal, or townscape interest.
Negligible heritage significance *Buildings or fabric components which have been extensively altered, eroding or compromising their architectural and historic interest*	This heritage grading relates to sites which may be: • recorded on the Historic Environment Record in record form or as 'Find Sites' but retain minimal or no original fabric or definable character. • buildings, structures, or designed landscape features, which detract from the architectural design, historic, communal, or townscape interest of the principal heritage asset.
Unknown heritage potential *Buildings/sites where the potential importance interest requires determination*	This heritage grading relates to sites which may be locally identified as meriting recognition but have not been previously recorded or investigated so that their origins and fabric significance have yet to be objectively defined.

10.2 Appendix II: Assessing the Magnitude of Change or Impact

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

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

Table 7: Criteria for defining the effect and degree of direct and indirect heritage impact

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

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

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

10.3 Appendix III: Assessing the Significance of Impact

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

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

Table 8: Assessing the Significance of Impact

Value of Heritage Asset	Scale & Severity of Change/Impact				
	No Change	Negligible change	Minor change	Moderate change	Major change
For WH Properties Very High – Attributes which Convey OUV	Significance of Effect or Overall Impact (Either Adverse or Beneficial)				
	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large

For Other Heritage Assets or Attributes	Significance of Impact (Either Adverse or Beneficial)				
Very High	Neutral	Slight	Slight/ Moderate	Large/very Large	Very Large
High	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/ Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight