

# Appendix 7.1

## Built Heritage Baseline Assessment

July 2024

1. There are no designated or non-designated heritage assets within the Site. However, there are a total of 31 heritage assets (28 designated and 3 non-designated heritage assets) within the 500m study area taken from the Site boundary. These are:
  - Victoria University of Manchester Including Christie Library, Whitworth Hall (grade II listed building)
  - Former Refuge Assurance Company Offices (grade II\* listed building)
  - Chorlton New Mill and Attached Chimney (grade II listed building)
  - Chorlton Old Mill (grade II listed building)
  - Mill On North East Corner of Junction With Chester Street (grade II listed building)
  - Righton Building (grade II listed building)
  - Dalton Statue in Forecourt of Dalton College (grade II listed building)
  - Former Manchester Ear Hospital (grade II listed building)
  - Adult Deaf and Dumb Institute (former) (grade II listed building)
  - Oddfellows Hall (grade II listed building)
  - Pharmacy Department, Department of Adult Education, University of Manchester (grade II listed building)
  - 94-98, Grosvenor Street (grade II listed building)
  - Former Grosvenor Picture Palace (grade II listed building)
  - Mill Chimney Stack on West Side of Junction with Cambridge Street (grade II listed building)
  - Ormond Building, Manchester Metropolitan University (formerly Municipal Offices) (grade II listed building)
  - Manchester Museum Extensions (grade II listed building)
  - Manchester Oxford Road Station (including platform structures) (grade II listed building)

- Former Department of Metallurgy, University of Manchester, and Attached Railings (grade II listed building)
- Waterloo Place (grade II listed building)
- Former Cotton Mill on West Side of Junction with Cambridge Street (grade II listed building)
- Former Town Hall Façade to Mabel Tylecote Building, Manchester Metropolitan University (grade II listed building)
- Chatham Mill (grade II listed building)
- Lass O' Gowrie Public House (grade II listed building)
- Grosvenor Building, Manchester Metropolitan University Faculty of Art and Design (grade II listed building)
- Dancehouse Theatre Including Numbers 6-14 (grade II listed building)
- Roman Catholic Church of St Augustine (grade II listed building)
- Manchester University Rutherford Building and Hopkinson Memorial Wing (grade II listed building)
- Whitworth Street Conservation Area
- Textile Finishing Works (former) (non-designated heritage asset)
- The Salutation Public House (non-designated heritage asset)
- Hotspur Press (Hotspur House) (former Medlock Mill) (non-designated heritage asset)

2. The identified heritage assets include former industrial buildings and structures; offices and other commercial buildings; ecclesiastical buildings; educational buildings; public buildings; public houses; statues; railway stations and associated infrastructure; and historic areas. Most of the heritage assets have a varied, urban setting, are distanced from the Site and separated by intervening built form such that the Site makes no contribution to their significance as part of setting. The Proposed Scheme has the potential to affect the significance of 9 of these heritage assets as a result of change within their setting, as set out below. These assets will be considered in the Heritage Assessment which forms the technical baseline for the Built Heritage ES Chapter.

- Former Manchester Ear Hospital (grade II listed building, HAP no. 8);
- Roman Catholic Church of St Augustine (grade II listed building, HAP no. 26);
- Ormond Building, Manchester Metropolitan University (formerly Municipal Offices) (grade II listed building, HAP no. 15);
- Righton Building (grade II listed building, HAP no. 6);

- Grosvenor Building, Manchester Metropolitan University Faculty of Art and Design (grade II listed building, HAP no. 24);
  - Former Town Hall Façade to Mable Tylecote Building, Manchester Metropolitan University (grade II listed building, HAP no. 21);
  - Former Grosvenor Picture Palace (grade II listed building, HAP no. 13);
  - Adult Deaf and Dumb Institute (former) (grade II listed building, HAP no. 9); and
  - The Salutation Public House (non-designated heritage asset, HAP no. 29).
3. The Former Manchester Ear Hospital is located on the south western side of Lower Ormond Street and faces Grosvenor Square. It was originally built as a residential townhouse in the early 19<sup>th</sup> century. The building was rebuilt in 1987 with the exception of the principal façade, which is Late Georgian in style and incorporates classical features. The building derives significance from the architectural design of its surviving historical façade as a surviving example of the first phase of residential development in the area surrounding Grosvenor Square.
  4. It is principally experienced from the north and east on Lower Ormond Street, where the façade of the building and its architectural interest are best appreciated. It is viewed in combination with the neighbouring Ormond and Righton Buildings, which create a short but continuous section of 19<sup>th</sup> century townscape and facilitate an understanding of its historic interest. The building is also experienced in combination and has a positive relationship with All Saints Park (at the centre of Grosvenor Square) which formed an integral part of the early residential development of the area and contributes to an understanding of the building's historic interest. Other surrounding modern developments, including buildings associated with Manchester Metropolitan University (MMU), make a neutral contribution to the significance of the asset.
  5. The Roman Catholic Church of St Augustine is located on the south western side of Lower Ormond Street and faces Grosvenor Square. It is a Modernist church building constructed in 1967-8 on the site of two earlier churches. The building derives architectural and historic interest from its simple, robust Modernist design and its association with ecclesiastical architect Desmond Williams and connection to earlier iterations of the church on the site.
  6. The listed building is principally experienced from the east on Lower Ormond Street, where its simple Modernist form is most visible enabling an appreciation of its architectural interest. The building also draws historic interest from the temporal depth and phased development of the occupied plot. It is experienced in combination with All Saints Park which formed an integral part of the early residential development of the area and contributes to an understanding of the building's historic interest.
  7. The Ormond Building is located on the south western side of Lower Ormond Street at the junction with Cavendish Street and faces Grosvenor Square to the north east. It was built in 1880 as offices for the Chorlton Union and has been the premises of MMU since the late 20<sup>th</sup> century. It is an architecturally confident, Neoclassical building in red brick with sandstone dressings and incorporates details including a tall domed corner turret to the south east corner. The building is of architectural and historic interest as a good example of late 19<sup>th</sup> century Neoclassical architecture and for its association with architects Magnell and Littlewood and the Chorlton Union.

8. The Ormond Building is principally experienced from Lower Ormond Street and along Cavendish Street to the south and east, where it is viewed in combination with the Grosvenor and Righton Buildings. These buildings form a short yet continuous section of historic townscape which illustrates the 19<sup>th</sup> and early 20<sup>th</sup> development of the area and supports an understanding of the significance of the listed building. The building also draws townscape prominence from its corner location, where it marks the start of the Cavendish Street thoroughfare from Grosvenor Square. However, surrounding modern development has diminished the ability to appreciate the wider historic streetscape and modern buildings, including those associated with MMU, make a neutral contribution to the significance of the listed building.
9. The Righton Building is located on the south western side of Lower Ormond Street at the junction with Cavendish Street. It was built in 1905 as a draper's shop with showrooms and reflects the historic commercial activity and uses surrounding Grosvenor Square in the early 20<sup>th</sup> century. The building is Art Deco in style, incorporating materials and details typical of the period including white glazed bricks and terracotta, an elaborate curving parapet and several oriel and mullion and transom windows. It is now in the ownership of MMU as part of its School of Art.
10. The building is principally experienced on Cavendish Street to the north and east and Higher Ormond Street to the east, where it is viewed in combination with the Grosvenor and Ormond Buildings and All Saints Park. These buildings form a short but continuous section of townscape illustrative of the historic development of Grosvenor Square which facilitates an understanding of the historic interest of the Righton Building. However, surrounding modern buildings mean that this is fragmented from other areas of historic townscape. These modern developments make a neutral contribution to the significance of the listed building.
11. The Grosvenor Building is located on the southern side of Cavendish Street and fronts Grosvenor Square and All Saints Park to the north. It is a large, late 19<sup>th</sup> century Neo Gothic public building designed by G. T. Redmayne to house the Manchester Municipal School of Art and is the oldest building in the ownership of MMU to remain in its original use. The building is of sandstone ashlar construction with red brick and buff terracotta dressings and is a good example of Late Victorian Neo Gothic design.
12. The Grosvenor Building is primarily experienced from Cavendish Street and from within All Saints Park to the north where its Neo Gothic façade is best appreciated. It is viewed in combination with the adjacent Former Town Hall Façade which is built in matching sandstone in a contrasting Greek Revival style. The Grosvenor Building's spatial relationship with the square and the proximity to the adjacency of the Former Town Hall Façade are elements of setting that contribute to its significance. There has been ongoing change such that other buildings around the square are of mixed date and character and make a neutral contribution to the asset's significance.
13. The Former Town Hall Façade to the Mabel Tylecote Building is located on the south side of Cavendish Street and to the south of All Saints Park, forming part of Grosvenor Square. The listing covers the Neo Classical façade of the former Chorlton on Medlock Town Hall, dating from 1830-1, which now fronts the modern Mabel Tylecote Building. The remainder of the Town Hall was demolished in the 1970s. The façade was designed by Richard Lane in Greek Revival style and is a good example of its type from the early 19<sup>th</sup> century. It also draws historic interest from its historic use as a part of the former town hall and as an illustration of civic pride, order and local administration.

14. The façade is primarily experienced from the immediate north along Cavendish Street and from within All Saints Park, where its architectural composition is best appreciated. Views taken from further north both within the park and along Oxford Road are largely filtered by mature trees. The façade is seen in conjunction with the adjacent Grosvenor Building which shares common materials and creates a short section of historic townscape which contributes to the ability to appreciate the historic interest of the former town hall. This is fragmented, however, by surrounding modern developments in the vicinity of the square.
15. The Former Grosvenor Picture Palace is situated at the corner of Oxford Road and Grosvenor Street. It was built as a cinema in c. 1913-5 and is attributed to the architect Percy Hothersall. It dates from the period when the first permanent cinemas were being built and has distinctive external façades in green and white faience, intended as ostentatious advertising. The building draws architectural interest from its external appearance and layout and is of historical interest as an early purpose-built cinema.
16. The Former Grosvenor Picture Palace has landmark qualities within the streetscene as a result of its corner location and distinctive faience and colouring. It is primarily experienced from the north west, along Oxford Road, where both of its elevations can be appreciated in one view. It lies adjacent to the former Adult Deaf and Dumb Institute and the two buildings together form a small section of continuous historic townscape. The pavilion to the roof is experienced from the north east along Grosvenor Street and from the south west along Cavendish Street. There are also limited views of the corner of the building along Oxford Road to the north west.
17. The former Adult Deaf and Dumb Institute is located on the south side of Grosvenor Street, close to the junction with Oxford Road. It was constructed in 1878 to designs by architect John Lowe. The building has a symmetrical composition and is in the Gothic Revival architectural style. It includes a central arched entrance with hoodmoulds, above which is a lettered frieze and a pedestal and statue of Christ healing a deaf man. The central bay includes a large gable with a cross at its apex. The outer bays have coupled arched windows to the ground floor and first floor, with hoodmoulds and gablets above. The building is of sandstone ashlar construction beneath slate roofs. It is of architectural and historic interest as a surviving 19th century Gothic building specifically designed to offer social, religious and education services to adults. It also draws historic interest from its relationship with the Manchester based architect John Lowe.
18. The former Adult Deaf and Dumb Institute forms part of a localised group of historic buildings on Grosvenor Street, which combine to create a short section of historic townscape. The building occupies a central plot which limits its streetscape prominence, though it does draw some prominence from its architectural detailing and quality of materials. It is experienced as part of a wider streetscape in views from the south west along Cavendish Street / Grosvenor Street. It is best appreciated from close proximity on Grosvenor Street, where the detailing of the principle façade of the building is most visible.
19. The Salutation Public House is situated on the southern side of Boundary Street West at the former junction with Higher Chatham Street. The building is a late 19<sup>th</sup> century public house built on the site of an earlier public house of the same name, which was established in 1828. The building is of red brick and sandstone construction and incorporates architectural detailing which draws influence from Neo Classicism. The building is of local significance as a late 19<sup>th</sup> century public house with early 19<sup>th</sup> century origins which draws architectural influence from Neo

Classicism. It also holds a limited degree of local interest for its historical association with Charlotte Bronte, who stayed at the lodgings in 1846.

20. The building is now isolated by its modern surroundings and has a fragmented relationship with other 19<sup>th</sup> century buildings located to the north. It is primarily experienced from the immediate north along Boundary Street West, though modern development which envelops the building and restricts longer distance views. This surrounding context has experienced substantial change and makes a neutral contribution to the significance of the non-designated heritage asset.