

SAFESTORE, CHEETHAM HILL, MANCHESTER

HERITAGE, TOWNSCAPE AND VISUAL IMPACT ASSESSMENT

MARCH 2025



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1.0 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by Montagu Evans and is submitted on behalf of Safestore Properties Ltd (“the Applicant”) in support of an application for full planning permission (“the Application”) at Safestore, Cheetham Hill, Manchester, M8 8LW (“the Site”).

BACKGROUND

- 1.2 This document has been prepared to support a new planning application at the Site following refusal of planning application ref. 139182/FO/2024, refused in March 2024. The applicant has appealed the decision of that application and the Appeal is live and running concurrently alongside this new application (PINS ref. APP/B4215/W/24/3352551).
- 1.3 For the avoidance of doubt, the Appeal scheme is the same as the refused scheme. Potential amendments to the design were also submitted with the Appeal for the Council's review.
- 1.4 The scheme presented in this application (the “Proposed Development”) differs from both the refused scheme (ref. 139182/FO/2024 and PINS ref. APP/B4215/W/24/3352551) and the potential amendments to the design as submitted with the Appeal scheme. While the Applicant is of the view that the Appeal scheme is acceptable and does not result in harm to heritage assets, visual amenity and townscape character, this revised scheme seeks to respond to the feedback within the Delegated Officer Report and Council's Statement of Case regarding perceived impacts to heritage, townscape and visual amenity of the Appeal scheme.
- 1.5 The Decision Notice for the refused planning application ref. 139182/FO/2024 was based on conclusions set out in the Delegated Officer's Report, which was prepared by the Design Officer without consultation from a conservation or design officer. Historic England were not consulted. As part of the pre-application process for this revised application, Montagu Evans sought consultation advice from Historic England in a letter dated 6th February 2025. Historic England responded on 21st February confirming that they did not feel it necessary to offer pre-application advice in this instance.

THE PROPOSALS

- 1.6 The Application seeks planning permission for an extension to the existing Safestore unit on Cheetham Hill Road, to provide additional storage units as well as providing 22 external access units. The proposals are detailed further in the accompanying Planning Statement provided by Vincent Gorbing, and the design information provided by Tew and Smith Architects.
- 1.7 The proposals seek to expand the existing building with a rear extension to the east of the existing building (Building A). The extension would occupy the area currently in use as the Safestore car park. The extension would be 10.510m in height from ground floor to the roof ridge line. There is an existing single storey structure along the eastern boundary which the extension would replace.
- 1.8 In addition, 22 external access units are proposed to the rear of the Jewish Museum on hardstanding which has been in use by a third party.

CHANGES TO THE APPEAL SCHEME

- 1.9 The principles of the development remains the same as the Appeal scheme: an extension of the same dimensions as the Appeal scheme, but reduced in height by c.0.5m. There are also differences to the details of the façade treatment and these are as follows:
- The Appeal scheme incorporates a cladding to the existing warehouse building that extends almost to the roofline, resulting in the appearance of a flat roof. The Council object to the rectangular form and flat roof of the Appeal scheme and blue cladding so this revised scheme does not include for cladding to the warehouse, so that the pitched roof and the brick west elevation are retained;
 - The revised scheme incorporates a pitched roof to the extension range to echo the principal warehouse building, in response to the Council's objection to the flat roof in the Appeal Scheme;

- The Council objected to the use of cobalt blue branded banding around the perimeter of the building in the Appeal Scheme. In the revised proposals this has been removed to incorporate a parapet level formed of composite roof panels in a grey tone. The external access storage units are now clad in a brown material to respond to the red brick and Corten steel of the listed Museum.
- The south elevation of the proposed extension incorporates blind glazing panels to increase the articulation.
- The Proposed Development includes three new doors to the existing warehouse on elevation 4 (the north elevation)

STRUCTURE OF THE REPORT

- 1.10 Legislation and policy pertinent to townscape, design and heritage considerations is set out in **Section 2.0**. An overview of the historic development of the Site and its immediate surroundings followed by an analysis of the existing townscape character of the area is set out in **Section 3.0**, followed by an analysis of the significance of identified heritage assets in **Section 4.0**.
- 1.11 The heritage assessment is provided at **Section 5.0**, followed by the townscape and visual amenity assessment at **Section 6.0**. The report is concluded at **Section 7.0** and this includes policy compliance against relevant design and heritage policies.
- 1.12 This report has been prepared with reference to the proposed plans and elevations prepared by Tew & Smith Architects.

2.0 POLICY AND LEGISLATION

2.1 This Section details the relevant planning policy and legislation in relation to heritage, townscape, visual impact and design.

STATUTORY DUTY

2.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 ('the 1990 Act') sets out the legislative duties of the decision maker in this case.

2.3 The relevant provision to this application extends from **Section 66(1)** of the Planning (LBCA) Act 1990 which states that: *In considering whether to grant planning permission for development which affects a listed building or its setting, the decision-maker shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historical interest which it possesses.*

DEVELOPMENT PLAN

2.4 Section 38(6) of the Planning and Compulsory Purchase Act 2004 stipulates that where in making any determination under the Planning Acts, regard is to be had to the development plan, and the determination must be made in accordance with that plan unless material considerations indicate otherwise.

2.5 The currently adopted Statutory Development Plan is formed of the following documents:

- Places for Everyone Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039. This was adopted in 2024;
- Core Strategy: the key document in the Local Plan. This must be read alongside the Addendum to Manchester Core Strategy 2024;
- Interactive Proposals Map: showing the Core Strategy and the extant (remaining) Unitary Development Plan policies; and
- Extant (remaining) Unitary Development Plan policies.

2.6 The site is not subject to any site allocations or designations in the Development Plan.

2.7 The relevant policies are as follows.

2.8 **Policy SP1 (Spatial Principles)** sets out key principles that will guide the strategic development of Manchester. The policy states that the Regional Centre will be the focus for economic and commercial development. It states that development in all parts of the City should make a positive contribution to neighbourhoods, including through the creation of 'well designed places that enhance or create character.' It states that development should 'protect and enhance the built and natural environment.'

2.9 The supporting text for policy SP1 states that the Regional Centre is the economic driver of the City Region and has the greatest potential to drive its continued economic growth.

2.10 **Policy EC3 (The Regional Centre)** states that development within the Regional Centre that generates employment, including offices and other commercial development, will be encouraged.

2.11 **Policy EN1 (Design Principles and Strategic Character Areas)** sets out a number of strategic character areas within Manchester, and corresponding design principles that should be followed. The site is located within the Central Arc Character Area, the guidance for which states:

6. Central Arc Character Area

The character of the area we have today is predominantly one of 1960's social housing estates and zoned industrial areas bisected by the transport network and largely resulting from the comprehensive redevelopment of the past. Significant areas of employment are found where this area overlaps with the fringe of the City Centre such as at Strangeways which is a large, distinctive, entirely industrial area suitable for further employment growth.

Much of the Central Arc is experiencing regeneration with some contemporary urban solutions, for example in Hulme, now complete, and some still to be progressed. The opportunity exists for development on a large scale using innovative urban design solutions. These should use District Centres and key nodes of public transport as focal points and involve existing communities.

The opportunity should also be taken to use the canals to create a distinctive urban environment and enhance access through the City.

2.12 **Policy DM1 (Development Management)** sets out principles for development to which design should have regard. This includes appropriate 'siting, layout, scale, form, massing, materials and details' and 'Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.'

2.13 **Local Plan Policy CC 9 (Design and Heritage)** requires that the design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

2.14 **Local Plan Policy EN 3 (Heritage)** stipulates that 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.

2.15 **Policy JP-P1 (Sustainable Places)** of the Places For Everyone Joint Development Plan Document sets out how development should create beautiful, healthy and varied places. Criteria 1 says that all development should be:

Distinctive, with a clear identity that:

- *Conserves and enhances the natural environment, landscape features, historic environment and local history and culture;*
- *Enables a clear understanding of how the place has developed; and*
- *Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used*

2.16 **Policy JP-P2 (Heritage)** of the Places For Everyone Joint Development Plan Document states that Manchester City Council will work together that positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Of particular relevance are criteria 3 and 4, which state that heritage should be positively managed and integrated through:

- *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;*
- *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.*

2.17 **Policy DC19.1 (Listed Buildings)** of the Unitary Development Plan which state:

'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.'

2.18 Of relevance is limb d of this policy, which states that the Council will:

'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'.

NATIONAL PLANNING POLICY FRAMEWORK (2024)

- 2.19 Chapter 16 of the NPPF sets out the Government's policies relating to the conservation and enhancement of the historic environment in determining planning applications.
- 2.20 The NPPF requires an 'applicant to describe the significance of any heritage asset affected by a proposed development including any contribution made by their setting.'¹ Setting is defined as:

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

- 2.21 The proportionality approach arises from the methodology that the protection afforded to heritage assets is relative to that asset's significance; in other words, the higher the significance of the heritage asset, the greater weight will be given to its protection. Significance is defined in the NPPF as:

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

- 2.22 Paragraph 212 sets out the principle affording great weight to the conservation of designated heritage assets:

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.

- 2.23 This is followed by Paragraph 213 which stipulates 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.'

GUIDE TO DEVELOPMENT IN MANCHESTER (2007)

- 2.24 This SPD sets out principles for development in Manchester and encourages developers to consider the wider context and collective value of their proposals, and in order to retain and enhance the long-term quality of the City's built environment.

HISTORIC ENGLAND GUIDANCE NOTES

- 2.25 *Managing Significance in Decision-Taking in the Historic Environment* is a guidance document published by Historic England in March 2015 (GPA2). The purpose of this Good Practice Advice note is to provide information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the National Planning Practice Guide (PPG). It contains useful information on assessing the significance of heritage assets, including on using appropriate expertise, historic environment records and recording and furthering understanding.
- 2.26 *The Setting of Heritage Assets* is a guidance document published by Historic England in December 2017 ("GPA3"). It sets out a staged approach to taking decisions based on the contribution which setting and related views makes to the significance of heritage assets. This includes assessing the degree to which setting makes a contribution to the significance of the heritage asset(s) or allows significance to be appreciate

¹ MHCLG, National Planning Policy Framework, rev. edn (London: HMSO, 2024) p60

3.0 SITE AND SURROUNDINGS - HISTORIC DEVELOPMENT AND TOWNSCAPE CHARACTER

THE SITE AND ITS SURROUNDINGS

- 3.1 The Site comprises the Safestore which fronts onto the east side of Cheetham Hill, and its car-parking to the rear. The redline extends to include the area to the rear of the Jewish Museum, forming an L-shape.
- 3.2 Cheetham Hill is characterised by a regular grid-layout, with the central spine of Cheetham Hill (the A665) running on a southwest-northeast axis from Manchester Victoria. Light-industrial and industrial uses dominate the area and define the architectural character, with the majority of buildings arranged on coarse grain plots. Buildings range from Victorian red brick to modern steel-framed industrial warehouses.
- 3.3 The key heritage consideration for this application is the grade II* listed Jewish Museum, adjacent to the south of the Safestore on Cheetham Hill. The proposals have the potential to affect the setting of the grade II* listed building.
- 3.4 The Site is not located in a conservation area and there are no other designated heritage assets in the vicinity of the Site. There is a cluster of grade II listed buildings on Cheetham Hill to the south, but they are located over 250m from the Site boundary and, given the nature of the existing surroundings, the proposals do not have the potential to affect their significance. There are no non-designated heritage assets in the vicinity of the Site.
- 3.5 The following section outlines the historic development of the site and surrounding area, followed by an analysis of the existing townscape character of the area.

HISTORIC DEVELOPMENT

- 3.6 The first edition OS map shows the area around Cheetham Hill prior to the construction of the Portuguese Synagogue in the later 19th century and before the area had been fully developed. Development is concentrated around Cheetham Hill Road and North Street, and mainly comprises terraced housing.

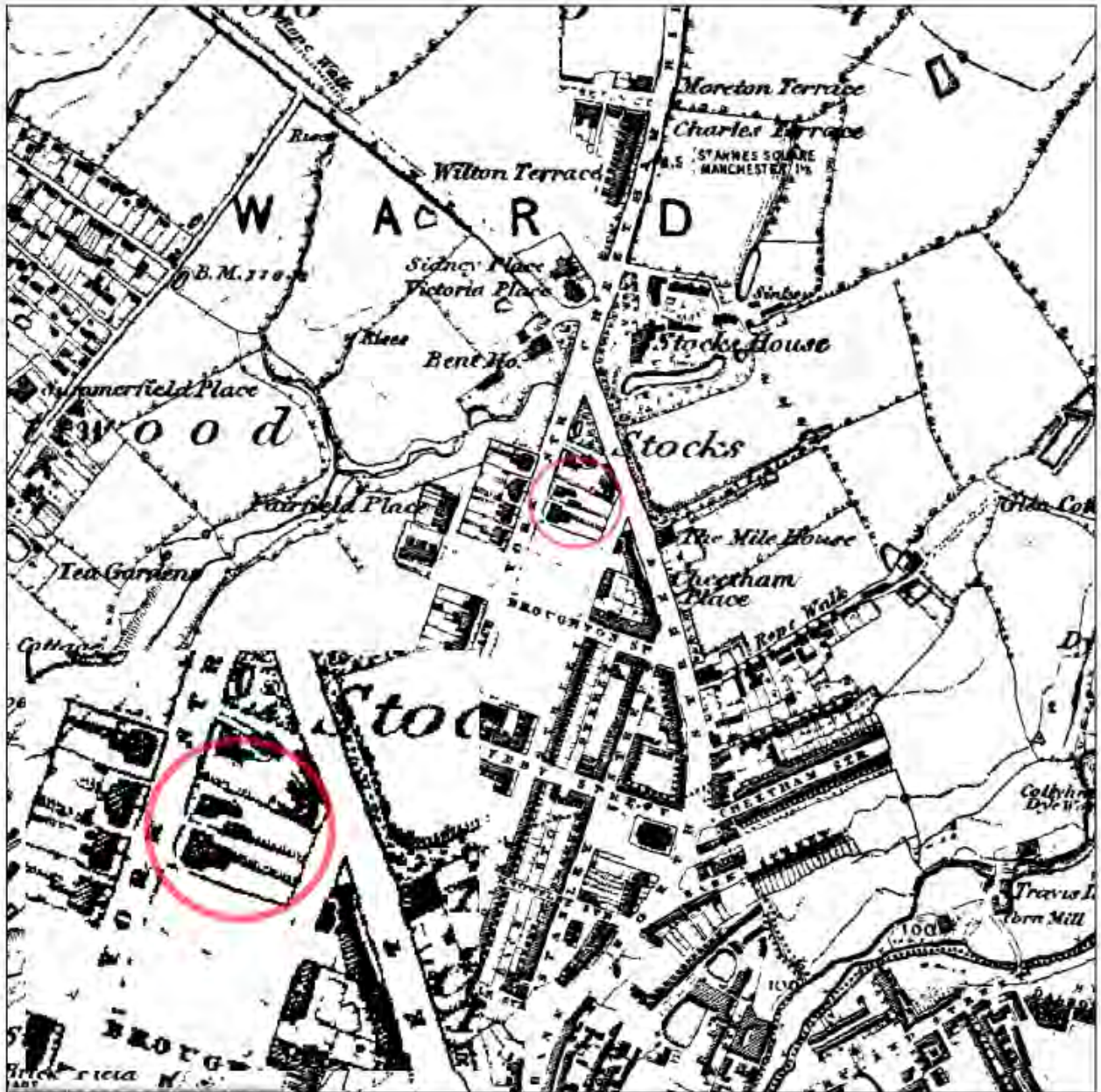


Figure 3.1 – First Edition OS map, surveyed and published 1848.

- 3.7 During the 19th century, the population of Manchester expanded rapidly, with many people immigrating for work. As the cotton-capital of the world, many people moved to Manchester to work in the textile industries and settled in newly-built terraces such as those in Cheetham Hill. Some of these immigrants were Jewish, seeking solace from persecution in Europe.
- 3.8 By the end of the 19th century, the area had been increasingly densified with further terraced housing set on a grid of newly laid out roads. Terraced housing was supplemented with associated public and municipal buildings, mainly located on Cheetham Hill Road, including Assembly Rooms, a Public Library and a Jewish School. There were also some industrial uses to the west of the main road, including a railway ticket manufactory and a brewery.
- 3.9 Further to the east and west, most of the land is given over to clay pits and brick works, helping to meet the demand for new buildings and housing. The railway line, sidings and carriage shed, built in the late 1870s for the Lancashire and Yorkshire Railway company, can be seen to the east passing through Great Horrocks.

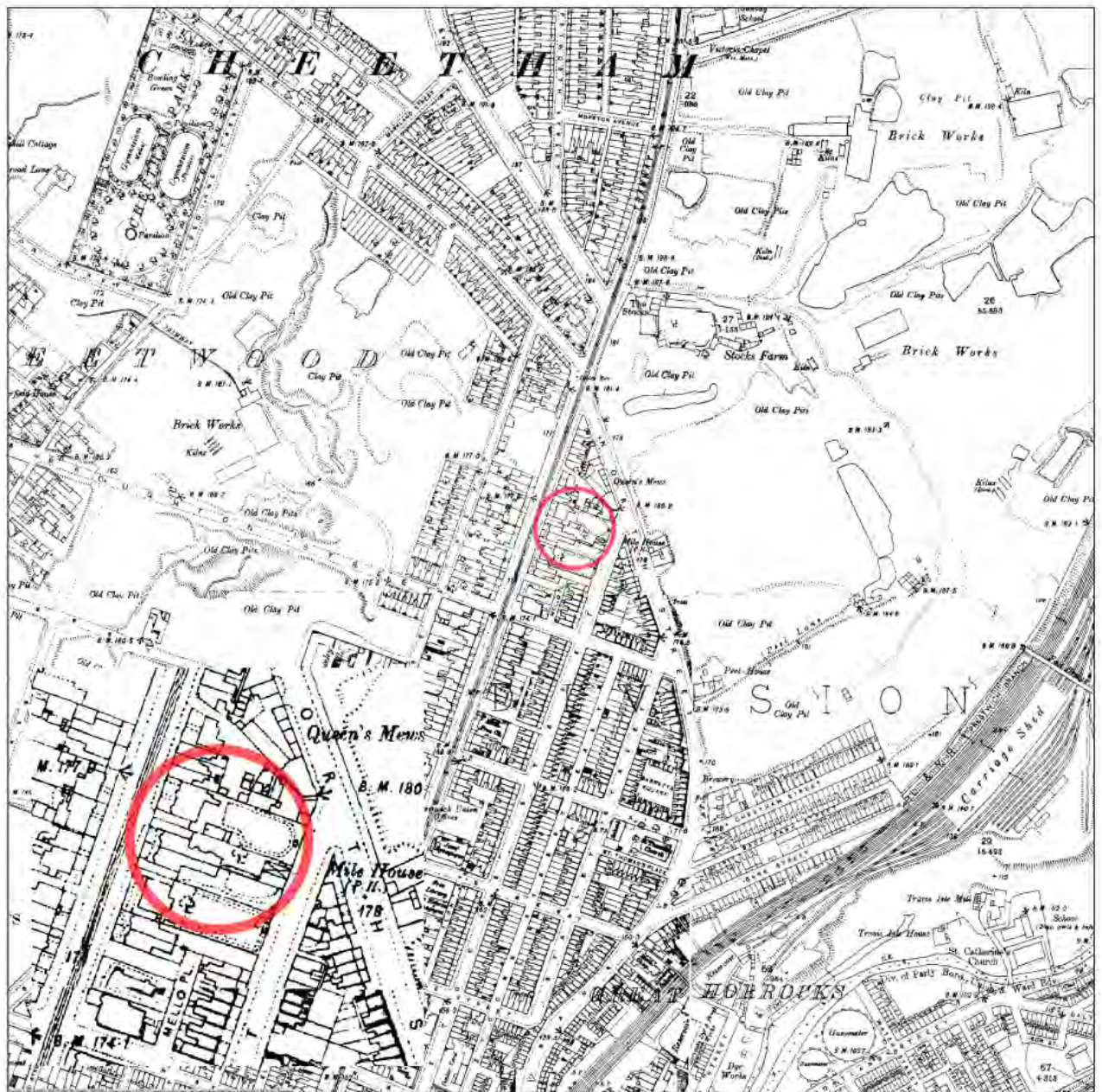


Figure 3.2 – OS map, surveyed 1892 published 1893.

- 3.10 The Site, at the end of the 19th century, comprised a series of terraces. The synagogue can be seen directly to the south of the Site, and there are a number of public buildings opposite.
- 3.11 By the 1930s, terraced housing and a Picture Theatre had been built in the land between the terraces and the synagogue. Further infill development had been built to the west and east of Cheetham Hill Road, and generally the area has undergone further industrialisation and densification.

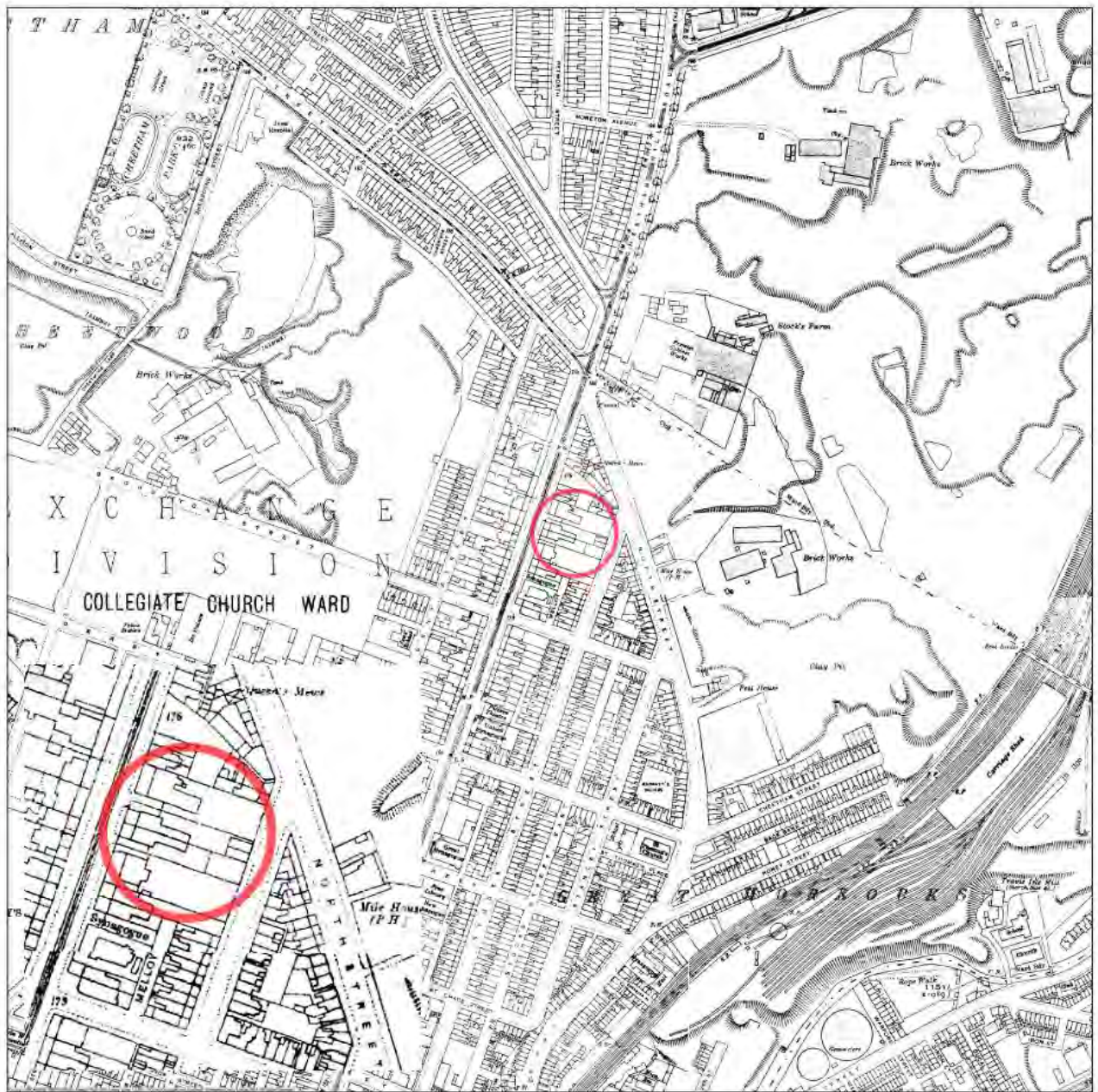


Figure 3.3 – OS map, surveyed 1922 and published 1933.

- 3.12 Significant change occurred in the period between the 1930s and the 1970s. Most of the Victorian terraces, regarded as slums, were cleared after WWII to make way for new development. This largely took the form of light-industrial warehousing. The area continued to develop with light-industrial uses into the late 20th century, and it is this use and architectural typology which now defines the character of the area. Some of the Victorian industrial and municipal development remains as testimony to the boom in the 19th century (see **Figures 4.12 and 4.13**, for example) but they have changed to commercial uses. The cluster including Cheetham Town Hall, its annexe, and the Former Free Library located to the south of the Site, are listed at grade II.

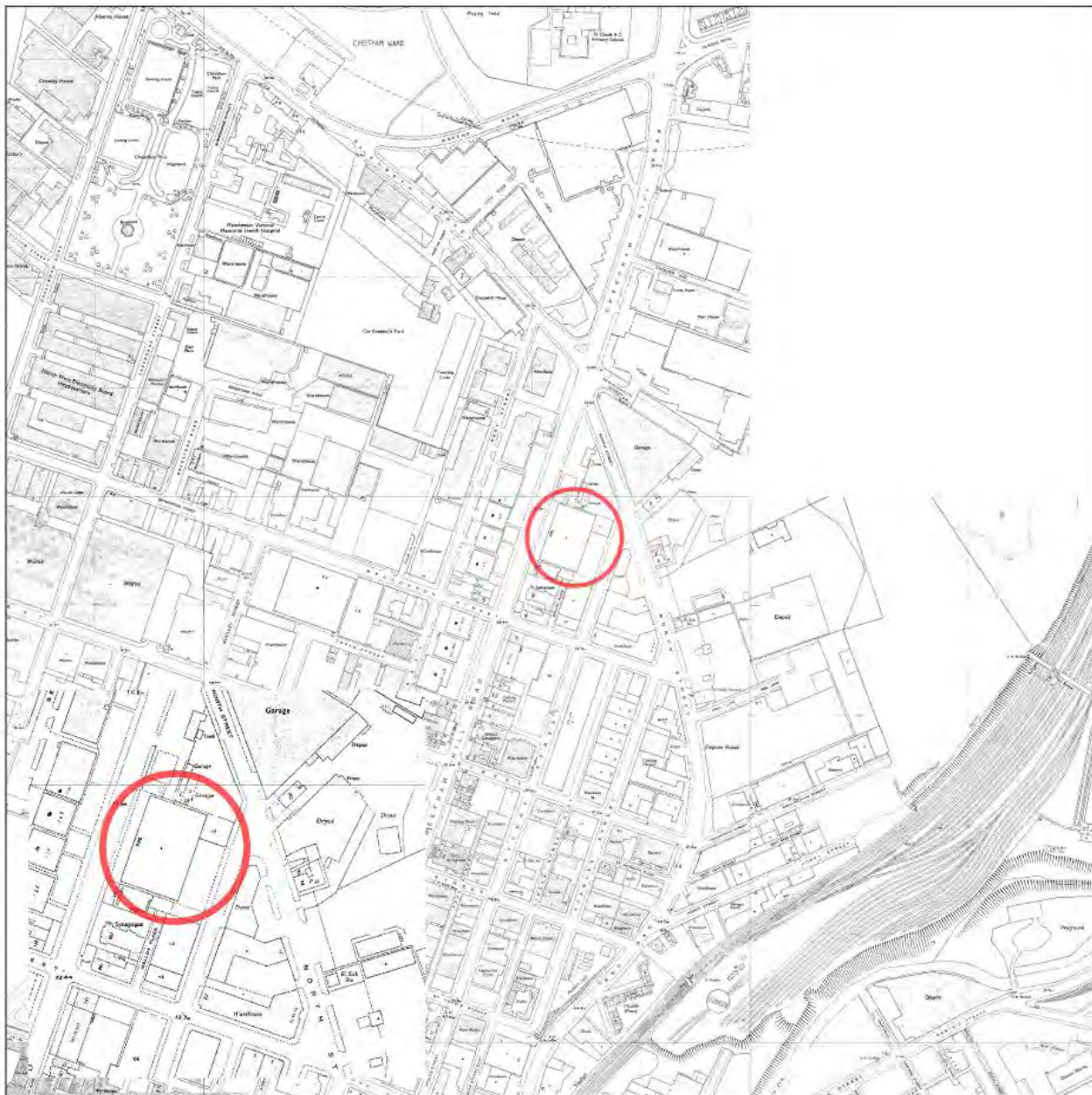


Figure 3.4 – OS map, surveyed 1978 and published 1990.

SUMMARY OF HISTORIC DEVELOPMENT

- 3.13 The area underwent two main phases of development that had fundamental impacts on the character of the area around the Site and Cheetham Hill. These were, first, the effects of the industrial revolution in the 19th century and associated rapid expansion of the area to deliver housing and industry, and second, in the mid-20th century as the area shifted from predominantly residential and industrial development to being dominated by industrial and light-industrial uses.
- 3.14 The Site embodies and reflects these changes. First, being developed with residential terraces in the mid-19th century, serving the growing population of this part of northern Manchester. Second, as redeveloped in the mid-20th century following the clearance of the slum terraces and construction of warehousing to facilitate light-industrial uses.

EXISTING TOWNSCAPE CHARACTER

- 3.15 The purpose of townscape assessment, as distinct from visual impact assessment, is to understand the underlying structure and character of the townscape. Townscape is defined in the Guidelines for Landscape and Visual Impact Assessment, 3rd Edition ('GLVIA3') as the:

'built-up area, including the buildings, the relationships between them, the different types of urban open spaces, including green spaces, and the relationship between buildings and open spaces'.

- 3.16 The first step, for the baseline assessment, is to describe the site within its character area (this should generally be Character Area 1). Then, to describe those areas with which the site has a direct connection and to which it is proximate. The areas should be numbered in order of the strength of connection.
- 3.17 This enables the scoping out of whole character areas prior to the assessment of the proposals.
- 3.18 In this instance, the area within a 500m radius of the site is considered to comprise one single character area. This falls within the wider Central Arc Character Area cited in Policy EN1 (Design Principles and Strategic Character Areas) of the Local Plan. The policy provides a summary of the townscape character of this character area as follows:

6. Central Arc Character Area

The character of the area we have today is predominantly one of 1960's social housing estates and zoned industrial areas bisected by the transport network and largely resulting from the comprehensive redevelopment of the past. Significant areas of employment are found where this area overlaps with the fringe of the City Centre such as at Strangeways which is a large, distinctive, entirely industrial area suitable for further employment growth.

Much of the Central Arc is experiencing regeneration with some contemporary urban solutions, for example in Hulme, now complete, and some still to be progressed. The opportunity exists for development on a large scale using innovative urban design solutions. These should use District Centres and key nodes of public transport as focal points and involve existing communities.

- 3.19 The historic development of the area which has resulted in the character of the area today is detailed earlier in this Section. In addition, a historic map regression of OS maps has been produced and is provided at **Appendix 2.0**. This includes overlays of a Google Earth aerial onto the OS maps published in 1848 and 1893 respectively.
- 3.20 The character area roughly begins at the A665 and A6042 on the edge of the city centre, and extends north to the A6010. It extends to Waterloo Road to the west and the River Irk to the east. The following analysis is supplemented by three oblique aerial views taken from Google Earth to illustrate the existing townscape character. They are reproduced at **Appendix 1.0**.
- 3.21 The boundaries of the character area are well-defined by major roads and by landscape features such as the rivers. The contrasting characters of the areas that bound the character area also help to clearly define its edge boundaries.
- 3.22 Its character is defined by a grid-system of roads populated largely by coarse grain light industrial, commercial and retail units which gives it a consistent character. There is a general lack of trees and greenery.
- 3.23 Building heights are generally two to three storeys, with some exceeding this.
- 3.24 Development dates from the 19th century, with the oldest buildings comprising commercial and former-institutional buildings on the primary route, Cheetham Hill Road, as well as factory buildings on the secondary and tertiary streets. There are consistent instances of Victorian development fronting onto the main thoroughfare (Cheetham Hill Road) and the road forms the townscape focal point of the area, albeit there is no distinct 'centre' to the area. Landmark buildings also draw the eye along Cheetham Hill Road, these include the Manchester Oratory Catholic Church and the Jewish Museum, which draw the eye due to their form and decoration.
- 3.25 There has been much redevelopment since the 19th century with industrial and commercial units dating to the 20th and 21st centuries. The historic buildings are generally recognised by their red / brown brick materiality and Victorian decorative features. More modern buildings tend to be either red or brown brick, or steel. The consistent materiality contributes to the distinctive and uniform character of the area.
- 3.26 Development is relatively dense, with any undeveloped land generally in associated car-parking use.
- 3.27 The area is navigated predominantly by road. Cheetham Hill Road bisects the area on a northeast-southwest axis and is the primary street, funnelling the majority of movement through the area. The topography rises to the north. Longer views

to the north are therefore limited, but southerly views are afforded of Manchester City Centre. This provides a backdrop of tall buildings on the skyline, contributing to the sense of being in an urban environment.

3.28 The value of the townscape character is considered to be low, for the following reasons:

- The townscape is largely ordinary and with limited variety or distinctiveness;
- It has a distinguishable urban structure, characteristic patterns and combinations of built form, although often fragmented;
- There is scope to improve its management and land use; and
- There are some dominant detracting features and areas of very low value, such as Stocks Street and Stocks Street East, due to low quality architecture, dominance of hardstanding and on-street parking and lack of greenery. There are some positive townscape features (namely, listed buildings on Cheetham Hill Road and other surviving Victorian architecture) but the area is largely degraded and may benefit from regeneration, restoration or enhancement.

3.29 The site is consistent with the character of the area in terms of land use and materiality and form of buildings.

4.0 SIGNIFICANCE OF HERITAGE ASSETS

- 4.1 The significance, and the contribution made by setting to significance, of the listed buildings, is described in the next section. This has been carried out in accordance with best practice and the Historic England Guidance Practice Notes (GPA), namely *Managing Significance* (2015) and the *Setting of Heritage Assets* (2017), with reference to the attributes of significance as set out in the NPPF (2023).

MANCHESTER JEWISH MUSEUM (GRADE II*)

LIST ENTRY NUMBER: 1208472

DATE FIRST LISTED: 03-OCT-1972

- 4.2 The Manchester Jewish Museum (Manchester Spanish and Portuguese Synagogue) was built in 1874 to designs by Edward Salomons (1828-1906). Salomons was a member of the Manchester Jewish Community and had considerable experience designing synagogues (including the Manchester Reform Synagogue, 1857-8 – destroyed in the Blitz) and the Bayswater Synagogue (completed 1863) as well as other public buildings.
- 4.3 The building is of simple form externally, featuring two bays flanking a central projecting gabled bay. It is built of Cheshire red brick with sandstone detailing. The detailing is extensive and elaborate, mainly on the principal façade, and follows a Moorish language.
- 4.4 The building is of historic interest for its association with Edward Salomons. Salomons studied architecture at the Manchester School of Design and was later articled to Scottish architect John Edgar Grogan and was draughtsman for a number of other architects. He set up his own architectural practice in 1853 and became an elected member of the RIBA in 1860. He set up the Manchester Society of Architects of which he was president numerous times, and acted on committees and as secretary of a number of other societies. He designed in a number of different styles, Romanesque and Italianate being his preferred. His most notable building in Manchester is perhaps the Reform Club, King Street (1870-71), built in a Venetian gothic style and grade II* listed. The Jewish Museum therefore has historic interest for its association with Salomons, who was a prolific and successful architect both on a local and nationally important level.
- 4.5 The building also has historic interest as dating to the period of rapid expansion of this part of Manchester during the industrial revolution, and its use as a synagogue as reflecting the shift in demographic at this time and the large number of Jewish immigrants moving to the area in the period. Jews started emigrating to Manchester in larger numbers from the 18th century, attracted by the growing textile industry. Many settled in northern Manchester around Victoria and Cheetham. The use of the building as museum of Jewish migration and settlement in Manchester further reinforces the historic interest of the former synagogue.
- 4.6 The building is of architectural interest for its 'delightful' decorative detailing², which is most apparent in the front elevation; the rear and side elevations are plainer. Designed for a Spanish and Portuguese congregation, it takes reference from Moorish architecture, including use of saracenic motifs which can be found in the fenestration reveals (cusped arches). Other detailing includes blue bosses within the horseshoe entrance arch, which surmount slender columns echoing the refined arcades at the Alhambra, and lattic banding. It has a high level of architectural interest for being one of the only synagogue's designed in the Moorish style.
- 4.7 The interior is similarly elaborate and well-preserved, having been altered very little (see **Figure 4.3**). The columns in the main worship space have been repainted to emulate the original design.
- 4.8 In 2017, approval was granted for a two-storey side extension on the northern elevation of the synagogue, to create museum space (refs. 116668/FO/2017 and 116669/LO/2017). The Heritage Lottery Fund project was designed by Citizens Design Bureau architects, drawing on the forms, detailing and material palette of the host building. The result is a striking contemporary design in Corten steel that stands out against the visual clutter of the main road through its simplicity of form. See **Figures 4.2, 4.7 and 4.10**, for example.

² Oxford Dictionary of National Biography, Edward Salomons entry.



Figure 4.1 – historic photograph of the Manchester Jewish Museum (formerly the Manchester Spanish and Portuguese Synagogue)



Figure 4.2 – Recent photograph of the Manchester Jewish Museum from Cheetham Hill Road. The building is best appreciated in such views, where its principal façade can be appreciated in conjunction with the recent extension.



Figure 4.3 – The interior of the synagogue

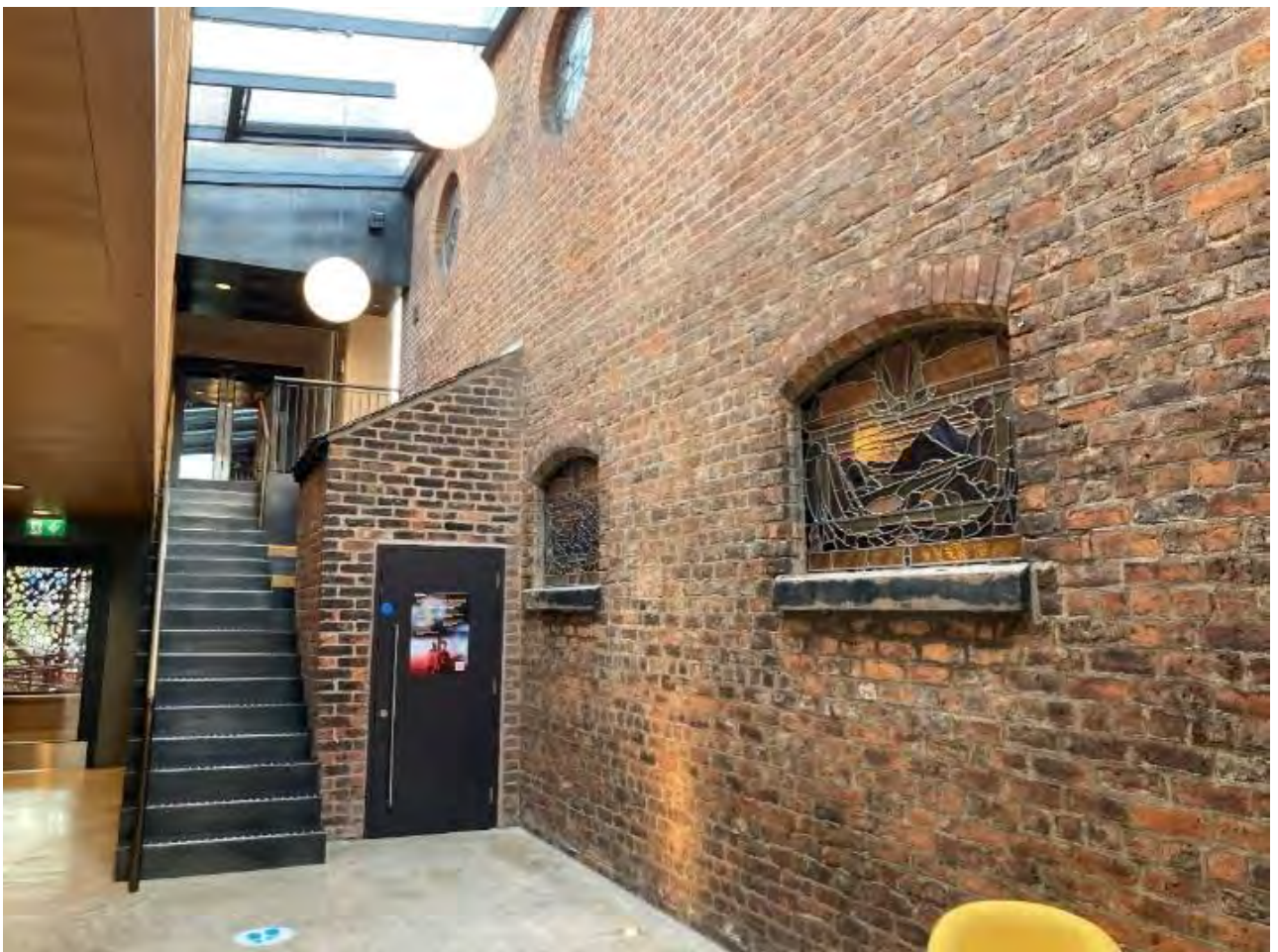


Figure 4.4 – the interior of the Jewish Museum showing the sensitive link between the synagogue and the museum



Figure 4.5 – detailing on the principal elevation of the synagogue

SETTING

- 4.9 The building is located on the east side of Cheetham Hill Road, which is on a gradient rising northwards. It is approximately 700m up the road from the ring road junction.
- 4.10 Historically, the building would have been surrounded by terraced housing which extended up to its boundary and enclosed it to the rear around Melloy Place. The building's modern setting is characterised by light-industrial and large retail units and their associated car-parking. Adjacent to the immediate south is a modern red brick unit in use by Granmore Ceilings. To the rear on Stocks Street, mid-to-late 20th century warehousing lines the road. To the north, separated by an area of car-parking is the Safestore premises (nos. 202-208 Cheetham Hill Road).
- 4.11 In 2017, consent was granted to extend the building to the north in order to provide museum space connected to the former-synagogue. The extension, built in copper-toned fretted Corten Steel complements the original red brick building, with decorative pattern cut-out on the west and part of the north elevations to emulate the sarcenic motifs in the synagogue. The roof form also echoes the main building as well as the warehouse typology in the wider area. Plain rear and side elevations, with detailing concentrated to the principal elevation, reflects the principles of the synagogue.
- 4.12 Much of the asset's immediate setting reflects the period in the mid-20th century when the area was substantially redeveloped, with terraces cleared to make way for light-industrial uses. The resulting townscape and architecture does not contribute to the significance of the asset, having been developed much later and being generally of utilitarian form. The building is understood within a wider context of surviving Victorian buildings on Cheetham Hill, particularly former-public buildings facing onto the street such as grade II listed Cheetham Town Hall and the Former Free Library, which can be appreciated in the wider setting of the asset when travelling northwards up Cheetham Hill Road.
- 4.13 The asset is best experienced in direct views from Cheetham Hill Road, where its original decorative principal façade can be appreciated in conjunction with the north extension (see **Figure 4.2**, for example). The immediate landscaped forecourt and boundary railings contribute positively in these views. The flank and rear elevations of the building are plain and were not designed to be viewed by the public, having been enclosed at the rear by terraced housing. A plain brick single-storey building with hipped roof backs onto the synagogue at the rear, with access onto Melloy Place. Melloy Place runs along

the rear of the building plot and would have formerly been lined with such terraces, retains its historic setts and this enables an appreciation of the historic grain of the area.

- 4.14 Overall, the building's special interest is derived from its inherent architectural and historic interest, which is best appreciated in views of its principal façade from Cheetham Hill Road. There is little in its modern setting that contributes positively to the experience of the asset and reveals its significance, as it mainly comprises modern utilitarian light-industrial and retail units in the run-down area of Cheetham Hill. Aspects of the asset's setting do contribute positively, and these are specifically the 2017 north extension and the wider setting to the south on Cheetham Hill Road, including the grade II listed buildings Cheetham Town Hall, its annexe, and the Former Free Library, as these reveal more about the historic development of the area in the 19th century.

CONTRIBUTION OF THE SITE TO THE SIGNIFICANCE OF THE LISTED BUILDING

- 4.15 As set out above, the Site is located to the north and rear of the listed building. The redline includes the area of hardstanding, which has been under lease by a third party, adjacent to Melloy Place to form an L-shape.
- 4.16 The hardstanding/ car-parking to the rear of the building, surrounded by fencing, is unattractive and the area at the rear generally was littered with vehicles at the time of our site visit (see **Figure 4.10**). Given the asset's special interest is best experienced in principal views from Cheetham Hill Road, and internally, the detracting setting at the rear does not implicate on the experience of the asset.
- 4.17 In views from Cheetham Hill Road, the existing Safestore building can be seen to the north of the hardstanding/car-park area which separates the buildings (see **Figures 4.7 and 4.11**). This area of open space is important in affording the listed building space and prominence in the streetscape. The Safestore building has a red brick frontage onto Cheetham Hill, with a blue steel warehouse to the rear. The blue tone is complementary to the brick, and clearly differentiates it from the listed building adjacent. Its scale and height is typical of the area and not overbearing on the listed building, the roof of which extends slightly higher and is hipped. The relationship can be seen in **Figure 4.7** on the approach from the north, and **Figure 4.11** from the south.
- 4.18 Overall, the Site makes a neutral (existing Safestore building and western car-park) to detracting (rear hard standing/car-parking) contribution to the setting of the asset but does not detract from an appreciation of its significance, as its significance is mainly appreciated in views of its principal façade and the interior of the former synagogue.



Figure 4.6 – the car park between the Safestore unit and the Jewish Museum.



Figure 4.7 – view of the Jewish Museum on the approach from the north



Figure 4.8 – the rear of the Jewish Museum on Melloy Place.



Figure 4.9 – View of the location of the proposed extension



Figure 4.10 – View towards the Jewish Museum and the Safestore unit from Broughton Street



Figure 4.11 – View of the Jewish Museum and the Safestore unit on the approach along Cheetham Hill Road from the south

OTHER HERITAGE ASSETS

- 4.19 The closest heritage assets to the Site, beyond the Jewish Museum, is a group of listed buildings further south on Cheetham Hill Road. These include Cheetham Town Hall Annexe (grade II – see **Figure 4.12**) and Cheetham Town Hall (grade II – see Figure 3.13). They are located over 250m from the Site boundary. As illustrated in **Figure 4.14** which is taken from the pavement directly outside the Annexe building, the Site is discernible from the listed buildings in their wider setting, albeit at a considerable distance and as part of a visually noisy urban environment. The Site makes no contribution to the setting of the heritage assets, and given the proposals involve an extension at the rear, there is no potential for the heritage assets to be impacted by virtue of the proposals. As such they have not been assessed further.



Figure 4.12 – Cheetham Town Hall Annexe (grade II)



Figure 4.13 – Cheetham Town Hall (grade II)



Figure 4.14 – View northwards up Cheetham Hill Road from outside the grade II listed buildings, Cheetham Town Hall and annex. Given the extensive separating distance and orientation of the Site in relation to the listed buildings, the proposals do not have the potential to impact the significance of the listed buildings.

5.0 HERITAGE ASSESSMENT

ASSESSMENT OF THE EFFECT ON SIGNIFICANCE OF HERITAGE ASSETS JEWISH MUSEUM (GRADE II*)

- 5.1 The proposals have the potential to impact the significance of the grade II* listed building by virtue of development within its setting. This section assesses the impact of the proposals on the significance of the building as detailed in **Section 3.0**. The assessment follows the Assessment Step 3 Checklist in GPA3. The assessment sets out where the analysis differs from the assessment of the Appeal scheme.

Location and siting of development

Proximity to the asset; orientation; Degree to which the location will physically or visually isolate the asset

- 5.2 The considerations here are, respectively, the extension and the storage units.
- 5.3 The extension occupies a smaller building footprint than the existing building and is located further north, i.e. further away from the museum. The distance between the extension building from the rear of the museum building is c.30m. The space between the existing Safestore unit and the listed building would be retained, with no encroachment into this space, which would remain as an open area of hardstanding.
- 5.4 The proposed storage units are located on hardstanding in an existing car park (its lawful use) which, when on site in October 2023, was full of vehicles with vehicles around the periphery of the car park as well. There would be no encroachment to the listed building at the rear by virtue of the storage units, which would be sited within the area which has a lawful use as a car park. There would be an increase in scale brought by the storage units but views of the listed building over and across them would still be obtainable and access to the listed building would still be obtained along Melloy Place, which lies between the Site and the listed building.
- 5.5 The extension and the storage units would therefore not create physical or visual isolation of the listed building, which, notwithstanding, is best appreciated in views of its front elevation from Cheetham Hill Road.
- 5.6 Accurate Visual Representations ('AVRs') submitted with the Appeal indicatively illustrate the relationship between the proposals and the listed building, albeit the Proposed Development differs from the Appeal scheme.
- 5.7 This assessment is aligned with the assessment within the submitted Appeal Statement as the location and siting of the development remains the same.

Position in relation to key views to, from and across the listed building

- 5.8 The listed building's special interest is best appreciated in views of its principal façade, which is richly detailed. These views are obtained from Cheetham Hill Road. The flank walls and rear elevation of the building were designed in a plain manner, befitting the building's location within a terrace and with terraced housing backing onto it at the rear. Furthermore, historically, the area to the rear of the building would have been occupied by terraced housing, so the building had an enclosed setting to the rear. Its special interest is not appreciated in views of the rear of the building.
- 5.9 The extension would not be visible from Cheetham Hill Road in the approach views from the south and would be visible, at some distance from the listed building, in approach views from the north. The extension would not be visible in immediate views of the listed building, nor through the gap between the listed building and the existing Safestore building. AVRs submitted with the Appeal scheme illustrate this point.
- 5.10 The extension element of the proposed development would not impact key views of the listed building from Cheetham Hill Road. The omission of cladding to the warehouse building in response to feedback from the Council would result in the removal of any change to the key, direct views of the listed building from directly opposite on Cheetham Hill Road. In approach views to the listed building from the north, the following changes to the design would result in a slight reduction of the overall visibility and conspicuousness of the development:

- omission of the over cladding to the existing warehouse unit which would result in a slight reduction in overall height as compared with the Appeal scheme
 - introduction of a hipped roof to the extension
 - omission of blue branded banding to the extension
- 5.11 In these views from the north, the extension would be seen at some distance from the listed building and as a peripheral element. As one moves closer to the listed building and at a vantage point from which its special interest can be appreciated, the extension falls out of view and would not be visible.
- 5.12 Notwithstanding the above, the setting of the museum has been transformed by 20th century development that introduced a predominance of coarse grain commercial and light industrial units. The building is already experienced in this context and such buildings are present in kinetic views along Cheetham Hill Road within the setting of the listed building.
- 5.13 The introduction of an extension to an existing commercial building to the northeast of the listed building does not impact the way the building is currently best appreciated, which is in direct views of its principal façade from Cheetham Hill Road (in which views such buildings are already peripheral features). The extension would not be visible in these direct views and the omission of cladding to the existing warehouse would retain the existing appearance of the Safestore warehouse.
- 5.14 We therefore conclude that there would be no impact to key views to, from and across the listed building.

Form and appearance of the development

Prominence, dominance or conspicuousness

- 5.15 The proposed extension is slightly taller than the existing Safestore building fronting onto Cheetham Hill Road, a difference of c.3m. It is 1.89m higher than the existing warehouse unit. This is a modest increase in height and as the extension is set back at the rear of the existing building, the increase in height is not visible in direct views of the listed building from Cheetham Hill Road (as discussed above). The extension would not appear against the silhouette of the listed building.
- 5.16 The increase in scale is relatively modest and the Proposed Development incorporates a hipped roof, in response to the Council's objection to the proposed flat roof in the Appeal scheme, which further reduces the appearance of additional height and echoes the roof form of the listed building. There are a number of buildings in the immediate context which are of similar scale to the proposed extension, including on Cheetham Hill Road, c. 60m to the south-west and c. 42m to the north-west on the opposite side of the road. It is common for buildings to be taller than listed buildings in cities.
- 5.17 The design of the extension is simple and plain and follows the language of the existing unit. Its simplicity and consistency with the existing building would ensure it does not compete with the prominence of the Jewish Museum, which is rich in its material palette and detailing. There would be no signage on the elevation facing westwards (visible from Cheetham Hill Road) and the materiality proposed is brick to match the existing unit and a recessive composite grey cladding. The Proposed Development has omitted blue banding around the periphery of the extension as the Council objected to the blue materiality in the Appeal scheme. The Jewish Museum would remain eye-catching and prominent in the streetscape, its elaborate Victorian elevation and striking contemporary extension contrasting with the plainer, utilitarian elevation of the Safestore unit.
- 5.18 The storage units proposed to replace the car park at the immediate rear of Melloy Place would serve to rationalise the appearance of this area, which has been in use by a third party as vehicle storage (see **Figure 4.10**). The design of the units is simple and the units would be set upon a brick plinth to match the extension. The cladding proposed for the units was formerly silver-grey but has been amended to brown in response to feedback from the Council that the units were incongruous and not contextual in design. The brown materiality is considered to relate positively to the adjacent Jewish Museum. The units are of deferential scale to the surrounding buildings. This part of the Site is unattractive and cluttered with vehicles and the replacement with well-designed storage units is considered acceptable: the plans provided by Tew & Smith illustrate the high quality design and materiality of the units.

Introduction of movement and activity

- 5.19 The area to the rear of the Safestore and Jewish Museum is an area of significant movement and activity, in particular vehicular activity. The proposals may introduce more activity and movement in this area but this would not impact the experience of the listed building, which is already experienced in an urban setting, characterised by commercial development and on a busy thoroughfare.

Competition with or distraction from the asset

- 5.20 The Proposed Development as a whole would not compete with or distract from the asset. The landmark quality of the Museum derives from its age and architectural detailing, and not its scale in particular. The proposed development would have no effect on these qualities, nor diminish its landmark quality.

Wider effects of the development

- 5.21 The proposals would reinforce the character of the built surroundings of the asset. Given the marginal increase in height proposed for the extension, and the wider context of buildings of height and scale, the skyline would be unaltered. There would be no other wider effects of the proposed development on the listed building.

SUMMARY

- 5.22 In summary, therefore, the proposals would not materially alter the way in which the listed building is experienced, and this aspect is consistent with the Appeal scheme as there has been no change to the footprint and overall massing of the Proposed Development. The location and siting of the development is such that it would not be prominent in key views of the listed building.
- 5.23 In addition, the form and appearance of the development would ensure the listed building remains prominent and conspicuous in views from Cheetham Hill Road and the Proposed Development would not compete with the asset. This has been further addressed through the removal of blue banding to the extension, and the addition of a hipped roof which reduces the height of the east elevation in views from Cheetham Hill Road. Cladding to the existing warehouse building, which is proposed in the Appeal scheme, has also been omitted and so both the warehouse and extension buildings would have pitched roofs which echoes the roof form of the listed building. There would therefore be no impact to principal views of the listed building from Cheetham Hill Road.
- 5.24 The proposed development is judged to preserve the significance of the listed building.

6.0 TOWNSCAPE AND VISUAL AMENITY ASSESSMENT

- 6.1 The proposed development comprises an addition to the existing building in the north part of the site, as well as separate storage units in the south part of the site. There are two main parts to the development, as follows:
- a. Extension to the northeast of the existing unit, in brick and silver-grey composite cladding.
 - b. 22 storage units in brown cladding.
- 6.2 This assessment is based on the elevations and plans prepared by Tew & Smith and comparison of those against the AVRs submitted with the Appeal, which enable an idea of how the proposals will appear in key views.

EFFECT ON TOWNSCAPE CHARACTER AND VISUAL AMENITY

- 6.3 The townscape baseline identifies the site as being located within an area of low townscape quality.
- 6.4 The townscape is largely ordinary, but it has a distinguishable urban structure defined by commercial and light industrial units set around a grid system of roads.
- 6.5 The baseline identifies that there are some dominant detracting features and areas of very low value, such as Stocks Street and Stocks Street East, due to low quality architecture, dominance of hardstanding and on-street parking and lack of greenery. There are some positive townscape features (namely, listed buildings on Cheetham Hill Road and other surviving Victorian architecture) but the area is largely degraded and may benefit from regeneration, restoration or enhancement. This is contrary to the Council's view that progress has been made with the design quality of the area as stated in the Delegated Officer Report in relation to the Appeal scheme.
- 6.6 With this baseline townscape character in mind, a townscape assessment is provided below.

Use and function

- 6.7 The Proposed Development is consistent with the character of the area in terms of land use and materiality and form of buildings.

Siting, footprint and landscaping

- 6.8 The siting, footprint and landscaping of the proposals are the same as proposed in the refused application ref. 139182/FO/2024.
- 6.9 The proposed development would optimise the site's potential for development but would retain an appropriate amount of open space within the redline boundary so as not to overdevelop the site. The footprint of the building is currently 1,884sq.m. and the proposed extension is 621sq.m, less than half of the area of the existing building. The proposed development would create space in the southern part of the site between the proposed storage units, where currently it has a lawful use as a carpark.
- 6.10 There are a large number of buildings of substantial footprint in the setting of the listed building, such as the Manchester Fort Retail Park to the north and the extension has been carefully sited within the northeast corner of the site in order to align with the taller heights found to the north and to avoid adverse impacts to Cheetham Hill Road, including the historic grade II* listed building to the south of the site.
- 6.11 A Figure Ground Plan has been produced and is reproduced at **Appendix 3.0**. It illustrates the relationship between building footprints and grain, and open space. The plan illustrates that there are a significant number of buildings of larger footprint than the Safestore unit, even if the proposed extension were to come forward in the northeast part of the site. The plan shows that building footprints in the area vary in shape, width and length.
- 6.12 The proposed development does not propose any re-location of the existing unit. The siting of the storage units in the south limb of the Site is appropriate and would improve the quality of this part of the site through rationalisation of this area.

- 6.13 The proposed extension would reinforce the existing urban grain as illustrated in the Figure Ground Plan at **Appendix 3.0**.
- 6.14 The proposed development takes the opportunity to establish planting on the grass verge fronting Cheetham Hill Road. This would comprise seven trees and some low shrubs. This would enhance the appearance of the Cheetham Hill Road elevation.

Height and massing

- 6.15 The overall height of the extension has been slightly reduced by c.0.5m due to the introduction of a hipped roof. The omission of cladding to the warehouse building means there would be no additional height to the existing warehouse range.
- 6.16 The height of the proposed extension (10.510 metres) is in keeping with the established datum in the area of two-to-three storeys. A number of the buildings in the vicinity of the Site exceed the height of the proposed extension, including 173-175 Cheetham Hill Road opposite to the northwest, which is three storeys in height and extends to 11.8m, and Manchester Fort Retail Park, located c.30m to the north of the site, which extends to roughly 11.4m.
- 6.17 The AVRs submitted with the Appeal demonstrate how the scheme accords with the existing height datum of the area, albeit the Proposed Development is not the same as the Appeal scheme.
- 6.18 The increase in massing of the building, resulting from the proposed extension, would be offset by the detailed design, specifically the addition of blind windows to the south elevation and the use of silver grey cladding and brick, which are recessive and contextual materials.

Architecture and design

- 6.19 The design of the proposed development is contextual, reflecting the dominant typologies in the area. The design is also simple in form, materiality and detailing. The form of the proposed extension, a simple oblong block, is determined by the use and function of the building. The design and appearance is consistent with the land use and context. This is, in turn, in accord with the townscape character of the area, which is defined by industrial and retail units which are generally utilitarian and functional in design. These fundamental aspects of the proposed development are consistent with the Appeal scheme.
- 6.20 The materiality of the extension draws on the local material palette, including the silver-grey tonality of the cladding and the use of brick. The application of silver-grey over cladding has been omitted from the existing building proposals in response to feedback from the Council on the Appeal scheme. Blue banding, proposed in the Appeal scheme, has also been omitted from the proposed development in response to feedback from the Council.
- 6.21 The storage units which would sit within the southern part of the site would rationalise the appearance of this part of the site which is currently in use as vehicle storage. The units follow a simple design that echoes the principal building extension, with brown cladding.
- 6.22 Overall, then, the design is recessive, functional and simple, and contextual to the character of the townscape area.

Impact on visual amenity

- 6.23 The proposed development would not adversely affect views along the gateway route. The proposals respond sympathetically to the surrounding townscape character and to the views along the main road. AVRs submitted with the Appeal scheme demonstrate this point.

7.0 CONCLUSION AND POLICY COMPLIANCE

- 7.1 This HTVIA has considered the effect of the proposals on the significance of the identified heritage assets in the vicinity of the Site, and on the townscape character and visual amenity of the Site and the surrounding area.
- 7.2 Overall, the conclusions on the Proposed Development are aligned with those of the Appeal Scheme as set out in the Appeal Statement³. The changes that have been made to the design would result in a minor overall reduction in height and the changes to the detailing of the extension which respond to the Council's objections to the Appeal scheme. The introduction of planting to the Cheetham Hill Road frontage and the rationalisation of the car park area with storage units would marginally enhance the townscape character and visual amenity of the Site.

HERITAGE

- 7.3 The proposals have the potential to impact the grade II* listed Jewish Museum due to its proximity to the Site. There are no other heritage assets which have the potential to be affected by the proposals.
- 7.4 Our analysis has found that the proposals preserve the significance of the listed building. The listed building's modern setting is significantly different to the context in which it would have historically been experienced and does not contribute to its significance, or an appreciation of its significance.
- 7.5 The proposed extension would be located to the northeast of the listed building and would be largely screened in views from Cheetham Hill Road by the existing Safestore unit. Where glimpsed, the extension would be experienced as part of an existing context of large scale commercial and light industrial units that characterise the area. It would appear as a peripheral element in views of the principal façade of the listed building, but off to one side and largely occluded by the existing Safestore unit. Its simple form and design would ensure the Jewish Museum remains the most prominent feature in the immediate streetscape and would not detract from an appreciation of its special interest.
- 7.6 The introduction of a hipped roof to the proposed extension, and the removal of the blue banding which forms part of the Appeal scheme proposals, would be consistent with the existing setting of the listed building. The hipped roof of the extension adds a referential element that nods to the form of the listed building.
- 7.7 The proposed units would replace an unattractive car park, improving the appearance at the rear of the listed building. They would not be visible in principal views of the listed building from Cheetham Hill Road and therefore would not impact the way in which the building is currently experienced and appreciated. Its special interest would be preserved. The proposals therefore comply with local and national policy and guidance including Local Plan Policies EN3 and SP1.
- 7.8 Our assessment concludes the proposals would not harm the listed Jewish Museum and therefore would comply with Policy EN 3 (Heritage) of the Core Strategy which stipulates that 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 [...] listed buildings',*
- 7.9 Our assessment also concludes that the proposals would comply with saved policy DC19.1 (Listed Buildings) of the Unitary Development Plan for the City Of Manchester stipulates that the Council will
- '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'.*
- 7.10 Policy JP-P2 (Heritage) of the Places For Everyone Joint Development Plan Document which states that heritage should be positively managed and integrated through:
- 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; and

³ Heritage, Townscape and Visual Impact Assessment in Support of the Appellant, September 2024

- 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.

7.11 Our assessment concludes the proposals would respond appropriately to its context and would not harm the listed Museum and so the development complies with this policy.

DESIGN AND TOWNSCAPE

7.12 Our analysis has concluded that the proposed development accords with the existing townscape character of the Site and surrounding area, and results in a minor enhancement to townscape character by virtue of the rationalisation of the car park area within the south limb of the Site and landscaping improvements to Cheetham Hill Road. These same elements also result in a minor enhancement to visual amenity. The proposals are considered to be of a scale and height appropriate to the townscape character area and this is evidenced by the AVRs submitted with the Appeal scheme.

7.13 As such, the proposals are considered to comply with the relevant policies pertaining design and townscape, including Policy DM1, which requires development to have appropriate 'siting, layout, scale, form, massing, materials and details' and to consider the 'Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development.'

7.14 The proposals extend the existing commercial use and enhance the townscape character and visual amenity of the area through incorporation of landscaping and rationalisation of the rear car park. The development is therefore considered to comply with Policy SP1 of the Core Strategy which states that the Regional Centre will be the focus for economic and commercial development, and that development should make a positive contribution to neighbourhoods and protect and enhance the built and natural environment.

7.15 The proposals are informed by an understanding of how the place has developed and respects the existing light industrial character of the areas in terms of the design, location, scale and materiality. This is consistent with Policy JP-P1 of the Places For Everyone Joint Development Plan Document.

7.16 With such a rationale at play the proposals would comply with the NPPF and the decision maker is able to discharge their legal duties under section 66(1) of the 1990 Act.

APPENDIX 1.0

GOOGLE EARTH OBLIQUE AERIAL VIEWS

GOOGLE AERIAL VIEW FROM NORTH



Application Site

LOCATION:
Safestore Manchester Central,
Cheetham Hill Road

DATE:
September 2024

SCALE:
NOT TO SCALE

FIGURE:

▲ NORTH



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GOOGLE AERIAL VIEW FROM SOUTH WEST



Application Site

LOCATION:
Safestore Manchester Central,
Cheetham Hill Road

DATE:
September 2024

SCALE:
NOT TO SCALE

FIGURE:

▲ NORTH



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GOOGLE AERIAL VIEW FROM SOUTH EAST



Application Site

LOCATION:
Safestore Manchester Central,
Cheetham Hill Road

DATE:
September 2024

SCALE:
NOT TO SCALE

FIGURE:

▲ NORTH



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APPENDIX 2.0

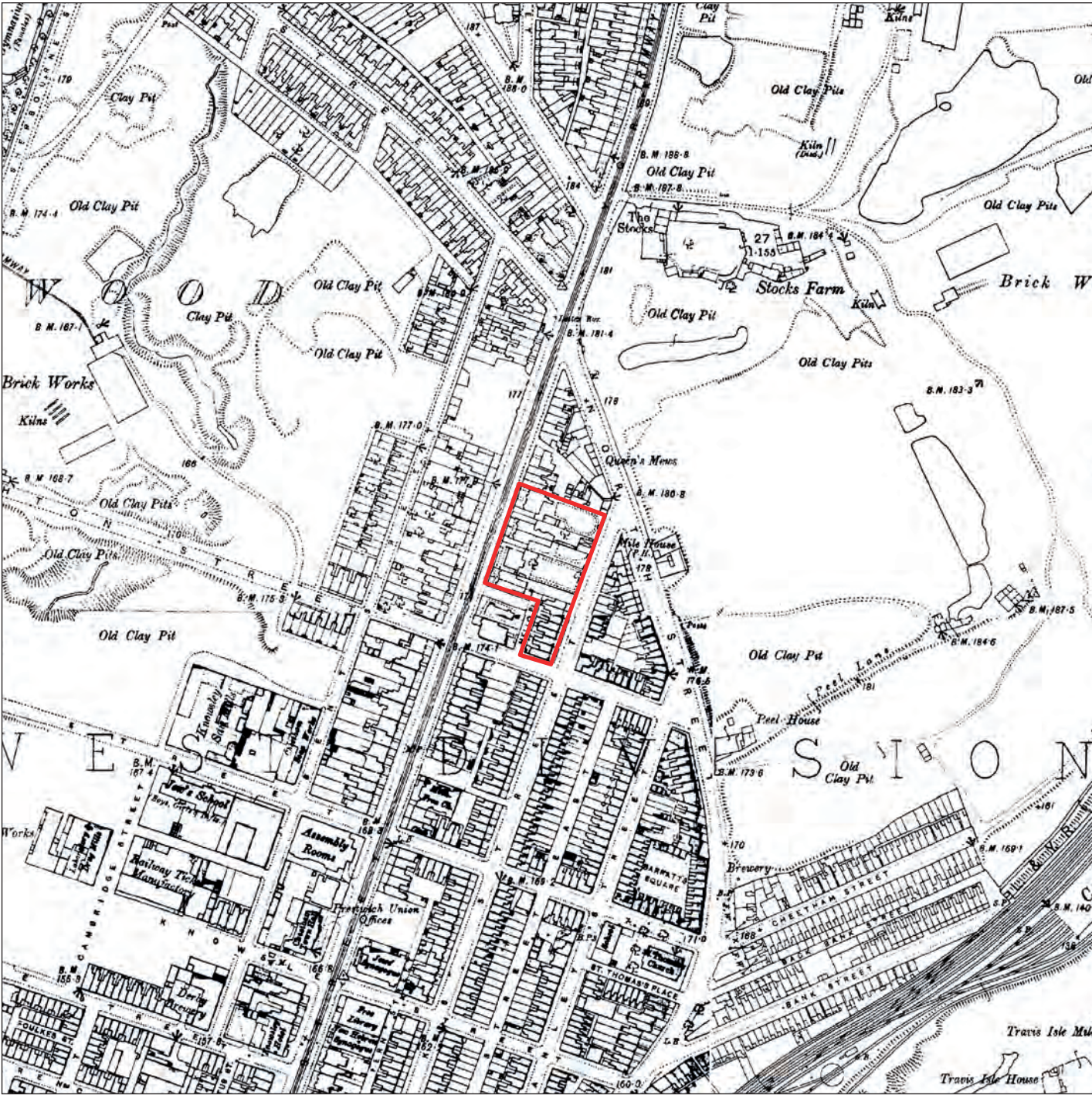
HISTORIC MAP REGRESSION

SAFESTORE MANCHESTER CENTRAL, CHEETHAM HILL ROAD - 1848



Originally Plotted @ 1:10,560

SAFESTORE MANCHESTER CENTRAL, CHEETHAM HILL ROAD - 1892 - 1893



Originally Plotted @ 1:2,500



SAFESTORE MANCHESTER CENTRAL, CHEETHAM HILL ROAD - 1978 - 1990



SAFESTORE MANCHESTER CENTRAL, CHEETHAM HILL ROAD - GOOGLE SATELLITE 1848 OVERLAY



Originally Plotted @ 1:3,500

SAFESTORE MANCHESTER CENTRAL, CHEETHAM HILL ROAD - GOOGLE SATELLITE 1892 - 1893 OVERLAY



Originally Plotted @ 1:3,500

SAFESTORE MANCHESTER CENTRAL, CHEETHAM HILL ROAD - GOOGLE SATELLITE



Originally Plotted @ 1:3,500

APPENDIX 3.0

FIGURE GROUND PLAN

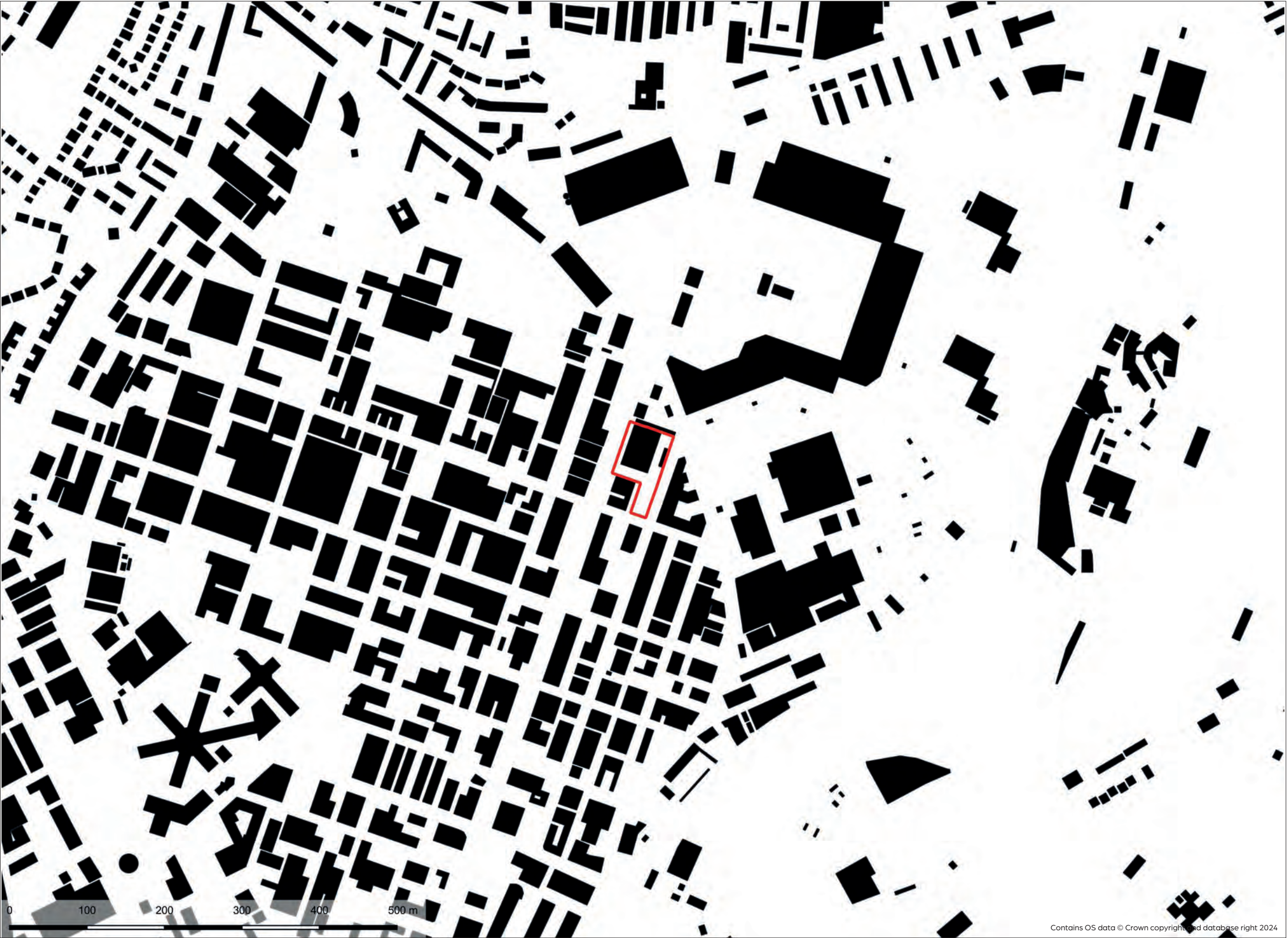


FIGURE GROUND

 Application Site

LOCATION:
Safestore Manchester Central,
Cheetham Hill Road

DATE:
September 2024

SCALE:
1:5,000 @ A3

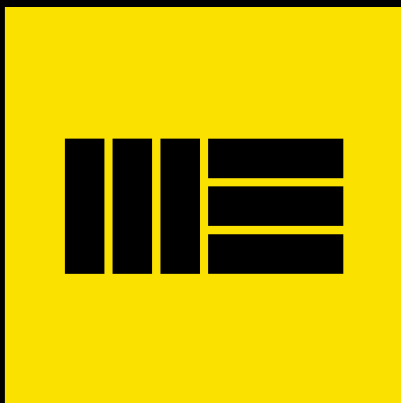
FIGURE:

 **NORTH**



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WE CONSIDER OUR CREDENTIALS, HOW WE HAVE STRUCTURED OUR BID AND OUR PROPOSED CHARGING RATES TO BE COMMERCIALY SENSITIVE INFORMATION.
WE REQUEST THAT THESE BE TREATED AS CONFIDENTIAL.