AtkinsRéalis

Volume 3, Appendix 12.2 – Heritage Statement

Manchester City Council

October 2024

FORMER CENTRAL RETAIL PARK – THE PARK

AtkinsRéalis - Sensitive / Sensible

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This document has 27 pages including the cover.

Document history

Document title: Volume 3, Appendix 12.2 – Heritage Statement

Document reference: Revision	Purpose description	Originated	Checked	Reviewed	Authorised	Date
1.0	For client comment	GK	SH	KS	DP	26/07/2024
2.0	For submission	GK	SH	KS	DP	31/10/2024

Client signoff

Client	Manchester City Council	**Client signature/date**
Project	Former Central Retail Park – The Park	
Job number	5224911	

Contents

1. Introduction 4

1.1 The Development Site 4

1.2 The Scheme 4

1.3 Aims and Objectives 4

2. Legislation and Planning Policy 5

2.1 Legislation 5

2.2 National Planning Policy 5

2.3 Local Planning Policy 5

2.4 Guidance 6

3. Method 6

3.1 Baseline Data Collection 6

3.2 Assessment of Value 7

3.3 Assessment of Setting 7

4. Historic development 8

4.1 Historic Background 8

5. Surrounding Heritage Assets and their Significance 8

5.1 Designated Heritage Assets 8

6. Scheme Proposals 10

6.1 Design development and justification 10

6.2 Description of proposals 10

6.3 Mitigation and compensation 10

7. Impact Assessment 11

7.1 Designated Assets 11

8. Conclusions 11

9. References 11

Tables

Table 3-1 - Criteria for the assessment of value 7

Table 3-2 - Criteria for assessment of impact magnitude 7

Figures

Figure 12-1 Designated Heritage 14

Figure 12-2 Non-Designated Heritage Assets 15

Figure 12-3 Zone of Theoretical Visibility and Designated Heritage Assets 16

Figure 12-4 Events 17

Figure 12-5 1794 – A plan of Manchester and Salford. Drawn from an actual survey by William Green. Begun in the year 1787 and completed in 1794. Engraved by J. Thornton. Surveyed: 1787. Published: 1794. 18

Figure 12-6 1824 - Manchester and its environs, engraved from an actual survey made in 1824 by William Swire, Leeds; for the History, directory, and gazetteer of Lancashire by Edward Baines. Surveyed: 1824. 19

Figure 12-7 1832 – Bancks & Co.'s Plan of Manchester & Salford, with their Environs : Shewing the division of Property & the length of each Street. Surveyed: 1832. 20

Figure 12-8 1851 – Manchester and Salford. Sheet 29, 1851. Surveyed: 1848. Published: 1851. 21

Figure 12-9 1876 - Map of the City of Manchester Exhibiting the Premises Devoted Exclusively to Commercial Purposes or to Ecclesiastical and other Public Uses. Surveyed: 1876. 22

Figure 12-10 1891 – Manchester - Lancashire CIV.7.22. Surveyed: 1888. Published: 1891. 23

Figure 12-11 1940 – Record of location of aerial bombs on the City of Manchester. Surveyed: 1940-1941 over OS mapping 1932-1935 24

1. Introduction

This Heritage Statement has been prepared by AtkinsRéalis, on behalf of Manchester City Council (MCC) as part of an application for full planning permission for the development of a new Park and associated public realm on part of the Former Central Retail Park (FCRP) in Ancoats (herein referred to as the 'Proposed Development). This Heritage Statement will identify the significance of the surrounding built heritage assets and assess the potential impact of the Proposed Development on this.

An Environmental Impact Assessment (EIA) has been undertaken and an Environmental Statement (ES) prepared as part of the application for planning permission. This Heritage Statement forms an appendix to the Historic Environment chapter (Chapter 12) of the ES (Volume 2).

This assessment is focussed specifically on historic buildings and does not consider buried archaeological remains. A separate archaeological desk-based assessment is presented at Appendix 12.2 of the ES.

1.1 The Development Site

The Site is located in the centre of the former Central Retail Park in Ancoats (NGR) SJ 85031 98455), opposite Lomax Street, and covers an area of approximately 0.91 ha.

The Site for the Proposed Development will form one part of a wider development of the former Central Retail Park site, which will be subject to separate planning applications. A Strategic Regeneration Framework (SRF) was produced for the entire Former Central Retail Park site in March 2023. The SRF outlined the phasing of the Site in relation to three different phases of development that are proposed as part of the Site's regeneration.

The former Central Retail Park is approximately 4 ha in total. The Site area, for the Proposed Development, is approximately 0.91 ha. It is located in Manchester City Centre's north-eastern fringe. The Site is bound by Great Ancoats Street to the south, Cotton Field Park and Co-op Academy New Islington to the north, Phase 1 development to the northwest and the Phase 2 development to the southeast. The Proposed Development will separate the Phase 1 and the Phase 2 developments.

1.2 The Scheme

The aim of the Proposed Development is to create a new community resource in the form of a public park, to create a green space and recreation resource within the urban centre of Ancoats.

The Proposed Development would develop this space as a well maintained public green space for community enjoyment. The Proposed Development would also provide a green corridor between the nearby Cotton Field Park and towards other green spaces in central Manchester such as Piccadilly Gardens. The Proposed Development would aim to be a central resource for residents and their families, new office workers and visitors to Ancoats. The Proposed Development has been specifically designed to improve engagement with local heritage, as well as using materials that reference the historic built materials of surrounding buildings and landscapes.

A full description of the Proposed Development can be found in Volume 2, Chapter 2 of the ES.

The Proposed Development will be constructed subsequent to the construction of the adjacent Phase 1 development that is subject to a separate planning application. For the purpose of this report and in line with the approach taken for the EIA, the assessment of the Proposed Development has been undertaken against a future baseline with Phase 1 constructed and in operation.

1.3 Aims and Objectives

The aim of this Heritage Statement is to assess the impact of the Proposed Development on the significance of built heritage assets to enable the local planning authority to reach a balanced judgement on the proposals. In order to achieve this, the specific objectives of this assessment are to:

- Review heritage asset data from the National Heritage List for England and the Greater Manchester Historic Environment Record (HER).
- Identify and contextualise the historic development of the Site and the surrounding environs;
- Identify known built heritage assets within the Site boundary and surrounding study area which may be impacted by the Proposed Development;
- Proportionately assess the heritage significance and contribution of setting of built heritage assets potentially impacted by the Proposed Development;
- Assess the likely impact of the Proposed Development on the significance of these heritage assets;
- Assess the impacts on the heritage assets in terms of harm, as required by the NPPF and weighs harm against the wider public benefits of the Proposed Development; and
- Provide recommendations for appropriate mitigation.

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2. Legislation and Planning Policy

2.1 Legislation

2.1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990:

The Planning (Listed Building and Conservation Area) Act 1990 provides protection to listed buildings and Conservation Areas of 'special architectural or historic interest'. Section 66 of the Act requires that the local planning authority shall 'have special regard to the desirability of preserving a listed building or its setting, or any features of special architectural or historic interest its possesses' when determining applications for development.

Section 72 of the Act also addresses conservation areas, for which decision makers must 'pay special attention to the desirability of preserving or enhancing the character or appearance'.

2.2 National Planning Policy

2.2.1 National Planning Policy Framework (NPPF)[1]

Section 16 of the NPPF contains specific national policies relating to the historic environment and how the importance of a heritage asset should be considered in relation to development proposals.

Paragraph 200 of the NPPF requires a description of the significance of the heritage assets affected by a proposal including the contribution made by their settings to be included in the planning application. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 201 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) and should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 205 states 'when considering the impact of a Proposed Development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

Paragraph 206 states '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 207 states that 'where a Proposed Development will lead to substantial harm to, or total loss of significance of, a designated heritage asset, local planning authorities should refuse consent', unless the substantial harm or total loss is necessary to achieve sustainable public benefits that outweigh the harm or loss, or all of the following apply:

(a) the nature of the heritage asset prevents all reasonable uses of the site; and

(b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

(c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

(d) the harm or loss is outweighed by the benefit of bringing the site back into use.

For proposals that lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal (paragraph 208).

Paragraph 209 states 'the effect of an application on the significance of non-designated heritage assets should also be taken into account in determining the application'.

Paragraph 212 states that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

2.3 Local Planning Policy

2.3.1 Manchester Core Strategy 2012 to 2027[2]

Policy EN 3-Heritage of the Manchester Core Strategy 2012 to 2027 sets out considerations and requirements that must be met by any developer wishing to undertake work in Manchester:

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

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

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

[1] Department of Communities and Local Government, 2023, National Planning Policy Framework

[2] Manchester City Council, 2012. Manchester's Local Development Framework, Core Strategy Development Plan Document. Consulted at: https://www.manchester.gov.uk/downloads/download/5672/core_strategy. Consulted 14/06/24

2.3.2 Strategic Regeneration Framework, Former Central Retail Park[3]

The Strategic Regeneration Framework is currently has been formally adopted by Manchester City Council and is intended to form a Supplementary Planning Document, providing detailed guidance on development of the Site.

Key principles for development of the Former Central Retail Park relate to place making, high quality development connectivity. Sustainability, scale and mass, form and layout, and use. Key points relevant to the Historic Environment include:

- The need for development of the Site to take into consideration the character of the conservation area, and to respond positively to this;
- The need for new buildings to consider the setting of adjacent buildings and relation to their setting;
- The potential of the Rochdale Canal to provide connectivity to neighbouring districts;
- The need for development of the Site to respond positively to the neighbouring area and extend the urban grain of Ancoats and New Islington; and
- Offices along the western part of the Site have to step down to respond to the scale of the Ancoats Conservation Area and listed building within this.

2.3.3 Saved UDP Policies:

Policy DC19, Listed Buildings – Policy DC19.1 states that in determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

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

2.4 Guidance

Guidance relevant to the preparation of this assessment is listed below.

- Historic England, 2018, Conservation Principles, Policies and Guidance;
- Historic England, 2019, Statements of Heritage Significance: Analysing Significance in Heritage Assets;
- Historic England, 2015, Managing Significance In Decision-Taking In The Historic environment, Historic Environment Good Practice Advice in Planning Note 2;
- Historic England, revised 2017, The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3
- DCLG, 2014: updated 2019, National Planning Policy Framework, Planning Practice Guidance: Conserving and Enhancing the Historic Environment

3. Method

This Heritage Statement has been produced in accordance with the requirements of NPPF (Department of Communities and Local Government, 2023), Planning Practice Guidance (Department of Communities and Local Government, 2021) and Conservation Principles (Historic England, 2008), The information presented within this document is correct at the time of writing to the best knowledge of the author, within the limits imposed in dealing with historic materials and mapping.

3.1 Baseline Data Collection

For the purposes of establishing baseline conditions for this assessment a study area was defined, encompassing the Site and an area extending 250m around this for designated assets and 200m for non-designated assets. The extents of the study area are based on professional judgement and has been designed to account for the sensitivity of the historic environment and the potential impacts of the Proposed Development, accounting for:

- The historical context of the Site; and
- The settings of the built heritage assets surrounding the Site.

The following sources of data were consulted during preparation of this Heritage Statement:

- National Heritage List for England (NHLE) maintained by Historic England, for listed buildings, scheduled monuments, registered parks and gardens, and registered historic battlefields;
- Greater Manchester Historic Environment Record (HER), for information relating to designated and non-designated assets, including unlisted buildings and structures of historic interest;
- Historic mapping including both pre-Ordnance Survey, and Ordnance Survey mapping;
- Manchester City Council Local Image Collection and the Francis Frith Collection for historic photographs of the local area;
- Primary sources including newspapers and trades directories; and
- Published sources on the history and architecture of the study area.

Non-designated heritage assets within the study area have been scoped out of this Heritage Statement due to lack of visibility and appreciable impact from the Proposed Development and are not assessed further. Most non-designated heritage assets within the study area comprise buried archaeological remains of industrial sites, and are therefore addressed as part of the accompanying archaeological Desk Based Assessment (Appendix 12.2). Those which are built structures are outside of the zone of visibility as assessed by the ZTV and by site visit. Any built non-designated assets are therefore impacted very little by the Proposed Development. The distance and lack of intrusion from the Proposed Development would mean it would become a small part of the expansive urban modern backdrop to built Non-Designated Heritage Assets within the 250m Study Area.

[3] https://democracy.manchester.gov.uk/documents/s37385/Former%20Central%20Retail%20Park%20Updated%20SRF.pdf

3.2 Assessment of Value

The definition of cultural significance is readily accepted by heritage professionals both in the UK and internationally and was first fully outlined in the Burra Charter, which states in article one that 'cultural significance' or 'cultural heritage value' means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. This definition has since been adopted by heritage organisations around the world and is applicable to 'Section 16: Conserving and enhancing the historic environment' of the National Planning Policy Framework (NPPF, 2023).

Annex 2 of the NPPF defines significance (for heritage policy), (hereafter referred to as heritage value) as "the value of a heritage asset to this and future generations because of its heritage interest". The NPPF identifies that heritage interest may be archaeological, architectural, artistic or historic. The NPPF also identifies that significance can be derived from the asset itself, and that the setting of an asset may contribute to its significance.

Where known heritage assets are identified, the value of such assets is determined using professional judgement with reference to existing designations where available. Table 3-1 below sets out the general criteria for assessing the value of heritage assets. Professional judgement is applied in each case, so that individual examples of heritage assets may be of greater or lesser value than the examples shown in the table. For previously unidentified sites where no designation has been assigned, an estimate has been made of the likely historic, artistic, or archaeological importance of that resource based on professional knowledge and judgement.

Table 3-1 - Criteria for the assessment of value

Significance	Description	Example
Very High	Internationally important or significant heritage assets	World Heritage Sites, or buildings recognised as being of international importance.
High	Nationally important heritage assets generally recognised through designation as being of exceptional interest and value.	Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, Registered Historic Battlefields, Conservation Areas with notable concentrations of heritage assets and non-designated assets of national or international importance.
Medium	Nationally or regionally important heritage assets recognised as being of special interest, generally designated.	Grade II Listed Buildings, Grade II Registered Parks and Gardens, Conservation Areas and non-designated assets of regional or national importance, including archaeological remains, which relate to regional research objectives or can provide important information relating to particular historic events or trends that are of importance to the region.
Low	Assets that are of interest at a local level primarily for the contribution to the local historic environment.	Non-designated heritage assets such as locally listed buildings, non-designated archaeological sites, non-designated historic parks and gardens etc. Can also include degraded designated assets that no longer warrant designation.
Negligible	Elements of the historic environment which are of insufficient significance to merit consideration in planning decisions and hence be classed as heritage assets.	Non-designated features with very limited or no historic interest. Can also include highly degraded designated assets that no longer warrant designation.
Unknown	The importance of an asset has not been ascertained.	

Table 3-2 - Criteria for assessment of impact magnitude

Magnitude of impact	Description of nature of impact
High Adverse	Changes to most or all key elements such that the resource is totally altered, extreme visual effects, gross change of noise or change to sound quality; fundamental changes to use or access; or comprehensive changes to setting resulting in total change to historic character and value of the asset resulting in the extensive removal of value, often resulting in substantial harm.
Medium Adverse	Changes to many key elements, such that the resource is clearly modified. Considerable changes to setting that affect the value of the asset.
Low Adverse	Changes to key materials or elements, such that the asset is slightly altered, slight visual changes to few key aspects of historic landscape, limited changes to noise levels or sound quality, slight changes to use or access: resulting in limited changes to the value of the asset. Slight changes to setting affecting the value of the asset.
Negligible	Very minor changes to setting or form of the asset.
No change/Neutral	No appreciable change to an asset's heritage value.
Low Beneficial	Limited improvement of an asset's heritage value because of changes to its physical form or setting.
Medium Beneficial	Notable enhancement of an asset's heritage value because of changes to its physical form or setting.
High Beneficial	Substantial enhancement of an asset's heritage value as a result of changes to its physical form or setting.

3.3 Assessment of Setting

The contribution of the setting of each asset to its value has been assessed in accordance with Historic England's The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (GPA3). The guidance sets out a staged approach to this assessment:

1. Identifying the heritage asset and understanding its heritage value
2. Identifying the existing setting and historic setting of the heritage asset, to understand how its setting has changed over time; and
3. Assessing whether, how and to what degree the existing setting makes a contribution to the value of the heritage asset.
4. Assessing the impact of the Scheme on the heritage asset's setting, and the resulting implications for the value of the heritage asset; and
5. Maximising enhancements to the value of heritage assets and minimising harm through mitigation.

4. Historic development

4.1 Historic Background

The place name of Ancoats is first documented in the medieval period, listed as ‘Annecotes’ or ‘Antecotes’ in land grants from the 13th century onwards. The area of Ancoats would likely have been mostly farmland with scattered farms and other small settlements during the medieval period, and well into the post-medieval period.

Until the end of the 18th century Ancoats harboured skilled workers such as textile workers, with small-scale industry and infrastructure. Workers made cloth within their homes, utilising attics and cellar spaces. The beginnings of Ancoats’ development as an industrial suburb is thought to begin around 1775 when part of the Great Croft between Great Ancoats Street (then Ancoats Lane) and Oldham Road (then Newton Lane) was sold to Thomas Bond. William Green’s map of 1794 (Figure 12.5) shows that by this point Ancoats had developed small pockets of industry focussed around Shooter’s Brook, a tributary of the Medlock River. The area of the Site was one of the earliest parts of Ancoats to be developed in the late 18th century, with a grid pattern of streets formed by 1794 that would remain extant until their clearance in the 20th century. Green’s 1794 map indicates a mix of large industry buildings and very early residential terraced housing within the Site. Some open space remained at this time, as well as ponds to the north of the Site.

From the late 18th century, the adoption of steam power for textile manufacturing avoided the need to rely on natural waterways and provided a more effective source of power. This enabled development to expand away from natural watercourses, fuelling expansion of Manchester and Ancoats.

The early 19th century saw the construction of large-scale mill complexes within Ancoats for the firms of Murray Brothers and McConnel and Kennedy’s. These firms were notable for their innovation, successfully applying steam power to mule spinning, technological expertise and early adoption of developments such as gas lighting. In contrast to the small-scale multi-purpose mills which previously characterised local manufacturing, these mills were substantial, multi-storey buildings designed to accommodate steam-engines to power large numbers of spinning mules and supported substantial workforces of 1,500 each by 1830.

The opening of the Rochdale and Ashton Canals was second vital factor in the growth of Ancoats as an industrial centre. These waterways connected Ancoats to the rest of the North West and allowed for easy transportation of raw materials and manufactured goods. The Ashton Canal was approved by Act of Parliament in 1792, completed by 1799 and opened 1800. It connected Manchester to Fairfield and carried coal from Ashton-under-Lyne as well as raw cotton, stone and timber from across the country. The Rochdale Canal was approved by an act of parliament, after several rejections, in 1784, the sections near Ancoats were open by 1800 and the full Rochdale Canal network was constructed by 1804. This gave access to the Bridgewater textile trade for Ancoats. The use of canals to transport goods by boat rather than by road cut the cost of transportation significantly. The district’s early and speedy investment into canal infrastructure meant that Ancoats quickly became a driving force for expanding industry in the North West. This supported better quality and different types of textiles and helped grow auxiliary industries in Ancoats. This included silk, dye-works and chemical works as well as other industry types such as glass works, gear wheel manufacturing and iron bolt manufacturing. Alongside the growth of industry, the local workforce massively expanded. The first major housing expansion for workers was built in the late 18th century. Workers’ housing was then built throughout the 19th century in disconnected sequence, built to meet demands rather than forwardly planned. This meant houses were crammed into available space without consideration for the comfort or needs of its occupants. The population of Manchester rose from around 75,281 in 1801 to 303,382 by 1851. The number of the dwellings in the city of Manchester consequently rose from 3,446 in 1773 to 17,257 in 1821 and to around 50,000 by 1851. The Site had residences which were some of the earliest worker’s housing in Ancoats and would have been extremely early examples nationally. This rapidly erected workers’ housing was, however, often of poor quality, overcrowded and with poor sanitation. Throughout the later 19th century programmes of clearance and improvement of slum housing were undertaken by the Public Health Board

Ancoats expanded so quickly that as an industrial centre it was large enough to equal other nearby industrial towns such as Oldham and Bolton. It was also one of the first industrial suburbs and its creation was a direct product of the impact of both steam power and the canal system, which spearheaded its rapid advancement. The success of the area and its resulting affluence symbiotically supported Ancoats’ prolific use of technological advancements such as fireproofing, design innovation and processing improvements to become one of the most advanced industrials hubs in Britain at this time.

In the early 20th century, efforts to improve housing conditions within Ancoats continued, with the ongoing clearance and replacement of slum housing. The slump in the cotton industry of the 1930s led to the decline of the textile manufacturing industry which had driven the growth of Ancoats for over 100 years. Within the Site, gradual clearance of the Site was undertaken, due to improvement schemes and bomb damage during World War 2 culminating in the demolition of all buildings on site and construction of the Central Retail Park by 1993. To the north of Rochdale Canal however, the historic and architectural interest of Ancoats historic townscape was recognised and became the focus for regeneration, with restoration of buildings such as the mills of Murray Brothers and McConnel and Kennedy.

5. Surrounding Heritage Assets and their Significance

Beyond the boundary of the Site but within the 250m study area for designated assets, the HER records 28 designated heritage assets, comprising:

- 26 Listed Buildings
- Two Conservation Areas

These assets are listed within the gazetteer in Appendix B and shown on figure 12-1, Appendix A. Of these designated assets, the potential for impacts on the setting of eight listed buildings and one conservation area have been identified. An assessment of the significance of these relevant assets follows below.

5.1 Designated Heritage Assets

5.1.1 Rochdale Canal structures

Lock Number 82 (1247485)

Lock Number 82 (grade II, 1247485) was restored in the later 20th century as part of a scheme to make the Rochdale Canal navigable. Formed by a 14’ wide lock, constructed of coursed sandstone blocks with substantial bullnosed coping stones, the chamber is flanked by timber lock gates with balancing beams, and extends westwards beneath the modern road bridge carrying Great Ancoats Street. The lock is one of 15 similar locks along the canal.

Rochdale Canal Towpath Footbridge (1270859)

Located to the west of this, the Rochdale Canal Towpath Footbridge (grade II, 1270859) is formed by a pair of slab-walled cobbled ramps, which provide access to a modern wooden footbridge linking with the grade II* listed Brownsfield Mill (1207994).

Rochdale Canal Retaining Wall (1270860)

The Rochdale Canal Retaining Wall (grade II, 1270860) forms the northern edge to the canal in front of Redhill Street, and is constructed of red brick, with its parapet formed by massive millstone grit blocks. Blocked openings which formerly gave access to tunnels serving Murrays Mills remain visible within the retaining wall, evidencing the functional role the canal played in the operation of the textile mills.

Significance and setting of Rochdale Canal Heritage Assets

The completion of the Rochdale Canal in 1804 was integral to the development of Ancoats, as it provided a vital artery for import and export of goods and materials, with direct links to Liverpool and to the east coast via the Calder and Hebble Canal. These structures form a group with the historic mills along Redhill Street and hold group value with other historic canal structures along the Rochdale Canal.

These listed buildings are functional canal structures which derive significance from their historic interest as evidence of late 18th century canal infrastructure, and as integral elements of the Rochdale Canal which was fundamental in the establishment and growth of Ancoats' industry. The setting of the assets in relation to each other, and to the historic mills of Ancoats contributes to their significance. Although historically serving a very functional role within the townscape, the canal provides a valuable linear viewing corridor through the city centre townscape and affords viewpoints from which the impressive scale of the mills and their close relationship to the canal network can be appreciated.

5.1.2 Textile Mills

Royal Mill (1247474)

Dating from 1912, Royal Mill (grade II*, 1247474) was constructed by McConnel & Kennedy, replacing a mill building erected in the late 18th century. The mill is of six and seven storeys, constructed of red brick with terracotta and stone detailing, supported on an internal steel frame. The external elevations are characterised by repetitive segmental headed windows lining the elevations to Redhill Street and Henry Street, with architectural elaboration of the main entrance to Redhill Street and domed stair tower to the northwest. The mill formed part of the McConnell Kennedy works, one of the dominant milling concerns within Ancoats and Manchester throughout the 19th century, together with Sedgwick Mill (1270856) and Paragon Mill (1219048). Royal Mill is particularly notable as a mill that was purpose-built to run off mains electricity.

Sedgwick Mill (1270856)

Sedgwick Mill (grade II, 1270856) results from two main phases of development as a cotton spinning mill (1818-20) and a doubling mill (1868). Erected by McConnell and Kennedy, this mil forms a group with the buildings of Royal Mill (1247474) and Paragon Mill (1219048). Constructed around a central courtyard, the mills comprise an eight-storey U-plan block of 17 bays fronting onto Redhill Street, with Sedgwick New Mill located to the north and formed by a five-storey block of 15 bays. Both mills were constructed using fireproof construction and retain evidence of the former location of boiler and engine houses in their fabric. The mills were converted to mixed use in the early 21st century with a glazed roof inserted over the central courtyard, enabling the surrounding elevations to be viewed from this central space. The architecture of the mills is utilitarian, being constructed of red brick, with repetitive fenestration. However, acknowledgement of the pre-eminence of the south, canal-facing elevation can be seen in the advancement of the central seven bays of Sedgwick Mill. Sedgwick Mill forms a continuous elevation with the adjacent Royal Mill, fronting on to the Rochdale Canal. It is of significance as for its connection with McConnell and Kennedy, and as one of the earliest mills constructed for the firms.

Decker Mill and Old Mill (1247473)

Decker Mill and Old Mill (1247473, grade II* listed building) were constructed for the Adam and George Murray partnership, which came to be one of the pre-eminent textile firms in Manchester, opening in the early years of the 19th century. Together with the Former Warehouse and Offices of Old Mill, Decker Mill, and New Mill (1220282) and New Mill (1200821), Decker and Old Mill form a quadrangle around a central courtyard, which formerly contained a canal basin (now a garden). The complex retains engine houses and octagonal chimney in the courtyard. The eastern side of the courtyard is now formed by a sensitive modern apartment development built on the site of Bengal Street block which was lost to fire. These mills are of strictly utilitarian design, the frontage facing the canal being formed by a 21-bay elevation articulated by regularly arranged segmental-headed windows with no architectural elaboration. Decker Mill and Old Mill are significant as a large early textile working site, developed and operated as a single site by Adam and George Murray, one of Manchester's preeminent textile firms. Old Mill is also notable as Manchester's oldest surviving textile mill.

Doubling Mill and Fireproof Mill (1270855)

Doubling Mill & Fireproof Mill (1270855, grade II* listed building) were constructed in 1842 cotton doubling mills and warehousing, as part of the Murrays Mill complex. The building of Doubling Mill comprises a five-storey, eight-bay block fronting onto Redhill Street, dropping to four storeys as it continues along Bengal Street in the building of Fireproof Mill. Constructed of red brick, the buildings are of simple, functional design, with regularly arranged small windows with flat-arched stone heads. The former location of the internal engine house remains legible in the presence of two double-height arched windows to the left of the Redhill Street elevation of Doubling Mill. Now converted for office use, the building has been subject to some alteration, with rendering and mesh present across the ground floor, and a tall strip of glazing inserted into the exposed gable end. Double Mill and Fireproof Mill were an important element of Murrays Mills, one of the largest textile manufacturers in the early 19th century.

Significance and setting of mills on Redhill Street

The buildings of Royal Mill; Sedgwick Mill; Decker Mill and Old Mill; and Doubling Mill and Fireproof Mill form a group united by architecture and shared history. Developed from the early 19th century by McConnell and Kennedy; and Murray Brothers, these mills were atypical of Manchester's textile industry due to their substantial scale and operation as single concerns. The mills were innovative for their time, being early adopters of technology such as fireproof construction, and gas lighting, as well as new developments in plan form and cotton manufacture.

Of six and seven stories, the mill buildings form a near-continuous wall to Redhill Street, punctuated by the north-south roads running into the core of the conservation area. The scale and rhythmic elevations of these buildings continue to be imposing, evidencing the importance of Manchester's textile industry throughout the 19th and early 20th centuries. Views of the mills from the canal corridor and along Redhill Street best allow appreciation of the listed buildings and their relationship to the Rochdale Canal. In views from Great Ancoats Street the presence and scale of the buildings remains imposing, although this view is results from clearance of the Central Retail Park site and is not historic. Views out of the mills do not form an important aspect of their significance; by their very nature, the mills were largely inward-looking structures. The setting of the mills in relation to the historic townscape of Ancoats, now designated as the Ancoats Conservation Area, forms a valuable aspect of their significance, evidencing the historic context of the mills and range of building types which supported the local mill working community. The Site makes a neutral contribution to the setting of the mills due to its vacant and undeveloped state. The absence of buildings on the Site enables long views towards the mills from the south of Great Ancoats Street, however, this is not a historic view and is of limited significance.

Royal Mill; Sedgwick Mill; Decker Mill and Old Mill; and Doubling Mill and Fireproof Mill are assessed to be of High value.

Brownsfield Mill (1207994)

Brownsfield Mill (grade II*, 1207994) was erected as a cotton spinning mill c.1825, and rapidly expanded. In contrast to the large-scale mills along Redhill Street, Brownfield Mill operated on the 'room and power' principle, with the mill owners renting out space to individual milling concerns, rather than operating the building as a single concern (Rose 2011, 20). Brownsfield is a seven-storey mill building of similar scale and construction to the mills erected by Murray, McConnell and Kennedy along Redhill Street. Brownsfield Mill is constructed directly on the canal side, accessed by a (now modern) footbridge from the canal towpath. It is regularly fenestrated with segmental headed arched windows across all floors, with the former location of the engine house denoted by a triple height round-headed window to the west of the building. The former location of a canal basin along the west of the building is now infilled and used as a garden, its former presence now indicated by a shipping hole in the west elevation. Now converted for residential use, a modern fire escape and mural are present on the eastern gable. The setting of the mill on the Rochdale Canal and its relationship to the mills along Redhill Street contributes to its significance, whilst urban regeneration developments in the surrounding area serve to provide a more coherent urban context for the mill. The presence of areas of surface car parking and a supermarket, however, do negatively impact upon the significance that the building draws from its setting, isolating the site within its urban context. Brownsfield Mill is assessed to be of high significance.

5.1.3 Ancoats Conservation Area

The Ancoats Conservation Area is extends northwards from the Rochdale Canal and comprises the surviving historic townscape associated with Ancoats' development as an industrial and manufacturing centre from the late 18th century onwards. Laid out on a grid plan, the conservation area is dominated by mill buildings, including the large-scale mills along Redhill Street.

The conservation area also includes buildings of different function and character, such as terraced worker's housing along Anita Street and George Leigh Street, early social housing at Victoria Square, the Romanesque Church of St Peter, and a number of successful modern developments which responded well to their historic context. The range of building types and architectural styles creates a varied and contrasting historic townscape which remains predominantly industrial in character. Buildings within the conservation area are typically between two and six storeys, constructed to the back of the footway. This arrangement channels views along the streetscapes creating an often chasm-like character which serves to make the conservation area feel quite self-contained and enclosed, with limited relationship between its interior and the streetscapes surrounding the conservation area.

The Rochdale Canal forms the southern boundary of the conservation area and forms an important element within it both in terms of its history and importance to the development of Ancoats, and its modern role as an open space within the historic townscape. The conservation area is of significance for its preservation of the best and most complete examples of large-scale steam-powered factories in one area, illustrating their development across the 19th century, and evidence of the close relationship between manufacturing and transportation, described by Manchester City Council as the world's first industrial estate. The setting of the conservation area makes a variable contribution to its significance following extensive clearance and redevelopment of the surrounding townscape. The existing Central Retail Park site currently has a slightly negative impact on the setting of the Conservation Area and adjacent listed buildings. The vacant and undeveloped condition of the site leaves half of the Rochdale Canal corridor out of context, detracting from the setting of the Conservation Area and flanking listed buildings. The value of the conservation area is High.

5.1.4 Non-Designated Heritage Assets

Within the 200m study area for non-designated assets, the Historic Environment Record (HER) records 139 non-designated heritage assets (listed in the gazetteer attached in Appendix B and shown on figure 21.2, Appendix A). The records which are relevant to the Proposed Development are assessed to be two non-designated heritage assets which fall partially within the boundary of the Site. There is one non-designated heritage asset located within the Site, the potential buried remains of the Shooter's Brook Iron Foundry and of the nearby Pottery on the former Pott Street (17373.1.0). As these assets comprise buried archaeological sites, these are not considered further in this heritage statement. A full assessment of the significance of these non-designated heritage assets and the impact of the Proposed Development upon them is addressed as part of the accompanying Desk-Based Assessment.

6. Scheme Proposals

6.1 Design development and justification

The FCRP site is a currently unused derelict space in the centre of surrounding recent urban regeneration as well as industrial built heritage. The Proposed Development would form a new public park that serves as a new resource for the local community and contribute to the ongoing positive regeneration of the local area. The site has no buildings existing on site and is essentially a large undeveloped space of concrete slabs and vegetation. Before its late 20th century development to a retail park, the site was a mix of worker housing, playground and bordering pottery works as well as an iron foundry. Overall, the Proposed Development will introduce public benefit to the area by developing into a new community resource.

6.2 Description of proposals

It is proposed to build a public park within the site that would provide recreational facilities for local residents and families, new office workers, employees and visitors with a range of needs. The design incorporates an accessibly designed terraced south garden, a boulevard walk through section and a large lawn. The planting strategy would aim to provide space for recreation with the lawn as well as enhancing biodiversity through herbaceous planting. As well as this there would be planting buffers and transitional gateway spaces between Great Ancoats Street and Cotton Field Park.

The footprint of the new park would be a similar layout to the space between the former John Street, Pott Street and Wharf Street and this layout references the historic layout of housing and industry within this part of Ancoats. It is also proposed to include references to the history of the local area, represented with material choices and wayfinding options, within the Site to enhance its connection to Ancoats' textile industry and the nearby mills.

6.3 Mitigation and compensation

6.3.1 Embedded mitigation

The design of the Proposed Development is intended to be sympathetic to the surrounding townscape and its history, in particular its connection to the textile industry that grew centred on Shooter's Brook and its relationship to the wider canal network and nearby larger mills and factories. The materials selection would be in keeping with local character, using a combination of timber and steel to best compliment the local industrial heritage and utilised to deepen and enhance understanding of the history of this site, and in particular its waterways and part in the industrial expansion of Ancoats in the 19th century. These features would serve to enhance the understanding of local heritage within a new aesthetically pleasing community space.

7. Impact Assessment

7.1 Designated Assets

7.1.1 Rochdale Canal structures

The designated heritage assets associated with the Rochdale Canal relevant to this assessment comprise Lock Number 82 (1247485), Rochdale Canal Towpath Footbridge (1270859) and the Rochdale Canal Retaining Wall (1270860). These assets derive their significance primarily from their historic and architectural value as structures erected for the Rochdale Canal in the early 19th century, their group value with other structures erected for the canal.

The Proposed Development would have little to no visual relationship with the Rochdale Canal assets, due to the presence of the Phase 1 development which would substantially screen views between the Site and canal assets. The heritage design features planned for the Proposed Development would reference and highlight the importance of the relationship between the canals and watercourses of Ancoats to its historic development. Therefore, this Proposed Development would serve to enhance the connection to the Rochdale Canal from Shooter's Brook and the associated textile industry buildings formerly on its site, through considered design. There would therefore be negligible beneficial impact upon comprise Lock Number 82 (1247485), Rochdale Canal Towpath Footbridge (1270859) and the Rochdale Canal Retaining Wall (1270860).

7.1.2 Textile Mills

The listed mills comprising Royal Mill (1247474); Sedgwick Mill (1270856); Decker Mill and Old Mill (1247473); and Doubling Mill, Fireproof Mill (1270855) and Brownsfield Mill (1207994), are significant for their connection to the textile industry and industrial growth in Ancoats and their lasting impact upon the local community and landscape. The Proposed Development would have little to no visual impact on these mills, partly due to the presence of the Phase 1 development as well as the low level of the Site.

The design of the Proposed Development and particularly its heritage inspired design and material choices would deepen the understanding of the importance of the listed mills to the history and development of the local area. The extension of the public realm in combination with the Phase 1 development would reestablish a more coherent setting for the mills, extending the urban grain across the former Central Retail Park, and enable the historic link between the mills, canal and Shooter's Brook to be understood. There would therefore be i upon the mills on Redhill Street and Brownsfield Mill designated assets.

7.1.3 Ancoats Conservation Area

Ancoats Conservation Area's significance is greatly tied to the preservation of buildings of importance to Ancoats as a centre of industrial expansion during the 19th century. It's connection to the Rochdale Canal and the understanding of this waterway's key role within the industrial expansion of the area is also a key element to understanding its significance. The design of the Proposed Development and particularly its heritage inspired design and material choices would deepen the understanding of the importance of the listed mills to the history and development of the local area. The extension of the public realm in combination with the Phase 1 Development would reestablish a more coherent setting for the mills, extending the urban grain across the FCRP, and enable the historic link between the mills, canal and Shooter's Brook to be understood. There would therefore be negligible beneficial impact upon the mills on Ancoats Conservation Area.

8. Conclusions

Overall, the impact of the Proposed Development would have a negligible beneficial impact upon the setting of the surrounding designated heritage assets. The Proposed Development would be substantially screened from surrounding designated heritage assets by the Phase 1 development, so would have limited visual impact upon the setting of these assets. Combined with both Phases 1 and 2, the Proposed Development would reinstate urban grain across the FCRP site, with reference to the historic street plan, and would enable understanding of the former route of Shooter's Brook, enhancing understanding of the development of Ancoats from its early development focussed around Shooter's Brook to large-scale industrialisation to the north of the Rochdale Canal. This has been assessed to result in a negligible beneficial impact on designated heritage assets. Overall, the Proposed Development will introduce public benefit to the area by developing the vacant site into a new community resource and the extension of the public realm in combination with the Phase 1 Development would reestablish a more coherent setting for the designated assets of the mills, canals and Shooters Brook area.

In accordance with paragraph 206 of the NPPF, the Proposed Development would also provide some opportunity for improvement to the setting of the surrounding heritage assets and conservation area through enhancing the environment with the inclusion of a high-quality public park. As well this, it would also aim to improve understanding of the significance of these assets through considered heritage design references. There would be neutral to beneficial impact to the surrounding designated built heritage assets as well as the public benefit through the provision of a community asset with green space and recreation resources for the local community.

9. References

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APPENDICES

Appendix A. Figures

384500 385000 385500

399000

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398000

N

Ancoats

Stevenson Square

Manchester

1247550
1270855
1220282
1247473
1270856
1270860
1247474
1247485
1270859
1282990
1197830
1279636
1197829

Miller Street
Swan Street
High Street
Tib Street
Shudehill
Spear Street
Port Street
Piccadilly Gardens
Portland Street
Aytoun Street
Minshull Street
Sackville Street
Manchester Central Coach Station
Manchester College
London Road
Manchester Piccadilly
Sheffield Street
B6469
A6
A62
A664
A665
A6042
Manchester Fire Station
Bendix Street
Cross Keys Street
Portugal Street
Silk Street
Radium Street
George Leigh Street
Brosson Street
Jersey Street
Rochdale Canal
Holland Street
Woodward Street
Trinity Methodist Church
The Church of the Apostles
Ridgeway
Ashton Canal
The Rulers Church
Beswick Street
Piercy Street
Carruthers Street
Merrill Street
Old Mill Street
New Islington
St Anne's Roman Catholic Primary and Nursery School
Every Street
Ancoats Christian Church
Ducie Street
Store Street
Chapeltown Street
Adair Street
Newlington Free School
A662

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- Site Boundary
- 200m Buffer
- Conservation Area

Listed Buildings

- Grade II
- Grade II*

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Client
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Project
Former Central Retail Park: The Park

Title
Location of Designated Heritage Assets

Sheet Size	Original Scale	Designed / Drawn	Checked	Authorised
A3	1:5,000	BT Date 31/07/24	RS Date 31/07/24	LR Date 31/07/24

Drawing Number
Figure 12-1

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N

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- Site Boundary
- 200m Buffer
- Non-Designated Heritage Asset (Point)
- Non-Designated Heritage Asset (Line)

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Project
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Title
Location of Non-Designated Heritage Assets

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A3	1:3,000	BT Date 31/07/24	RS Date 31/07/24	LR Date 31/07/24

Drawing Number: Figure 12-2
Rev: 01

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N

Ancoats

Stevenson Square

Manchester

1247550
1270855
1220282
1247473
1270856
1270860
1247474
1247485
1270859
1282990
1197830
1279636
1197829

Miller Street
Swan Street
High Street
Tib Street
Thomas Street
Spear Street
Bendix Street
Cross Keys Street
Portugal Street
Silk Street
George Leigh Street
Brazil Street
Jersey Street
Blossom Street
Henry Street
Rochdale Canal
Port Street
Dale Street
Piccadilly Gardens
Portland Street
Ducie Street
Aytoun Street
Minshull Street
Sackville Street
London Road
Manchester Central Coach Station
Manchester College
Manchester Piccadilly
Sheffield Street
Adair Street
Chapeltown Street
Store Street
Ashton Canal
Ancoats
Christian Church
Manchester Fire Station
Manchester Free School
New Islington
Trinity Methodist Church
The Church of the Apostles
The Rulers Church
St Anne's Roman Catholic Primary and Nursery School
Holland Street
Ridgeway
Woodward Street
Beswick Street
Piercy Street
Carruthers Street
Merrill Street
Old Mill Street
Every Street

A664 A665 A62 A6 A662 B6469

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- Site Boundary
- 200m Buffer
- Conservation Area

Listed Buildings

- Grade II
- Grade II*

Zone of Theoretical Visibility

- Visible Areas

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Title
Zone of Theoretical Visibility and Designated Heritage Assets

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A3	1:5,000	RS Date 31/07/24	BT Date 31/07/24	LR Date 31/07/24

Drawing Number
Figure 12-3

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N

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- Site Boundary
- 200m Buffer
- Event (Point)
- Event (Line)
- Event (Area)

EGM5260
EGM5000
EGM3737
EGM4027
EGM5397
EGM4019
EGM4800
EGM4767
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EGM4020
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EGM3781
EGM3331
EGM5390
EGM454
EGM5543
EGM5398
EGM3959
EGM3841
EGM5266
EGM5598
EGM4621
EGM4617
EGM5602
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EGM5448
EGM4016
EGM4759
EGM5394
EGM4451
EGM1806
EGM3777
EGM3356
EGM4449
EGM4507
EGM4505

A62 A665 A662

Trinity Methodist Church
The Rulers Church
Christian Church
New Islington Free School
Ancoats

Woodward Street
Jersey Street
Hood Street
Blossom Street
Gun Street
Chippenham Road
Houldsworth Street
Henry Street
Redhill Street
Piercy Street
Dean Street
Port Street
Tariff Street
Brewer Street
Rochdale Canal
Old Mill Street
Munday Street
Ducie Street
Jutland Street
Store Street
Ashton Canal
Harrison Street
Snell Street
Longacre Street
Chapeltown Street
Addir Street

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Location of Events as Recorded on the Historic Environment Record

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A3	1:3,000	BT Date 31/07/24	RS Date 31/07/24	LR Date 31/07/24

Drawing Number: Figure 12-4
Rev: 01

385000 385100 385200 385300

398500 398400 398300

N

Factory.

Grammar Scho

Iron Works

Pottery

HENRY STREET

NEWTON STREET

BACK NEWTON STREET

THOMAS'S STREET

FAWCETT STREET

JOHN RIGBY STREET

POTTERY STREET

FACTORY BACK STREET

WOODROOFFE STR

LOMAX STREET

ANCOATS STREETS

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Site Boundary

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Title
1794 -A plan of Manchester and Salford. Drawn from an actual survey by William Green. Begun in the year 1787 and completed in 1794. Engraved by J. Thornton. Surveyed: 1787. Published: 1794.

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Drawing Number: Figure 12-5
Rev: 01

384900

385100

385300

398600

398400

398200

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Former Central Retail Park: The Park

Title

1824 - Manchester and its environs, engraved from an actual survey made in 1824 by William Swire, Leeds; for the History, directory, and gazetteer of Lancashire by Edward Baines. Surveyed: 1824.

Sheet Size	Original Scale	Designed / Drawn	Checked	Authorised
A3	1:2,000	BT Date 31/07/24	RS Date 31/07/24	LR Date 31/07/24

Drawing Number

Figure 12-6

Rev

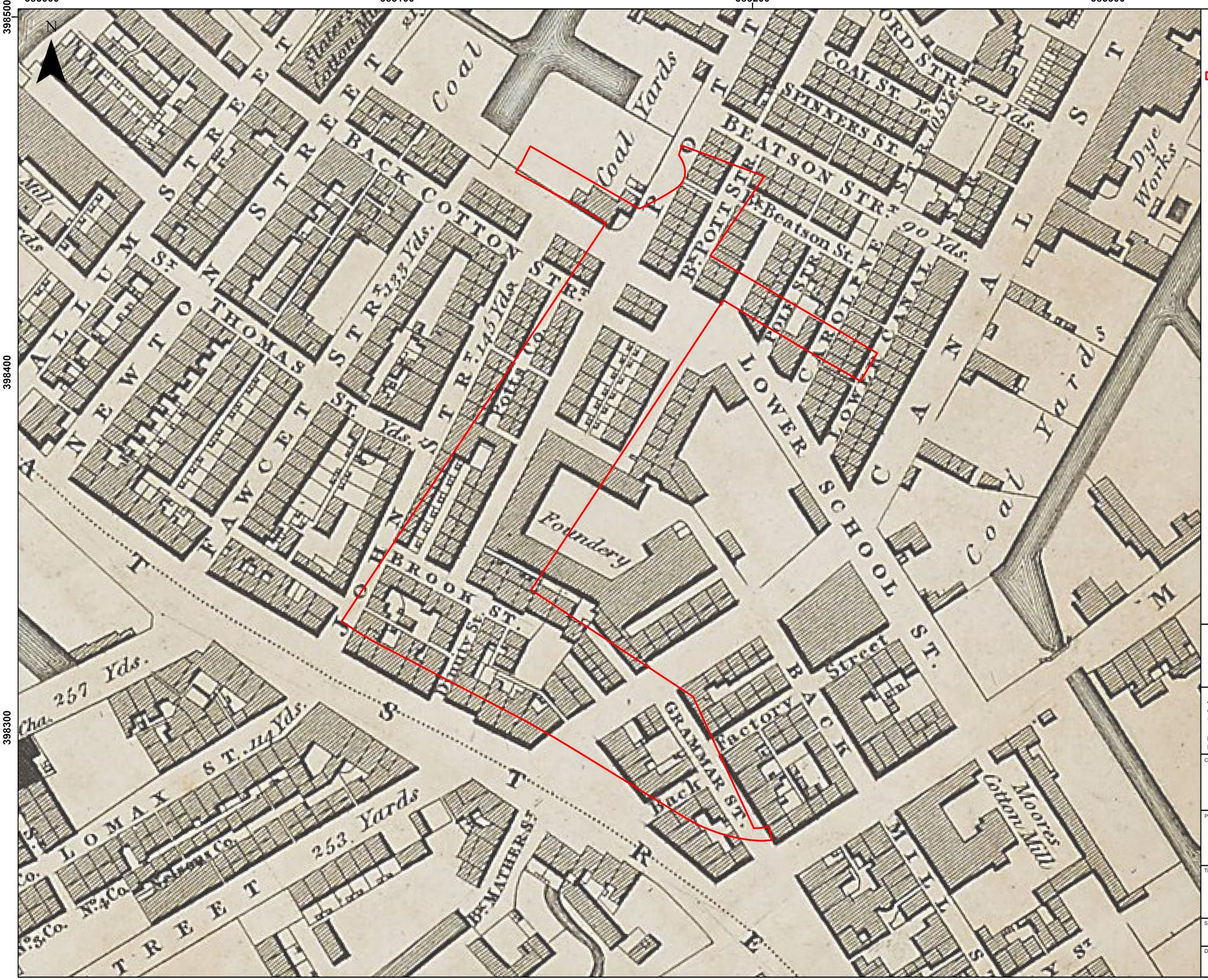
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Title

1832 - Bancks & Co.'s Plan of Manchester & Salford, with their Environs: Shewing the division of Property & the length of each Street. Surveyed: 1832.

Sheet Size	Original Scale	Designed / Drawn	Checked	Authorised
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Drawing Number

Figure 12-7

Rev

01

385000 385100 385200 385300

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Site Boundary

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Project
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Title
1851 - Manchester and Salford. Sheet 29, 1851. Surveyed: 1848. Published: 1851.

Sheet Size	Original Scale	Designed / Drawn	Checked	Authorised
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Drawing Number
Figure 12-8

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384900
385100
385300
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398400
398200
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Site Boundary

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Client
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Project
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Title
1876 - Map of the City of Manchester Exhibiting the Premises Devoted Exclusively to Commercial Purposes or to Ecclesiastical and other Public Uses. Surveyed: 1876.

Sheet Size	Original Scale	Designed / Drawn	Checked	Authorised
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Drawing Number
Figure 12-9

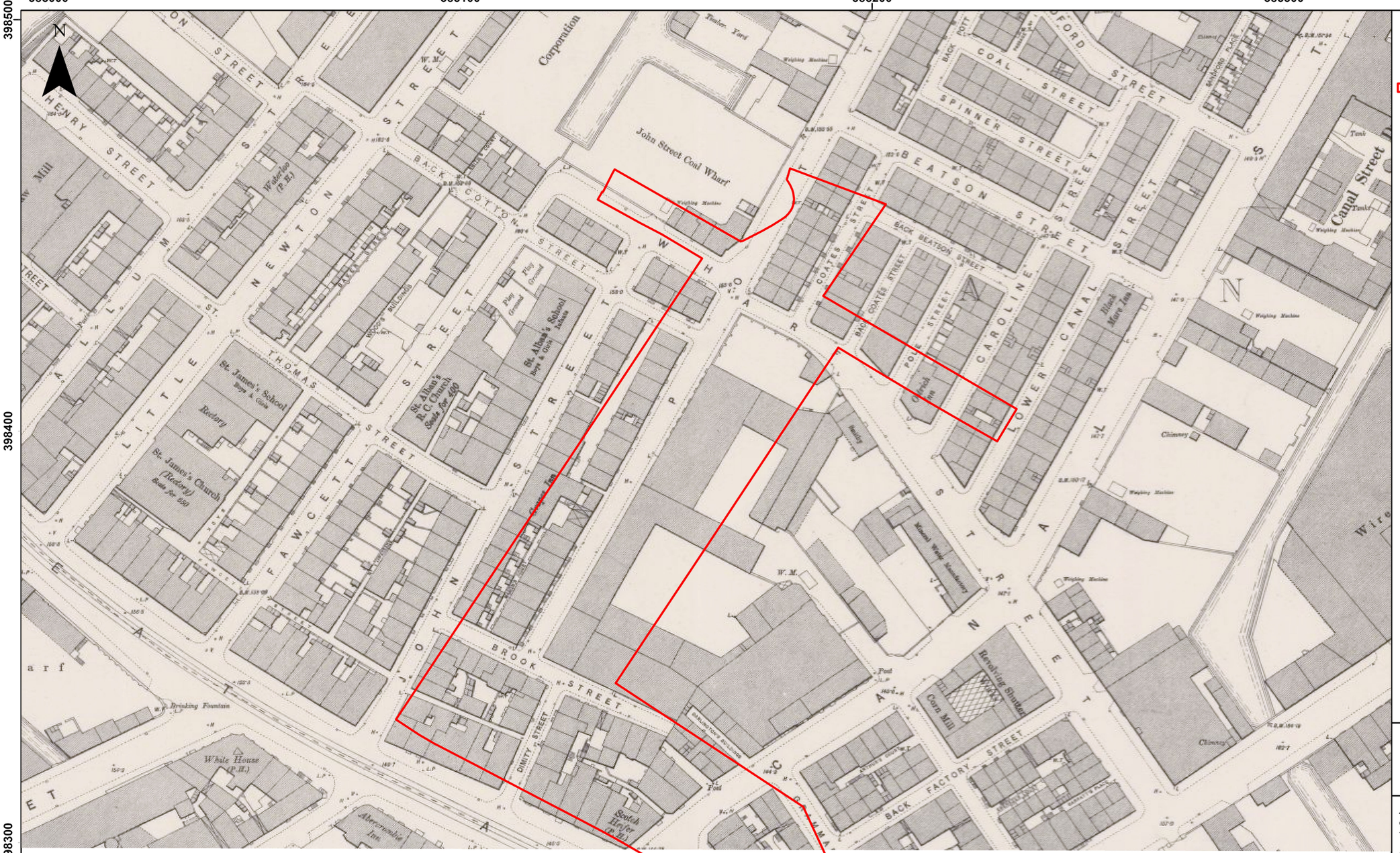
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Site Boundary

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Client
Manchester City Council

Project
Former Central Retail Park: The Park

Title
1891 – Manchester - Lancashire CIV.7.22.
Surveyed: 1888. Published: 1891.

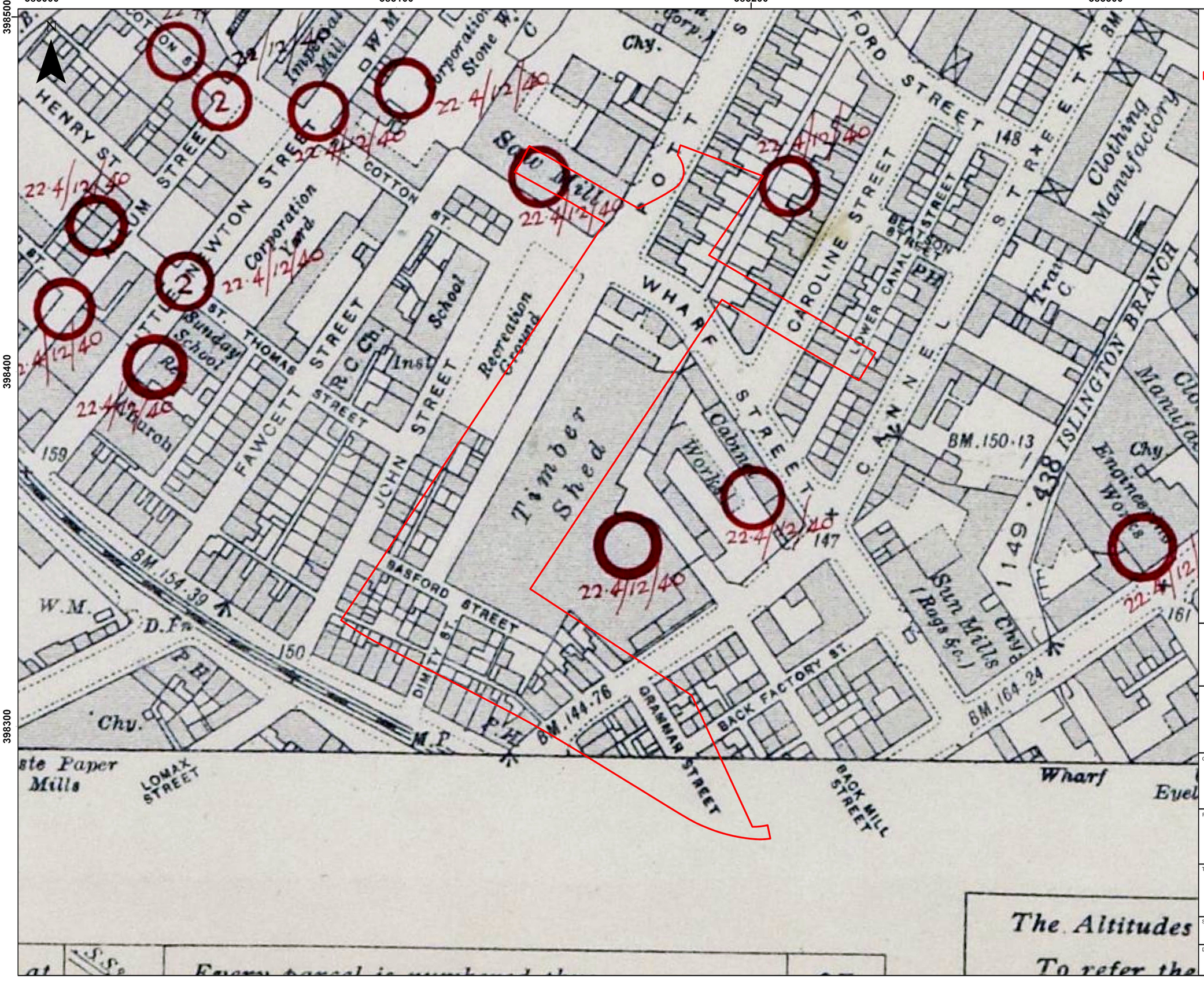
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Drawing Number
Figure 12-10

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Client
Manchester City Council

Project
Former Central Retail Park: The Park

Title
1940 - Record of location of aerial bombs on the City of Manchester. Surveyed: 1940-1941 over OS mapping 1932-1935.

Sheet Size	Original Scale	Designed / Drawn	Checked	Authorised
A3	1:1,000	BT Date 31/07/24	RS Date 31/07/24	LR Date 31/07/24

Drawing Number
Figure 12-11

Rev
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Appendix B. Gazetteers

B.1 Designated heritage assets

The eight designated heritage assets assessed in detail as part of potential impact from the Proposed Development have been highlighted in blue below.

HER Number	NHLE Number	Site Name	Monument Types	Grade	National Grid Reference
8289.1.0	1197806	Church of St Peter	Church, Anglican Church	II	SJ 8495 9867
12089.1.0	1247279	Rochdale Canal Lock No.83, East of Tariff Street	Canal Lock	II	SJ 8487 9835
12090.1.0	1270859	Towpath footbridge and associated ramps opposite Brownsfield Mill	Canal Bridge, Footbridge, Tow Path	II	SJ 8491 9839
12168.1.0	1380335	16–18 Tariff Street (Fourways House)	Office, Warehouse	II	SJ 8473 9831
2129.1.0	1247018	Cooperative Warehouse (Albion Works complex)	Metal Working Site, Textile Mill, Warehouse, Spinning Mill	II	SJ 8544 9816
2121.1.0	1291735	Beehive Mill	Date Stone, Building, Cotton Mill, Corn Mill, Spinning Mil	II*	SJ 8509 9871
2120.1.1	1247474	Royal Mill	Doubling Mill, Cotton Mill, Spinning Mill	II*	SJ 8499 9857
2120.1.0	1270856	Sedgwick Mill	Tower, Building, Warehouse, Cotton Mill, Spinning Mill, Chimney, Engine House	II	SJ 8501 9854
12087.1.0	1271382	72 to 76 Newton Street	Apartment, Office, Building, Warehouse	II	SJ 8475 9849
2043.1.2	1200821	New Mill (Murray's Mills)	Apartment, Building, Textile Mill, Spinning Mill, Engine House	II*	SJ 8503 9864
12091.1.0	1270860	Retaining wall on south side of Redhill Street, west of Union Street Bridge	Revetment, Wall	II	SJ 8504 9854
2043.1.1	1220282	Murray's Mills: Former Warehouse and Offices of Old Mill, Decker Mill, and New Mil	Apartment, Office, Building, Warehouse, Cotton Mill	II	SJ 8503 9860
2042.1.2	1219048	Paragon Mill	Tower, Apartment, Building, Cotton Mill, Spinning Mill	II*	SJ 8496 9859
8477.1.0	1283019	Ancoats Hospital	Dispensary, Hospital	II	SJ 8545 9842
8636.1.0	1254689	Jacksons Warehouse (formerly Rochdale Canal Warehouse)	Canal Warehouse, Industrial Site, Date Stone, Warehouse, Hoist	II*	SJ 8480 9833
1387.1.0	1270666	Store Street Aqueduct	Aqueduct, Cana	II*	SJ 8500 9811
2043.1.3	1282961	Little Mill	Building, Cotton Mill, Spinning Mill	II	SJ 8509 9866
12401.1.0	1270855	Waulk Mill (formerly Doubling and Fireproof Mills)	Cart Loading Bay, Fireproof Factory, Doubling Mill, Building, Textile Mill, Boiler House, Engine House	II*	SJ 8510 9862
2119.1.0	1207994	Brownsfield Mill	Tower, Building, Cotton Mill, Spinning Mill, Chimney, Engine House	II*	SJ 8489 9840
11423.1.0	1283048	Ashton Canal Lock No.3	Canal Lock	II	SJ 8548 9832
6457.1.0	1247485	Rochdale Canal Lock No.82	Weir, Road Bridge, Canal, Canal Lock	II	SJ 8495 9845
11422.1.0	1207654	Ashton Canal Lock No.2	Canal Lock	II	SJ 8539 9823

6460.1.0	1247550	Union Street Bridge (Rochdale Canal)	Bridge, Canal Bridge, Drawbridge, Road Bridge	II	SJ 8516 9863
11336.1.0	1217852	Junction Lead Mills, Paradise Wharf	Lead Works, Smelt Mill	II	SJ 8491 9818
11421.1.0	1197830	Towpath Bridge over junction with Islington Branch Junction	Towing Path Bridge	II	SJ 8534 9822
2043.2.0	1247473	Old Mill and Decker Mill	Apartment, Cotton Mill, Spinning Mill	II*	SJ 8507 9858
11336.2.0	1200857	Stable block to south-east of Junction Lead Mills	Stable, Building	II	SJ 8495 9816
8280.1.0	1197829	Ashton Canal Lock No.1	Canal Lock	II	SJ 8529 9817
12061.1.0	1282990	32 & 34 Laystall Street	Wholesale Warehouse	II	SJ 8496 9827
11422.2.0	1279636	Lock-keeper's Cottage, beside Ashton Canal Lock No.2	Lock Keepers Cottage	II	SJ 8536 9822

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