

17. Heritage

Appendix 17.1 – Heritage Statement



Mayfield Phase 1b, (Plots J and K), Manchester

Heritage Statement



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Prepared for:

**Mayfield Medlock
Limited**

December 2024

Mayfield Phase 1b (Plots J and K) – Heritage Statement

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1 INTRODUCTION

1.1 Purpose

- i. This Heritage Statement has been prepared by Stephen Levrant Heritage Architecture Ltd ('SLHA'), a practice of conservation architects, surveyors, planners, and heritage consultants which specialises in the historic environment.
- ii. Heritage Architecture Ltd. has been commissioned by Mayfield Medlock Limited (the 'Applicant') to prepare this report in response to the proposed redevelopment of the site known as Mayfield Phase 1b (Plots J and K) in Manchester (hereafter referred to as the 'Site'). The Site is located within the administrative boundary of Manchester City Council ('MCC'), who are the Local Planning Authority ('LPA'). The location of the Site is shown at **Figure 1**.



Figure 1: Aerial photograph with indicative Site area outlined in red. Source: Google Maps.

- iii. This Heritage Statement has been prepared to assess the potential impact of the proposed redevelopment of the Site on the significance of any listed buildings, conservation areas, and other relevant heritage assets in the local environs of the Site, including non-designated heritage assets, where relevant.

- iv. This report has been prepared in the context of relevant national and local planning policy. In particular, this report is prepared in accordance with the policy requirements of the National Planning Policy Framework ('NPPF') (revised edition, December 2024) to describe the significance of heritage assets that have the potential to be affected by development proposals and assess the nature of any such impacts. The structure and content of this report has also been informed by Historic England's ('HE') *Advice Note 12, Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)*.
- v. This Heritage Statement should be read in conjunction with the plans and drawings which illustrate the proposals, and the Design and Access Statements ('DAS') prepared by Studio Egret West ('SEW') for Plot K, and ShedKM for Plot J, the project architects. It should also be read alongside the Planning Statement prepared by Deloitte.

1.2 The Site

- i. The Site is located to the north of the Mancunian Way, south of Mayfield Park, west of Hoyle Street and east of Mayfield Phase 1a, with Baring Street beyond. The plan at **Figure 2** identifies the Site within the wider ownership area of the Applicant.
- ii. The Site comprises a brownfield plot of land. It is enclosed by hoardings to the north, east and west, with an open boundary to Mayfield Phase 1a to the east.

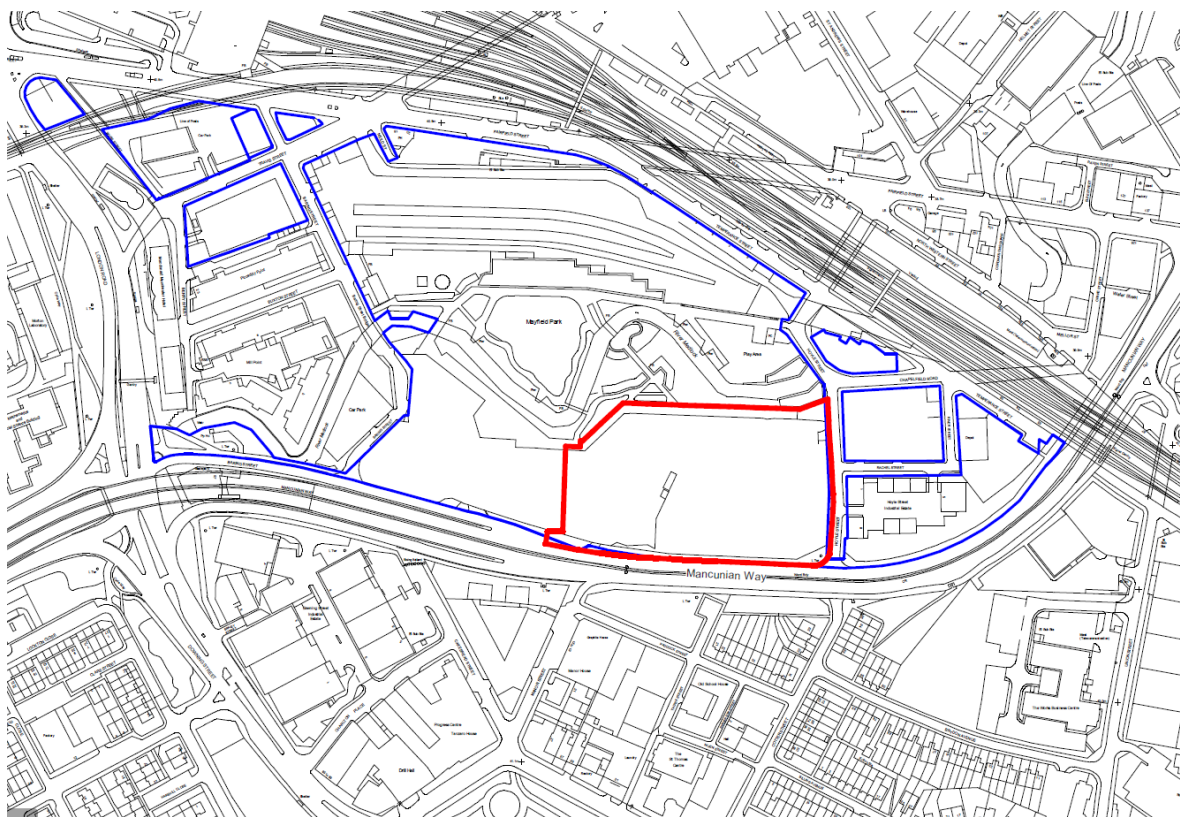


Figure 2: Site area (in red) within the Applicant's wider ownership area (in blue). Only the area outlined in red is subject to the assessment contained within this Heritage Statement. Source: SEW.

- iii. There are no listed or locally listed buildings or structures within the Site, and it is not located within a designated conservation area (MCC do not have a formal local list). The nearest boundary of the closest conservation area, Whitworth Street, is situated approximately 400m to the north-east of the Site boundary at the closest point. There are a number of listed buildings in the wider setting of the Site, most of which are situated in Ardwick Green to the south. The heritage context and the scope of this report is summarised at **Section 2**.

1.3 The Proposed Development

- i. The proposals (hereafter the 'Proposed Development') form the first residential phase of development as part of a wider regeneration priority area. In 2018, Manchester's Executive Committee endorsed the 'Mayfield Strategic Regeneration Framework' ('SRF'), which sets out a clear ambition to guide the redevelopment, re-modelling and refurbishment of the Site within the SRF boundary.
- ii. The ambition for Mayfield, as set out in the SRF, is to deliver a world class, transformational, distinctive and imaginative commercially led neighbourhood, anchored by Mayfield Park, which will become a powerhouse of socio-economic productivity.
- iii. Following the endorsement of the initial SRF by Manchester City Council in 2018, applications were submitted in 2019 and approved in 2020 relating to the Poulton, multi-storey car park, Mayfield Park and the Republic. This comprised over 400,000 sq. ft. of commercial floorspace, and these planning permissions were implemented through the discharge of pre-commencement conditions and physical works being undertaken on site in 2021.
- iv. The Mayfield Park phase of development is now complete and operational, and the Mayfield Depot has been reactivated as a mixed-use leisure, food, and drink destination. The Mayfield Partnership therefore now incorporates LandsecU+I as its development partner, alongside Manchester City Council, TfGM, Network Rail and London Continental Railways.
- v. The Proposed Development is subject to an application for Full Planning Permission for the following works:

"Phased redevelopment of Mayfield Phase 1b comprising site remediation and reprofiling followed by the erection of two residential blocks (Use Class C3) comprising 878 no. residential units contained within four buildings ranging from 7 storeys to 24 storeys in height (Plot J) and 7 to 27 storeys in height (Plot K), including ground and first floor commercial spaces comprising restaurant and / or retail units (Use Class E(b) and/or E(a)), and / or indoor sports facilities (Use Class F2) together with highways works, access, servicing, rooftop plant, cycle parking and back of house, along with delivery of associated public realm and other associated works for each relevant phase."

1.4 Methodology

- i. This report is the result of a process which utilises documentary research and applies professional judgment.
- ii. The documentary research was based upon primary and secondary sources, including maps, drawings and reports.
- iii. Heritage sensitivities in the setting of the Site were identified and those which were considered to have the potential be affected by the Proposed Development were scoped into the assessment. The heritage baseline incorporated within this report appraises the significance of these scoped-in assets, including an analysis of their local setting and the contribution the Site makes to an appreciation of their significance. Consideration has been given to the historical development of the area and key views towards the Site.
- iv. The advice and methodologies provided in Historic England's guidance for the analysis of heritage significance and the assessment of potential impacts arising from development proposals, including setting impacts, has guided the appraisal and assessment elements of this Heritage Statement. The following publications prepared by Historic England have informed this report:
 - *Conservation Principles Policies and Guidance* (2008);
 - *Historic Environment Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment* (2015);
 - *Advice Note 2: Making Changes to Heritage Assets* (2016);
 - *Historic Environment Good Practice Advice in Planning 2 (Second Edition): The Setting of Heritage Assets* (2017); and
 - *Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019).

1.5 Authorship

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

2 HERITAGE CONTEXT

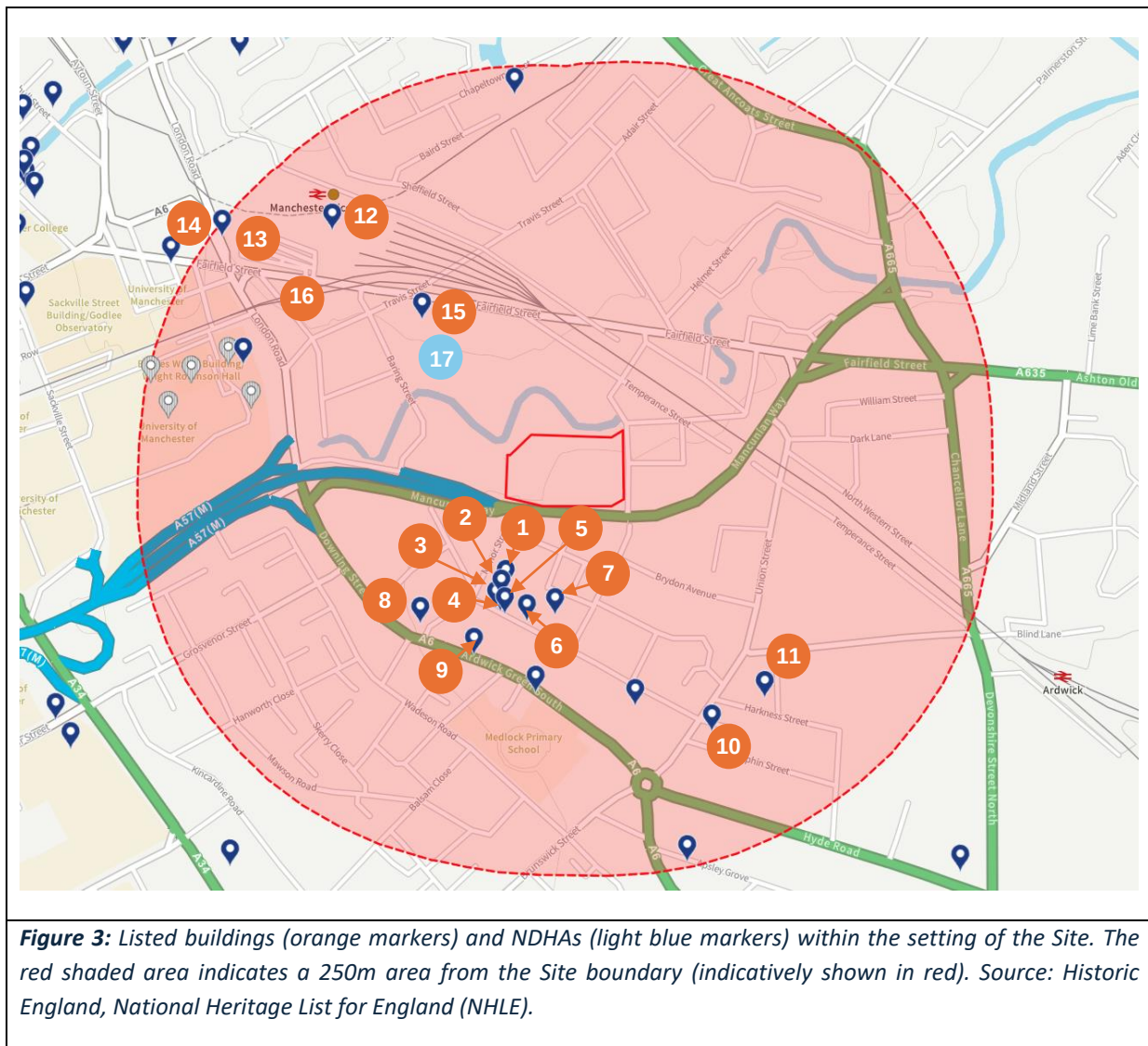
2.1 Introduction

- i. This section establishes the heritage context for the Site and outlines this report's scope of assessment.
- ii. As set out in **Section 1**, there are no designated or non-designated heritage assets within the Site boundary.
- iii. A 500m study area has been established to identify heritage assets in the setting of the Site which have the potential to be indirectly affected (setting/visual impacts) by the Proposed Development. This study area is considered proportionate to the nature of the proposals and the relative heritage sensitivity of the townscape surrounding the Site.
- iv. Consideration has been given to the wider heritage context which surrounds the Site with regard to the impact of the Proposed Development on short to long range views within the immediate and wider townscape.

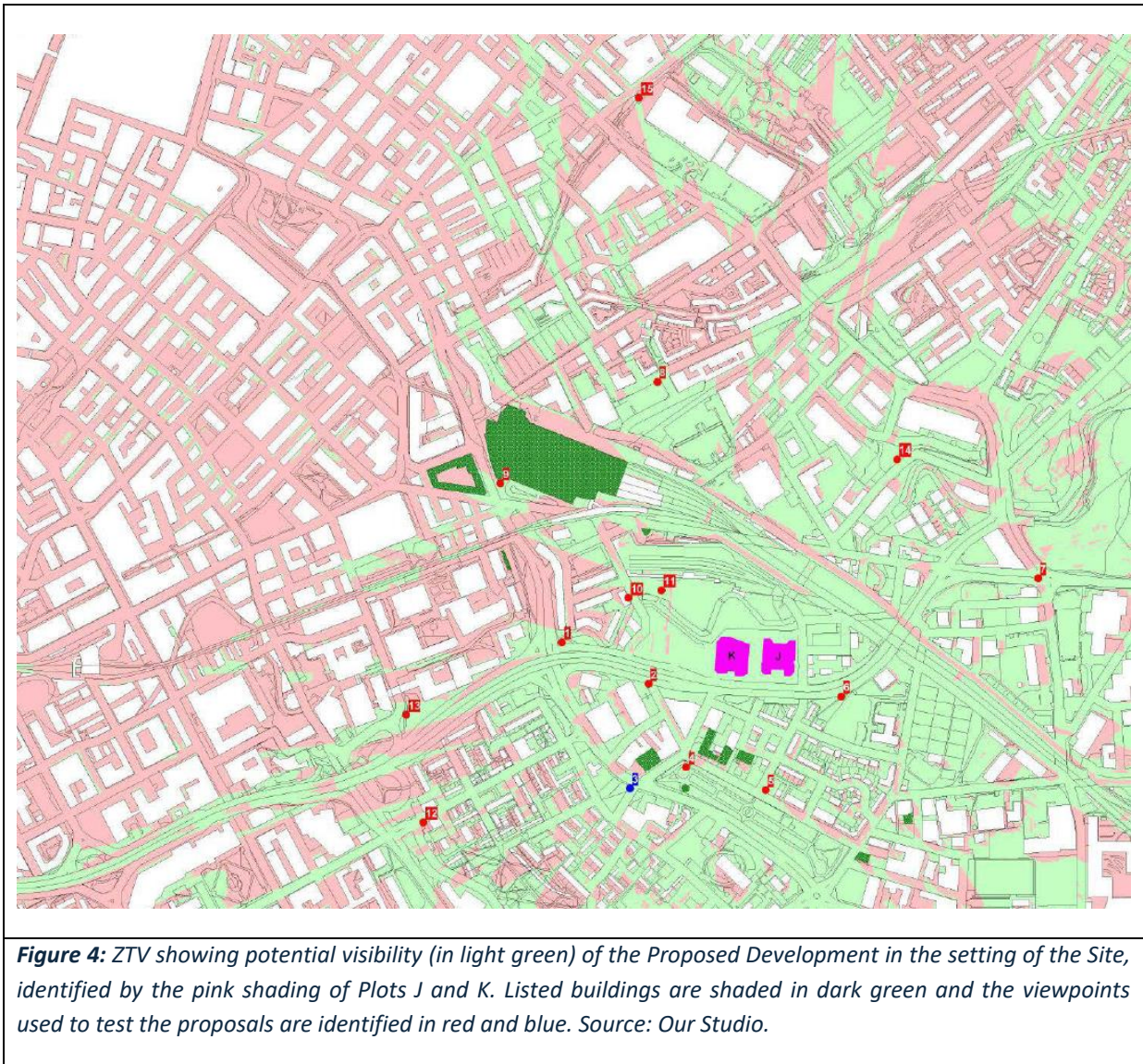
2.2 Statutory Designations

Listed Buildings

- i. Statutory listing means that a building or structure is identified as being of special architectural or historic interest at a national level and is therefore protected through the planning system. The grading of listed buildings reflects the different levels of associated architectural and historic interest. Historic England defines that 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, warranting every effort to preserve them.
- ii. The Proposed Development has the potential to impact the setting of a number of listed buildings surrounding the Site.
- iii. The location of listed buildings relative to the Site boundary is shown on the plan at **Figure 3**.



- iv. A Zone of Theoretical Visibility ('ZTV'), **Figure 4**, has been prepared by Our Studio to inform the selection of viewpoints used to assess the Proposed Development and to understand the extent and nature of the visibility of the scheme in the local and wider townscape setting of the Site. The ZTV is also a helpful tool for indicating which heritage assets are likely to be affected by the Proposed Development through intervisibility. The ZTV has therefore been used to inform the scoping of heritage assets appraised in this Heritage Statement.



- v. It is considered, from an interrogation of the ZTV, from an understanding of the nature of the townscape in the setting of the Site and the level of interposing built form, and from an understanding of the proposals, that a number of heritage assets (including listed buildings) will be unaffected by the Proposed Development. This does not necessarily mean that the Proposed Development will be a visible feature of the asset's setting, but that its presence does not materially affect an appreciation and understanding of the asset's special interest, including its architectural and historical interest. In the case of some heritage assets (e.g. the Grade II listed Sculptural Wall to the east of the ID Manchester Campus), it is judged that the wider townscape setting of this particular structure contributes little to an appreciation of its significance, and therefore it will be unaffected by the Proposed Development. The following listed buildings have subsequently been scoped out of this assessment:

- Crusader Works (Grade II)
- Sculptural Wall (Grade II)
- Apollo Theatre (Grade II)

- Milepost beside Railings of Ardwick Park (Grade II)
 - Railings of Ardwick Green (Grade II)
- vi. The following listed buildings are considered to have the potential to be affected to some degree by the Proposed Development:
- 21 and 23, Manor Street (Grade II) - No. 1 on **Figure 3**
 - 25, Manor Street (Grade II) - No. 2 on **Figure 3**
 - 27, Manor Street (Grade II) - No. 3 on **Figure 3**
 - 27, Ardwick Green North (Grade II) - No. 4 on **Figure 3**
 - Milford House (Grade II) - No. 5 on **Figure 3**
 - 31, Ardwick Green North (Grade II) - No. 6 on **Figure 3**
 - Former Church of St Thomas (Grade II) - No. 7 on **Figure 3**
 - Drill Hall (Grade II listed) - No. 8 on **Figure 3**
 - War Memorial (Grade II listed) - No. 9 on **Figure 3**
 - Fenton House (Grade II) - No. 10 on **Figure 3**
 - 2 and 4, Palfrey Place (Grade II) - No. 11 on **Figure 3**
 - Train Shed and Undercroft at Manchester Piccadilly Station (Grade II) - No. 12 on **Figure 3**
 - Former Goods Offices to Piccadilly Station (Grade II) - No. 13 on **Figure 3**
 - Police and Fire Station (Grade II*) - No. 14 on **Figure 3**
 - Star and Garter Public House (Grade II) – No. 15 on **Figure 3**
 - Manchester South Junction and Altrincham Railway Viaduct (Grade II) – No.16 on **Figure 3**

Conservation Areas

- vii. Conservation areas are designated areas (under the authority of the LPA) that are deemed to have special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. Whitworth Street Conservation Area is the only such designation within 500m of the Site boundary. Its boundary is illustrated in relation to the Site in **Figure 5** below.

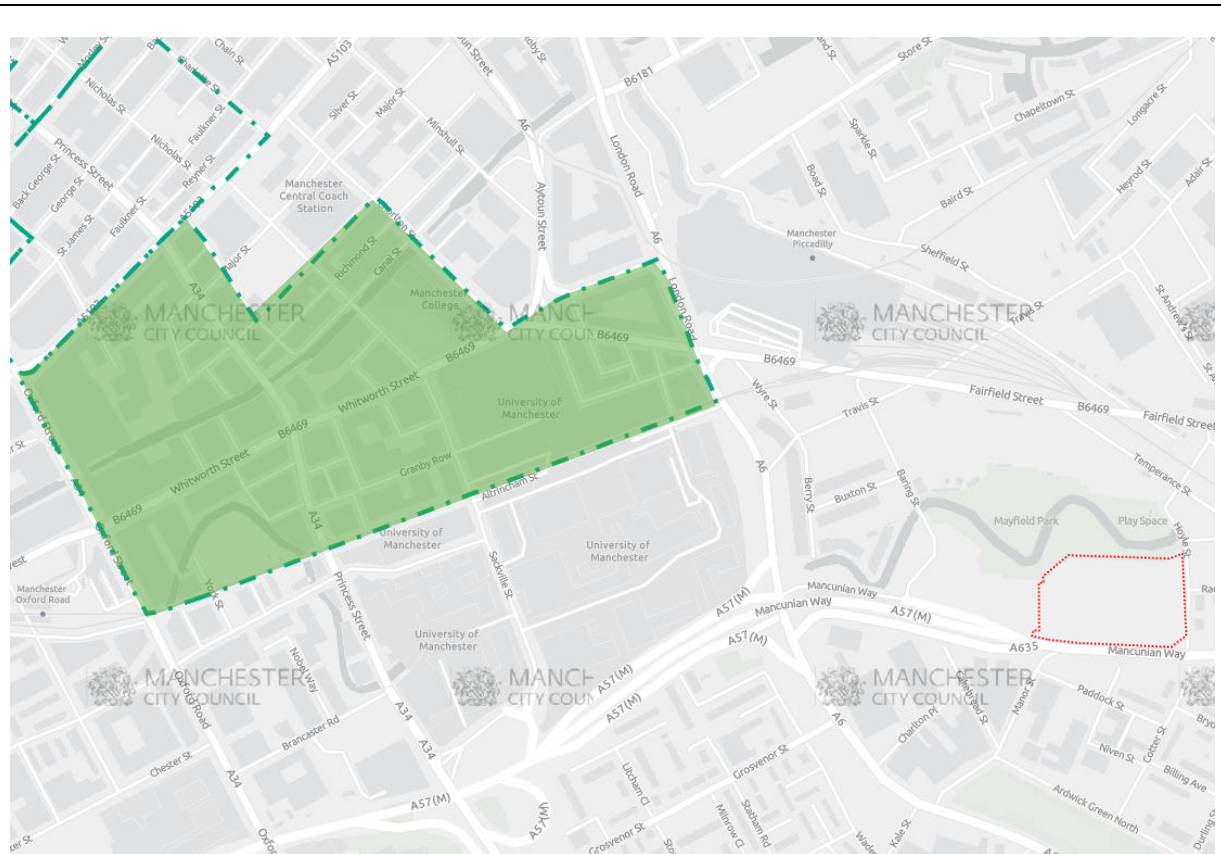


Figure 5: Location of Whitworth Street Conservation Area, shaded in green, in relation to the Site, indicatively outlined in red. Source: MCC Interactive Planning Map.

- viii. Given the degree of visual separation between the Site and the conservation area, and the level of interposing development, it is considered that the Proposed Development is unlikely to materially affect an appreciation and understanding of the conservation area's significance. It is therefore scoped out of the assessment.
- ix. The ZTV also suggests that the Proposed Development has the potential to be visible from both Ancoats and Stevenson Square Conservation Areas, both of which are located outside the 500m study area. Given the separating distance between these assets and the Site and the level of interposing development, it is considered that the Proposed Development will not materially affect an appreciation of the significance of these heritage assets.

2.3 Non-Designated Heritage Assets

- i. Local planning authorities may identify non-designated heritage assets (non-statutory designations). These are buildings, monuments, sites, places, areas, or landscapes identified as having a degree of significance (mostly on a local scale) meriting consideration in planning decisions, but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'. Some non-designated assets, such as buildings of good local character or sites of archaeological

interest, are of heritage significance but not at a level that would pass the threshold for national designation. Such assets can, singularly and collectively, make an important, positive contribution to the local environment.

- ii. For the purposes of this assessment, one structure has been identified through the consultation period with MCC and other relevant consultees as a NDHA:
 - Mayfield Depot – No. 17 on **Figure 3**
- iii. The NDHA is scoped into the subsequent assessment.

2.4 Summary of Heritage Baseline

- i. The heritage baseline is summarised in **Table 1** below:

Table 1: Heritage Baseline		
Reference on map (Figure 3)	Name of Heritage Asset	Designation
1	21 and 23, Manor Street	Grade II listed
2	25, Manor Street	Grade II listed
3	27, Manor Street	Grade II listed
4	27, Ardwick Green North	Grade II listed
5	Milford House	Grade II listed
6	31, Ardwick Green North	Grade II listed
7	Former Church of St Thomas	Grade II listed
8	Drill Hall	Grade II listed
9	War Memorial	Grade II listed
10	Fenton House	Grade II listed
11	2 and 4, Palfrey Place	Grade II listed
12	Train Shed and Undercroft at Manchester Piccadilly Station	Grade II listed
13	Former Goods Offices to Piccadilly Station	Grade II listed

14	Police and Fire Station	Grade II* listed
15	Star and Garter Public House	Grade II listed
16	Manchester South Junction and Altrincham Railway Viaduct	Grade II listed
17	Mayfield Depot	NDHA

3 POLICY CONTEXT

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

- i. The Planning (Listed Buildings and Conservation Areas) Act 1990 provides the legislative framework which governs the specific protection for buildings and areas of special architectural and/or historical interest, over and above that provided by development management policies at a local level.
- ii. As the Site is within the setting of a number of listed buildings, **Section 66(1)** of the Act is applicable. This provision stipulates that the decision-maker should have *“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.

3.2 National Planning Policy Framework (‘NPPF’) (2024)

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

Design

- ii. **Chapter 12 (Design)** of the NPPF establishes the Government’s framework and approach towards design. The NPPF states at **Paragraph 131** that *“good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*.
- iii. At **Paragraph 135**, the NPPF establishes a set of principles that Local Authorities should ensure are at the forefront when considering planning policies and development proposals. These principles stipulate that developments should: function well and contribute to the overall quality of the area; be visually attractive through the use of high quality architecture, successful layouts and effective landscaping; be sympathetic to local townscape character and history (including the built environment and landscape setting); reinforce and maintain sense of place through considered arrangement of streets, spaces, typologies and materiality; optimise the potential of sites and create a sustainable mix of developments; and create spaces that are safe, inclusive and accessible to all.
- iv. **Paragraph 139** states that developments that are that not well designed should be refused by Local Authorities (including and especially where proposals fail to reflect local design policies and government design guidance). Conversely, the NPPF states in the same paragraph that *“significant weight”* should be given to schemes that reflect local policy requirements and government guidance on design, and those that reflect *“innovative designs which promote high levels of sustainability”*.
- v. Read together, **Paragraphs 134** and **139** demonstrate the Government’s encouragement of Local Authorities to support schemes which embody high quality sustainable design.

Heritage

- vi. The NPPF identifies the protection and enhancement of the built and historic environment as a key component of one of three overarching objectives (an environmental objective) of the planning system required to achieve sustainable development (**Paragraph 8, point c**).
- vii. **Chapter 16 (Conserving and Enhancing the Historic Environment)** sets out the Government's detailed approach and policies relative to the historic environment in a planning context, its conservation and enhancement.
- viii. The focus of the Government's planning policy guidance is to ensure that account is always taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation (**Paragraph 210, point a**).
- ix. **Paragraph 207** stipulates that Local Authorities should require applicants to describe the significance of any assets that have the potential to be affected by development proposals, including any contribution their setting makes to an appreciation of their significance. The NPPF determines that this description should be proportionate to the assets' significance and *"no more than is sufficient to understand the potential impact of the proposal on their significance"*. This report fulfils this requirement by providing an appraisal of the significance and settings of key heritage assets in the environs of the Site.
- x. **Paragraphs 212-218** of the NPPF should be read together. In **Paragraph 212**, the NPPF stresses that *"great weight"* should be given to the conservation of designated heritage assets in the planning balance, defining that the *"more important the asset, the greater the weight should be."*
- xi. **Paragraph 213** determines that *"any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification"*.
- xii. **Paragraph 214** establishes that *"where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm"*.
- xiii. **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"*.
- xiv. The undertaking of the balancing exercises defined by the NPPF paragraphs described above (**Paragraphs 214 and 215**) provides the clear and convincing justification for harm that is required by **Paragraph 212**.

3.3 Planning Practice Guidance ('PPG') (2019 and as subsequently amended)

- i. The PPG is an online document which is amended as required by the Government (last updated July 2019). It provides current advice to assist with the interpretation of the NPPF. The section *"conserving and enhancing the historic environment"* of the current iteration of the PPG has been reviewed and referenced in the course of producing this Heritage Statement.

3.4 Manchester City Council, Core Strategy (2012)

- i. The relevant, local heritage planning policy maintains the same focus as the NPPF. The City Council's heritage policies focus on the fundamental importance of *"preserving or, where possible, enhancing the historic environment"*. The following policies from Manchester's Core Strategy are of relevance.
- ii. **Policy CC9 (Design and Heritage)** states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled monuments. The policy also establishes that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.
- iii. **Policy EN3 (Heritage)** states that Manchester City Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. Development options must be designed to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

3.5 Manchester City Council, Places For Everyone ('PfE') (2024)

- i. 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.
- ii. **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."*
- iii. **Policy JP-P 2** addressing '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.*
- iv. 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.
- v. Development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area should conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.
- vi. Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

3.6 Historic England Guidance

- i. In 2015 Historic England released three Good Practice Advice notes supporting the implementation of national policy and the related guidance provided within the PPG. *Good Practice Advice Note 2 - Managing Significance in Decision-Taking in the Historic Environment* (2015) ('GPA2') and *Good Practice Advice Note 3 - The Setting of Heritage Assets* (amended December 2017) ('GPA3') have both been utilised in the preparation of this report and in order to gain a full understanding of the relevant issues.

- ii. In particular, this report takes account of the advice contained within the revised version of GPA3 on understanding what constitutes the setting of a listed building, conservation area or other heritage asset. Furthermore, this report relies on the guidance provided on the identification of assets and their settings which have the potential to be affected by development proposals, as well as the approach to the selection of indicative key views of a proposed development in a context which includes heritage assets and heritage sensitivities.
- iii. In terms of assessing the impacts of development proposals, this Statement takes account of the advice in GPA3 which states that *“setting and views are matters of qualitative and expert judgement [...] technical analyses [and] should be seen primarily as material supporting a clearly expressed and non-technical narrative argument that sets out ‘what matters and why’ in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them.”* This advice has informed the approach taken in this report.
- iv. This report also accords with the guidance and approach established in Historic England’s *Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019) and *Conservation Principles, Policies and Guidance* (2008) and utilises the guidance within HE’s relevant Selection Guides for assessing the heritage interest of a particular building typology.
- v. Additional Historic England advice notes utilised within this report include Tall Buildings, Advice Note 4 (March 2022). Historic England Advice Note 4: Tall Buildings (‘HEAN 4’). The note supersedes a previous version from 2015 and takes into account recent updates to planning policy and legislation and recent experience of the development of tall buildings within the historic environment.
- vi. The purpose of the guidance 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”*.
- vii. 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.
- viii. HE’s note establishes a set of principles for the consideration of tall building development in the historic environment. The emphasis is on a plan-led approach to the consideration of such development, with appropriate locations determined through the Local Plan. This process, the note advises, should be informed and supported by an evidence base which explores different locations and considers heights which might be appropriate in any given area. The note stipulates that the identification of locations or the determination of proposals should be informed by an understanding of local place, character and historic significance. The guidance warns of the negative impacts tall buildings can have on the qualities of place valued by people who experience them if the siting, scale, or design is

wrong and/or fails to demonstrate a consideration for the defining positive characteristics of a local area.

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

4 HISTORICAL DEVELOPMENT

4.1 Introduction

- i. The following analysis traces the historical development of the Site using primary and secondary materials, including maps, photographs and written records. Understanding the history of the Site is necessary to appreciate and assess the heritage interest it possesses, and which is defined at **Section 5** of this report.

4.2 Historical Development of Mayfield

- i. The historical development of the Site and its and its environs are tracked below using a series of maps.

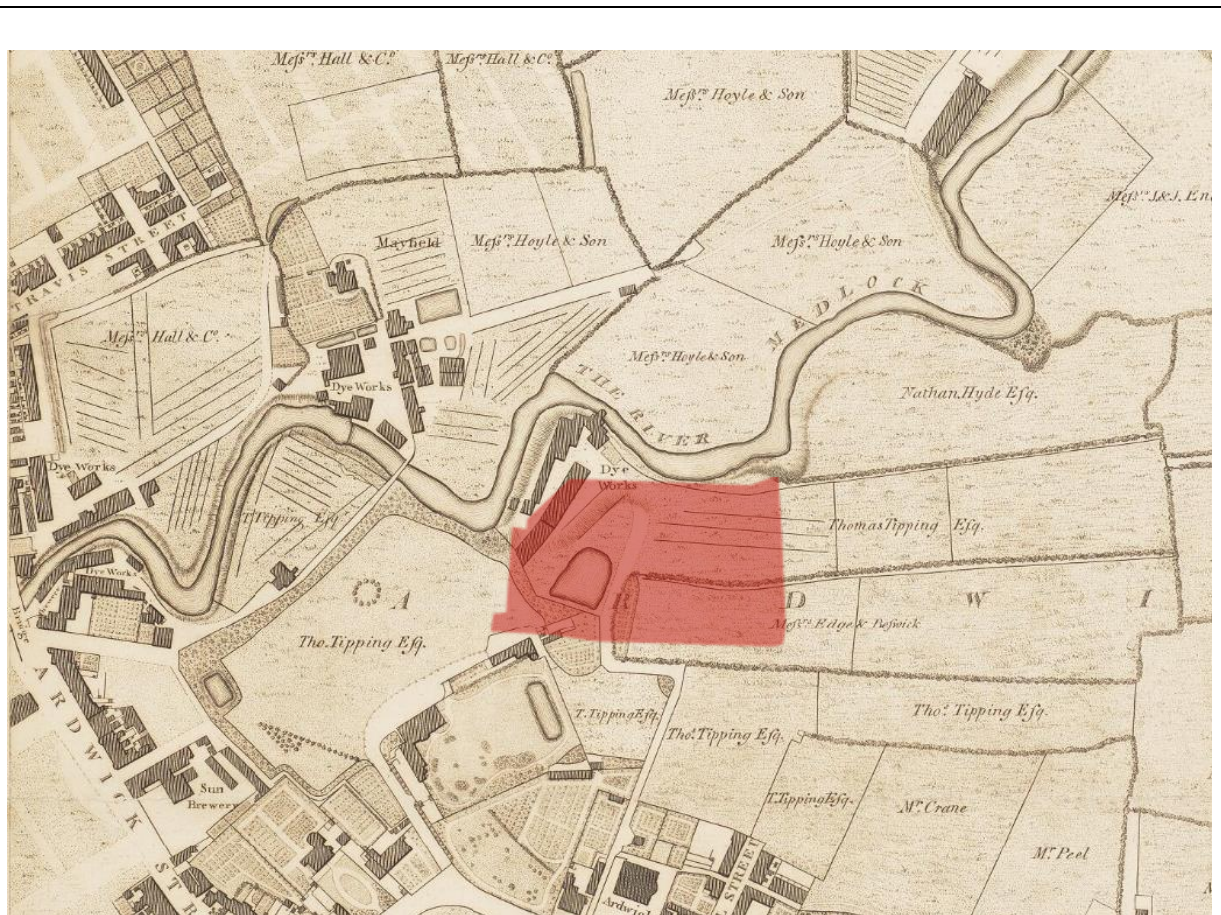


Figure 6: A Plan of Manchester and Salford, William Green, 1794. Source: The University of Manchester. Approximate Site area shaded in red.

Green's map of 1794 illustrates the former rural, agricultural form of the land which now comprises the Site, albeit the emerging urban centre to the west and south is illustrated. Ardwick to the south of the Site was developing at this time as a wealthy residential enclave for industrialists – large residences in landscaped grounds are legible, with Ardwick Green forming the local point of the residential neighbourhood.

The first indications of the development of the Site are evident from Green's map, with a dye works having been established on the bank of the River Medlock by Thomas Hoyle in 1782. Hoyle owned a number of parcels of land surrounding the Site and the dye works, as evidenced by the map. A survey along the riverbanks illustrates that the Mayfield works were one of a number of Site's established in this period, optimising on the transportation and water supply of the river.

By 1808, Hoyle's company had become established as a printer and dyer of calico.

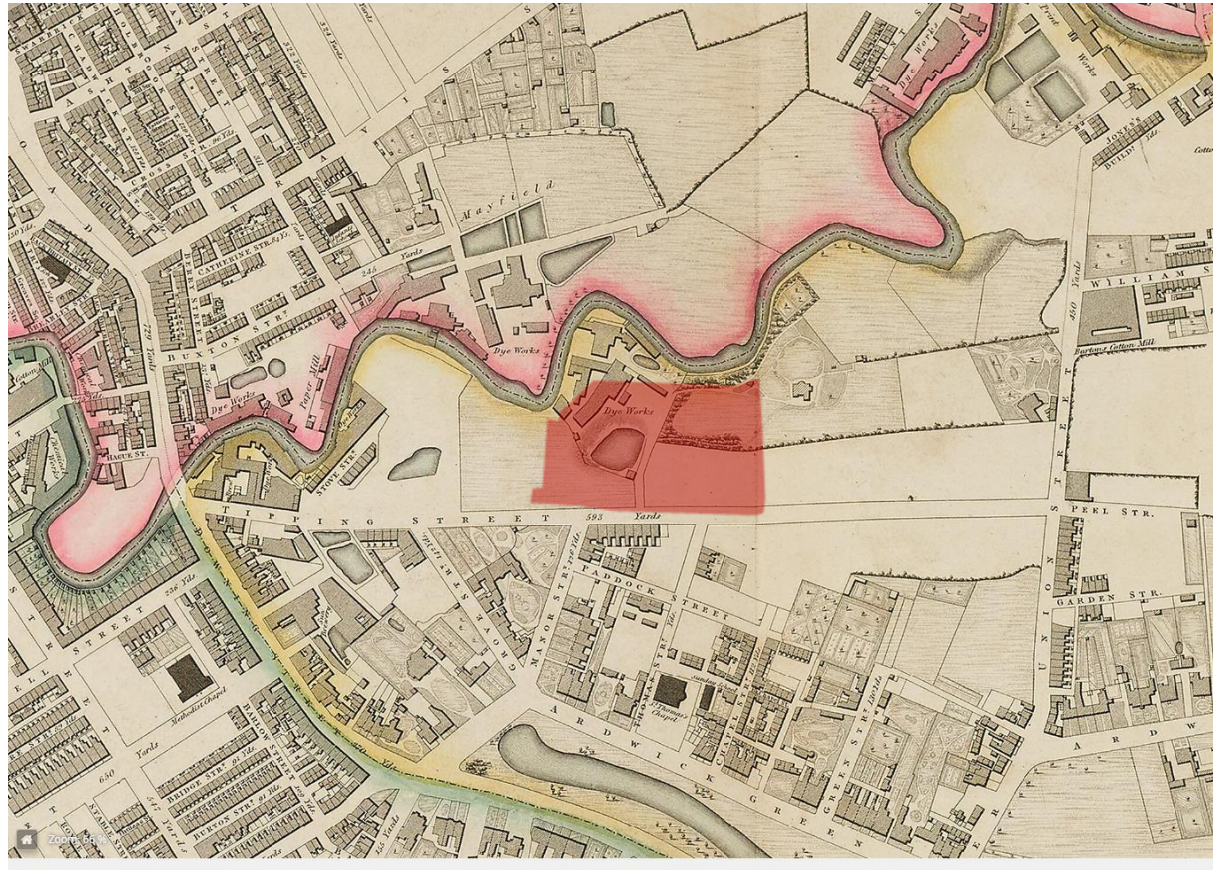


Figure 7: Banks & Co's Plan of Manchester and Salford, 1832. Source: The University of Manchester. Approximate Site area shaded in red.

By the production of Banks & Co's map in 1832, the road network which continues to define the Site had begun to emerge, principally with the establishment of Tipping Street, forming the southern boundary of the Site and a principal gateway into the continually expanding centre of Manchester to the west. The map illustrates the expansion of Hoyle's dye works into the Site and into the shoulder of the river to the north. A large body centrally occupied the Site and may have been a holding reservoir for water used in the industrial processes at the dye works.

The map evidences the encroaching urbanisation of the surrounding landscape, with former fields having been developed with housing. The area of Ardwick to the south is shown clearly in Banks & Co's map, the wealth of its residences evidenced by the generous plots of houses and their landscaped gardens.



Figure 8: Manchester and its environs, John Tallis, 1851. Source: The University of Manchester. Approximate area of the Site shown in red.

Tallis' map illustrates the scale of urban expansion in the setting of the Site between the 1830s and the 1850s. The most notable addition to the surrounding townscape is London Road Station (latterly Piccadilly Station) to the north-west of the Site. The establishment of the station in 1842 acted as a catalyst for the rapid development of the surrounding areas, particularly that to the east.

The extent of built form within the Site had evidently increased by this time. The eastern road boundary to the Site had also been established by this time, now aptly named as Hoyle Street.

An extract from a 1843 edition of the *Penny Works* (page 291) gave the following description of the works, at this time known as the Mayfield Printworks:

"The works at Mayfield have been gradually increasing in extent for sixty years, and now appear more like a small town than a single establishment, for there are so many open courts and small lanes and passages, so many distinct and isolated buildings, and the whole cover so large an area of ground that a visitor is apt to lose sight of the connection between them, and to forget that they form, in fact, but one great workshop."

By this time, the works comprised of a series of departments and distinct areas, including: mechanical department, chemical department, dye house, finishing department, smiths' workshops, and millwrights' workshops. The firm latterly stopped dying and concentrated on the printing of calico.

The firm developed parcels of land surrounding the works with back-to-back housing to accommodate workers.

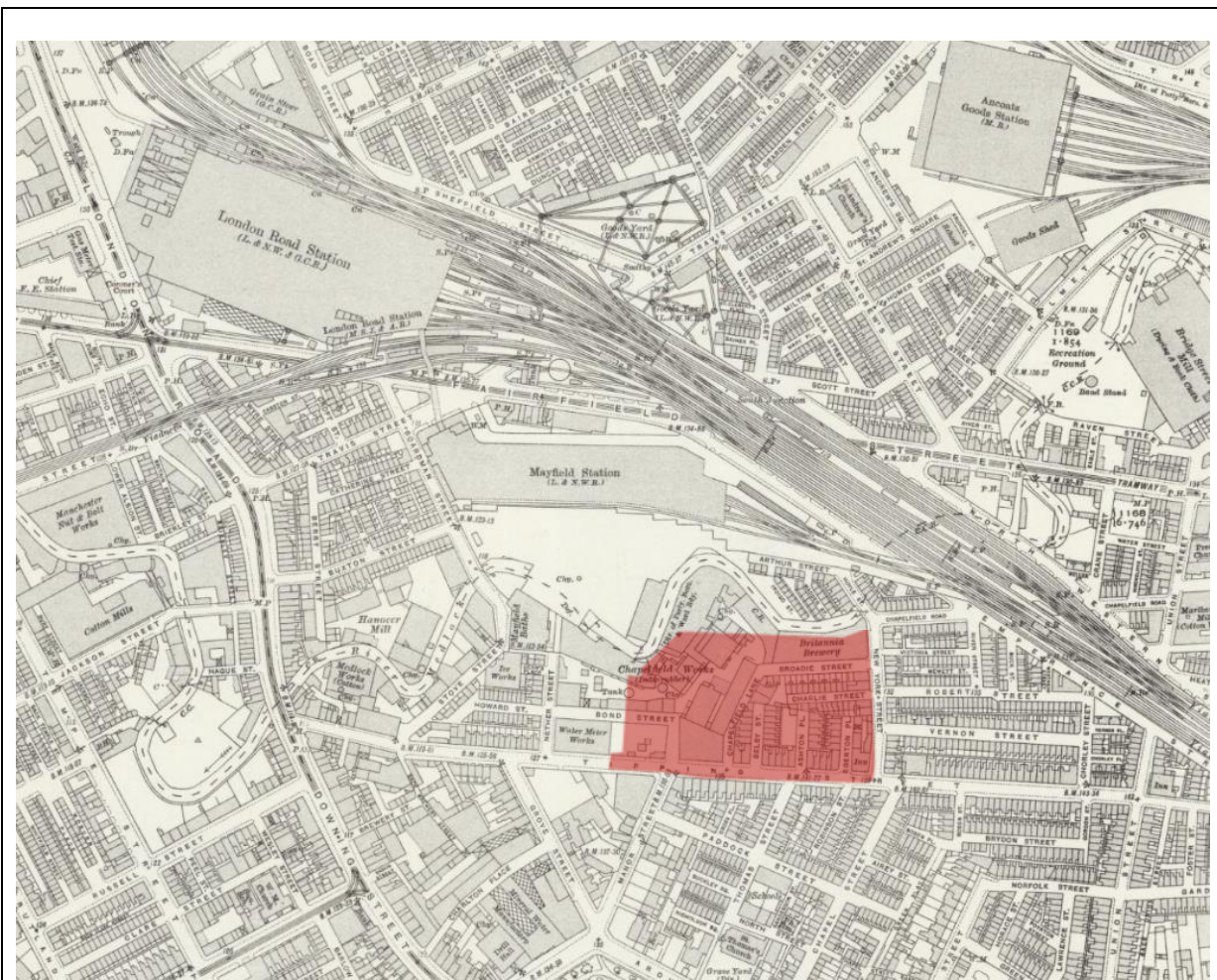


Figure 10: OS Map, surveyed 1915-1916. Approximate area of Site shown in red.

The early 20th century OS map once again illustrates the expansion and intensification of the urban townscape surrounding the Site. The most noticeable addition is the established of the Mayfield Station to the north of the Site, opened in 1910 and constructed as a four-platform station intended to provide relief to the neighbouring London Road Station to the north-west. It was established and opened by London North Western Railway.

The OS map provides a greater level of insight into the built form that characterised the Site in the early 20th century. The northern and western portions of the Site are seen to have been accommodated with industrial buildings and warehouses, and seemingly not associated with the Mayfield Works, but comprising the Britannia Brewery to the northern boundary on the river, and elements of the Chapelfield Rubber Works. The south-eastern and central portion of the Site was deviltment with terraced housing built to accommodate workers in the surrounding industrial sites. A series of narrow, grid-iron streets no doubt contributed to confined living conditions for the residents. Chapelfield Lane, Selby Street, Ashton Place and Egerton Place ran north-south whilst Broadie Street and Charlie Street ran east-west. New York Lane, now Hoyle Street, defined the Site's boundary to the east. An inn was situated at the junction of Tipping Street and New York Street in the south-eastern corner of the Site.

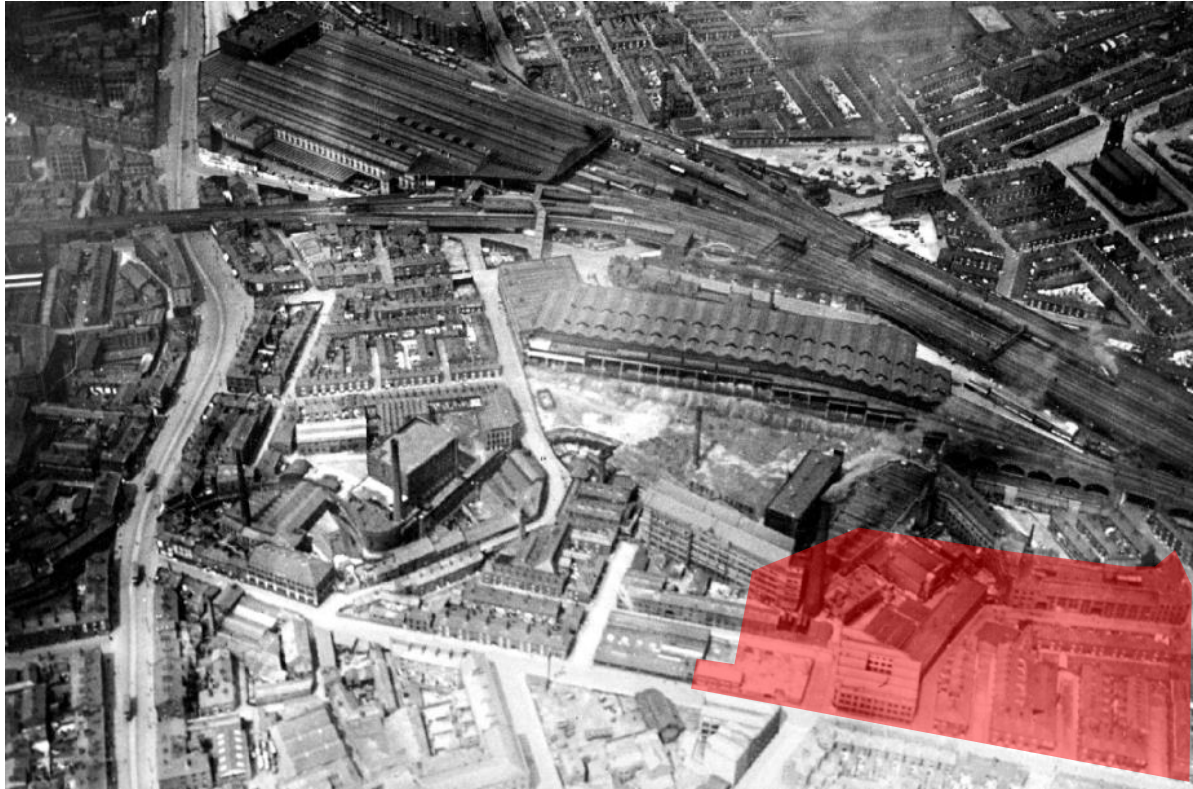


Figure 11: Aerial view, 1924. The Site, incorporating part of David Moseley's Chapelfield Works and residential terraces is seen to the bottom right of the image, indicatively shaded in red. Source: Greater Manchester Lives, ref. m67625.

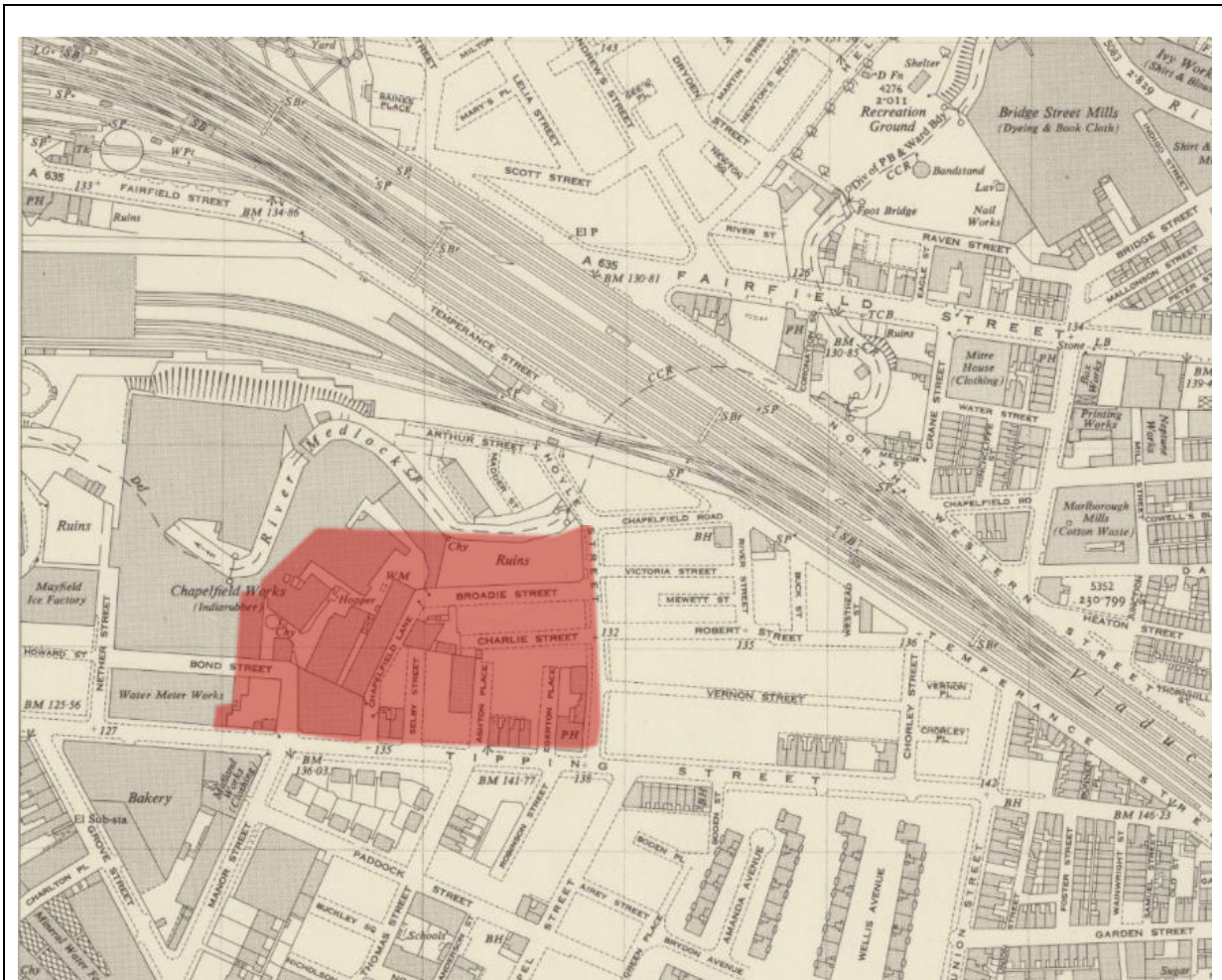


Figure 12: OS Map, 1948. Approximate Site area shown in red.

The 1948 OS map documents the damage caused by targeted bombing during the Second World War and the subsequent clearance of Sites. It is recorded that the area in which the Site is located was hit by a parachute mine in 1940. The map evidences the destruction of the former Britannia Brewery to the north of the Site and the clearance of a large proportion of the terraced housing that formerly comprised the Site. A similar pattern of clearance is illustrated in the townscape surrounding the Site.

The area to the north of the River Medlock and between the Mayfield Station appears to have been developed in the inter-war period, reflecting the continuing industrial identity of the locality into the 20th century.



Figure 13: Corporation Inn, 1956, situated on the corner of Tipping Street and former New York Street. The photograph illustrates the post-war clearance of the built form within the Site, and the viaduct connecting to Mayfield Station to the north-west. Source: Greater Manchester Lives, ref. m49443.



Figure 14: View along Tipping Street, north east side, showing the open space between Broadie Street and Hoyle Street, formerly New York Street, 1956. Source: Greater Manchester Lives, ref. m12184.

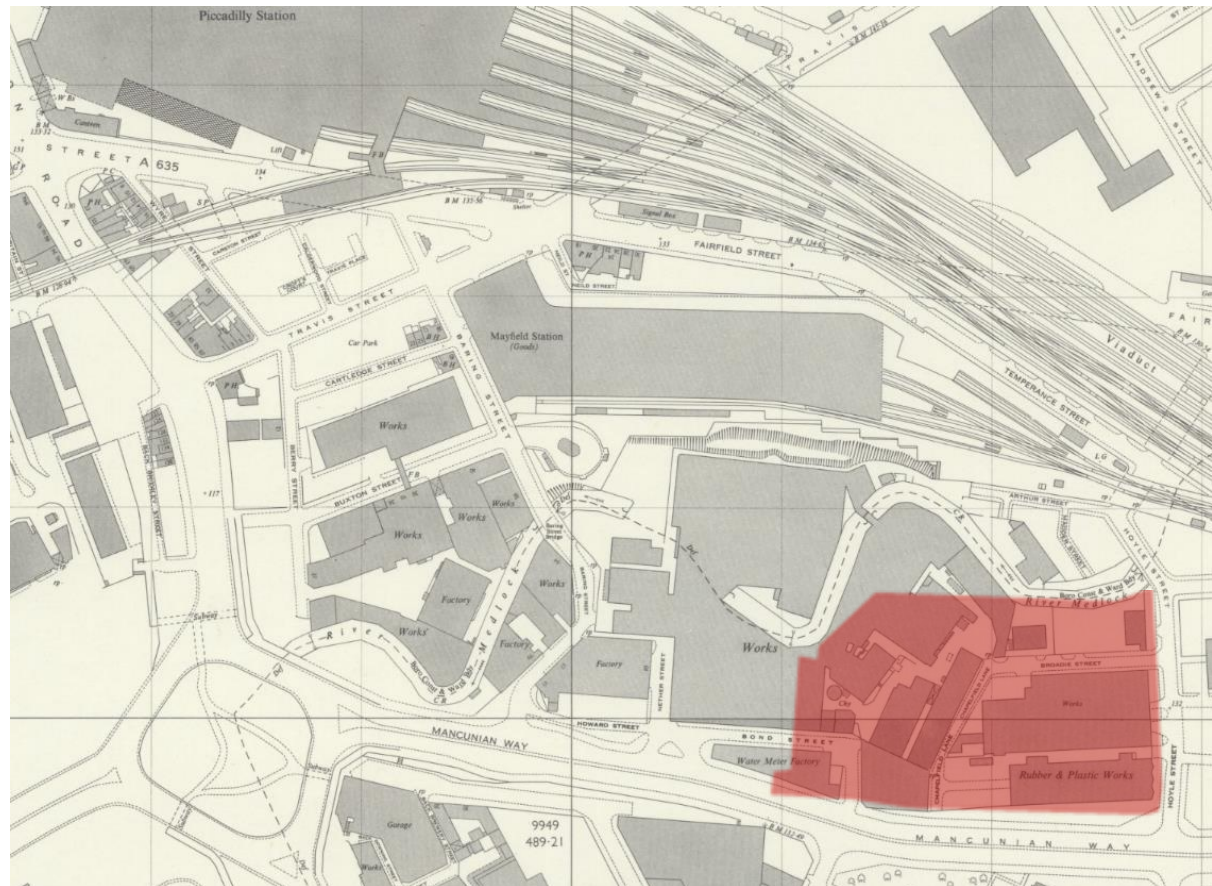


Figure 15: OS Map, 1954-1968. Approximate Site area shown in red.

This OS Map documents the significant post-war infrastructure developments which changed the character and form of the surrounding townscape. Tipping Street, to the south of the Site was widened to form the Manchester Way, a large gyratory established to the east of the Site. The map also documents a considerable level of change and development within the Site itself, including the total clearance of the former Victorian terraces and the establishment of new industrial premises, including a rubber and plastic works. The former fine-grain, tight-knit townscape character of the Site is not legible from this period onwards.

By 1960, Mayfield Station had closed to passengers and was used solely for the transportation of goods. It was permanently closed in 1986 and converted to a Royal Mail parcel depot, who subsequently built a sorting office on the other side of the main line, connected to the depot with overhead conveyor bridge.



Figure 16: Aerial view, 1969, showing infrastructure changes in the setting of the Site (indicatively shaded in red) and its redeveloped form in the post-war period. Source: Historic England Archive, ref. raf_543_4782_v2_0005.

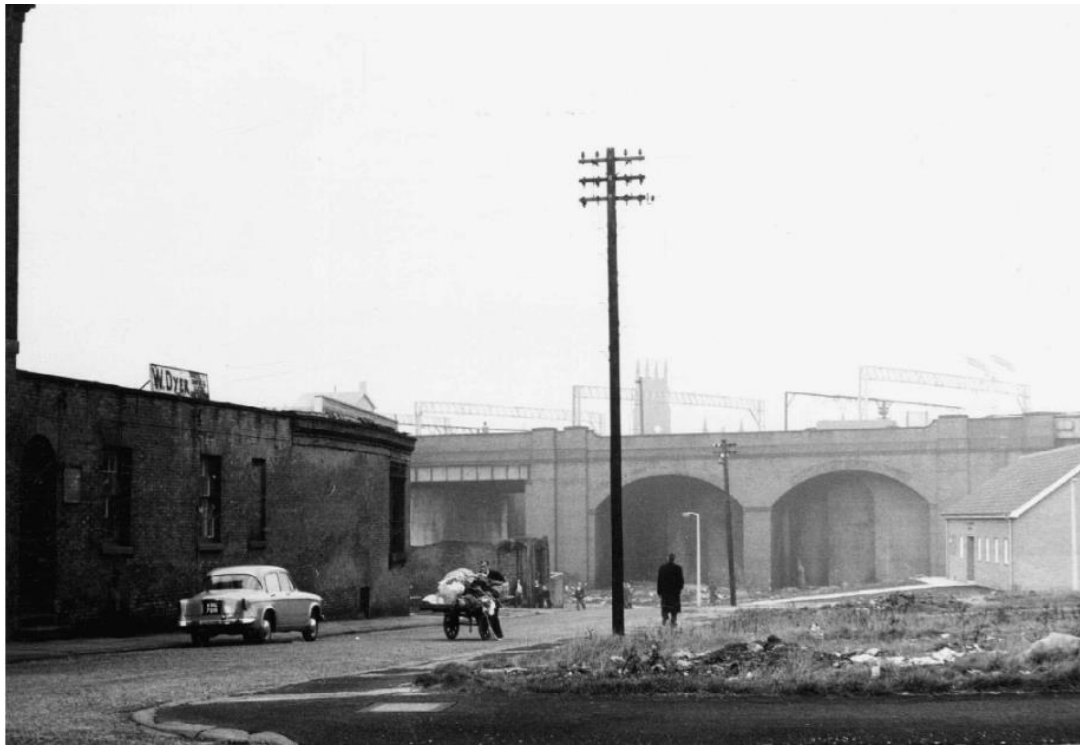


Figure 17: View down Hoyle Street (formerly New York Street), 1959, prior to the clearance of the Site. The building seen to the left formed part of the Britannia Brewery in the north-east corner of the Site. Source: Greater Manchester Lives, ref.12184.



Figure 18: View along Hoyle Street (formerly New York Street), 1971, post the redevelopment of the Site. Source: Greater Manchester Lives, ref. m11733.

- ii. The Site and the surrounding Mayfield Depot area gradually declined in the later 20th and early 21st century. Redevelopment and regeneration proposals began to emerge in 2013 and has resulted in the current scheme of works which has revitalised the Mayfield area whilst retaining its strong, historical, industrial identity.
- iii. The Site has been clearly of the mid-late 20th century development and now comprises a brownfield area of land.

5 ASSESSMENT OF HERITAGE SIGNIFICANCE

5.1 Introduction and Methodology

- i. The purpose of the following significance assessment is to use recognised criteria to assess the significance of heritage assets in the setting of the Site which have the potential to be affected by the Proposed Development.
- ii. 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.
- iii. The key criteria for listing are special historic or architectural interest. Consequently, in order to determine the significance of a certain component of a heritage asset, the sum of its architectural, historic, artistic or archaeological value needs to be disaggregated and determined.
- iv. The following significance assessment is framed within the context of established guidance, utilising recognised and well-established terminology used with the ICOMOS Guidance for Heritage Impact Assessments (2011), with particular reference to the example guide for assessing the 'value' of heritage assets (ICOMOS, Appendix 3A).
- v. The ICOMOS guidance makes specific reference to designated, locally listed and historic buildings and is therefore an objective (and widely recognised) method to assess heritage significance.
- vi. Ultimately, 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.

- vii. The focus is on providing a necessary and proportionate amount of information based on the perceived level of an asset's heritage significance (refer to **Table 5** in **Appendix I** for full definitions of heritage significance as defined in this present report).
- viii. The following assessment of significance will inform the subsequent Heritage Impact Assessment (**Section 6**), which considers the effects of the Proposed Development upon the significance of heritage assets in the setting of the Site. This in turn allows the extent of "harm" upon any designated and non-designated heritage assets incurred by the Proposed Development to be established within the terms defined by the NPPF. The significance assessment accords with the requirements of the NPPF and takes account of Historic England's guidance.

5.2 Heritage Assets in the Setting of the Site

- i. **Section 2** of this report has demonstrated that there are a number of heritage assets which lie within 500m of the Site boundary which have the potential to be affected by the Proposed Development. The appraisal below (**Table 3**) assesses the significance of the heritage assets scoped in at **Section 2**, including an assessment of the extent to which their setting contributes to an appreciation of this (including any contribution made by the Site).
- ii. The map references refer to the plan at **Figure 3**.

Table 3: Appraisal of Heritage Assets in Setting of the Site				
Map Ref	Heritage Asset	Designation	Summary Description (extracted from Historic England's NHLE for listed buildings where relevant) and Significance	Contribution of Setting to Significance
1	21 and 23, Manor Street	Grade II listed	<i>Two town houses in terraced row of 3 (which also includes No.25, q.v.). c.1805-6; altered. Red brick in Flemish bond, with some sandstone dressings and slate roof. Double-depth plan, each house double-fronted, with individual back extensions. Two storeys over basements, 3+3 windows, each house symmetrical; central round-headed doorways, up 3 steps, with set-in Tuscan doorcases, No.21 with panelled door and both with blocked fanlights; windows with raised sills and flat-arched heads of gauged brick, some with remains of altered glazing but most void at time of survey. Corniced chimney stacks at left gable and on ridge at junction. Rear and interior not inspected. Forms group with No.25 (q.v.) and No.27 (q.v.) to the right.</i> Architectural interest is derived in the symmetry and Classical characteristics of the pair of houses. Historical interest is derived in their reflection of the former wealth and status of the local area and its former residential character. The pair form a grouping with the neighbouring properties, including Nos. 25 and 27.	As part of a clearly defined terrace of buildings of a similar date and style, the building's urban setting is key to understanding and appreciating its significance. The experience of the building alongside other former residences and the landscaping of Ardwick Green places the building in its historical context and contributes positively to an appreciation of its significance. The Site makes no contribution to an appreciation of the listed building's significance.
2	25, Manor Street	Grade II listed	<i>Town house, part of terraced row of 3 (which includes Nos 21 and 23, q.v.). 1805-6. Red brick in Flemish bond, with some sandstone dressings and slate roof. Double-depth double-fronted plan with back extension. Two storeys over basement, 3 windows; central round-headed doorway (up 3 steps) with set-in Tuscan doorcase and fanlight with radiating glazing</i>	As part of a clearly defined terrace of buildings of a similar date and style, the building's urban setting is key to understanding and appreciating its significance. The experience of the building alongside other former residences and the landscaping of Ardwick Green places the building in its historical context and contributes positively to an

Table 3: Appraisal of Heritage Assets in Setting of the Site

Map Ref	Heritage Asset	Designation	Summary Description (extracted from Historic England's NHLE for listed buildings where relevant) and Significance	Contribution of Setting to Significance
			<i>bars; to the right of this, an elliptical-headed wagon doorway with gauged brick head and wooden doors; to the left, a basement window and a 12-pane sashed window to ground floor; three similar windows at 1st floor, all these with raised sills and flat-arched heads of gauged brick. Ridge chimneys at junctions to left and right. Rear: sashed windows with glazing bars, cellar door. Interior: original features including staircase, cellars, etc. Forms group with Nos 21 and 25 to left (q.v.), and No.27 to right.</i> Architectural interest is derived in the Classical characteristics of the building. Historical interest is derived in its reflection of the former wealth and status of the local area and its former residential character. 25 Manor Street's significance lies in its early date and group value. The NHLE description for the building emphasises that it is a "rare example of small house of this date close to city centre."	appreciation of its significance. The Site makes no contribution to an appreciation of the listed building's significance.
3	27, Manor Street	Grade II listed	<i>Town house, forming part of pair (with No.27 Ardwick Green North (q.v.). Red brick in Flemish bond, with some sandstone dressings and hipped slate roof. Double-depth double-fronted plan. Three storeys with cellars, 3 windows, symmetrical; with stone plinth and wooden modillioned eaves cornice. Central round-headed doorway with set-in Tuscan doorcase, panelled door and fanlight with radiating glazing bars; 12-pane sashed windows to ground floor, tall 15-pane sashes to 1st floor, and 9-pane sashes to 2nd floor, all these with raised sills and flat-arched heads of gauged brick. Stone plaque to right at 1st floor, inscribed "ARDWICK GROVE". Gable chimney stack to</i>	As part of a clearly defined terrace of buildings of a similar date and style, the building's urban setting is key to understanding and appreciating its significance. The experience of the building alongside other former residences and the landscaping of Ardwick Green places the building in its historical context and contributes positively to an appreciation of its significance. The Site makes no contribution to an appreciation of the listed building's significance.

Table 3: Appraisal of Heritage Assets in Setting of the Site

Map Ref	Heritage Asset	Designation	Summary Description (extracted from Historic England's NHLE for listed buildings where relevant) and Significance	Contribution of Setting to Significance
			<i>left. Two-window right-hand return side has matching fenestration. Forms group with Nos.21 and 25, and No.25 to left (q.v.), and with No.29 Ardwick Green North.</i> Architectural interest is derived in the symmetry and Classical characteristics of the building and its prominent townscape presence on the corner of Manor Street and Ardwick Green North. Historical interest is derived in its reflection of the former wealth and status of the local area and its former residential character. 27 Manor Street's significance lies in its early date and group value.	
4	27, Ardwick Green North	Grade II listed	<i>Town house forming part of pair (with No.27 Manor Street, q.v.). c.1805-10. Red brick in Flemish bond, with sandstone dressings and hipped slate roof. Narrow single-fronted plan with back extension. Three storeys and cellar, 3 windows; with stone plinth and wooden modillioned eaves cornice. Round-headed doorway to left, with set-in doorcase of engaged Tuscan columns, panelled door and fanlight with radiating tracery; two 12-pane sashed windows to the right, 3 tall 15-pane sashes to 1st floor, and two 9-pane sashes to 2nd floor (formerly 3, but that in the centre removed and replaced with matching brickwork except for its head), all these windows with raised sills and flat-arched heads of gauged brick. Tall chimney to right-hand gable.</i> Architectural interest is derived in the Classical characteristics of the building. Historical interest is derived in its reflection of the former wealth and status of the local area and its former	The building is located to the west of the street along Ardwick Green North. As part of a clearly defined terrace of buildings of a similar date and style, the building's urban setting is key to understanding and appreciating its significance. The experience of the building alongside other former residences and the landscaping of Ardwick Green places the building in its historical context and contributes positively to an appreciation of its significance. The Site makes no contribution to an appreciation of the listed building's significance.

Table 3: Appraisal of Heritage Assets in Setting of the Site

Map Ref	Heritage Asset	Designation	Summary Description (extracted from Historic England's NHLE for listed buildings where relevant) and Significance	Contribution of Setting to Significance
			residential character. 27 Ardwick Green North's significance lies in its early date and group value. As part of a clearly defined terrace of buildings of a similar date and style, the building's urban setting is key to understanding and appreciating this significance.	
5	Milford House	Grade II listed	<i>Town house, now office. Earlier C19, altered. Red brick in Flemish bond, with some sandstone dressings and hipped slate roof. Double-depth single-fronted plan with back extension. Three storeys over basement, 3 windows; with stone plinth and wooden modillioned eaves cornice; segmental-headed doorway to left (up 5 steps), with set-in doorcase of engaged Ionic columns with entablature, panelled door and fanlight with radiating glazing bars; 2 sashed windows without glazing bars to the right, set in segmental-headed blank arches, and 3 sashed windows on each floor above, those at 1st floor also without glazing bars and those at 2nd floor 4-paned; all these windows with raised sills and flat-arched heads of gauged brick. Gable chimney stack to the right.</i> Milford House's significance lies in its early date and group value. Architectural interest is derived in the Classical characteristics of the building. Historical interest is derived in its reflection of the former wealth and status of the local area and its former residential character.	The building is located to the west of the street along Ardwick Green North. As part of a clearly defined terrace of buildings of a similar date and style, the building's urban setting is key to understanding and appreciating its significance. The experience of the building alongside other former residences and the landscaping of Ardwick Green places the building in its historical context and contributes positively to an appreciation of its significance. The Site makes no contribution to an appreciation of the listed building's significance.
6	31, Ardwick Green North	Grade II listed	<i>House, now workshop. Earlier C19, altered. Red brick in Flemish bond, with some sandstone dressings and slate roof. Rectangular double-depth double-fronted plan. Two storeys</i>	The building is located to the west of the street along Ardwick Green North. As part of a clearly defined terrace of buildings of a similar date and style, the building's urban setting is key to understanding and

Table 3: Appraisal of Heritage Assets in Setting of the Site

Map Ref	Heritage Asset	Designation	Summary Description (extracted from Historic England's NHLE for listed buildings where relevant) and Significance	Contribution of Setting to Significance
			<i>over basement, 5 windows, symmetrical; with altered basement, dentilled stone eaves; raised central doorway (altered as window and former steps removed), with shouldered architrave and pediment; 1st-floor window above this with similar architrave, bracketed sill and dentilled cornice, and 4 other windows on each floor with raised sills and flat-arched heads, all with altered glazing and some with ventilators inserted; doorway at left end with plain stone lintel. Now lacking chimneys.</i> The building's significance lies in its early date and group value. Architectural interest is derived in the Classical characteristics of the building, which are legible notwithstanding alterations that the building has undergone. Historical interest is derived in its reflection of the former wealth and status of the local area and its former residential character.	appreciating its significance. The experience of the building alongside other former residences and the landscaping of Ardwick Green places the building in its historical context and contributes positively to an appreciation of its significance. The Site makes no contribution to an appreciation of the listed building's significance.
7	Former Church of St Thomas	Grade II listed	<i>Church, now community services centre. 1741, widened 1777 and extended eastwards 1831, tower added 1836 (by William Hayley). Red brick in Flemish bond with some sandstone dressings (roof concealed). Rectangular plan with west porch and tower. Simple Georgian style, with Italian campanile tower. Two-storey 7-window nave (originally 5 and 2 added) with rusticated quoins, moulded cornice, brick parapet with stone coping; round-headed windows to both floors, all with raised stone sills and small imposts, those at 1st floor with Y-tracery and those at ground floor altered. Shallow rectangular addition to west end with projecting square tower, matching</i>	The surviving Georgian buildings to the west and the associated school and parish rooms (not listed) to the north allow for an understanding and appreciation of the historical development of the area and the surviving dense urban grain that has been eroded from the south and east sides/ areas of the church (including the Site). Due to the mature trees within the park and churchyard, the church building is quite discrete in the local townscape. Even when the trees are not in leaf, the number and size of them restrict views to filtered glimpses from across the park or outwith the immediate locality of the

Table 3: Appraisal of Heritage Assets in Setting of the Site

Map Ref	Heritage Asset	Designation	Summary Description (extracted from Historic England's NHLE for listed buildings where relevant) and Significance	Contribution of Setting to Significance
			<i>quoins, modillioned cornice (carried round tower); round-headed west doorway to base of tower, with impost bands; narrow arcaded round-headed windows to 1st floor, with linking imposts; 3 stages of tower above the cornice, the 1st with slit windows in arcaded blank arches, the next with similar arcades to the front and clock-faces in the sides, and the top with 3-light open-arcaded belfry, prominent cornice and pyramidal roof with weathervane finial.</i> The church's significance clearly lies in its early date and architectural and historic interest. The church was not designed as a set piece with the square in townscape terms – as was the European manner and seen in other examples in Manchester (e.g. the now demolished St Peter's Church was designed to sit in the middle of St Peter's Square with Mosley Street providing an enclosed, formal views to the church which acted as a terminus. This arrangement was also seen in St John's Gardens/ St John Street Manchester (church also now demolished)). The church was afforded little breathing space in which to become any kind of landmark building and with its set-back position, low tower, and the density of the urban grain around it, it is best understood as part of the surviving group of buildings to the north and west and as part of a formerly residential townscape.	church. The church and tower are mostly visible from the area around Cotter Street/ Ardwick Green North due to the gap sites in this location. The wider urban setting of the church is countered by the intimate setting given to it by the enclosed tree-lined churchyard. The setting to the rear of the church, on Nivin Street, is entirely different; here its setting is characterised by various former church buildings being built to the back of pavement line, creating an intimate and almost fully built-up and largely enclosed streetscape. The Site makes no contribution to an appreciation of the listed building's significance.
8	Drill Hall	Grade II listed	<i>Territorial Army Drill Hall and Offices of 1st Battalion Lancashire Volunteers, C Company. 1886, by Laurence Booth. Coursed sandstone rubble (roof concealed). Roughly rectangular plan. Medieval style. Three storeys and 3 wide</i>	The Drill Hall is located to the north-west side of Ardwick Green, occupying a corner plot at the junction of Ardwick Green North and Ardwick Green South. Other listed buildings and the park itself contribute positively to the drill hall and provide historical context which

Table 3: Appraisal of Heritage Assets in Setting of the Site

Map Ref	Heritage Asset	Designation	Summary Description (extracted from Historic England's NHLE for listed buildings where relevant) and Significance	Contribution of Setting to Significance
			<i>bays plus square 4-storey tower at left end; with sill-band to ground floor, bands to both upper floors, corbel table and embattled parapet with small square corner turret to right, tall octagonal chimney to inner corner of tower, shorter square chimneys flanking the centre. The centre bay has a segmental-headed entrance archway and a 3-light 1st-floor window with transom and arched lights under a segmental arch, corbelled tourelles rising from this level and finished as chimneys, 5 narrow slit-windows to 2nd floor, and a raised parapet with panel lettered "ALWAYS READY". The outer bays have arcaded round-headed windows to ground floor, transomed arched windows to 1st floor including an 8-light oriel at the right-hand end with a frieze of blank shields over the lights, and slit windows to 2nd floor like those in the centre. The tower has 3 slit windows to ground floor, 2 to 1st floor, 2 similar windows flanking a small triangular oriel to 2nd floor, and an arcaded 3-light window to 3rd floor, with sashed lights, shafts and 2-centred arches; more regular fenestration to left side (and brick continuation).</i> The significance of the drill hall is derived particularly in its architectural interest, including its association with Manchester architect, Laurence Booth, its exemplary illustration of castellated/defensive architecture and its legibility as a military building, in particular the 'ALWAYS READY' lettering on its principal facade. The building has a strong landmark quality and street presence that is emphasised through its corner tower and the fortified	contribute to an appreciation of the significance of the Drill Hall and its importance locally to the former residential community of this area. The lower quality of the townscape to the west and north of the drill hall detracts from the setting of the building, and the business and low environmental quality of the A6 (Ardwick Green South) further diminishes the ability to appreciate the quality and interest of the listed building in its local setting. The Site makes no contribution to an appreciation of the listed building's significance.

Table 3: Appraisal of Heritage Assets in Setting of the Site

Map Ref	Heritage Asset	Designation	Summary Description (extracted from Historic England's NHLE for listed buildings where relevant) and Significance	Contribution of Setting to Significance
			appearance of its primary entrance to the street.	
9	War Memorial	Grade II listed	<i>War memorial constructed in 1920, Portland stone. Square section. Base of 3 steps, plinth with sphinx lettered "EGYPT", tall square pedestal with inscriptions and festoons, clasped by Ionic columns at the corners with entablature including lettered frieze and dentilled cornice with scrolled blocking course.</i> <i>Historical interest is derived in the memorial through its commemoration of lives lost in the First World War. Artistic interest is derived in the detail of the memorial, which is influenced by Egyptian motifs.</i>	The Grade II listed war memorial is located in the western corner of Ardwick Green Park. It is integrated into the landscaping of the park, with a sweeping path that encircles the memorial which is seen set within associated planting and amongst mature trees. The park environment contributes positively to an appreciation of the memorial and provides an opportunity for contemplation and reflection. The memorial's wider setting contributes very little to an appreciation of its special interest. The Site makes no contribution to an appreciation of the listed building's significance.
10	Fenton House	Grade II listed	<i>Town house. Probably later C18 with earlier C19 alterations and additions; altered. Painted render on brick, slate roof on 2 levels. Double-depth plan with projected bay to right and set-back wing to left. Two storeys over basement, 5 windows plus 2-window wing; central doorway with C20 porch up steps; to the right of this, the projected bay with segmental bow to the front, 3 square 12-pane sashed windows to basement and 3 rectangular 12-pane sashes to ground floor, and coped parapet; otherwise, similar windows to basement and ground floor, altered windows to 1st floor. Gable copings with kneelers, gable chimneys. Left gable end has 2 windows to each floor.</i> Since the listing was written, the building has undergone substantial works, including a façade retention to its northern	The building is located to the east of Ardwick Green Park, occupying a plot fronted by Higher Ardwick to the west, Harkness Street to the north and Dolphin Place to the south. Much of the townscape surrounding the site is low quality, including poor quality buildings and areas of hardstanding. The building is appreciated in tandem with other remnants of the historic townscape however its locality is fragmented in nature and detracts from the setting and ability to appreciate the significance of the listed building. The Site makes no contribution to an appreciation of the listed building's significance.

Table 3: Appraisal of Heritage Assets in Setting of the Site

Map Ref	Heritage Asset	Designation	Summary Description (extracted from Historic England's NHLE for listed buildings where relevant) and Significance	Contribution of Setting to Significance
			elevation to Harkness Street. Architectural interest is derived in the Classical characteristics of the building. Historical interest is derived the age of the property, providing an insight into the form and nature of Georgian development in Manchester, and in its reflection of the former wealth and status of the local area and its former residential character.	
11	2 and 4, Palfrey Place	Grade II listed	<i>Pair of town houses. Early to mid C19, altered. Stucco on brick, slate roof. Double-depth plan, each house single-fronted, with separate back extensions. Three storeys over cellars, 3+3 windows; channelled rusticated stucco to ground floor, 1st-floor sill-band, plain corner pilasters and plain frieze; doorways to right, up long flights of steps, protected by porches of Doric columns and pilasters with entablatures and cornices, panelled and glazed doors with rectangular fanlights; tall windows to ground and 1st floors, shorter windows to 2nd floor, those at 1st and 2nd floors with moulded architraves, and all now with altered glazing. Ridge chimney stack at junction, gable chimney stack to left.</i> The listing notes that <i>"these fashionable town houses reflect the importance of Ardwick as a popular residential area for local Manchester gentry and prosperous tradesmen"</i>. Architectural interest is derived in the legible Classical aesthetic of their design.	The pair of houses is located on Palfrey Place. Much of the townscape surrounding the site is of a very low quality, including poor quality buildings and areas of hardstanding. The building is appreciated in tandem with other remnants of the historic townscape however its locality is fragmented in nature and detracts from the setting and ability to appreciate the significance of the listed building. The Site makes no contribution to an appreciation of the listed building's significance.

Table 3: Appraisal of Heritage Assets in Setting of the Site

Map Ref	Heritage Asset	Designation	Summary Description (extracted from Historic England's NHLE for listed buildings where relevant) and Significance	Contribution of Setting to Significance
12	Train Shed and Undercroft at Manchester Piccadilly Station	Grade II listed	<i>Train shed set above a rail-served undercroft, 1866, extended 1883 with significant remodelling 1958-1966 and 1998-2002.</i> <i>LAYOUT: the passenger platforms are set above the general surrounding street level (this upper level is referred to in this description as platform level), within a Victorian train shed which forms a rail terminus approached from the east.</i> <i>Beneath the station, set at the level of the surrounding streets, is an extensive undercroft, including a cast-iron colonnade which supports a former unenclosed goods yard deck to the north side of the train shed. The undercroft extends between Store Street, Sheffield Street, Travis Street, Fairfield Street, and the separately listed goods office on London Road (listed Grade II).</i> <i>Attached to the west side of the train shed is the 1998-2002 concourse range (incorporating a reclad 1960s tower block), to the east are C21 gull-wing shelters covering the external part of platforms 1-12, and to the south-east is an early-C21 mezzanine-level satellite lounge on concrete and brick pillars linked by a footbridge to an island platform (platforms 13 and 14) set on a pre-stressed concrete bridge over Fairfield Street; all of these additions* (excluding the train shed) are not of special architectural and historic interest and are not included in the listing. To the north of the train shed, above the undercroft, are detached C20 and C21 railway maintenance buildings*, prefabricated office buildings*, as well as car-park</i>	Whilst the building and its immediate setting has been altered over time with contemporary upgrades and modern infrastructure, the original column structure and vaulted undercroft survives. The station has enabled significant growth, expansion and development around the city, its setting has thus been subject to continual change and has evolved from an industrial setting to a commercial one. Wider appreciation of the building is limited due to the nature of the site and ad hoc additions to the townscape surrounding the station. Its architectural interest is best appreciated inside the building. The Site makes no contribution to an appreciation of the listed building's significance.

Table 3: Appraisal of Heritage Assets in Setting of the Site

Map Ref	Heritage Asset	Designation	Summary Description (extracted from Historic England's NHLE for listed buildings where relevant) and Significance	Contribution of Setting to Significance
			<i>infrastructure* and the car-park surface* which are not of special architectural or historic interest and are not included in the listing.</i> <i>TRAIN SHED</i> <i>PLAN: the train shed has a roughly rectangular plan which is staggered at the east end, with side walls to the north (built mainly 1866) and south (mainly 1883) and is open to the approaching railway lines to the east.</i> <i>MATERIALS: the side walls are built of polychrome brickwork including moulded brick and stone ashlar dressings. The roof has a modern covering supported by wrought-iron roof trusses set on cast-iron pillars.</i> The NHLE listing defines the special interest of the building as follows: <i>Architectural interest: as a good example of C19 railway engineering; * for the aesthetic quality of the train shed's design including the polychromatic brick elevations and the substantial decorated columns that support the large metal frame; * for the extensive brick-vaulted and cast-iron former goods depot undercroft which survives well below platform level and includes the remains of C19 sidings and track. Historic interest: as one of Manchester's principal railway stations; * as an illustration of the dual importance of passenger and freight rail transport to the city and its C19</i>	

Table 3: Appraisal of Heritage Assets in Setting of the Site

Map Ref	Heritage Asset	Designation	Summary Description (extracted from Historic England's NHLE for listed buildings where relevant) and Significance	Contribution of Setting to Significance
			<i>economic development.</i>	
13	Former Goods Offices to Piccadilly Station	Grade II listed	<i>Station goods offices. c.1850-60. Sandstone ashlar. Facade to basement goods warehousing under station. Renaissance style. Two storeys, with lettered frieze over ground floor, pedimented doorway; round-headed windows at 1st floor with elaborate architraves.</i> The building is of architectural interest for its Classical aesthetic and its legible functional connection to the wider Piccadilly Station site. It is of historical interest for reflecting the expansion of industry and trade in Manchester in the mid-19th century.	Whilst the building and its immediate setting has been altered over time with contemporary upgrades and modern infrastructure, the original column structure and vaulted undercroft survives. The station has enabled significant growth, expansion and development around the city, its setting has thus been subject to continual change and has evolved from an industrial setting to a commercial one. The building is experienced alongside other heritage assets on London Road which help to place it in its historical context, notwithstanding the detrimental impacts of the surrounding road network which limits the ability and opportunity to appreciate the significance of the building. The Site makes no contribution to an appreciation of the listed building's significance.
14	Police and Fire Station	Grade II* listed	<i>Police and fire station. 1901-6, by Woodhouse, Willoughby and Langham. Red brick with liberal dressings of yellow terracotta, slate roofs. Very large irregular quadrilateral plan round a central courtyard, on triangular island site. Ebullient Edwardian Baroque style, with turrets, domes, corner tourelles, and tall south-east tower with domed belfry. An ambitious building with much good detail of the period, in unusually complete condition.</i> The building is of architectural and historical interest for the above reasons, and as a high-quality example of institutional	The setting of the former fire station complex is only fully appreciated from the intimacies of London Road, the eastern end of Whitworth Street and Fairfield Street The building is a dominant feature of the streetscape, and due to its height, mass and varied roofline, is only fully revealed when travelling along London Road and Fairfield Street. The setting of the building along Whitworth Street has been marginally compromised by a number of recent office, hotel and apartment developments along the street. The Site makes no contribution to an appreciation of the listed

Table 3: Appraisal of Heritage Assets in Setting of the Site

Map Ref	Heritage Asset	Designation	Summary Description (extracted from Historic England's NHLE for listed buildings where relevant) and Significance	Contribution of Setting to Significance
			architecture from the early 20 th century.	building's significance.
15	Star and Garter Public House	Grade II listed	<i>Public house. Dated 1877. Red brick with stone dressings and steeply pitched slate roof. Irregular plan on acutely angled corner site. Gothic form with some Baroque details. Three storeys including half dormers, 5 bays to Fairfield Street, symmetrical, the 2nd and 4th bays with coupled windows and pedimented half dormers and the centre with single openings and a small half dormer, all these with corbelled pilasters to the half-dormers, the pediments with checker-board patterns and the central dormer with a shaped gable surmounted by a segmental pediment. Central square-headed doorway with stone architrave; windows round-headed at ground floor, segmental-headed at 1st floor and square-headed in the dormers; plastered coved eaves. Tall chimney stacks. Canted corner to the right with projected triangular porch which has doorway in Baroque surround, half-dormer above like that in the centre at the front, lettered "AD 1877". Return side in similar style.</i> Architectural interest is derived in the eclectic architectural detail of the public and its corner position.	The building's setting has remained largely the same as was its historical context in the late 19th century, comprising the viaduct entering Piccadilly Station to the north and Mayfield Depot to the south. These structures provide historical context which facilitate an appreciation of the public house's significance. Notwithstanding this, the pedestrian environment around the pub is low quality and limits opportunities for an appreciation of the architectural and historical interest of the public house. The Site makes no contribution to an appreciation of the listed building's significance.
16	Manchester South Junction and Altrincham Railway Viaduct	Grade II listed	Railway viaduct for the Manchester South Junction & Altrincham Railway Company, 1846-9, constructed by David Bellhouse Jnr. Red brick with some small sections of blue brick, sandstone dressings and cast-iron bridges. The NHLE defines the special interest of the structure as	The contribution of the structures setting to an appreciation of its significance is varied given its extent and the different areas of townscape that it passes through. The contribution of neighbouring and associated buildings and structures is summarised in the NHLE listing for the viaduct. The continuing use of the viaduct in the function for which it was designed and constructed demonstrably contributes positively to

Table 3: Appraisal of Heritage Assets in Setting of the Site

Map Ref	Heritage Asset	Designation	Summary Description (extracted from Historic England's NHLE for listed buildings where relevant) and Significance	Contribution of Setting to Significance
			follows: <i>* Design interest: it is an impressive 1 3/4 mile long urban viaduct incorporating a series of well-detailed bridges; some with highly decorative Gothic-style ironwork;</i> <i>* Date: it is an early example of a railway viaduct dating from the second phase of railway development - the period from 1841-50 often referred to as 'railway mania' - in which commercial speculation and competition for routes led to the rapid construction of lines and expansion of the railway network;</i> <i>* Historic interest: the viaduct forms an important and integral component of the Manchester South Junction & Altrincham Railway, which was one of the country's earliest suburban railways, and Manchester's first; helping to bring this form of transport to the hinterlands;</i> <i>* Group value: the viaduct has strong group value with neighbouring railway structures (both contemporary and later), including two other railway bridges crossing the River Irwell (the 1830 Grade I listed stone bridge and the 1869 Grade II listed girder bridge) and their associated viaducts, the Grade II listed Castlefield Viaduct (c1880), the Grade II listed stations of Manchester Oxford Road (1958-60) and Deansgate (1896), and the Grade II listed former goods offices (c1850-60) and train shed (c1881) at Manchester Piccadilly Station.</i>	an appreciation of its historical and architectural interest. It is a visible structure from across this part of the city and widely appreciated in both open and channelled views. The contribution of the Site to an appreciation of the viaduct's special interest is limited.

Table 3: Appraisal of Heritage Assets in Setting of the Site

Map Ref	Heritage Asset	Designation	Summary Description (extracted from Historic England's NHLE for listed buildings where relevant) and Significance	Contribution of Setting to Significance
17	Mayfield Depot	NDHA	<i>The former Mayfield Depot has been identified through the consultation process as a NDHA. The Historical Development summary at Section 4 of this report has identified the origins of the Mayfield Depot building, which opened as a railway station in 1910. It was initially built to relieve pressure and congestion at the neighbouring London Road Railway Station, now Piccadilly Station. The original building comprised four platforms, with its primary elevations fronting Travis Street and Baring Street. By the 1960s, the station was used for goods only, and by the late 1980s it was used by Royal Mail as a parcel depot (hence the Mayfield Depot name).</i> <i>The building is of architectural and historical significance for its historical connection to the neighbouring Piccadilly Station, and its reflection of the continued industrialisation of this part of the city centre into the 20th century. The building was disused following the departure of Royal Mail from the premises but has been revived with new uses as part of its integration into the wider regeneration area of Mayfield from the late 2000s onwards.</i>	The regeneration of the surrounding townscape and particularly the establishment of Mayfield Park to the south has demonstrably improved the localised setting of the former depot building. The industrial character of the townscape has survived, notwithstanding the injection of new uses. Former industrial sites in the setting of the NDHA are in the process of being redeveloped with residential-led schemes, bringing new people to the area and creating greater opportunities for an appreciation of the building's history and its functional, industrial character. In its present condition, the Site's contribution to an appreciation of the significance of the NDHA is limited, and arguably detracts from the quality and environment of the townscape surrounding the former depot.

6 HERITAGE IMPACT ASSESSMENT

6.1 Introduction

- i. The following section provides an assessment of the potential impact of the Proposed Development on the Site and scoped-in designated and non-designated heritage assets as identified in previous sections of this report.
- ii. The Proposed Development has the potential to have an indirect impact on a number of the scoped in heritage assets through changes to their setting (e.g. through visual impacts).
- iii. The subsequent Heritage Impact Assessment ('HIA') is informed by and should be read alongside the submitted design material including the Design and Access Statements prepared and application drawings prepared by SEW and Shed KM. The Planning Statement prepared by Deloitte contains the information necessary to inform the planning balance and should be read alongside the conclusions reached in this Heritage Statement.
- iv. The methodology which has informed an assessment of the potential heritage impacts of the Proposed Development is presented at **Appendices II and III**.

6.2 Summary of the Proposed Development

- i. The application for Full Planning Permission comprises:
 - *Remediation and reprofiling works for the Site to allow for the phased erection of two residential Plots (J and K) comprising Phase 1b.*
 - *The development plots comprise two podium levels to address the Site level changes and provide a generous amount of ground floor frontage, comprising commercial space, supporting residential amenity areas that are accessible to the public, and various back of house storage spaces, surrounded by new high quality public realm.*
 - *Above the two storey podium levels, residential blocks will provide accommodation in four buildings providing a mix of 1-, 2- and 3-bedroom units in each. The total number of residential units is circa 879 at the time of writing.*
 - *Plot J comprises two buildings on top of a two-storey podium level, with J1 being part 7 (from lower ground) and part 17 storeys (from upper ground) and J2 being part 10 (from lower ground) and part 23 storeys (from upper ground)*
 - *Plot K comprises two buildings on top of a two-storey lower and upper ground floor, with K1 being part 9, part 28 storeys and K2 being part 11 and part 20 storeys.*
 - *Creation of an at-grade multi-modal access route to the south of the residential blocks that will be traffic calmed to encourage pedestrian flows whilst allowing for a service road to be created, with a buffer zone between this route and the Mancunian Way.*

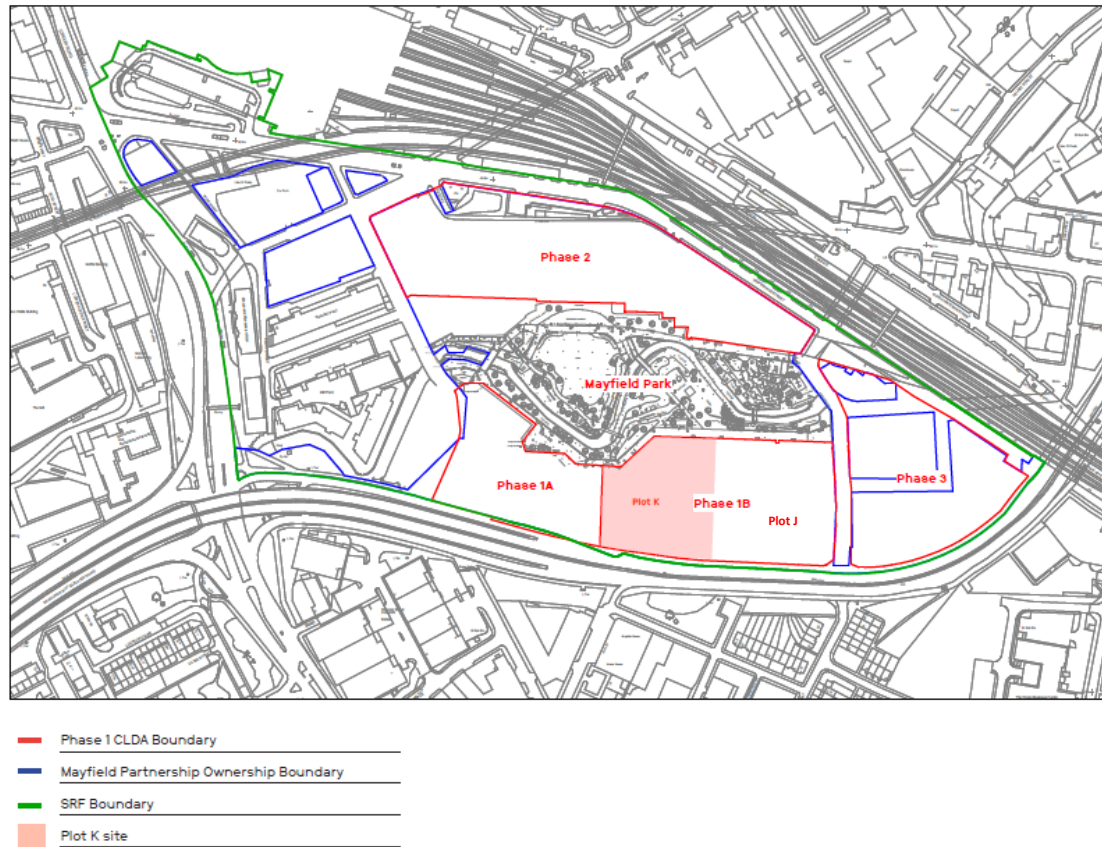


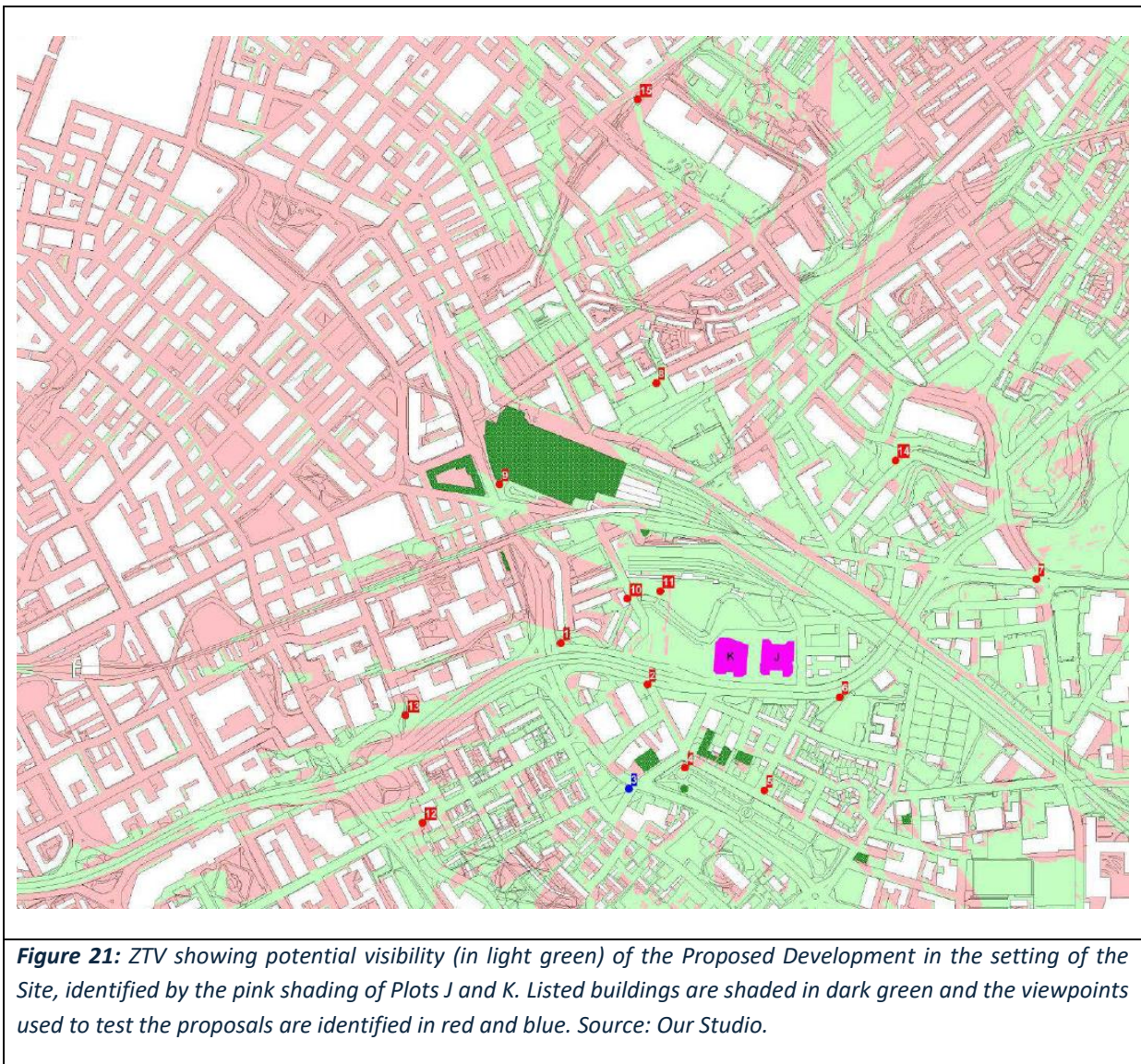
Figure 19: Location of Plot K within wider Site area (comprising Phase 1B of Mayfield Masterplan Area). Plot J is located in the eastern half of the Site. Source: DAS by SEW.



Figure 20: Illustrative view of Plot K from bridge in Mayfield Park. Source: DAS by SEW.

6.3 Heritage Views Assessment

- i. The impact assessment has been informed by the baseline significance appraisal at **Section 5** and follows the recommended ICOMOS scheme of Heritage Impact Assessment as defined by the Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011).
- ii. Throughout the pre-planning process, a series of viewpoints were identified, discussed and agreed with MCC to test the potential visual impact of the Proposed Development on heritage assets, as well as other townscape and visual receptors (subject of the Townscape and Visual Impact Assessment prepared by Chris Burnett Associates).
- iii. A ZTV, reproduced at **Figure 21**, was prepared by visualisers, Our Studio, to inform the selection of viewpoints used to assess the Proposed Development and to understand the extent and nature of the visibility of the scheme in the local and wider townscape setting of the Site.



- iv. The viewpoints most useful for an assessment of the potential impact of the Proposed Development on heritage assets are as follows: Views 3, 4, 5, 9 and 11. These viewpoints are located within the setting of heritage assets and seek to illustrate the potential degree of intervisibility between the Site and heritage assets and the degree to which they may affect an appreciation of the heritage assets' significance.
- v. Although View 15 is located in an historically sensitive area, i.e. in the setting of both listed buildings on Redhill Street and the Ancoats Conservation Area, the AVR prepared by Our Studio has demonstrated that the impact on heritage assets will be wholly negligible from this viewpoint location and so it has not been considered further in this Heritage Statement. Please refer to the TVIA for an appraisal of this viewpoint.
- vi. The views have been prepared as Accurate Visual Representations ('AVRs') by Our Studio. They are presented in the following format:
 - Baseline photography
 - Baseline photography + Proposed Development
 - Baseline photography + Proposed Development + Cumulative Schemes
- vii. The cumulative schemes are listed at Appendix 2.3 of the Environmental Statement which is submitted separately from this application for Full Planning Permission and which has been consolidated by Deloitte.
- viii. **Figure 22** illustrates the location of cumulative schemes in relation to the Site.

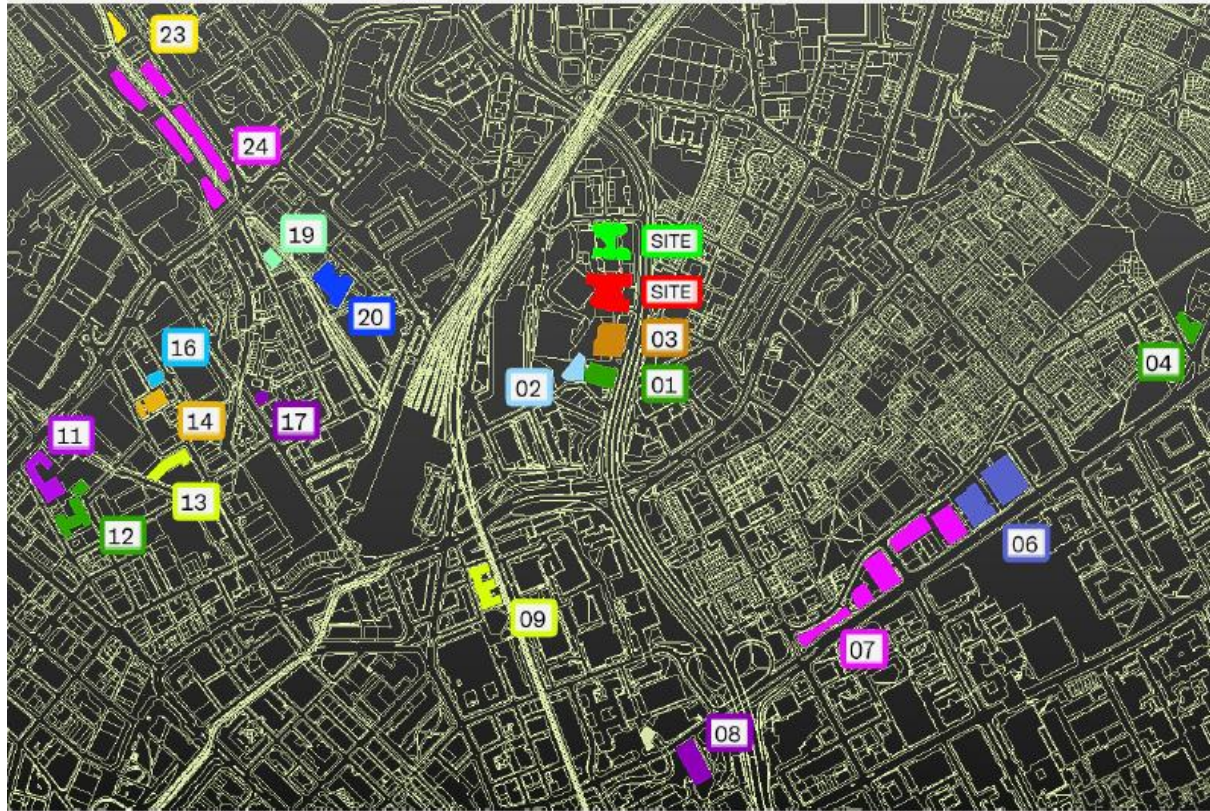


Figure 22: Location of cumulative schemes relative to the Site, highlighted in red and green. Source: Our Studio.

- ix. The assessment of views for the purposes of the Heritage Impact Assessment follows. The summary of potential impacts on heritage assets in the local and wider setting of the Site is provided at **Table 4** below.

View 3 - Baseline



View 3 is taken from the intersection of Ardwick Green South and Kale Street, looking north-east towards the Site. The view looks across the busy carriageway of Ardwick Green South (the A6) and along Ardwick Green North, towards the surviving historic buildings which define the public park to the east of the viewpoint. The central focal point of the view is the Grade II listed Drill Hall, which occupies a prominent corner position and has a castellated corner turret which draws the eye. The eye of the viewer is likewise drawn to the former industrial chimney to the rear of the Drill Hall.

The historic residences on Ardwick Green North and Manor Street are screened to some degree by interposing foliage in the park, albeit the consistency of the historic streetscape to Manor Street is still legible from this location.

This view is experienced in the context of the noise and activity of moving traffic on the A6. It will primarily be experienced by local residents and pedestrians travelling on the A6.

View 3 - Proposed



The Proposed Development forms an addition to the background of the view, with only Plot J visible, and appearing to form part of the streetscape which presently defines Ardwick Green North. The new tall building is seen beyond the rooftops of the listed former residences (Nos.21-27) on Manor Street. The dark grey materiality and clear contemporary architectural character of the Plot J building clearly distinguishes the built form from the lower, traditional streetscape it sits behind.

Overall, it is considered that from this viewpoint, the Proposed Development will have a **Neutral** impact on the ability to appreciate the significance of visible listed buildings, both individually and as a group as an enclave of historic residential and institutional development.

View 3 - Cumulative

In the cumulative context, Cumulative Scheme 3 is visible beyond the low-scale built form to the rear of the Grade II listed Drill Hall. It is considered that, notwithstanding the visibility of this new development, the prominence and architectural hierarchy of both the listed Drill Hall and the historical industrial chimney to its rear are unchallenged. The **Neutral** impact is therefore maintained.

View 4 - Baseline

View 4 is taken from Ardwick Green Park, looking north out of the park, along Manor Street and towards the Site. The view has a leafy, contemplative quality contributed to by mature trees within the park, and the eye is drawn to the Classical form of the Grade II listed 27 Manor Street which occupies a prominent corner position at the junction of Ardwick Green North and Manor Street.

The continuing historic streetscape of Manor Street is glimpsed obliquely, whilst the rest of the townscape is more ad hoc, comprising a former industrial building at the corner of Cakebread Street and tall development on Great Ancoats Street in the distant background of the view.

The view will primarily be experienced by park users, including pedestrians and dog walkers, and particularly by residents.

View 4 - Proposed

The Proposed Development is a highly conspicuous addition to the view, with the towers of both Plots J (dark grey materiality) and K (red tones) visible in the middle distance. The prominent structures change the sense of openness within the view, enclosing the existing sky gap which defines the line of Manor Street as it extends to the north.

The tall buildings backdrop the listed former residences on Manor Street (Nos. 21-27), adding a new contemporary layer of development to the view. It is considered that the new forms distract from an appreciation of the historic buildings by reducing and diminishing their prominence, particularly that of No. 27 which presently has a strong street presence. Notwithstanding the clear architectural distinction between the old and new forms, a **Minor-Moderate Adverse** impact is judged to arise from the impact of the Proposed Development on the setting of these historic buildings from this location.

View 4 - Cumulative

Further schemes are visible in the cumulative context, including Cumulative Scheme 3. The emergence of new, tall development in the background of the view intensifies the impact of the Proposed Development on the setting of the historic buildings on Manor Street and the corner of Ardwick Green North. The **Minor-Moderate Adverse** impact identified above is maintained.

View 5 – Baseline

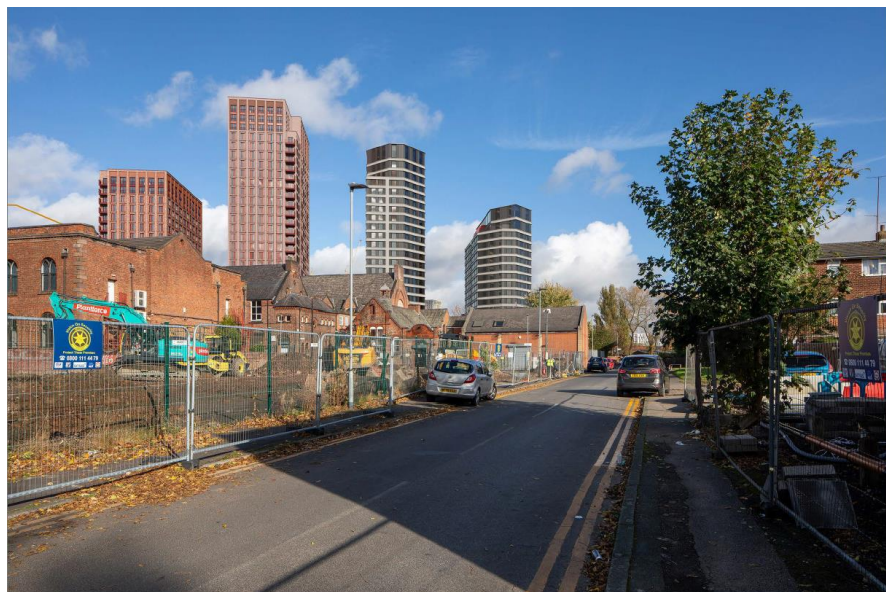
View 5 is located at the junction of Ardwick Green North and Cotter Street, looking north-east towards the Site. The viewpoint is located between two brownfield sites which are currently enclosed by low quality fencing and detract from the overall amenity of the view. To the west, the return elevation of the Grade II listed Former Church of St Thomas is visible, beyond which is the unlisted but historic Sunday school which was associated with the church. Out of frame to the south is the Italian campanile tower of the church, which has a local landmark quality and defines the church as a key building in the enclave of historical development around Ardwick Green. Late 20th century residential development is visible further north on Cotter Street.

The view will primarily be experienced by local residents.

View 5 – Proposed

The Proposed Development is a wholly conspicuous addition to the view, with the four proposed towers clearly visible and distinct from one another in the middle-distance. The orientation of the viewpoint and the spacing of the towers means that they are appreciated as individual forms, reducing an overall impression of their visual mass and bulk within the view. It is perceived from this location that the towers will not interact with or backdrop the tower of the former church, although they may challenge the architectural primacy and prominence of the tower in incidental views from this area, diminishing to some degree an appreciation of the listed building's architectural interest.

Overall, the impact of the Proposed Development on the Former Church of St Thomas from this view is judged to be **Minor Adverse**.

View 5 – Cumulative

Cumulative Scheme 3 is seen to be visible in conjunction with the Proposed Development and appears to backdrop the body of the Former Church of St Thomas. The **Minor Adverse** impact identified above is maintained.

View 9 – Baseline

View 9 is taken from an upper level of Manchester Piccadilly Station, looking south-east across Fairfield Street and the Grade II listed Manchester South Junction and Altrincham Railway Viaduct in the background. The southern elevation of the Grade II listed Train Shed and Undercroft of Manchester Piccadilly Station is seen obliquely from this upper level. The Grade II listed Office to Piccadilly Station are not visible but are situated just the north of the viewpoint. Likewise, the Grade II* listed Police and Fire Station is located just to the east of the viewpoint but not visible due to the angle of the view. The view takes in a layered townscape, with the forecourt to the station and traffic on Fairfield Street contributing to the sense of activity and movement. The listed viaduct breaks up the distance of the view and is backdropped by existing tall development at Baring Street. The view is experienced in the context of the noise and activity of a busy railway station. It is experienced primarily by commuters and visitors to the city.

View 9 – Proposed

The Proposed Development forms an addition to the background of the view, seen in conjunction with the existing tall development to the west of the Site and reinforcing the emerging cluster of tall buildings in this location. The towers provide a transition down from the centre of the cluster, stepping down to the viaduct below. Notwithstanding their proximity to one another, the material differentiation between the buildings of Plot J (dark grey materiality) and Plot K (red tones) creates a distinction between the elements of the scheme and reduces a sense of their visual massing. The Proposed Development is considered to diminish the prominence of the listed Viaduct to a greater degree than currently exists in this view, giving rise to a minor adverse impact from this location. However, given the scale and extent of the Viaduct, and the ability to better appreciate its architectural and historical interest from other locations in the city, the impact is balanced and considered to be **Negligible Adverse** when considered holistically. It is not considered that the Proposed Development adversely impacts the other identified heritage assets, including the listed train shed and undercroft of Piccadilly Station.

View 11 – Baseline

View 11 is located to the south side of the Mayfield Depot (not visible in this view), which has been identified as a NDHA in the pre-application process, and looks south across Mayfield Park towards the Site. The view is characterised by a sense of openness and greenery, with landscaped beds and trees defining a central southern route through the park. The greenery and plants in the fore and middle-ground are the focus of the view, with built form beyond this peripheral to an experience of the park. Just legible on the skyline is the Italian campanile tower of the Grade II listed Former Church of St Thomas. The tower acts as a wayfinding device and indicates the presence of the historical enclave of development at Ardwick to the south.

The view will primarily be experienced by park users, including pedestrians and dog walkers, and visitors to the Mayfield Depot.

View 11 – Proposed

Given the proximity to the Site and degree of openness, the Proposed Development is clearly a wholly conspicuous addition to the view, changing its focus and overall character. The collection of tall buildings add a new degree of enclosure to the south; the activated, permeable ground levels of the closest buildings within Plot J are perceivable, and will draw people across the landscaped park. The Proposed Development visually embodies the next phase in the regeneration of the Mayfield Depot's setting. On balance, it is judged to have a **Neutral** impact on the setting of the NDHA as experienced in this viewpoint.

The visibility of the tower of the Former Church of St Thomas to the south is maintained and so a **Neutral** impact is identified within this view.

View 9 – Cumulative

The cumulative context clearly intensifies the impact of the Proposed Development on the character and appearance of the view and the park itself. Cumulative Schemes 2 and 3 continue the line of development west and mirror the scale and form of the proposed buildings in Plots J and K. The impact on Mayfield Depot is an NDHA is judged to be maintained as **Neutral**, owing to the activation of its setting and the breathing space which separates these new large-scale buildings from the lower, longer form of the historic depot building.

In the cumulative context, the tower of the Grade II listed Former Church of St Thomas will be wholly obscured, diminishing the visual relationship of the park and the former depot with the area of Ardwick to the south. This is judged to give rise to a **Negligible Adverse** impact on the listed building as experienced within this view.

6.1 Heritage Impact Assessment

- i. **Table 4** below summarises the potential impacts of the Proposed Development on heritage assets in the setting of the Site. This assessment has been informed by the above heritage views assessment, as well as an understanding of the nature of the Proposed Development and the sensitivity of heritage assets in the study area. The assessment is also informed by SLHA's professional judgement.

Table 4: Heritage Impact Assessment

Name of Heritage Asset and Designation	Significance	Nature of Indirect Impact	Reasoning
21 and 23, Manor Street (Grade II listed)	Medium	Minor Adverse	The heritage views assessment (see View 4) has demonstrated that the Proposed Development will backdrop the listed building in views from Ardwick Green Park, removing the ability to appreciate the building's roofline against a clear sky background, causing a visual distraction from the historic streetscape, and diminishing to a minor degree from the ability to appreciate its architectural and historical significance.
25, Manor Street (Grade II listed)	Medium	Minor Adverse	The heritage views assessment (see View 4) has demonstrated that the Proposed Development will backdrop the listed building in views from Ardwick Green Park, removing the ability to appreciate the building's roofline against a clear sky background, causing a visual distraction from the historic streetscape, and diminishing to a minor degree from the ability to appreciate its architectural and historical significance.
27, Manor Street (Grade II listed)	Medium	Minor-Moderate Adverse	The heritage views assessment (see View 4) has demonstrated that the Proposed Development will backdrop the listed building in views from Ardwick Green Park and has the potential to diminish the prominence and architectural hierarchy of the listed building in its prominent corner position. The appearance and scale of the Proposed Development will cause a visual distraction from the historic streetscape and diminish to a minor degree from the ability to appreciate the building's architectural and historical significance.
27, Ardwick Green North (Grade II listed)	Medium	Negligible-Minor Adverse	Given the proximity and scale of the Proposed Development, it is considered likely that the new tall buildings will be a readily visible element of the listed

			building's setting. The Proposed Development has the potential to diminish to a limited degree from an appreciation of its significance both independently and alongside other listed buildings at Ardwick Green.
Milford House (Grade II listed)	Medium	Negligible-Minor Adverse	Given the proximity and scale of the Proposed Development, it is considered likely that the new tall buildings will be a readily visible element of the listed building's setting. The Proposed Development has the potential to diminish to a limited degree from an appreciation of its significance both independently and alongside other listed buildings at Ardwick Green.
31, Ardwick Green North (Grade II listed)	Medium	Negligible-Minor Adverse	Given the proximity and scale of the Proposed Development, it is considered likely that the new tall buildings will be a readily visible element of the listed building's setting. The Proposed Development has the potential to diminish to a limited degree from an appreciation of its significance both independently and alongside other listed buildings at Ardwick Green.
Former Church of St Thomas (Grade II listed)	Medium	Minor Adverse	The heritage views assessment (see View 5) has demonstrated that the Proposed Development will backdrop the listed building in views from Cotter Street and also potentially from Ardwick Green North. There is potential for the scheme to diminish the landmark visual quality of the former church, largely embodied in its Italianate campanile tower.
Drill Hall (Grade II listed)	Medium	Neutral	The Proposed Development will be a conspicuous element of the listed building's setting, but it is considered that it will not materially affect an appreciation of its architectural and historical interest.
War Memorial (Grade II listed)	Medium	Neutral	The Proposed Development will be a conspicuous element of the listed monument's setting, but it is considered that it will not materially affect an appreciation of its architectural and historical interest.

Fenton House (Grade II listed)	Medium	Neutral	There is potential for the Proposed Development to be a visible element of the listed building's setting, but it is considered that it will not materially affect an appreciation of its architectural and historical interest.
2 and 4, Palfrey Place (Grade II listed)	Medium	Neutral	There is potential for the Proposed Development to be a visible element of the listed building's setting, but it is considered that it will not materially affect an appreciation of its architectural and historical interest.
Train Shed and Undercroft at Manchester Piccadilly Station (Grade II listed)	Medium	Neutral	The Proposed Development will be a conspicuous element of the listed building's setting, but it is considered that it will not materially affect an appreciation of its architectural and historical interest.
Former Goods Offices to Piccadilly Station (Grade II listed)	Medium	Neutral	The Proposed Development will be a conspicuous element of the listed building's setting, but it is considered that it will not materially affect an appreciation of its architectural and historical interest.
Police and Fire Station (Grade II* listed)	High	Neutral	The Proposed Development will be a conspicuous element of the listed building's setting, but it is considered that it will not materially affect an appreciation of its architectural and historical interest.
Star and Garter Public House (Grade II listed)	Medium	Negligible-Minor Adverse	Given the proximity and scale of the Proposed Development, it is considered likely that the new tall buildings will be a readily visible element of the listed building's setting. The Proposed Development has the potential to diminish to a limited degree from an appreciation of the public house's architectural form and intricate roofline.
Manchester South Junction and Altrincham Railway Viaduct (Grade II listed)	Medium	Neutral	The heritage views assessment (see View 9) has demonstrated that the Proposed Development will backdrop the listed structure in views from Piccadilly Station. Although a Minor Adverse impact is attributed to the

			impact of the Proposed Development in this view, when considered in the round, and given the scale and number of opportunities there are to appreciate the viaduct, it is judged that overall, the impact is Neutral.
Mayfield Depot (NDHA)	Low-Medium	Neutral	The NDHA's setting has undergone considerable setting with the regeneration of the neighbouring park and brownfield sites in its locality. Notwithstanding the scale and proximity of the Proposed Development, it is considered that the overall impact will be Neutral in nature. The benefits associated with the continued regeneration of the sites surrounding the former depot, including injection of new residents and a sense of activity and vitality, are weighed against any potential adverse impacts attributed to the loss of openness in views across the park (not something which has defined this area since the 18 th century) and visual connection with Ardwick to the south.

7 SUMMARY AND CONCLUSIONS

7.1 Statutory and Policy Requirements

- i. The NPPF (2024) and the associated PPG emphasise the need for a thorough understanding of the significance of designated heritage assets to form the basis for the assessment of any development impact. The appraisal at **Section 5** has informed the views and Heritage Impact Assessments at **Section 6** of this report.
- ii. The NPPF requires that all planning proposals contribute to the achievement of “sustainable development”, which in this case means the preservation of the significance, character, and appearance of the identified heritage assets. 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 should be balanced against public benefits of the proposals so that the “harm” is outweighed (**paragraphs 213-215**). It is not the role of this report to assess whether the public benefits of the scheme outweigh the potential impacts, this assessment is provided in the Planning Statement prepared by Deloitte.
- iii. Notwithstanding this, the Proposed Development is considered to comply with **paragraph 212** of the NPPF (2023) which states that *great weight* should be afforded to a heritage asset’s protection (the weight increasing the more important the asset). It is also considered to comply with other local and national policies.

7.2 Summary of Indirect Heritage Impact

- i. The Proposed Development will deliver a collection of new tall buildings that herald the next phase of the regeneration of the Mayfield area. The heritage views assessment at **Section 6** has provided an insight into the degree to which the new buildings will be visible across the local and wider townscape setting of the Site, including those areas which are sensitive in heritage terms.
- ii. The Heritage Impact Assessment in the previous section has identified a number of **Minor** and **Negligible-Minor Adverse** indirect impacts on heritage assets, particularly those listed buildings which form the historical enclave at Ardwick Green. The adverse impacts identified are derived in the degree to which the Proposed Development detracts from or diminish an appreciation of the architectural and historical significance of these listed buildings in localised views, both as individual buildings and as an important group of historic buildings. Of these impacts, the most significant is deemed to be the potential effect on No.27 Manor Street, where a **Minor-Moderate Adverse** impact has been identified, and the Former Church of St Thomas, both Grade II listed, where a **Minor Adverse** impact has been identified. In both cases, and particularly with regard to the early 19th century house, it is considered that the Proposed Development, through its scale and prominence in views, has the potential to diminish the architectural prominence of the buildings and their primacy as key townscape buildings in the streetscape. Lesser adverse impacts are identified on other buildings which enclose the park.

- iii. For the majority of listed buildings in the study area, it is likely that the Proposed Development will be visible from some part of their setting, given the scale and form of the buildings proposed. In most cases, it has been judged that the impact will be Neutral, by which it is considered likely that, even if visible, the Proposed Development will not affect how or the degree to which the significance of the heritage asset is appreciated and understood.
- iv. The assessment of views at **Section 6** has demonstrated that the Proposed Development will be experienced in tandem with a number of other schemes, particularly those being developed in plots which are in close proximity to the Site. Notwithstanding the scale and proximity of a number of the cumulative schemes, it is considered that the effects identified in **Table 4** will be maintained. That is not to say that cumulative schemes will not change to a small degree the impact of the Proposed Development on the setting of heritage assets, but that they will not be impactful to an extent where any of the individual impacts identified on heritage assets is judged to increase or decrease to any significant degree (i.e., in the case of listed buildings at Ardwick Green, and particularly No. 27 Manor Street, to change from a Minor-Moderate Adverse impact to a Moderate Adverse impact).
- v. The design quality of the Proposed Development and the activation and regeneration of a brownfield site forms part of the embedded mitigation of the scheme and has been factored into the Heritage Impact Assessment at **Section 6**. Additional mitigation is not considered in this Heritage Statement and is considered as part of the planning balance within the Planning Statement prepared by Deloitte.

8 REFERENCES

The following sources have been referenced and used to inform this report.

1. Planning (Listed Buildings & Conservation Areas) Act 1990.
2. National Planning Policy Framework (2024).
3. Planning Practice Guide, Historic Environment (published 2014, updated 2019).
4. Historic England, Conservation Principles, Policies and Guidance (2008).
5. Historic England, Historic Environment Good Practice Advice in Planning. Note 2: Decision-Taking in the Historic Environment, (2015).
6. Historic England, Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, (2017).
7. Historic England Advice Note 12, Statements of Heritage Significance: Analysing Significance in Heritage Assets, (2019).
8. Historic England, Local Heritage Listing: Identifying and Conserving Local Heritage (January 2021).
9. Historic England Advice Note 4, Tall Buildings, (2022).

9 APPENDICES

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

Table 5: 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 historical 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 historical 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 historical 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 historical 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 historical 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.

Appendix II: Assessing the Magnitude of Change or Impact

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

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

Table 6: Criteria for defining the effect and degree of direct and indirect heritage impact		
Definition of Magnitude and Nature of Heritage Impact.	Direct Heritage Impacts (<i>physical alteration or change to character</i>)	Indirect Heritage Impact (<i>visual change to the experience or setting of the building and its context</i>).
Major Adverse Impact. <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance.	Substantially harmful change to overarching character or setting of the identified designated heritage assets. Where the development severely erodes the heritage values of the identified heritage assets in the view, or the view as a whole, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse Impact. <i>Such less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset.	Less than substantial harm to overarching character or setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Minor Adverse Impact. <i>The negative impact will need to be balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to overarching character or setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage values of the assets in the view, or the view as a whole, or the ability to appreciate those values.
Negligible Adverse Impact. <i>This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric, their settings or significance</i>	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to

to any appreciable degree.		any appreciable degree.
Neutral Impact. <i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.</i>	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	Imperceptible change to the and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the values of the heritage assets in the view, the townscape as a whole, or the ability to appreciate its significance.
Negligible Beneficial Impact. <i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i>	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial Impact. <i>The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.</i>	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	Minor enhancement to the overarching character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the values of the heritage assets in the view, the view as a whole, or the ability to appreciate its significance.
Moderate Beneficial Impact. <i>The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage interest.</i>	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	Evident improvement of the overarching character of a designated heritage asset or its setting, resulting in an enhancement of its cultural heritage values. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate its significance.
Major Beneficial Impact. <i>The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important</i>	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage values.	Substantial improvement of the overarching character of a designated heritage asset or its setting, resulting in a significant enhancement of its cultural heritage values. Substantial restoration or enhancement of the setting of the built

<i>characteristics of its heritage interest.</i>		heritage asset where the development will enhance to a fundamental extent the heritage values of the heritage assets in the view, the view as a whole, or the ability to appreciate its significance.
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Appendix III: Assessing the Significance of Impact

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

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

Table 7: Assessing the Significance of Impact

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