

Particular Baptist Chapel

Rochdale Road
Manchester

Heritage Statement

Prepared by:



Stephen Levrant: Heritage Architecture Ltd
Canada House, Chepstow Street, Manchester, M1 5FW
www.heritagearchitecture.co.uk

Prepared for:

**City Point
Residences
Limited**

December 2024

PARTICULAR BAPTIST CHA

JO
Arc
Vic
DE



PARTICULAR BAPTIST CHAPEL, MANCHESTER – HERITAGE STATEMENT

All Rights reserved.

Copyright © Stephen Levrant: Heritage Architecture Ltd.

While Copyright in this volume document report as a whole is vested in Stephen Levrant Heritage Architecture Ltd., copyright to individual contributions regarding sections of referenced works belongs to their respective authors, and no part may be reproduced, transmitted stored in a retrieval system in any form or by any mean whether electronic, mechanical, via photocopying, recording or otherwise, without the previous consent from Stephen Levrant Heritage Architecture Ltd.

Document production © Stephen Levrant: Heritage Architecture Ltd 2024.

Issued: December 2024

Stephen Levrant Heritage Architecture Ltd is a Limited Liability Partnership Registered in England 3053944 • VAT GB656883581.

Registered office: 5 Technology Park, Colindeep Lane, Colindale, NW9 6BX

FRONT ELEVATION.

10 5 0 10 SCALE

Contents

EXECUTIVE SUMMARY	5
1 Introduction	6
1.1 Purpose	6
1.2 General Methodology – focus on proportionality	7
1.3 Research Methodology.....	8
1.4 Authorship.....	8
2 THE SITE & HERITAGE CONTEXT	9
2.1 Location.....	9
2.2 Statutory Designations	10
2.2.1 Listed Buildings	10
2.2.2 Conservation Areas	12
2.2.3 Non-designated Heritage Assets	13
2.2.4 Archaeological potential.....	13
3 POLICY CONTEXT	14
3.1 The Planning (Listed Building and Conservation Areas) Act 1990.....	14
3.2 National Planning Policy Framework (NPPF December 2023).....	14
3.3 Planning Practice Guidance (PPG)	15
3.4 Local Planning Policy	16
3.5 Historic England’s guidance	16
3.6 Historic England Advice Note 4: Tall Buildings (‘HEAN 4’).....	17
3.7 Places For Everyone (PfE) (2024)	17
4 HISTORICAL DEVELOPMENT	19
4.1 Introduction.....	19
4.1 “Particular Baptists”	19
4.2 Development of the Site.....	19
4.3 Architects of the new 1907 chapel	27
4.4 The new chapel	27
5 SITE DESCRIPTION.....	35
5.1 Introduction.....	35
5.2 Building Description	35
6 SIGNIFICANCE APPRAISAL	43
6.1 Introduction.....	43

6.2	Methodology	43
6.3	The Site - The Particular Baptist Chapel	44
6.4	Listed Buildings – Contribution of setting to significance	45
6.5	Conservation Areas	52
6.6	Statement of Significance	53
7	HERITAGE IMPACT ASSESSMENT	54
7.1	The Proposed Development	54
7.2	Measuring heritage impact	54
7.3	Determining the overall impact	55
7.4	Visual Impact Assessment (Indirect)	58
7.5	Views 01 & 02 – looking south-west towards the site (kinetic views)	59
7.6	Views 05 & 06 – looking north-east towards the site (kinetic views)	64
7.7	View 08 – looking south-east towards the site	69
7.8	View 09 – looking east towards the site	71
7.9	Visual Impact Assessment (Indirect) - Conclusions	73
7.10	Physical Impact Assessment (Direct)	74
8	PLANNING POLICY ASSESSMENT AND CONCLUSION	77
8.1	Summary of Impacts	77
8.2	Statutory and policy requirements	77
8.3	Balanced impact on the heritage asset and historic environment	78
9.	APPENDICES	80
9.1	Appendix I: Definition of Significance Terms used in this Heritage Statement	80

EXECUTIVE SUMMARY

Heritage Architecture Ltd were commissioned by City Point Residences Limited to evaluate the potential heritage impact of the proposed redevelopment of the Particular Baptist Chapel, Rochdale Road, Manchester (the Site'), upon the surrounding historic built environment.

The proposals (the 'Proposed Development') seek to introduce a 23-storey tower consisting of 133 residential units, shared outdoor/indoor amenity space, commercial space, and associated cycle parking, refuse storage and plant to the Site, which includes the partial demolition of the rear parts of the former chapel and restoration of the retained front aspect of the building and its principal front elevation.

The Site comprises the Particular Baptist Chapel, which was constructed between 1907 and 1908 by the architectural firm, John Wills and Sons of Derby, as a Baptist chapel to replace a much older Baptist chapel on the same site and forms the third Baptist chapel on the same site.

The building is not statutorily listed and was rejected for listing by Historic England in 2023. However, the Particular Baptist Chapel has been identified as a non-designated heritage asset (NDHA) by Manchester City Council, who are the Local Planning Authority. The Site is not located within a conservation area but is located within the setting of a number of listed buildings.

A Heritage Statement is required to understand the potential heritage impact upon the historic fabric, significance, and setting of the NDHA within the Site, and the potential for indirect effects on the setting of surrounding heritage assets.

In line with Historic England's Guidance Note on '*Statements of Heritage Significance*' (October 2019), the following Heritage Statement is divided into two parts. The Significance Appraisal (Part 1) provides a detailed evaluation of the relative architectural and historical interest of the Site and heritage assets in the surrounding area. Part 2: The Heritage Impact Assessment (HIA) will utilise recognised ICOMOS and Historic England methodology to assess the potential direct (physical) and indirect (visual and setting) impacts of the Proposed Development upon relevant elements of the historic environment in the setting of the Site.

The Visual Impact Assessment (VIA) (**Section 7**) demonstrates that the Proposed Development would enhance the currently dilapidated character of the streetscape and introduce a sense of cohesion into this part of Rochdale Road, currently fragmented and disparate in character.

The Impact Assessment demonstrates that the Proposed Development would result in a **minor adverse** impact on two identified designated heritage assets and a **moderate adverse** impact on the NDHA.

It will be clear that the Site at present is in an extremely poor condition and requires significant investment to ensure its heritage interest is not completely lost. The Proposed Development has sought to provide a scheme that is viable and simultaneously ensures the retention of the most significant parts of the former chapel and will deliver heritage benefits and resulting in a positive contribution to the vitality of this part of the city centre.

1 INTRODUCTION

1.1 Purpose

This Heritage Statement has been written by Stephen Levrant Heritage Architecture Ltd (SLHA), a practice of conservation architects, surveyors, planners, and heritage consultants which specialises in the historic environment.

SLHA have been commissioned by City Point Residences Limited to prepare a Heritage Statement to accompany the planning application for the proposed residential development of the non-designated heritage asset (NDHA) – the Particular Baptist Chapel, Rochdale Road, Manchester ('the Site', **Figure 1** below).

The building was constructed between 1907 and 1908 as a Baptist Chapel to replace a much older Baptist Chapel on the same site.

The proposals (the 'Proposed Development') seek to introduce a 23-storey tower consisting of 133 residential units, shared outdoor/indoor amenity space, commercial space, and associated cycle parking, refuse storage and plant to the Site, which includes the partial demolition of the rear parts of the former chapel and restoration of the retained front aspect of the building and its principal front elevation.



Figure 1: The principal south front of the building as seen from Rochdale Road. (Source: SLHA)

The purpose of this Heritage Statement is to assess the impact of the Proposed Development on the significance and setting of the non-designated heritage asset, and on the settings of surrounding heritage assets. The Local Planning Authority (LPA) is Manchester City Council (MCC).

This Statement, and the preceding conservation advice to the client, has been prepared in the context of relevant national and local heritage planning policy.

1.2 General Methodology – focus on proportionality

This Heritage Statement is framed by the requirements of the National Planning Policy Framework (NPPF, most recently updated in December 2024). **Paragraph 202** advises that heritage assets are *“an irreplaceable resource and should be conserved in a manner appropriate to their significance”*. The analysis of heritage significance in this document accords with the required NPPF approach, as it presents sufficient evidence to inform the design development and in turn enable the Council *“to reach an informed decision”*.

The assessment is based on the definition of ‘heritage assets’ set out in the Planning Policy Guidance (PPG) and NPPF. Therefore, a heritage asset is defined as:

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

The analysis of heritage significance in this Heritage Statement accords with the requirements of **paragraphs 207 and 216** of the NPPF and Historic England’s October 2019 guidance (Historic England’s Advice Note 12, *‘Statements of Heritage Significance: Analysing Significance in heritage Assets’*), as it presents sufficient and proportionate evidence to enable the Council, *“to reach an informed decision”*. The conclusions of this Heritage Statement are thus based on the *“need to be proportionate to the significance of the heritage assets [potentially] affected, and the impact on the significance of those heritage assets”*.

It is important to distinguish ‘designated heritage assets’ from ‘non-designated heritage assets’ as they are subject to different legislative and policy evaluation requirements at both national and local levels. Designated heritage assets are defined as:

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

Non-designated heritage assets (including Locally Listed buildings), such as the Site, are defined within the NPPF as:

“a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest”.

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

1.3 Research Methodology

This appraisal is the result of an extensive process which synthesises literature and documentary research, analysis and processing of information, building surveying, and professional judgment.

The documentary research was based upon primary and secondary sources, including maps, drawings and reports.

Surveys of the Site and surrounding areas were originally conducted in 2021 and most recently in July 2024 by visual inspection.

1.4 Authorship

This report has been prepared by Stephen Levrant Heritage Architecture Ltd., an architectural practice specialising exclusively in the historic built environment.

Author:

- Lee Hutchings [BSc (Hons)] – Associate Heritage Consultant

Reviewed by:

- Kirsten McKnight [BA (Hons) MA, MSc, IHBC] - Associate Director

2 THE SITE & HERITAGE CONTEXT

2.1 Location

The Particular Baptist Chapel (the Site) is located just north-east of the centre of Manchester and comprises a 1907/1908 chapel and a narrow area of cleared ground to its south-west and north-east, the latter being used for surface car parking.

The Site is bounded by Dyche Street to the north-west, by Sharp Street to the north-east, by Rochdale Road to the south-east, and by a large surface car park to the south-west (**Figures 2 & 3**).



Figure 2: A modern map showing the location of the Site outlined red. (Source: Historic England)



Figure 3: An aerial view looking north across the Site (outlined) (Source: Google Maps).

2.2 Statutory Designations

2.2.1 Listed Buildings

Statutory listing of buildings means that a building is of special architectural or historic interest at a national level and is therefore protected in statute and policy. Grading of listed buildings reflects their architectural and historic interest; Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings are of special interest.

It will be clear that the redevelopment of the Site with a high-rise element has the potential to indirectly impact the setting of a number of listed buildings in the surrounding area.

Review of the townscape within a 500m study area has identified 49 designated heritage assets, however, due to the density, typology and alignment of buildings within the area surrounding the Site and the intervisibility of the development from surrounding streets as highlighted on the Zone of Theoretical Visibility plan (ZTV) provided by rbmp (**Figure 4 below**), it is considered that only 11 designated heritage assets will be susceptible to potential indirect impacts from development of the Site, and, consequently, will form part of the subsequent Heritage Visual Impact Assessment in **Section 7** (See **Figure 5** & listed in **Table 1** below).

The 500m study area provides a focus for assessment but is not intended to be prescriptive; listed buildings/conservation areas outside of the study area which have the potential to be affected by the Proposed Development will be included within the Visual Impact Assessment (VIA) where relevant.



Figure 4: Zone of Theoretical Visibility plan (ZTV) showing areas where the site of the Proposed Development (red star) will be seen from. The Smithfield Conservation Area is shown shaded red, the Shudehill Conservation

Area is shown shaded yellow and the Ancoats Conservation Area is shown shaded green. The Cathedral Conservation Area (shaded purple) does not form part of this assessment. (Source: rbmp)

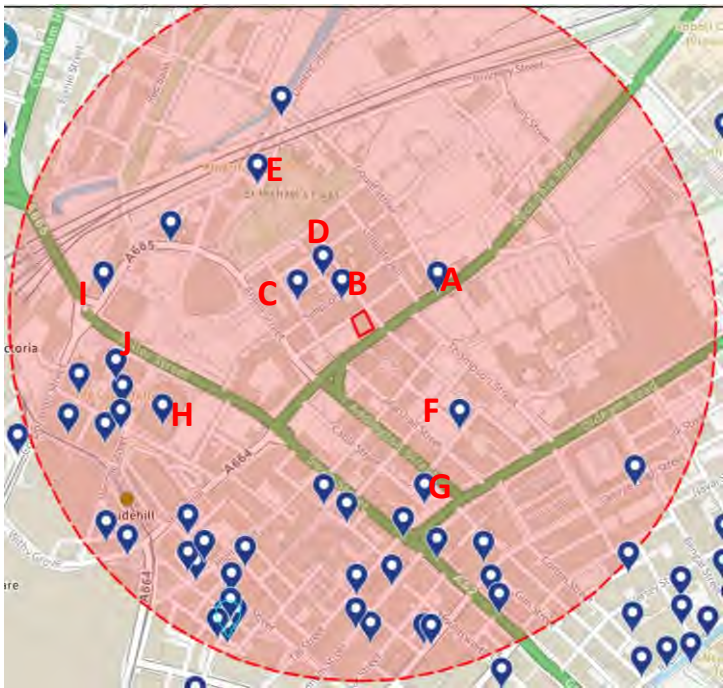


Figure 5: Utilising the above ZTV plan, this listed building map shows the location of surrounding listed buildings within a 500m radius (shaded circle) of the Site (outlined red - centre), that are considered to have the potential to be indirectly impacted by the Proposed Development – See Table 1 below for details. (Source: Historic England)

Table 1: Designated Heritage Assets within the 500m study area which have the potential to be indirectly (visually) impacted by the Proposed Development				
Asset Number in Fig 5 above	Name / descriptor	Grade	List Entry Number	Potential to be indirectly impacted by the Proposed Development and scoped in for assessment
A	Marble Arch Inn	Grade: II	List Entry Number: 1247604	Yes
B	Warehouse On West Corner of Junction With Simpson Street	Grade: II	List Entry Number: 1270681	Yes
C	Cooperative Press	Grade: II	List Entry Number: 1291013	Yes
D	Sharp Street Ragged School	Grade: II	List Entry Number: 1254650	Yes

E	Charter Street Mission (Formerly Charter Street Ragged School And Working Girls' Home),	Grade: II	List Entry Number: 1461979	Yes
F	Former Police and Ambulance Station	Grade: II	List Entry Number: 1292052	Yes
G	8 Cable Street	Grade: II	List Entry Number: 1208255	Yes
H	New Century House, Including its Attached Conference Hall and Abstract Concrete Relief Wall In The Entrance Piazza, Grade II	Grade: II	List Entry Number: 1255052	Yes
I	Parkers Hotel	Grade: II	List Entry Number: 1208963	Yes
J	Co-operative Insurance Society (CIS) Building	Grade: II	List Entry Number: 1270494	Yes
	Shudehill Conservation Area	/	/	Yes

2.2.2 Conservation Areas

Conservation areas are designated areas that are deemed to have special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance.

As demonstrated in the ZTV at **Figure 4**, above, the Site is not situated within a designated conservation area, however, due to the height of the Proposed Development, it will be clear that there may be some isolated visibility from parts of three conservation areas: the Smithfield Conservation Area, Shudehill Conservation Area and Ancoats Conservation Area. However, due to the surrounding typology and proximity of the Site and the intervisibility of the Proposed Development from surrounding streets/buildings, only the Shudehill Conservation Area has been scoped into this assessment (see **Table 1**)

The potential impact upon the character and appearance of the Shudehill Conservation Area will thus be tested within the Heritage Impact Assessment (HIA) in **Section 7**.

2.2.3 Non-designated Heritage Assets

Local planning authorities may identify buildings, monuments, sites, places, areas or landscapes identifies as ‘non-designated heritage assets’ (NDHA). These sites are understood as having a degree of significance which merits consideration in planning decisions but which are not formally designated heritage assets (i.e. listed). In some areas, local authorities identify non-designated heritage assets as ‘locally listed’.

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

The Particular Baptist Chapel has been identified by Manchester City Council as a non-designated heritage asset.

As the Chapel is considered to be a NDHA, **paragraph 210** of the **NPPF (2024)** should be considered in the context of the Site’s redevelopment:

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

Also of relevance is **Policy CC9** (Manchester City Council’s Core Strategy, 2012), which states that: *“Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.”*

2.2.4 Archaeological potential

Due to the Site being used for over 200 years as a Baptist chapel and cemetery, the Site will contain the remains of the earlier Baptist chapel and also two burials within the chapel. Other graves are located beneath the yard area to the south of the Site which are presumed to also retain human remains.

Please refer to the separate Archaeological DBA by Orion for details.

3 POLICY CONTEXT

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

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest, over and above that provided by local development management policies.

Section 66 of the Act is relevant as it requires the Local Planning Authority to “*have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses,*” when considering whether to grant planning permission.

Due to the proximity of the Site to the identified Conservation Areas, **Section 72** of the Act is also of relevance as it requires the Local Planning Authority to pay special attention to the ‘*desirability of preserving or enhancing the character and appearance*’ of a designated area. Consequently, it is important to assess the impact of the Proposed Development on the wider historic environment.

3.2 National Planning Policy Framework (NPPF December 2024)

The revised and most recent version of the National Planning Policy Framework (December 2024) sets out Government's planning policies for England and how these are expected to be applied.

The policies in the NPPF constitute the Government's view of what sustainable development in England means in practice. In these terms, development proposals which fail to give due weight to the conservation of heritage assets are deemed not to be sustainable development, and consequently should not be supported. This is because one of the key dimensions of sustainability is to protect and enhance our natural, built and historic environment (**NPPF paragraph 8, point c**).

Paragraph 207 states that “*in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the Proposal on their significance*”.

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

Consequently, the relative significance value of the non-designated heritage asset (the Particular Baptist Chapel) must be made clear, in order to provide a clear evidence base to inform development Proposals.

Further to this, **paragraph 219** states that “*Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and*

any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted’.

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

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

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

3.3 Planning Practice Guidance (PPG)

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

Of particular relevance in this instance is the PPG’s commentary upon the importance of ‘significance’ in decision taking (**Paragraph 7 - Reference ID: 18a-007-20190723**). This section advises that *“being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development Proposals.”* This report aims to provide such information and in particular to assess the significance of the settings of the identified designated heritage assets which may be affected by the Proposed Development.

Also, of relevance in this instance is **Paragraph 13 (Reference ID: 18a-013-20190723)** which aims to define setting as a term and to explain how it should be taken into account in the assessment of Proposals. Paragraph 13 explains that *“All heritage assets have a setting, irrespective of the form in which they survive...”*. It goes on to note that *“the extent and importance of setting is often expressed by visual considerations”* however, setting also includes *“our understanding of the historic relationship between places”*. This highlights the requirement for proportionate research into the development of the area.

Paragraph 039 (Reference ID: 18a-039-20190723) of the PPG states that *“Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets”.*

Paragraph 039 goes on to specifically clarify that *“a substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.”*

3.4 Local Planning Policy

Manchester's **Core Strategy** was adopted on the 11th July 2012 and is the key document in the Manchester Local Plan.

Policy EN3 (Heritage) states that throughout the City, MCC will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed to support MCC in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance. This policy also encourages Proposals which enable the re-use of heritage assets in accordance with their significance.

The Council's key regeneration objective is tempered by the need to ensure that: *“historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced for their own heritage merits and as part of wider heritage regeneration Proposals”* (paragraph 12.21, **Policy EN3**). The policy thus evidently requires development Proposals to be sensitive to the inherent values of heritage assets, with any impact justified by clear, documentary evidence.

3.5 Historic England's guidance

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

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

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

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

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

The purpose of the guidance is defined by HE as follows:

"Its purpose is to support Local Planning Authorities, developers, communities and other stakeholders in dealing with tall buildings Proposals within the legislative and planning framework relevant to the historic environment."

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

Although not prescriptive and other approaches may be appropriate, HE's note provides a set of principles for the consideration of tall building development in the historic environment.

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

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

3.7 Places For Everyone (PfE) (2024)

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

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

Policy JP-P 2 addresses 'Heritage', states: *Through this Plan we will proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and*

interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for safeguarding and enhancing in the future, and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive integration of our heritage by:

- 1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;*
- 2. Utilising the heritage significance of a site or area in the planning and design process, providing opportunities for interpretation and local engagement;*
- 3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;*
- 4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and*
- 5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.*

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

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

4 HISTORICAL DEVELOPMENT

4.1 Introduction

In order to understand the heritage significance of the Site as a component of the surrounding historic environment, it is first necessary to understand its historical development and the impact it made on this part of Manchester.

A full map regression of the Site can be found in **Appendix i**.

4.1 “Particular Baptists”

The religious group known as “Particular Baptists” originate from a non-Separatist church that was established in 1616 by Henry Jacob at Southwark. In 1638 several of its members withdrew under the leadership of John Spilsbury to form the first Particular Baptist Church, taking their name from the doctrine of particular redemption.

There were two groups in early Baptist life: the “Particular Baptists” and the “General Baptists”. The Particular Baptists adhered to the doctrine of a *particular* atonement: that Christ died only for an elect, and strongly followed the Reformation teachings of John Calvin.

4.2 Development of the Site

The Particular Baptist Chapel was designed in February 1907 by the architectural firm John Wills and Sons of Derby and built in 1907-08 as the third replacement chapel on the Site.

The original chapel on the Site was built in 1789 following the need of the minister of the nearby Coldhouse Chapel in Shudehill, John Sharp, for a new place of worship. At the time of its construction, the new chapel, originally known as the “Anabaptist Chapel”, formed only the second place of Baptist worship in Manchester along with the Coldhouse Chapel. By the 1820s the chapel was known as the Back Lane Chapel, and by that date the number of Baptist chapels in Manchester had only grown to a total of three.

The appearance of the original 18th century chapel is unknown, as this building was demolished and a larger chapel built on the Site in c1823-4 (**Figure 8**), which extended southwards partially over the original 18th century graveyard (some of the gravestones now form the paved areas to the front of the chapel).

The original 18th century chapel, and its replacement c1823-4 chapel became well known in Baptist circles due to its renowned, early-19th century minister, Rev William Gadsby (1773-1844 – see **Figures 6 and 7**), and was commonly known as “Gadsby’s Chapel” (**Figures 4 and 5**).

Gadsby was an early leader of the Strict and Particular Baptist movement in England and was a popular preacher who was well known for his unusual and quirky character. It was later recalled that when singers in the chapel once sang out of tune, Gadsby proclaimed “*Let us pray, for, Lord help us,*

we cannot sing". On another occasion when a parishioner kept calling out "Amen!", Gadsby answered "I shall make noise enough without you brother".



Figure 6: An etching of William Gadsby preaching from the pulpit in the Particular Baptist Chapel during the early-19th century. The same pulpit remains in the current building (Figures 10-11) (Source: Gadsby's - The Story of a Hymnbook, Matthew J. Hyde (2014))



Figure 7: Portrait of William Gadsby during his ministership at the particular Baptist Chapel. (Source: Particular Baptist Chapel)

William Gadsby became the pastor of the original 18th century chapel in 1805 and oversaw the construction of the new chapel building in c1823-4, remaining there until his death in 1844.

During Gadsby's time as minister at the chapel, the dwindling numbers of worshipers increased and the building was reconstructed in c1823-4 (**Figures 8 & 11**), effectively doubling its original size. Gadsby's larger new chapel was designed with a chapel house, which was connected to the north-east of the chapel in which Gadsby lived and where his noted printer son John Gadsby was born.

The following is an extract from "Memoir of William Gadsby" by William's son, John Gadsby, which mentions the original chapel's rebuilding in 1823-1824 in an address by William Gadsby in 1844:

"... we found it necessary to enlarge the chapel. And here we got into difficulty again; for as the chapel would have to be almost wholly taken down, and rebuilt, if meddled with at all, a dispute arose about the site of the chapel. Some of our friends wanted to have the chapel erected in a more central part of the town; another party was determined it should be where it was. One difficulty about keeping it where it was arose out of the necessity of taking up the graves for the foundations, and the consequent expense.

This, the party last mentioned, however, did not conceive to be a difficulty, and nothing could serve them but they must have it their own way; and we submitted. But, when the chapel was

down, and the foundation of the new one had been laid, the other party deserted us, and we were left with a debt coming on us of about £2000; for the builder whom they had engaged wanted £200 or £800 above his account, and we could not help ourselves. We must either pay or go to law. So you see they had left us in a pretty plight!

Well, to make bad worse, the builder, seeing that the party who had employed him had left us, stopped the work in a great measure. There we were; the chapel down; the foundation of another laid, it is true, but no prospect, in all human appearance, of the chapel ever being raised. However, I thought, if God approve of what we are doing, he will not desert us; and I prayed for faith, and that the Lord would direct me what to do.

Then I went to the builder, to know why he was not going on with the chapel. 'Have you any money owing you,' said I. 'No, he replied. 'Well,' I said, 'then go on; and when you have, if it is not forthcoming, then stop.' So he went on again. Meantime, I knew not how the money was to be raised; but one friend (Mr. Niven, who then lived at Rochdale) lent me £500, and another £800; and so we went on, and we never let the builder ask twice for his money. During all the time the chapel was erecting, the Lord opened the dispensations of his providence".

A photograph taken of Gadsby's c1823-4 chapel shortly before its demolition in the early-1900s (**Figure 16**) shows its southern entrance front to contain two separate entrances, accessed via two sets of iron gates onto Rochdale Road.

Figure 6 below illustrates the interior of the c1823-4 chapel, showing that it was largely similar to the present chapel, with the northern end containing anti-vestries and staircase, with the southern end containing the two main entrances and two further staircases giving access to the balconies.

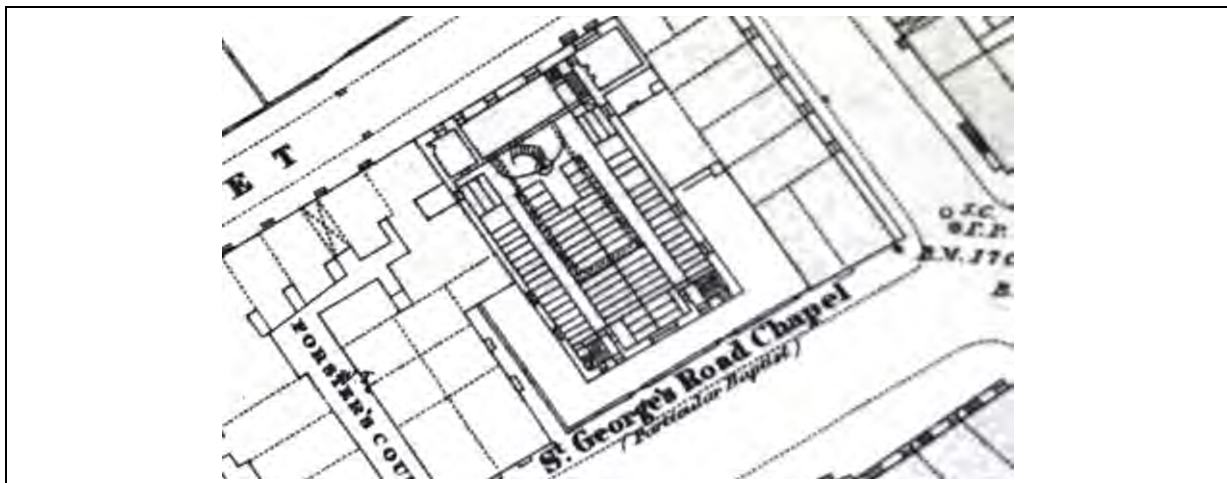


Figure 8: Internal ground floor plan of the c1823-4 chapel as depicted in the 1850 Ordnance Survey map. The map shows the northern end containing vestries and staircase, with the southern end containing the two main entrances and two further staircases giving access to the balconies.

The centre of the chapel contained three areas of pews with two aisles. Note the original pulpit drawn to the centre of the plan, which until recently still remained in situ. The structure connected to the north-east of the chapel was the chapel house where Gadsby lived and his son John was born.



Figure 9: c1860s-80s photograph of the south entrance front of the original chapel, showing its early-19th century southern elevation. Note the original wall copings/piers and 19th century gates, which still survive today (Source: Particular Baptist Chapel)



Figure 10: Detailed c1860s-80s view of the early 19th century grit stone wall copings, gate piers and 19th century cast iron railings/gates, which were reused in the current boundary wall (Source: Particular Baptist Chapel)



Figure 11: The south elevation of the c1823-4 chapel as seen in 1900, showing the replacement of the original sash windows with fixed windows (Source: Manchester Archives)

The interior of the c1823-4 chapel contained three areas of pews facing north towards the pulpit with two aisles either side. To the rear (north) of the main chapel space was an internal wall containing two doors into the rear corridor/vestry, and two large semi-circular glazed windows allowing the corridor to be naturally lit (see **Figures 12-13**). These design features can clearly be seen to have been included in the present 1907 design of this space also (see **Figure 15**).

The early 1900s photos of the interior of the chapel also show a number of architectural elements/features that were carefully removed and relocated within the present structure in 1907-8.



Figure 12: c1880s photograph looking north towards the c1823-4 century pulpit, as used by Rev William Gadsby (Source: Particular Baptist Chapel)



Figure 13: 1906 photograph looking north towards the original c1823-4 pulpit, as used by Rev William Gadsby (Source: Particular Baptist Chapel)



Figure 14: A closer 1906 view of the original c1823-4 pulpit, cast iron railings and panelled balcony, which were all reused in the current building. (Source: Particular Baptist Chapel)



Figure 15: A photograph from 2021 taken in the same position as seen in Figures 10 and 11 above, however, taken in the present 1907-8 chapel building, illustrating the remarkable similarity in chapel design and fixtures and fittings, including the reuse of Gadsby's original pulpit (since removed), cast iron balcony railings, and early timber balcony panelling. *Note: since this photo was taken the pews, wall panelling, stained glass windows, doors and pulpit have all been removed.*

By the early 1900s the original building was suffering from substantial structural problems, which, following serious consideration by the minister and committee, it was decided that there was no alternative other than to demolish the existing building and construct a new chapel in its place.

The Trustees of the Particular Baptist Chapel engaged Derby based architects, John Wills and Sons, to design a new chapel on the site of the original building. Plans were drawn up in early February 1907, and the final service was held in the chapel on the 21st April 1907 (**Figures 16-17**). On the 29th

April the neighbouring Sunday school on Sharp Street was certified for religious worship and marriage ceremonies for the period during the construction of the new chapel.



Figure 16: A photograph showing the congregation of the original chapel entering for one of the last services in April 1907. (Source: Manchester Archives).



Figure 17: Article in the Manchester Evening News, 17th April 1907 on the closing of the chapel - *“though its correct name is the Particular Baptists’ Church, it is better known as Gadsby’s Chapel owing to William Gadsby’s long association with it. The main structure was erected 221 years ago, but in the early part of last century it was extended”*. The article wrongly suggests the original construction date was 1686 instead of 1789, and does not acknowledge the original building was rebuilt in c1823-4.

4.3 Architects of the new 1907 chapel

The architects responsible for the design of the present chapel were John Wills and Sons of Derby. John Wills was the son of a preacher from Devon, and a local preacher himself, who established an architectural practice in Derby in the 1870s specialising in Nonconformist chapels in England and Wales, and over his career had over 200 schemes attributed to him.

In c1893 his two sons, William and John joined the firm, with William overseeing northern England, and John covering southern England. Although some of the earlier designed chapels were Italianate in style, the majority of designs were in the Gothic style.

However, following John Will's death in 1906, his two sons appear to have introduced more contemporary and popular stylistic changes, using the Arts and Crafts, Art Nouveau styles between the 1900s until the 1920s.

The 1907 design of the current chapel corresponds exactly with this early change in the architectural firms design approach, and instead of a Gothic design, the firm used a largely Arts and Crafts design, with elements such as the main entrance doors and their exemplar Arts and Crafts metal hinges, the use of shallow semi-circular arches internally and externally, the castellated pediment to the south elevation, and all stained glass throughout.

4.4 The new chapel

The architectural plans for the new chapel, dated the 11th February 1907, are largely as built. However, there are some examples of where the designs were altered before construction started, including the change to the pointed gable to the south elevation, the inclusion of castellated parapets to the male/female toilet roofs and above the two outer windows to the south elevation.

Internal changes included the inclusion of the two stained glass internal windows behind the pulpit, minor arrangements to toilets, change in the location of the large vestry entrance/vestibule, and the location of the first floor former dining room fireplace from the west side to the east.

Unusually for a new build, a number of original features from the early 19th century chapel were reused in the new building. This was clearly undertaken by the request of the Trustees of the chapel so that elements and features which had special meaning, or that could prevent waste, could be included in the new building.

Another factor is that the internal planform of both the c1823-4 chapel and new chapel was almost identical, which would enable elements to be simply relocated in the same/similar positions in the new building.

Elements reused from the c1823-4 chapel include the 'Gothick' stone fire surround to the first floor former dining room (**Figure 98**), which is of an early-19th century date and likely originally located in the 1820's chapel vestry. The cast iron balustrades and hardwood handrails used in all three of the present staircases (**Figures 49-51 and 85-88**) also pre-date the date of the current chapel and are of

an early 19th century style. The current Pulpit which also dates to c1823-4 and formed part of Gadsby's rebuilding of the chapel, from which he preached from until his death.

The pulpit (now removed), and the cast iron railings to the balcony behind can be seen in historic photographs of the chapel in the c1880s and 1900s (**Figures 12-15**), with the pulpit itself also being depicted on the 1850 map (**Figure 8**). The panelling around the first floor balcony appears to also have come from the original chapel is also seen in **Figures 14 and 15**.

To the south of Site, the open yard is entirely covered by late-18th and early-19th century stone gravestones, which appears to have been relocated here during the construction of the c1823-4 chapel over the original graveyard. The existing southern perimeter wall also retains elements from the c1823-4 chapel and retain early cast iron gates/railings and grit stone copings and gate piers.

The new chapel opened on the 4th July 1908 and registered for solemnising marriages on the 20th July (The Manchester Guardian, 01st Aug 1908), and from that date to today very little of the chapel has been altered, except for the replacement of some toilet sanitaryware and flat roofs to the toilets, and general heating apparatus.

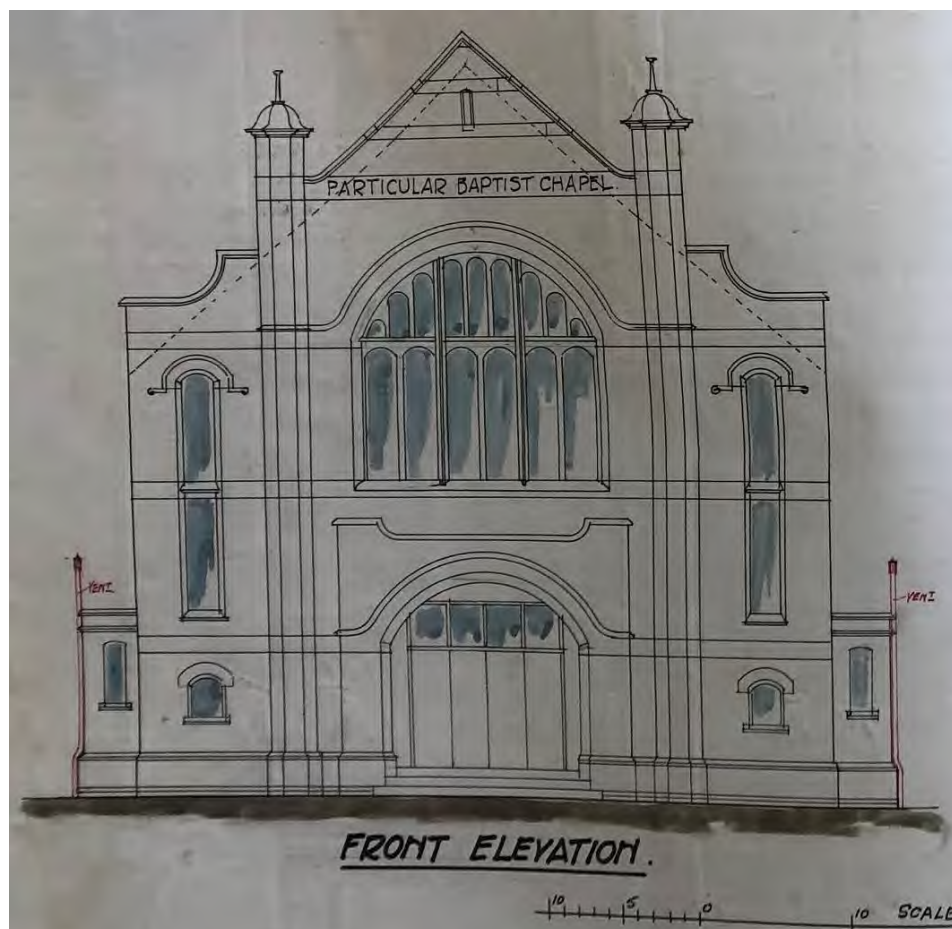
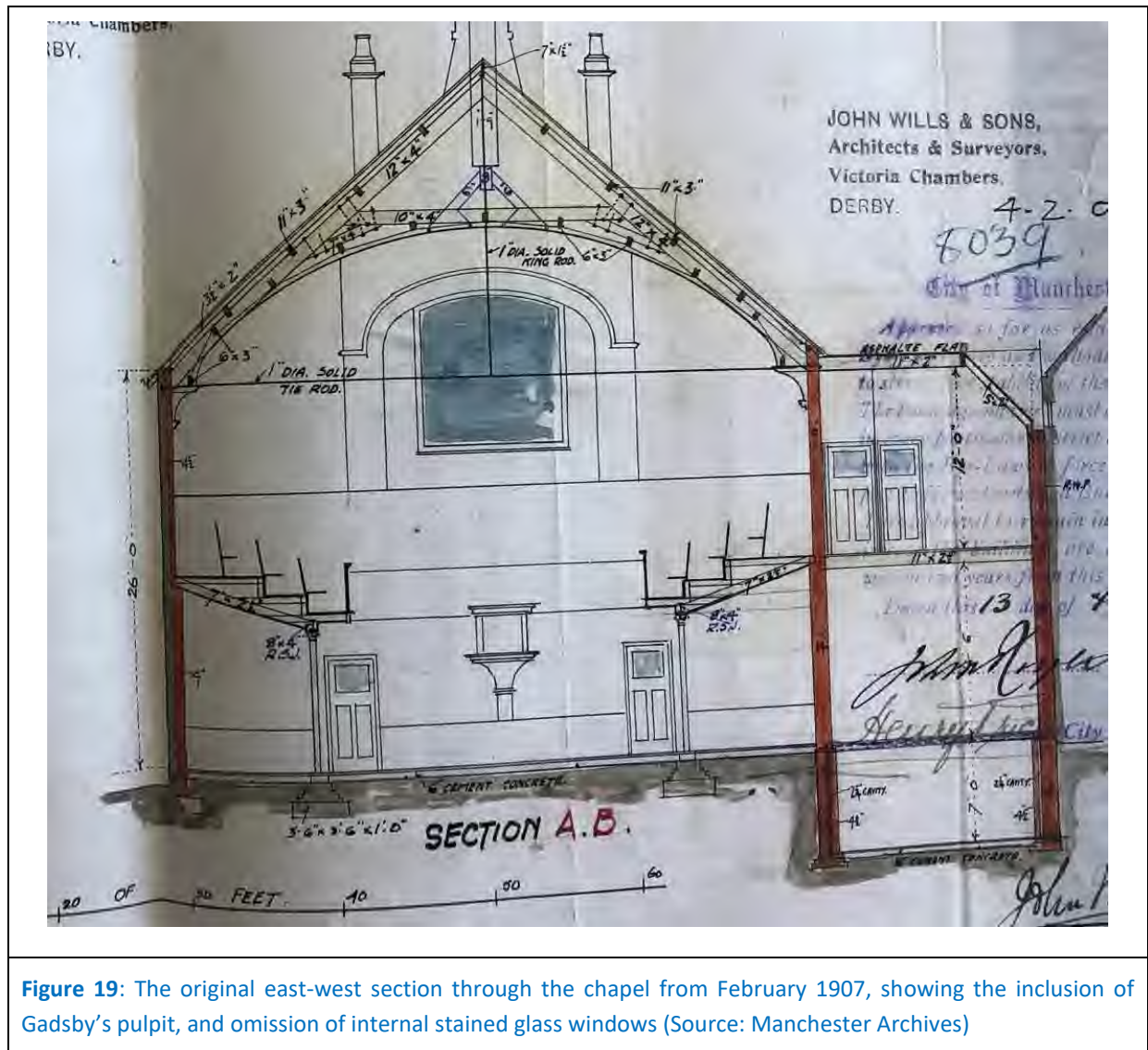


Figure 18: The original design for the south elevation from February 1907, showing the originally curved pediments over the two outer staircase windows and pointed gable. (Source: Manchester Archives)



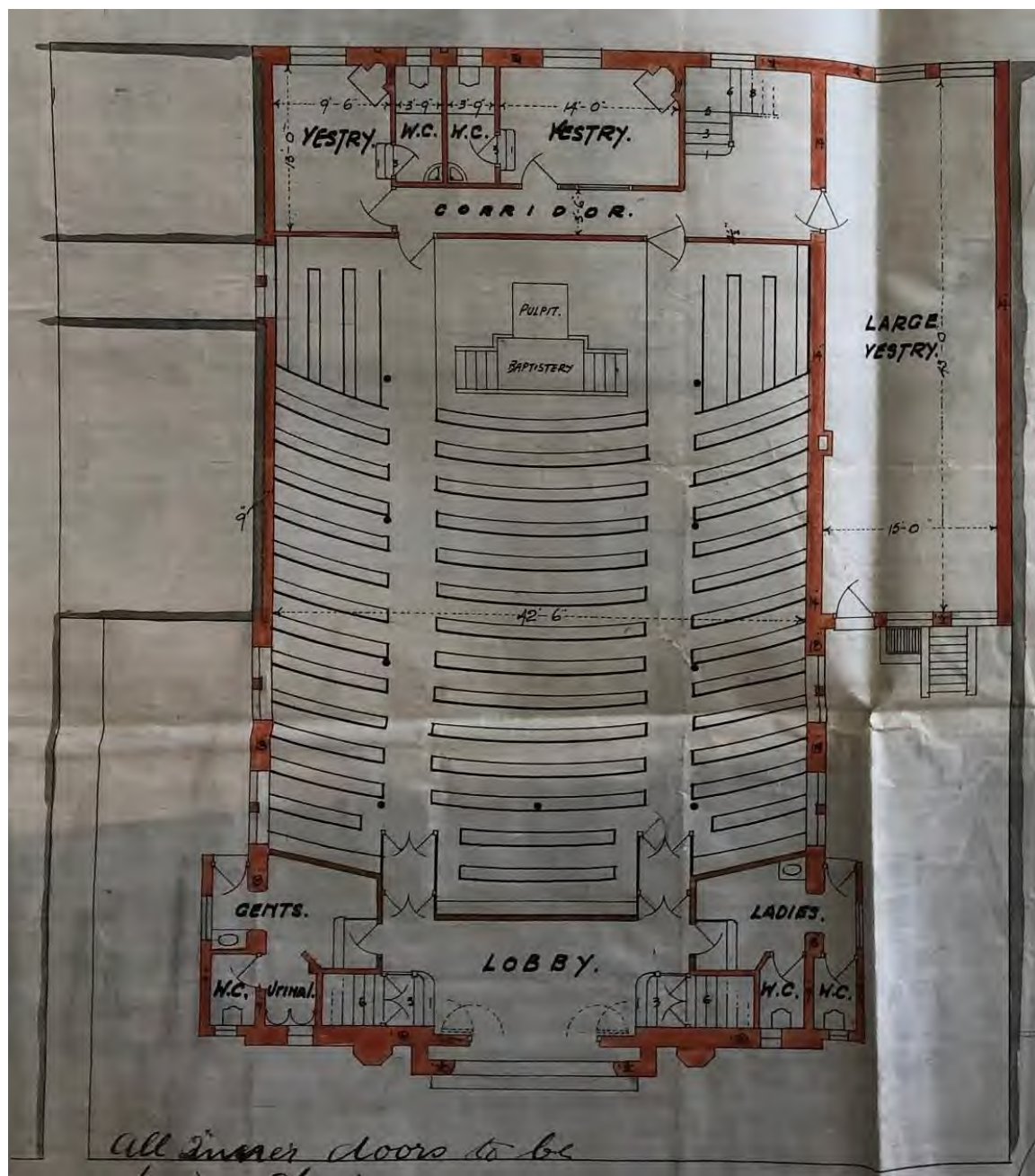


Figure 20: The original ground floor plan from February 1907, showing the slight changes to the toilets and the large eastern room marked as “Large Vestry” (Source: Manchester Archives)

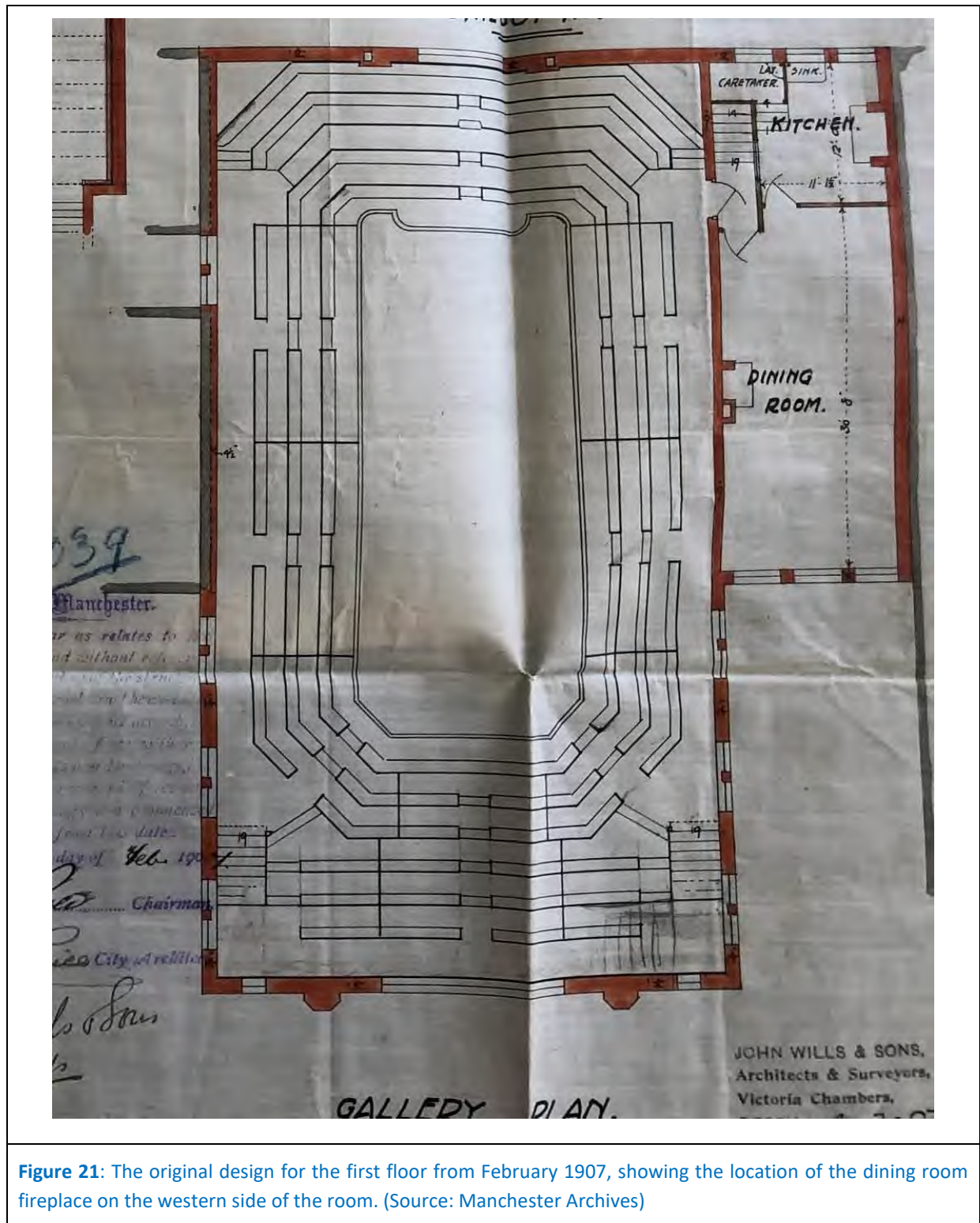


Figure 21: The original design for the first floor from February 1907, showing the location of the dining room fireplace on the western side of the room. (Source: Manchester Archives)

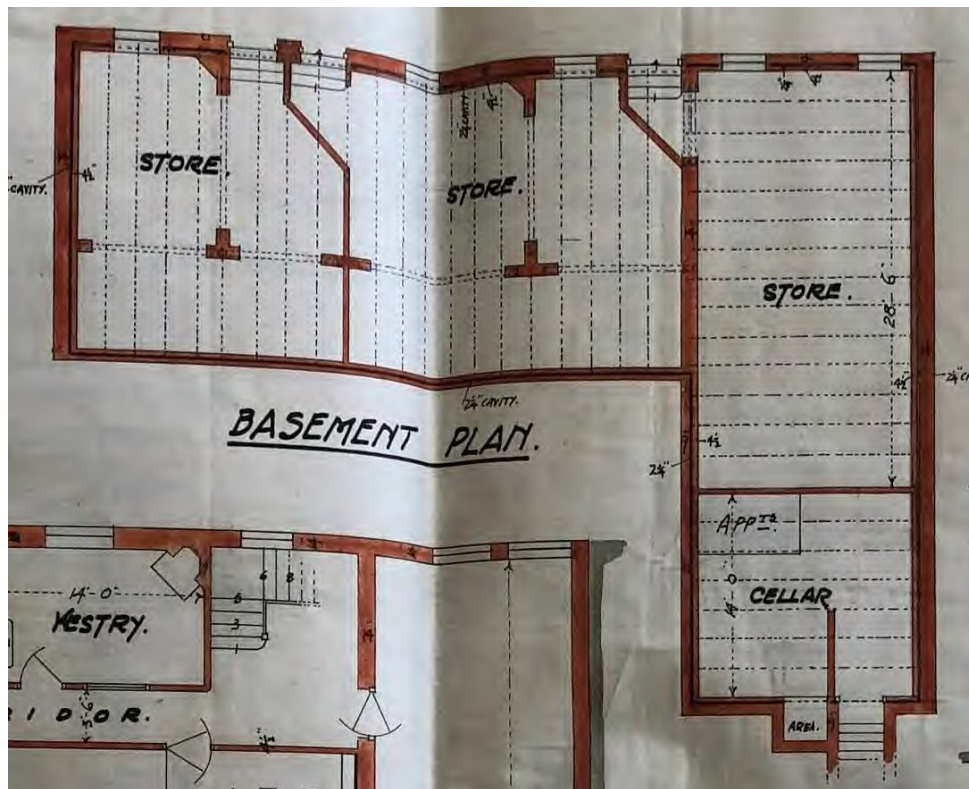


Figure 22: The original design for the basement level from February 1907 (Source: Manchester Archives)



Figure 23: An aerial view looking north over the Site in 1939, showing the original, 18th century former dwellings to the eastern side of the Site. (Source: Britain From Above)



Figure 24: Looking north towards the south elevation in 1958, showing the original castellated roof of the female toilet (outlined red). (Source: Manchester Archives)



Figure 25: Looking north-west towards the chapel from Rochdale Road in 1958, showing the early dwellings to the east of the Site. (Source: Manchester Archives)



Figure 26: A view looking north-east, showing the western elevation of the chapel and original dwelling to the western side of the Site in c1960 (Source: <http://freestgeorges.blogspot.com>)

5 SITE DESCRIPTION

5.1 Introduction

The following section provides a description of the Chapel in order to illustrate its historical development and significance. The interior of the building has largely been stripped of all its fixtures and fittings.

5.2 Building Description



Figure 27: The principal south elevation, constructed from deep red brick and buff-coloured, unglazed terracotta. The retained earlier stone coping stones, gate piers and iron gates can be seen in the foreground.



Figure 28 (above): The south elevation. **Figure 29 (below):** Looking along the east elevation of the chapel.





Figure 30: The original buff terracotta entrance portal, with concertina entrance doors that include an exemplar example of the Arts and Crafts style in the form of elongated metal hinges.



Figure 31: The east elevation, showing the current small assembly room/dining room to the right.



Figure 32: The entrance to the small assembly room with dining room above.



Figure 33: The original buff terracotta door canopy and Arts and Crafts metal basement railings.

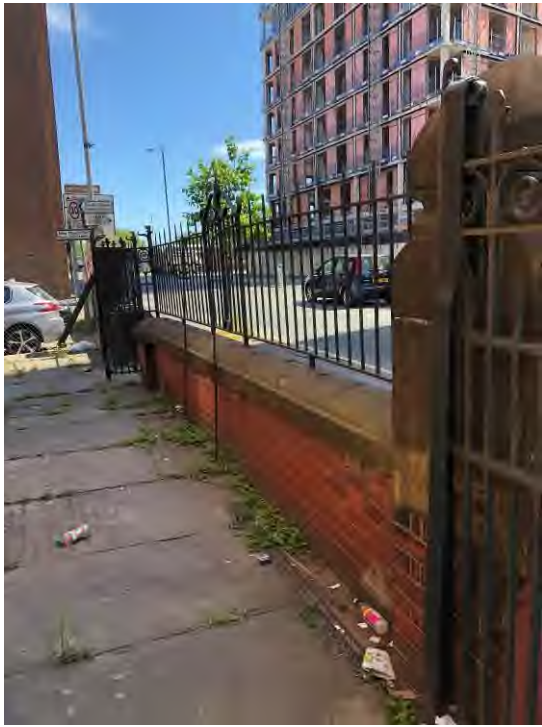


Figure 34: The eastern half of the reused 19th century stone copings, gates and piers.



Figure 35: The reused 19th century stone copings, gates and pier to the west of the boundary wall.



Figure 36: An example of an early grave stone used as paving, dated 1793.



Figure 37: An example of an early grave stone used as paving, dated 1796.



Figure 38: An example of an early grave stone used as paving, dated 1798.



Figure 39: An example of an early grave stone used as paving, dated 1799.



Figure 40: The original foundation stone to the south elevation, placed here on the 31st August 1907 by William Vickers Esq.



Figure 41: Looking east along Dyche Street towards the west elevation of the chapel, illustrating the scarring resulting from previous buildings since demolished.



Figure 42: The rear, north elevation on Dyche Street.



Figure 43: The rear, north elevation on Dyche Street, showing the original basement storage room doors.



Figure 44: Looking north through the nave of the Chapel as it appears today, showing the balcony railings that were reused from the earlier Chapel.



Figure 45 & 46: The entrance vestibule and bases of the two balcony staircases as seen in 2021, which were removed and reused from the earlier chapel.

6 SIGNIFICANCE APPRAISAL

6.1 Introduction

The purpose of the significance appraisal is to use recognised criteria to assess the relative heritage significance of the Particular Baptist Chapel in line with its status as an NDHA, and to also determine the contribution of settings to the significance of surrounding designated heritage assets that have the potential to be impacted by the Proposed Development of the Site.

The existing Site will also be assessed with regard to the contribution the Site makes to the ability to understand and appreciate the heritage significance of any surrounding Listed Buildings and Conservation Areas.

6.2 Methodology

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

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

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

➤ **Archaeological interest**

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

➤ **Architectural and artistic interest**

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

➤ **Historic Interest**

An interest in past lives and events (including pre-historic). Heritage assets can

illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

The analysis of the significance allows for an assessment of the current integrity and authenticity of the Site and its contribution to the settings of nearby designated heritage assets. The focus is on providing necessary and proportionate amount of information based on the perceived level of heritage significance (refer to **Table 2, below** for full definitions of heritage significance as defined in this present report and **Table 6, Appendix I**).

Table 2: Definition of significance terms used in this Heritage Statement	
High heritage significance	relates to those components deemed to be of special interest. They are important to the understanding of the Site's design concept and play a considerable role in reflecting their archaeological, architectural, artistic or historic interest.
Medium heritage significance	relates to those components deemed to be of some interest. They will make a modest contribution to the understanding of Site's design concept and play a minor role in reflecting their archaeological, architectural, artistic or historic interest.
Low heritage significance	relates to those components deemed to be of more modest interest. They make a relatively insignificant contribution to the understanding of the architectural design concept and retain a slight role in revealing the building's evidential historic aesthetic or communal values.
No significance /Detrimental	features and elements that do not contain any special interest. These can <i>detract from the significance</i> of the building and maybe evidence of poor craftsmanship or ad-hoc refurbishments.
Unknown heritage significance	features or components where the relative importance or interest requires determination by further investigation.

6.3 The Site - The Particular Baptist Chapel

The Particular Baptist Chapel forms a good example of an Edwardian Baptist chapel in the Arts and Crafts style and represents over 230 years of continual use as a chapel and cemetery which has contained three different phases of building from the late-18th century, the early-19th century and the early-20th century.

The chapel forms the second earliest known location for a Baptist chapel in Manchester. Considerable historic interest is also yielded from the strong and well-known direct connection to one of the leading and best-known Particular Baptist preachers, William Gadsby, who was Reverend of the chapel for 38 years. This connection to the building/Site is strengthened by the retention of a number of original fixtures and fittings that were in Gadsby's c1823-4 chapel.

The north-east corner of the Site (location of the present small assembly room) was originally the site of William Gadsby's chapel house, which was designed as part of his chapel rebuilding in c1823-4, and where his son John Gadsby was born.

The typical design of a Baptist chapel does not include specific features or building elements particular to that religion, except for the inclusion of a full-depth Baptistry pool within their designs. The Particular Baptist Chapel retains its 1907 Baptistry pool immediately in front of the pulpit, which is designed to be covered over whilst not in use. However, the Baptistry does not retain any significant features or decoration.

The building retains its original 1907 planform, which was clearly continued into the present chapel design from the earlier planform of the c1823-4 chapel. The building when originally built incorporated a number of important fixtures and fittings removed from the c1823-4 chapel, which enabled the character of the earlier chapel to be partially continued in the present building. Of these, the current balcony balustrading, staircases/balustrading and perimeter cast iron railings/wall survive from the earlier Chapel.

The Particular Baptist Chapel has been identified by Manchester City Council to **yield sufficient local historic interest to be deemed a ‘non-designated heritage asset’** (NDHA) when assessed against the recognised Historic England Criteria within their 2021 Local Heritage Listing: Identifying and Conserving Local Heritage.

In 2023 a spot listing application for listing was submitted to Historic England (HE). Following HE’s assessment of the Site they rejected listing within their advice report, dated 26th April 2023, for the following reasons:

Degree of architectural interest:

- The exterior design does not demonstrate exceptional quality or innovation for its relatively late date;
- The extent of internal alteration has diminished the interest of the building in a national context.

Degree of historic interest:

- The associations with Manchester’s Baptist community, former minister William Gadsby, and with architect William Wills are of local rather than national interest.

6.4 Listed Buildings – Contribution of setting to significance

The heritage assets which have the potential to be impacted by proposed redevelopment of the Site have been identified in **Section 2.2**. The contribution of setting to the significance of these heritage assets is set out in **Table 3, below**.

The importance of ‘setting’ lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance. Therefore, it is the *contribution of setting to the significance of the heritage asset* which should be established at this stage in the process. For these purposes, the contribution of setting to the significance of any given heritage asset is considered to be either **high, medium, low, negligible, or neutral** (refer to **Table 2** above for definitions).

Table 3: Contribution of setting to significance of identified listed buildings

Map Reference in Figure 5	Name and Grade	Summary of architectural and historic interest from list description	Contribution of setting to significance and relationship to the Site
A	Marble Arch Inn	Public house dating to 1888. Buff brick with polished pink granite to ground floor, hipped slate roof. Corner site. Two storeys; 5 bays to Gould Street with splayed corner and 2-bay return to Rochdale Road. The ground floor has a moulded plinth and a frieze and cornice carried round; a corner entrance recessed in a 3-sided granite-columned porch with "Caernarvon" arches over. Interior retains original decorative features including much faience, tiling and glazed brick. Forms an unusual survivor of a small 19th century public house with high quality interior and exterior.	The pub occupies a small corner location and sits within a setting that is characterised by cleared sites on both sides of Rochdale Road to the north and south. Plots to the west of the pub have been the subject of recent large-scale development and there is the anticipation of further development in order to reinstate the streetscape and integrate the pub back into an active streetscape. The principal two elevations of the building form the most significant elements of the building's setting. The contribution of the setting to the building's significance comes primarily from its domestic scale and high quality exterior design and materials. Due to the close proximity of the listed building to the Site they can be seen in conjunction with one another when traveling along Rochdale Road. The overall contribution of the setting to significance of the heritage asset is considered to therefore be low. The Site makes a low contribution to the appreciation and understanding of the listed building.
B	Warehouse On West Corner of Junction With Simpson Street	Small 4-storey warehouse, now handbag workshop. Probably mid C19, slightly altered. Brick, with corrugated sheet roof. Almost square plan. Four storeys, 3x3 bays; gabled facade with central 4-stage loading slot complete with timber sills, board doors and crane jib, flanked by segmental-headed windows. Three-window left side with central segmental-headed doorway at ground floor, and segmental-headed windows. Forms group with Sharp Street Ragged School to the right. Forms an simple early survival of a 19th century warehouse in the local	The warehouse forms the end of an island block, with its setting being appreciated from the adjacent School Street and Sharp Street as well as Simpson Street. The small scale of the listed building and the narrow width of surrounding streets curtail the appreciation of its setting to the principal surrounding streets. The overall contribution of the setting to significance of the heritage asset is considered to be medium. Due to the lack of intervisibility

Table 3: Contribution of setting to significance of identified listed buildings

Map Reference in Figure 5	Name and Grade	Summary of architectural and historic interest from list description	Contribution of setting to significance and relationship to the Site
		area.	between the Site and listed building, the Site makes no contribution to the appreciation and understanding of the listed building.
C	Cooperative Press	Industrial building or warehouse. Later C19 with addition or alteration of c.1905. Brown brick with red brick dressings, and red brick with yellow terracotta dressings (roof not visible). Rectangular plan on island site, in 2 portions. Left range is 4 storeys with basement and attic, 4 windows plus canted corner to left; right-hand range is 4 storeys with basement. Now apartments. Forms an unusual survival of a city centre 19th and 20th century printing press.	The setting of the former printing works is primarily understood when looking north towards its main elevation where the principal phases of its differing constructions can be appreciated. The overall contribution of the setting to significance of the heritage asset is considered to be low/medium. Due to the lack of intervisibility between the Site and listed building, the Site makes no contribution to the appreciation and understanding of the listed building.
D	Sharp Street Ragged School	Former ragged School, Sunday School and Boys' Club. Established 1853, rebuilt 1869. Red brick, slate roof. Rectangular plan. Two storeys and 8 bays, pilastered, with a corbel table to each bay. The ground floor has a round-headed doorway to the 1st bay, with panelled door and fanlight with semi-circular tracery, a segmental-headed window to the 4th bay with a doorway below the sill and coupled segmental-headed windows in the other bays; the 1st floor has coupled round-headed windows. The rear is similar. Forms a rare survivor of an inner-city ragged school in a once nitrous district of the city centre.	The listed building forms the northern end of an island block, with its setting being appreciated from the adjacent School Street and Sharp Street as well as Naples Street. The medium scale of the listed building and the narrow width of surrounding streets curtail the appreciation of its setting to the principal surrounding streets. The overall contribution of the setting to significance of the heritage asset is considered to be medium. Due to the lack of intervisibility between the Site and listed building, the Site makes no contribution to the appreciation and understanding of the listed building.

Table 3: Contribution of setting to significance of identified listed buildings

Map Reference in Figure 5	Name and Grade	Summary of architectural and historic interest from list description	Contribution of setting to significance and relationship to the Site
E	Charter Street Mission (Formerly Charter Street Ragged School and Working Girls' Home)	The building forms a working girls' home, ragged school and mission hall of 1892 and 1900. The Dantzig Street frontage of 1900 is of three storeys. The main frontage is four bays wide, each bay having paired windows, and the right-hand bay wider and also incorporating a corner entrance. The left-hand bay is under a shouldered gable with stone copings. The righthand bay has a larger, Flemish gable with truncated central chimney breast. Between the gables, the eaves project with a cast-iron ogee gutter, and central downpipe which is respected by the moulded terracotta sill-bands of the upper two floors. The roof ridge has crested tiles, a flagpole and a small, brick ventilator tower. The building forms a physical reminder of the very real need to safely accommodate working girls and young women in industrial cities during the late-C19 and early-C20, and the extensive efforts made to meet this need, designed by notable architects Maxwell and Tuke. Forms a group with the nearby Ashton House (Grade II), Sharp Street Ragged School (Grade II), and the former Methodist female mission at 29 Great Ancoats Street (Grade II).	The listed building sits on the northern edge of the St Michael's and Angel Meadow Park which provides an attractive green setting and enables the opportunity for an appreciation of the architectural character and historical significance of the listed building. To the north, the building is enclosed by the railway viaduct; to the west, it's setting has been enclosed by tall modern development. The opportunity to appreciate the listed building is therefore largely limited to close up views from the park to the south. The overall contribution of the setting to significance of the heritage asset is considered to be medium. Due to the distance and orientation of the listed building to the Site, the Site makes no contribution to the appreciation and understanding of the listed building.
F	Former Police and Ambulance Station	The former police and fire station was largely demolished in 2007 due to fire damage and today consists of the four outer walls and ventilation stack. Below is the original list description. Former police and fire station. Mid to later C19, now ruined. Red brick with some sandstone ashlar. Rectangular plan on island Site originally incorporating office and domestic	The setting of the former Police Station has been entirely lost due to all surrounding blocks having been redeveloped with a mixture of modern industrial units and surface car parks from the 1950s onwards, along with areas of more recent housing in the 1980s. As a result, the remains of the (now ruined) Site and especially its substantial chimney stack stand

Table 3: Contribution of setting to significance of identified listed buildings

Map Reference in Figure 5	Name and Grade	Summary of architectural and historic interest from list description	Contribution of setting to significance and relationship to the Site
		block on west side, cell range to south of this, with tall chimney stack (surviving), and fire engine garage on east side, all within a curtain wall. Curtain wall with sandstone ashlar plinth, rusticated quoins to the angles, plain cornice and parapet carried round. The principal feature of the entrance front on the west side is the gable end of the 4-storey main block, which has a 3-bay facade of ashlar.	isolated as a remnant of the 19th century development of the area. Due to the substantial redevelopment and clearance of surrounding sites, the overall contribution of the setting to significance of the heritage asset is considered to be low. Due to the distance and orientation of the listed building to the Site, the Site makes no contribution to the appreciation and understanding of the listed building.
G	8 Cable Street	Warehouse or industrial building. Mid to later C19. Brick with some stone dressings. Rectangular. Four storeys, gable to road, 3 x 10 windows. Central segmental-headed doorway and segmental-headed windows, all these with stepped jambs in the form of simplified pilasters with moulded heads and feet; moulded brick band over top floor; rebuilt gable with central window, moulded bands to coping, and added or rebuilt chimney on left slope. Long sides similar, but with simpler windows (those to basement blocked). Rear gable wall has tiered loading doorways to right.	The former industrial furniture warehouse at No. 8 Cable Street is now substantially shorn from its historic setting due to the surrounding plots having been cleared or redeveloped in recent years with new apartment buildings. The setting of the remains of the listed building (perimeter walls and chimney) and largely appreciated from surrounding streets, whilst the tall chimney structure can be seen from further afield. The overall contribution of the setting to significance of the heritage asset is considered to be Low. Due to the distance and orientation of the listed building to the Site, the Site makes no contribution to the appreciation and understanding of the listed building.
H	New Century House, Including its Attached Conference Hall and Abstract Concrete	Office building and attached conference hall, 1959-63, by G.S. Hay, chief architect of the Co-operative Wholesale Society (CWS) with Gordon Tait of Sir John Burnet, Tait and Partners. Forms a group with the adjacent CIS	New Century House sits on a prominent corner site between Miller Street and Corporation Street. Whilst the tower element of the building (New Century House) is a landmark within the Manchester skyline, the lower Hall element provides a strong horizontal emphasis which contrasts

Table 3: Contribution of setting to significance of identified listed buildings

Map Reference in Figure 5	Name and Grade	Summary of architectural and historic interest from list description	Contribution of setting to significance and relationship to the Site
	Relief Wall in the Entrance Piazza, Grade II	Tower (Grade II).	to the tower and provides a more human scale to the building composition. The building is set back from the back of pavement line and is surrounded by green space along Miller Street. This landscaping orientates the pedestrian to move round to the south and or west side of the building where the entrances are located. It is from these locations that the setting of the building is experienced more intimately as the building is understood to be within a denser urban grain and as part of the larger Co-op estate. The overall contribution of the setting to significance of the heritage asset is considered to be high. Due to the distance and orientation of the listed building to the Site, the Site makes no contribution to the appreciation and understanding of the listed building.
I	Parkers Hotel	Originally part of the Cooperative Wholesale Society estate and now hotel. c.1900- 10, in 2 builds. Entrance block of red brick and Portland stone, rear range of sandstone ashlar, with slate roof. On island site between Corporation Street and railway, the rear range rectangular with the entrance block forming a quadrant at the south end. Entrance block in neo-Baroque style: 3 storeys with basement and double attic, 9 bays in a convex quarter circle. The building optimises the prominent curved corner plot it accommodates.	Parkers Hotel is located on a corner plot at the junction of Corporation Street and Ring Road. The listed building is prominent in these approaches owing to its corner position, copper-clad dome, and the contrast of its red brick materiality with the largely grey tones of surrounding modern development, including the tall buildings on Cheetham Hill Road which backdrop the former hotel. The current visual experience of the listed building highlights that it appears quite isolated from its former historic context, with the exception of the Cooperative Society warehouse buildings to the south which contribute to an appreciation

Table 3: Contribution of setting to significance of identified listed buildings

Map Reference in Figure 5	Name and Grade	Summary of architectural and historic interest from list description	Contribution of setting to significance and relationship to the Site
			of its significance. The surrounding road infrastructure creates a hostile pedestrian environment surrounding the listed building, limiting opportunity for the appreciation and enjoyment of its architectural quality in close up views. The overall contribution of the setting to significance of the heritage asset is considered to be low/medium. The Site makes no contribution to the appreciation and understanding of the listed building.
J	Co-Operative Insurance Society (CIS) Building	The CIS Tower is a high-rise office building designed for the Co-operative Insurance Society (CIS) by architects Gordon Tait and G. S. Hay, completed in 1962 and rises to 118 m (387 ft) in height. Forms a highly visible and prominent landmark building in the local vicinity with far-reaching visibility across the city centre.	The CIS tower is experienced at multiple points across the city and beyond. It forms a key landmark feature to the Manchester skyline and has done for over 50 years. Consequently, the setting of the building extends to long distance views. Within the immediate surroundings of the building it is understood as being part of the larger Co-op estate; this relationship is strengthened by the presence of New Century House to the north. The overall contribution of the setting to significance of the heritage asset is considered to be high. The Site makes no contribution to the appreciation and understanding of the listed building.

6.5 Conservation Areas

The boundaries of the Shudehill Conservation Area, Smithfield Conservation Area and Ancoats Conservation Area are located at a short distance from the Site, however, the Site is not currently intervisible with the conservation areas or their settings, and makes no contribution to the appreciation of their significance or setting.

The Shudehill Conservation Area is bounded by Hanover Street, Riga Street, Mayes Street, Shudehill, Withy Grove and Corporation Street. It also includes one building on the north side of Hanover Street, fronting Corporation Street. Whilst it is recognised the area retains some key listed buildings and isolated pockets of consistent character, when considered as a whole, there are no key architectural and aesthetic regularities which can be understood as a collective and coherent conservation area.

The wholesale removal of historic street pattern and buildings to the centre of the area in order to build the modern Shudehill Interchange development resulted in a largely open space for the passage of buses, cars and coaches which is wholly out of character of the conservation area, providing long expanses of non-active street frontages and a lack of enclosure, whilst radically changing the appearance and grain of northern end of Shudehill and Dantzic Street. However, parts of the proposed tower element are likely to be partially visible in the distance along Shudehill itself.

The Smithfield Conservation Area lies on the north-eastern edge of the city centre of Manchester. The area is bounded by Swan Street, Oldham Street, Market Street, High Street and Shudehill. The Conservation Area can be understood and appreciated as a coherent area of 19th Century commercial development. The focus and ability to appreciate the former commercial district is experienced further south into the area away from Swan Street.

The Ancoats Conservation Area is a large and varied area bounded by Great Ancoats Street, Oldham Road, Kemp Street, Wadeford Close, Jersey Street and the Rochdale Canal. The former 18th century industrial village is laid out in a regular grid pattern which provides a dense urban form and enclosed streetscapes which contain a high number of Manchester's earliest, and most significant cotton mill developments. The conservation area is largely contained within a tightly contained grid pattern, which is only appreciate when traveling through the area itself, or when viewed from the east along the eastern end of Great Ancoats Street.

It is considered that the Proposed Development will have **no impact** on the setting, character or appearance of the Shudehill Conservation Area, Smithfield Conservation Area, or the Ancoats Conservation Area.

6.6 Statement of Significance

The following section disaggregates the relative interest of the Site in line with its non-designated status. The purpose of the Statement of Significance is to define those parts of the Site which contribute to its interest, against those which detract from it, whilst putting the Site in its historic context.

- The Particular Baptist Chapel was assessed for listing by Historic England for listing in 2023 and **did not meet the criteria for listing.**
- The Site **does not contain any listed buildings but is located within the setting a number of listed buildings.**
- The Site has been **identified as a ‘non-designated heritage asset’** by MCC and is thus considered to be of low heritage significance as recognised in ICOMOS guidance.
- The Site yields **considerable architectural and aesthetic interest, considerable historic interest and medium/high archaeological interest.**
- The Site is **not within a conservation area** but is **located close to the Shudehill Conservation Area, Ancoats Conservation Area and Smithfield Conservation Area.**
- Due to the proximity / intervisibility, only the **Shudehill Conservation Area is scoped in to this assessment.**
- There are 49no listed buildings within a 500m radius of the site, of which **10no. are scoped in to this assessment.**
- It is considered that the Proposed Development will have **no impact on the setting, character or appearance of the Shudehill Conservation Area, Smithfield Conservation Area, or the Ancoats Conservation Area.**

7 HERITAGE IMPACT ASSESSMENT

7.1 The Proposed Development

The Proposed Development will include the partial demolition of the rear and eastern parts of the former Chapel and the retention of the majority of the original nave along with the restoration of the front elevation of the building, including stained glass windows, doors and the reuse of the historic 18th and 19th century gravestones within the front yard area. The demolished rear part of the Chapel will become the site of a 23-storey tower consisting of 133 residential units.

The scheme will include shared outdoor/indoor amenity space, commercial space, and associated cycle parking, refuse storage and plant.

7.2 Measuring heritage impact

In the interests of proportionality, and recognising the **low heritage status of the Site**, this impact assessment provides a narrative description of the proposed works and the direct and indirect impacts of these works on the heritage interest of the Site and on the settings of identified surrounding heritage assets.

This assessment of the potential heritage impact also concerns the visual impact of the Proposed Development upon the settings of identified heritage assets, including the setting and significance of the non-designated Particular Baptist Chapel (the Site). The contribution of the setting to significance in each case has been established in the significance assessment above, in preparation for the following impact assessment.

The aim of this assessment is to demonstrate the cumulative impact of the proposed alterations to the non-designated building and its setting as a whole. Thus, the key purpose of the impact assessment is to consider changes and the cumulative impact that the Proposed Development will have on the non-designated building's significance and setting. In accordance with planning policy, the Proposed Development aims to balance the degree of change, to deliver both a continued and sustainable use while contributing to wider conservation objectives established in national and local policy.

There is no recognised standard methodology for the appraisal of impact on heritage assets. Therefore, the method used below is a synthesis of the Historic England's guidance, the policy requirements of the NPPF (which requires that new development should be demonstrably 'sustainable'), and the ICOMOS methodology for evaluating impact.

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

Therefore, measuring the heritage impact of the Proposed Development is essentially an evaluation of change to the: setting, fabric, character, and appearance of the identified heritage assets, balanced against their relative significance. Please refer to **Table 6, Appendix I for relative significance / values used in this Heritage Statement which notes non-designated heritage assets are generally of local value only and at the lower end of significance ‘spectrum’. i.e. low value.**

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

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

The criteria for assessing the magnitude of change and significance of impact follows the recommended approach to evaluating heritage impact derived by ICOMOS (2011) and the tests set by Historic England in the 2017 guidance on the evaluation of: ‘The Setting of Heritage Assets’ (*Historic Environment Good Practice Advice in Planning. Note 3*). Refer to **Table 4, below**.

7.3 Determining the overall impact

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

The overall impact of the Proposed Development upon the setting and context of the identified heritage assets is informed by the identified heritage views. The subsequent assessment gives particular consideration to the overall effect upon the experience and appreciation of the significance of key heritage assets (listed buildings and conservation areas) which may exist in close proximity to the Site or be frequently visible in a series of views in conjunction with the Proposed Development in addition to the direct impact on the Site as a non-designated heritage asset in its own right. Please refer to **Table 4, below** for ICOMOS Guide on determining significance of overall impact.

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

The following section will focus on the indirect (visual) impact upon the settings of identified heritage assets (including the setting of the non-designated Particular Baptist Chapel), which will result as a primary consequence of the Proposed Development.

Indirect (visual) impact principally relates to visual impact, but also takes into consideration the changed experience within the setting of the heritage assets in the view, including traffic, noise, accessibility, permeability and patterns of movement. As set out within Historic England's assessment checklist for assessing the impact on 'setting'.¹

The following assessment on heritage impact has been considered in accordance with paragraph **216 of the NPPF** (2024), which relates specifically to non-designated heritage assets, and which states *"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset"*.

In terms of the non-designated Particular Baptist Chapel it is therefore the 'scale of harm' and 'loss of significance' which must be understood in order to inform the planning balance. The impact of the Proposed Development on the overall integrity and significance of the Site's historic components may be measured as: **adverse; neutral or beneficial**.

Regarding the heritage impact of designated heritage assets, **paragraph 212 of the NPPF** (2024) requires that, when considering the impact of a Proposed Development on the significance of a designated heritage asset that great weight is given to its conservation in order to avoid any 'harm' which might diminish the value of the asset and its significance.

Table 4 below, 'Assessing the Significance of Impact', uses a matrix to combine the value of a heritage asset (whether it be designated or non-designated – refer to **Table 5 Appendix I**) with the magnitude of impact. As stated within ICOMOS Guidance, this is a general guide and is not intended to be prescriptive.

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

¹ Historic England (2017). The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning Note 3 (Second Edition).

Table 4: Assessing the Significance of Impact (taken from ICOMOS guide for Heritage Impact).

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

7.4 Visual Impact Assessment (Indirect)

Figure 47 below provides a baseline map with the relative locations of the six key heritage viewpoints. The chosen heritage viewpoint locations (**Viewpoints 01, 02, 05, 06, 08 and 09**) will form the Visual Impact Assessment below.

The selected viewpoints have been scoped in where a) there is a baseline value to the view, in heritage terms, b) where the Proposed Development is visible, and c) sensitive / key viewpoints which test whether the Proposed Development could be visible. Additional viewpoints will be assessed as part of the wider Townscape Visual Impact Assessment (TVIA). Cumulative schemes shown in the views prepared by rpmb are identified in the key below.



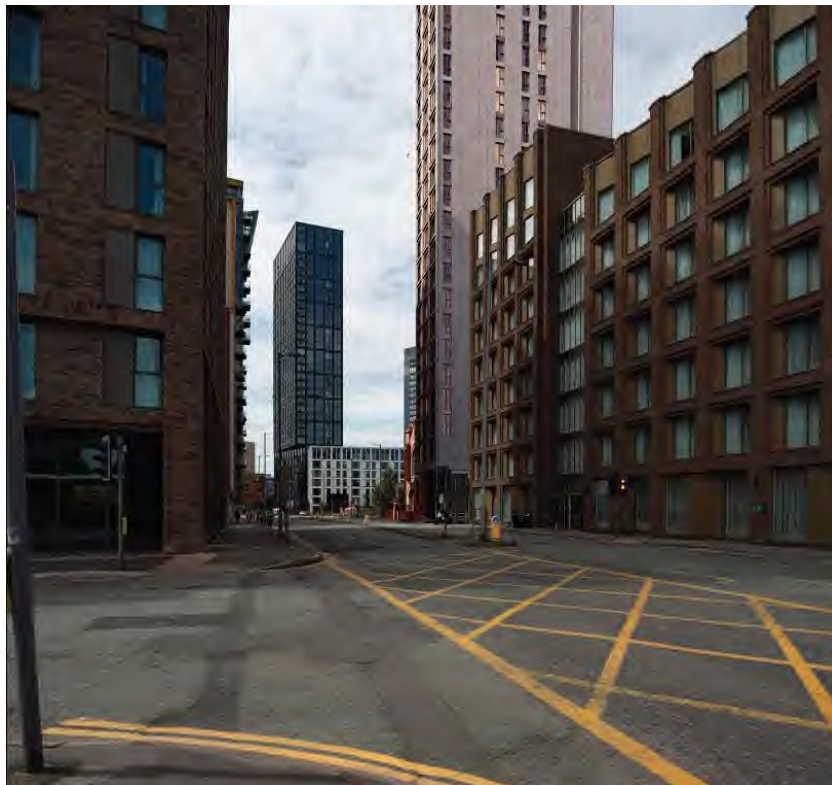
Figure 47: Map showing full viewpoint selection – views used for the purposes of the subsequent heritage impact assessment are highlighted with a pink circle. Additional townscape viewpoints will be assessed in the accompanying TVIA report. The Site is outlined in white.

CUMULATIVE DEVELOPMENTS SHOWN AS:		
VISIBLE IN-VIEW	MASSING EXTENTS	APPLICATION
		Land Bounded By Angel Street, Miller Street And Angel Square Known As Plots M And O Manchester NOMA (34007/FO/2022)
		25 Rochdale Road, Manchester M4 3HT, (27537/FO/2020)
		87 Rochdale Road, Manchester M4 4HY, (36574/MNC/2023)
		One Park Place, Cheetham Hill Road, (38002/FO/2023)
		Land Bounded By Denzil Street, Dalton Street And The Railway Line Known As 1000 NT02, NT03 And NT04 Manchester, Victoria North, Redbank (36614/FO/2023)

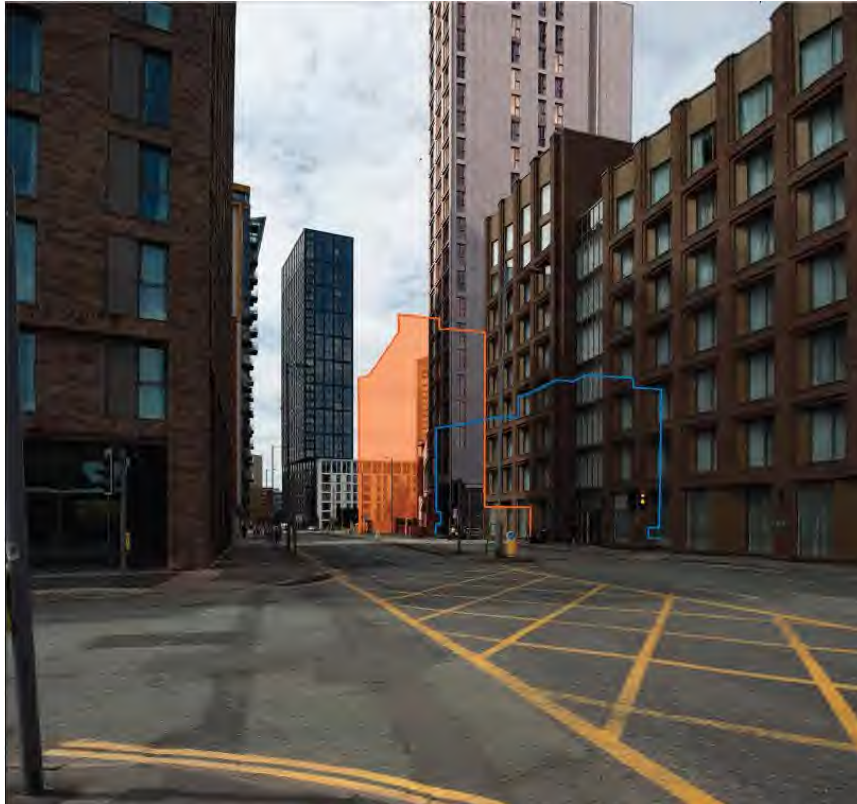
7.5 Views 01 & 02 – looking south-west towards the site (kinetic views)



View 01 (Baseline)



View 01 (Proposed)



View 01 (Cumulative)



View 02 (Baseline)



View 02 (Proposed)



View 02 (Cumulative)

The above images provide a kinetic sequence of views experienced along Rochdale Road whilst travelling south-west towards the Site.

View 02 is experienced looking south-west towards the Site from the junction of Rochdale Road and Sudell Street and illustrates the lack of development to the far-eastern side of the Site compared to the number of tall buildings to the edge of the city to the left. The view shows the juxtaposition in character within the immediate environs of the site which includes cleared plots alongside large new residential developments to the extreme right of the view.

Although this view includes glimpses of the very top floors of the Grade II listed CIS Tower to the distant right, and the altered, plain side elevation of the Grade II listed Marble Arch public house to the mid-right, these buildings are not readily perceptible, and this is not the best location from which to experience their architectural and historical significance. The Proposed Development is seen to fit relatively comfortably into the existing context and setting of these heritage assets and overall, notwithstanding its scale and prominence, is not considered to adversely impact their setting or the current, limited ability to appreciate the listed buildings from this location.

Travelling further east, View 1 illustrates the built form to the immediate east of the Site, which comprises almost entirely of new built, medium-rise residential apartment buildings/hotel which have been completed within the last few years. To the mid-right distance can be seen the Grade II listed CIS Tower, which forms part of this modern skyline.

The Particular Baptist Chapel can be seen to be shadowed amongst these new, taller buildings, but still retains a strong street presence resulting from its architectural form and detailing of its principal front façade fronting Rochdale Road.

The proposed view clearly shows the Chapel's principal façade as being partially concealed by the new tower element of the development; however, the western edge of the façade can still be glimpsed, resulting in a **minor adverse** impact on the character and setting of the non-designated building. The ability to appreciate the Grade II listed CIS Tower from this location is limited by the presence of the new tower, which obscures the majority of the listed building's form. A **minor adverse** impact is identified to this building's setting from this location.

In the cumulative context, cumulative schemes indicated by the orange, blue and green wirelines/shaded areas are visible, and illustrate the future evolution and intensification of the setting of the Site. Notwithstanding their prominence in the views, it is considered that the cumulative schemes neither increase or diminish the impacts identified on the scheme as a result of the Proposed Development.

7.6 Views 05 & 06 – looking north-east towards the site (kinetic views)



View 05 (Baseline)



View 05 (Proposed)



View 05 (Cumulative)



View 06 (Baseline)



View 06 (Proposed)



View 06 (Cumulative)

The above selection of viewpoints provides a kinetic sequence of views experienced along Rochdale Road and into Shudehill, travelling south-west from the location of the Site.

View 5 illustrates the immediate setting of the Particular Baptist Chapel, demonstrating its total loss of historic context, which now comprises of cleared sites and newly completed medium-rise and tall residential buildings and hotels. The cleared sites reflect the anticipation of further development in this location.

Rochdale Road is characterised by its straight, linear axis, its sense of enclosure is lessened by the fragmented nature of the cleared sites to the left foreground. The busy nature of this part of Rochdale Road at its junction with Addington Street (right) and Angel Street (left) and its associated street furniture and signage is clearly illustrated.

To the distance is the Grade II listed Marble Arch public house, however, due to the distance and presence of surrounding buildings, the listed building is not easily perceptible within the view and its setting will not be affected from this viewing location.

The proposed scenario of view 5 illustrates that the new tall element of the scheme will be fully visible within the view, and will be a dominant presence in the streetscape, and will be seen to project directly above the small-scale Baptist Chapel and erode its street presence to a notable degree. The location of the proposed tower and its structural reinforced frame to the western aspect of the chapel, further erodes the character and setting of the building, however, it is considered that this visual impact will be diminished with the future redevelopment of the cleared sites in the foreground (currently on site) as the tower becomes less visually stark in its emerging context.

The impact in View 6 is less perceptible due to the distance of the Site from the viewing location, there are also no designated heritage assets within this view, and therefore no related heritage impacts resulting from the visibility of the scheme. The view does take in a terraced row of late-19th century, non-listed buildings that are located within the easternmost corner of the Shudehill Conservation Area. It is not considered that the Proposed Development will adversely affect the character or appearance of the conservation area or the setting of the non-designated, historic terrace.

The cumulative content in view 5 illustrates that the neighbouring schemes on Rochdale Road will continue the dramatic transformation of the streetscape. The scheme outlined in orange, 25 Rochdale Road, will further diminish the street presence of the NDHA within the Site from this location, although it may activate the streetscape and bring vitality at a closer level. The cumulative context is considered to result in an intensification of the impact of the Proposed Development on the Chapel, which will not be readily perceived within the streetscape. The impact is less intense in view 6 owing to the greater separation between the viewpoint and the Site.

7.7 View 08 – looking south-east towards the site



View 08 (Baseline)



View 08 (Proposed)



View 08 (Cumulative)

View 08 illustrates how the Proposed Development will be experienced from the intimate setting of the Grade II listed Sharp Street Ragged School (right of view), when looking south-east towards the rear aspect of the proposed tower element of the Proposed Development in the middle distance.

This view demonstrates the consistency in height, scale and materiality, that characterises historic and contemporary buildings within this tight gridwork of narrow streets.

The addition of the proposed tall building element is clearly an uplift in scale compared to the existing buildings in this view and means the Site will now be visible from the setting of the Sharp Street School building. It is considered, however, that this tower element will be appreciated as being a distinct development in the mid-distance. Notwithstanding this, it is considered that the insertion of the tall building will draw the attention of viewers and diminish the prominence of the listed building experienced in the view.

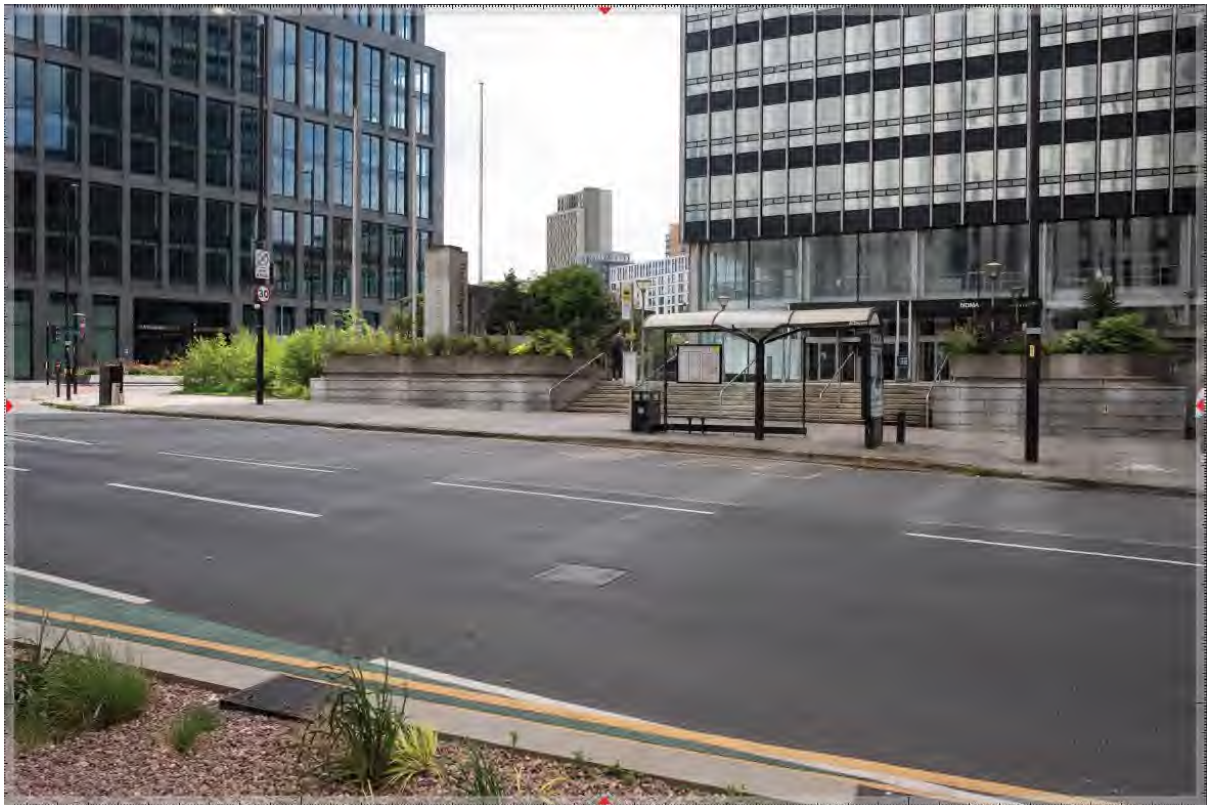
Consequently, it is considered that the Proposed Development will result in a **minor adverse** impact to the setting of the Grade II listed former Sharp Street School.

There are no visible cumulative schemes due to interposing built form and so no decrease or intensification of the impact of the Proposed Development in the cumulative context.

7.8 View 09 – looking east towards the site



View 09 (Baseline)



View 09 (Proposed)



View 09 (Cumulative)

View 09 looks east across Corporation Street towards the location of the Site to the centre distance of the view, illustrating the setting of the Grade II listed New Century House (right) from this viewing place. To the centre of the view can be seen recently completed residential towers, located to the eastern end of Miller Street at its junction with Rochdale Road.

This view illustrates part of the existing cluster of tall buildings at the junction of Corporation Street and Miller Street, which within the view includes the recently completed No. 4 Angel Square building (far left), and the Grade II listed New Century House (far right). The foreground is characterised by the 1950s sculptural concrete fountain and piazza which forms part of the Grade II designation of New Century House.

The proposed new tower element of the development will be seen in conjunction with the existing and established tall buildings within the foreground and mid-distance of the view and will introduce a further medium-height addition to the horizon, adjacent to recently completed residential buildings of corresponding scale and mass. The new tower will be read and understood as forming part of this urban context and will reinforce it. The development will disappear behind surrounding towers in kinetic views further north-east along Corporation Street and easterly along Miller Street.

It is considered that the Proposed Development will not change or affect an appreciation of the architectural or historical value and significance of the Grade II listed New Century House and its sculptural fountain and piazza as a group.

The cumulative scheme at NOMA, outlined in blue, wholly obscures the Proposed Development in the cumulative context, infilling most of the existing sky gap between the buildings in the middle-

ground of the view. The impact of the Proposed Development on the setting of heritage assets as experienced from this viewpoint location is therefore entirely removed.

7.9 Visual Impact Assessment (Indirect) - Conclusions

Utilising the above CGIS, **Table 5** below demonstrates that the Proposed Development will result in **seven instances of neutral impact** on the settings of the Grade II listed Marble Arch Inn, Cooperative Press Charter Street Mission, former Police and Ambulance Station, 8 Cable Street, New Century House, and Parkers Hotel, and **three instances of minor adverse indirect impact** on the settings of the Grade II listed Warehouse on west corner of Junction with Simpson Street, Sharp Street Ragged School, and the Cooperative Insurance Society (CIS) Building. A **moderate adverse indirect impact** on the setting and significance of the non-designated Particular Baptist Chapel is identified. The Proposed Development has also been demonstrated to result in **neutral impacts** on the Ancoats, Shudehill and Smithfield Conservation Areas.

Regarding the Grade II listed Warehouse on west corner of Junction with Simpson Street and Sharp Street Ragged School, minor adverse impacts are incurred due to the introduction of a new, tall element within the established and consistent, low-rise settings of the listed buildings. A minor adverse impact on the setting of the CIS Tower is identified as a result of the visual impact that is illustrated in View 1.

Regarding the non-designated Particular Baptist Chapel, the moderate indirect adverse impact incurred results from the change to the building's presence within the streetscape and the ability to appreciate and understand the heritage interest of the building, which although retained as part of the Proposed Development, will be much lessened by the oversailing tall building element of the scheme.

However, it is considered that the Proposed Development will enhance the current streetscape by activating and enlivening it, creating a new 'destination' which will draw people towards the Site which in turn will provide more opportunities for the appreciation of its remaining legible architectural/historical heritage interest of the building.

In the cumulative context, the intensity of built form in the setting of the Site is demonstrably increased, and the prominence of the NDHA within the Site is arguably diminished to a greater degree. However, it is considered that the impacts identified above will remain consistent in the cumulative context, including the **moderate adverse indirect impact** on the Chapel within the Site.

Table 5 – Predicted impacts of Proposed Development upon significance of setting to Heritage Assets

Asset Number in Fig 4	Heritage Asset designation	Significance value	Scale of impact	Significance of the effect of change, or overall impact
A	Marble Arch Inn, Grade II	Medium	No change	Neutral
B	Warehouse on west corner of Junction with	Medium	Moderate change	Minor adverse

	Simpson Street, Grade II			
C	Cooperative Press, Grade II	Medium	No change	Neutral
D	Sharp Street Ragged School, Grade II	Medium	Moderate change	Minor adverse
E	Charter Street Mission (formerly Charter Street Ragged School and Working Girls' Home), Grade II	Medium	No change	Neutral
F	Former Police and Ambulance Station, Grade II	Medium	No change	Neutral
G	8 Cable Street, Grade II	Medium	No change	Neutral
H	New Century House, including its attached conference hall and abstract concrete Relief wall in the entrance piazza, Grade II	Medium	No change	Neutral
I	Parkers Hotel, Grade II	Medium	No change	Neutral
J	Co-Operative Insurance Society (CIS) Building, Grade II	Medium	Minor change	Minor Adverse
/	Particular Baptist Chapel (the Site), Non-designated	Low	Major change	Moderate adverse
/	Ancoats Conservation Area	Medium	No change	Neutral
/	Shudehill Conservation Area	Medium	No change	Neutral
/	Smithfield Conservation Area	Medium	No change	Neutral

7.10 Physical Impact Assessment (Direct)

An important element of the Proposed Development has been to retain and restore the principal front façade of the 1907-8 chapel and the spatial character of the Chapel's nave, which form the most significant parts of the original chapel building. Retention and restoration of these elements will result in **beneficial direct impacts**.

The Proposed Development has sought to create an active/viable use for the redundant historic building, retaining the front portion of the Chapel and utilising the principal front (south) elevation fronting Rochdale Road, which will be retained in its entirety, forming the new entrance into the residential development. The original stained-glass windows to the retained façade will be removed, repaired and reinserted, with the addition of a secondary glazing system within the inner reveals. The Arts and Crafts concertina entrance doors will be repaired and redecorated and will continue to form the main entrance into the building.

To the front (south) entrance yard, the perimeter brick and stone wall and cast-iron railings/gates, which all date to the earlier, c1823-4 chapel on the site, will be retained and repaired. Due to the need for level access into the new development a ramp will be built within the yard area, which will require the permanent closing of the central-most gates.

The existing 18th and 19th century gravestones which currently form the surface of the front yard will be salvaged and re-used within the frontage area.

Internally, in order to retain as much of the original spatial character/volume as possible, the proposed scheme has positioned the plant and co-working space to the rear (north) of the chapel site, which allows the main nave space to remain largely unaltered.

The nave itself will only lose a total of 3.4m length in order to allow for the new structure to be located behind and will continue to form a large and dramatic open space, retaining its original barrel-vaulted ceiling and perimeter galleries. In order to install the transfer structure, however, the galleries and original supporting cast iron columns will need to be dismantled and refurbished before being repositioned in their original locations.

The balustrade to the galleries, which dates to the earlier c.1823-4 chapel on the site, will aim to be refurbished and re-installed, with any necessary additions/alterations included to align with current building regulations. New bleacher seating will be introduced to reflect the original religious pew seating, which will allow the gallery space to be enjoyed by residents.

The entrance foyer from Rochdale Road will require some modifications to improve connectivity from the main entrance into the nave area. These changes will include the removal of the dividing wall between foyer/nave and the construction of a new, curved wall, and large central opening.

The two stone staircases and cast-iron balustrading to the east and west sides of the foyer, which both date to the earlier c1823-4 chapel on the site, will be dismantled and reconstructed in order to suit current regulations.

The retention and refurbishment of the principal elevation, the spatial character of the nave and its balconies and columns as part of the Proposed Development will result in beneficial impacts, however, adverse impacts will be incurred

Unfortunately, due to the siting and complexity of constructing the new tower structure immediately behind the retained front aspect of the Chapel and allowing for continued site access during the construction process, the northern end of the chapel, along with the former Sunday

school building to the east and side toilets to the east and west of the front elevation will require demolition.

Adverse impacts will also arise from the redesigning of the original stone staircases and construction of new entrance ramp, which will require the current gravestones to be removed and partially relocated elsewhere. Adverse impact will also be yielded from the removal of the original rooms and structure to the northern aspect of the chapel, along with the demolition of the original toilets to the east and west of the entrance foyer.

These proposed changes and additions will require the removal of a significant amount of the historic fabric that forms the Site and will result in an overall **minor-moderate adverse direct impact**.

8 PLANNING POLICY ASSESSMENT AND CONCLUSION

8.1 Summary of Impacts

The Site has been identified by MCC as a non-designated heritage asset, consequently, in line with recognised ICOMOS guidance, the building is subsequently deemed to yield **low heritage interest**. As stated within the ‘hierarchy and definition of heritage significance’ table (**Table 6, Appendix I**), which relates to *“unrecorded buildings, structures, or designed landscape features, which demonstrably retain a degree of heritage value due to their: architectural design, historic, communal, or townscape interest”*.

As an established non-designated heritage asset, it is necessary that the Proposed Development of the Particular Baptist Chapel is subject to the tests as set out in **para.216 of the NPPF (2024)**. The relevant planning policy guidance states that *“In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”*.

The Proposed Development addresses the need to redevelop the currently poorly maintained and empty building, which will result in a regeneration of the immediate surrounding area and bring key elements of the former Chapel back into good repair and active use, and allowing for the retention, repair, and reuse of the most significant parts of the former Chapel. The balance of impact of the Proposed Development, both directly and indirectly, and taking into consideration the low heritage interest of the building (recognised in its status as a NDHA as opposed to a designated listed building), is considered to give rise to a **minor-moderate adverse** impact overall.

Due to the distance of the Proposed Development from surrounding conservation areas and the location of surrounding tall buildings and local typography, the new tall element of the development will be largely unseen or imperceptible from these areas.

However, the Proposed Development is considered to result in three instances of **minor adverse** indirect impacts on the settings of the Grade II listed Warehouse on west corner of Junction with Simpson Street, Sharp Street Ragged School, and the CIS Tower.

8.2 Statutory and policy requirements

The NPPF requires that all planning proposals contribute to the achievement of *“sustainable development”* (**paragraph 8**), which in this case means the preservation of the fabric, character and appearance of the identified heritage assets. This requires a clear and proportionate evaluation of the significance and impact on the identified heritage asset as has been outlined in this Heritage Statement.

The NPPF establishes a clear hierarchy of significance for heritage assets, derived from their designated status. The fundamental objective is to avoid compromising designated heritage assets, such that any potential ‘harm’ from a development must be balanced against the potential advantages of the public benefits that may outweigh any harm (**paragraphs 214-215**).

The Proposed Development will not detract from the ability to appreciate the special interest of the identified designated heritage assets despite the evident changes to some of their settings. The cumulative impact of the Proposed Development would avoid any unmitigated conflict with the conservation of the identified designated heritage assets overall. Thus, it is considered that the Proposed Development meets the requirements of NPPF, paragraphs **210 and 212**.

The Visual Impact Assessment has demonstrated that the Proposed Development would enhance the currently dilapidated character of the streetscape and introduce a sense of cohesion into the area.

As an established non-designated heritage asset, the Proposed Development for developing the Particular Baptist Chapel have aimed to address **paragraphs 207 and 210 – 216 of the NPPF (2024)** in order to demonstrate how “*great weight*” has been given to the redevelopment of the Site, and that “*clear and convincing justification*” for the harm to, and loss of, the significance of the heritage asset has been provided.

The Proposed Development have been found to result in **minor-moderate adverse direct impact** and **moderate adverse indirect impact** to the significance and setting of the non-designated chapel, which arises from the level of proposed demolition of elements of the building, and the impact of the new tall building element and its structural supports on the setting of the building when viewed from Rochdale Road.

The NPPF (2024) and the associated Planning Practice Guide emphasise the need for a thorough understanding of the significance of identified heritage assets, to form the basis for the assessment of any development impact. The Heritage Significance Appraisal (Part 1 of this report) has informed the Heritage Impact Assessment (Part 2) which demonstrates that the cumulative impact of the development Proposals would have a **minor adverse impact** on designated heritage assets (Grade II listed Warehouse on west corner of Junction with Simpson Street and Grade II listed Sharp Street Ragged School), and a **moderate adverse impact** upon the non-designated heritage asset (Particular Baptist Chapel).

8.3 Balanced impact on the heritage asset and historic environment

It will be clear that the Site at present is unused and in poor condition, requiring significant investment to ensure its heritage interest is not completely lost. The Proposed Development has sought to provide a development that whilst viable, ensures the retention of the most significant part of the non-designated heritage asset, delivering heritage benefits, and one that will make a positive contribution to the vitality of this part of the city centre.

The Proposed Development will ensure a long-term viable use for the redundant historic chapel, creating reactivated streetscapes and retaining and repairing the most significant parts of the chapel, chiefly the front elevation with its stained-glass windows and timber entrance doors, and the spatial qualities of the internal chapel nave with its original balcony, which in turn will provide better opportunities for the appreciation of its remaining legible architectural/historical significance.

Where the Proposed Development have been demonstrated to result in instances of adverse impact upon designated heritage assets (**minor adverse**), this is clearly at the lower end of “less than

substantial” harm. The perceived level of harm is required to be outweighed by the public benefits brought about by the Proposed Development as per the requirements outlined within the NPPF **paragraph 215**, which are expounded in the planning documents by Zerum.

9. APPENDICES

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

Table 6: The hierarchy and definition of heritage significance relevant to the redevelopment of the Site (tailored from ICOMOS & Historic England guidance)

Heritage status / hierarchy	Description.
Very High / Exceptional heritage significance <i>International architectural and historic interest and importance.</i>	This heritage grading relates to the fabric and setting of: - Scheduled Ancient Monuments, - Grade-I listed buildings, - Grade-I historic parks/gardens, - and battlefields, defined by statute, where the particular site is well represented in the impacted historic environment.
High heritage significance <i>National architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II* and Grade-II listed buildings, - Grade-II* and Grade-II historic parks/gardens, - Battlefields, as defined by statute, - Conservation Areas containing very Important buildings where the particular site is well represented in the impacted historic environment.
Medium heritage significance <i>Regional architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II listed buildings (dependant on character), - Grade-II historic parks/gardens and battlefields, - Designated Conservation Areas, - Unscheduled archaeological sites and landscapes of potential national interest where the fabric and character of the site is well represented in the impacted historic environment.
Low heritage significance <i>Local architectural and historic heritage importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Locally Listed Buildings (as formally identified by the Council and defined by an adopted Local Planning Policy). - Sites identified and recorded as being of heritage interest on the Historic Environment Record, which retain a definable heritage interest as a component of the historic environment. - Unrecorded buildings, structures, or designed landscape features, which demonstrably retain a degree of heritage value due to their: architectural design, historic, communal, or townscape interest.

Negligible heritage significance <i>Buildings or fabric components which have been extensively altered, eroding or compromising their architectural and historic interest</i>	This heritage grading relates to sites which may be: - recorded on the Historic Environment Record in record form or as 'Find Sites' but retain minimal or no original fabric or definable character. - buildings, structures, or designed landscape features, which detract from the architectural design, historic, communal, or townscape interest of the principal heritage asset.
Unknown heritage potential <i>Buildings/sites where the potential importance interest requires determination</i>	This heritage grading relates to sites which may be locally identified as meriting recognition but have not been previously recorded or investigated so that their origins and fabric significance have yet to be objectively defined.