

Drill Hall Ardwick *Manchester*

Heritage Statement – Roof Application

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Prepared for:

HTB Church

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Drill Hall, Ardwick, Manchester - Heritage Statement: Impact Assessment

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Cover photograph: 8th Territorial Army Battalion outside the Drill Hall at Ardwick Green, 1919. Source: The Manchester Regiment Archive. Ref No: MR00578.

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1. EXECUTIVE SUMMARY

Heritage Architecture Ltd (HA) have been commissioned by the Diocese of Manchester with HTB Church to produce a Heritage Statement (HS) for a Listed Building Consent (LBC) application in relation to the Grade II listed building identified within this report as 'Ardwick Drill Hall'.

The former Drill Hall was designed in 1886 and opened in 1887 for the 20th Lancashire (2nd Manchester Rifle Volunteers). The building is Grade II listed and is considered to yield **high historic and architectural interest**. The building is not located within a designated Conservation Area.

The Ardwick Drill Hall is formed of three distinct phases:

1. Late 19th century castellated barracks and drill hall to the rear, with a connecting caretakers' apartment,
2. 1930s raised drill hall and strong rooms below, and
3. 1950s extension to the north-west.

The focus of the present application is on the Drill Hall roof and skylight over the barracks building, including some removal of late-20th century fabric to Second Floor.

The proposals seek to replace the existing, late 20th century roof covering and glazing to the rooflight due to water ingress issues and install a new metal composite roof, to provide an aesthetically cohesive arrangement with some thermal improvements. This HS should be read in conjunction with drawings and the Design and Access Statement by Shed KM architects and the structural report by HEXA.

The HS accords with Historic England's recommended structure of the format of a 'Heritage Statement' which will be necessary to evaluate the potential impact of the Proposed Development on the significance of the listed building. The evaluation methods utilised for the Part 1: Heritage Significance Appraisal, have been adapted from ICOMOS & Historic England guidance. The criteria serve to assess the significance of the site on a scale of low, medium and high significance based on the relative archaeological, architectural and artistic and historic interest. **Section 6** considers the relative architectural interest of the former Drill Hall's extant component's and summarises the overall significance and sensitivity of the building.

The proposals will see the removal of the unsightly and poor-quality metal sheeting over the drill hall roof, with a new metal sheet cladding proposed in its place. While the material proposed is not akin to the original roofing material (slate), it is considered an enhancement from the existing position, and therefore on balance, the extent of visual change has been identified as negligible beneficial (i.e. no harm).

Part 2 of the HS, the Heritage Impact Assessment, has demonstrated that the proposals will result in varying degrees of adverse and beneficial direct impacts on building fabric, these principally ranging from minor to negligible (adverse and beneficial). The loss of the timber batons has however been identified to incur some moderate adverse impact to the drill hall space, which will

give rise to a medium degree of “less than substantial harm” to the listed building, triggering the necessary tests as outlined in para 215 of the NPPF (2024).

Although it will be evident the proposals will result in some instances of definable ‘harm’, it is recognised that this is a localised impact to the listed building in terms of its overall significance and the works are required to ensure the essential long term weatherproofing of the building to arrest fabric deterioration. The proposals for the replacement roof structure have been a result of a detailed optioneering and cost analysis which has sought to test the various options for the replacement roof, the resultant proposal has been defined as the optimum solution which will ensure the longevity of the building and provide an active use. Please refer to the accompanying DAS and HEXA report for full details of optioneering analysis.

In summary, it will be clear the proposals will ensure the long-term sustainability of significant historic trusses within the Grade II listed building, which has from significant deterioration and damage in recent years due to water ingress. The areas of alteration and removal have been principally focused on late-20th century fabric, with some isolated instances of adverse impact deriving from necessary intervention for new roof structures for the Drill Hall and Barracks building.

The proposals will ensure the long-term use of the building for the applicant and future generations, and are therefore considered to comply with **para.202 of the NPPF** which stipulates that heritage assets are an *“irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”*. The proposals are also considered to align with the aspirations of local planning policy, with particular regards to **JP-P2 (Pfe, 2024)** which states proposals for heritage assets should deliver *“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”*.

It will be clear the low degree of identified harm within this report will need to be appropriately balanced against the clear and demonstrable heritage and public benefits of the scheme as required by **para 215 of the NPPF (2024)**. Please refer to the Planning Statement (AshtonHale) for further information on the planning balance.

2. INTRODUCTION

2.1 Purpose

Ardwick Drill Hall was erected in 1886 to a design by Lawrence Booth. Originally constructed as headquarters for the 20th Lancashire (2nd Manchester Rifle Volunteers), the medieval style building has a long, established history which is intrinsically connected to that of the British Army and the community of Ardwick. For the purposes of this report, the late-19th century Drill Hall will be referred to as 'the Subject Site' (**Figure 1, below**).

The purpose of the following Heritage Statement is to identify the significant components of the relevant areas within the Listed Building and qualify their significance and capacity for change. This will inform the assessment of potential impact of the development proposals. The overarching aim being to help the Local Planning Authority (Manchester City Council) understand the historic interest of the Site and the subsequent impact of the Proposals for the Roof on the building's significance in line with local and National Planning Policy.



Figure 1: Photo of the Subject Site, 'Drill Hall at Ardwick Green North'. **Source:** SLHA 2024

2.2 Proposals – Roof and 2nd Floor (Barracks)

On-site surveys have revealed evidence of water ingress in multiple locations of the building, with the source of the issue coming from the roof. There are particular issues on the eastern eaves gutter which adjoins the neighbouring Tanzaro House, where serious leaks have occurred at both the northern and southern end of the eaves gutter, with water ingress damaging the internal fabric.

The intention is to replace the existing roof as soon as possible in order to protect the existing fabric from any further water ingress, and allow the historic fabric to dry out, in preparation for more extensive refurbishment works to follow, securing the future of the building.

The existing roof finishes are late 20th century replacements of an earlier roof (believed to have historically been slate). Internally, the slender wrought iron roof trusses and timber batons are original and give the space of the drill hall much of its character. As evidenced within this Heritage Statement report, the roof trusses are considered to be of **high significance** and are therefore sensitive to change. The focus of alteration has therefore principally been to the late-20th century adaptations and additions, which are of no heritage interest (Please refer to **Section 6** of this report for full significance assessment).

The intention therefore is to retain (unaltered) the existing roof trusses, but strip off the existing, late 20th century uninsulated roof coverings and single glazed ridge roof light and replace them with a new insulated roof with metal steel sheet roof finish and double glazed roof lights with enhanced thermal performance. Opening vents are to be incorporated to assist with the ventilation strategy. The roof light system has been chosen to ensure that the opening vents have the same profile and sight lines as the fixed panes.

The proposals also seek to strip out late-20th century fabric within the second floor of the main barracks building.



Figure 2: Aerial image of the Subject Site, 'Drill Hall at Ardwick Green North'. The focus of the present application is on the roof over the principal building (shaded blue) and of the drill hall (shaded green). Source: Google Maps, accessed 2024.

2.3 Research Methodology

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

The documentary research was based upon primary and secondary sources, including maps, drawings and reports, as well as the archive material provided by the Manchester City Council Archives and Tameside Council Archives.

Visual surveys of the Subject Site were conducted in May 2024 order to identify the significant components of the building and its setting, with particular focus on the roof areas.

2.4 Authorship

This report has been prepared by Stephen Levrant Heritage Architecture Ltd., a multidisciplinary conservation focused practice specialising exclusively in the historic cultural environment.

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3. POLICY CONTEXT

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

The Planning (Listed Buildings and Conservation Areas) Act 1990 is of relevance to the proposals to undertake works to the listed building as it provides specific protection for buildings and areas of special architectural or historic interest, over and above that provided by development management.

The statutory designation of the Drill Hall requires that it is necessary to evaluate the impact of any proposals in the context of **Section 66** of the Act, in terms of the potential impact on the fabric, character and 'setting' of the structure.

3.2 National Planning Policy Framework (NPPF) (2024)

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

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 (**NPPF paragraph 203**).

The NPPF stresses that "great weight" should be given to the conservation of designated heritage assets (**NPPF paragraph 212**) emphasising the need to avoid substantial harm in terms of: demolition, alteration, or the compromise of its setting.

Substantial harm is broadly defined within the NPPF as having a fundamental impact on the significance of the heritage asset by means of its total loss, profound physical harm to its fabric, or the complete compromise of its setting (**para.214**). As stipulated by the PPG, substantial harm is a high test, and will not arise in many cases.

Less than substantial harm is a sliding scale, defined within **para.215** of the NPPF as follows: *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.*

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

It will be clear that any alteration or demolition of a heritage asset would have some impact on its fabric, and that it could be either beneficial, neutral, or harmful. The fundamental design objective is to ensure that the balance of the impact on the heritage assets will minimise any negative impact on their significance. Consequently, development works are required to be justified by clear and convincing evidence of the impact.

3.3 Planning Practice Guidance (PPG)

The PPG is an online document which is amended as required by the Government. 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 Local Planning Policy

Manchester's Core Strategy was adopted on the 11 July 2012 and is the key document in the Manchester Local Plan. The relevant, local heritage planning policy maintains the same focus as the NPPF. Manchester City Council's (MCC) 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 importance to the heritage assets considered within this statement.

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 Ancient 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.

Policy EN3 (Heritage) states that throughout the City, MCC will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed to support MCC in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

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

3.4.1 Places for Everyone (PfE) Joint Development Plan

Manchester City Council as well as other local authorities within the remit of Greater Manchester have adopted the Places for Everyone Joint Development Plan, which is understood to replace some policies within the 2012 Core Strategy. The following relevant extracts from Policy JP-P2 'Heritage' regarding the built historic environment have been included for completeness:

- 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 conserving 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 management and integration of our heritage by:
 - Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;
 - Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;
 - Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.
- Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.
- 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.

3.5 Historic England's Good Practice Advice Notes

In 2015 Historic England released three Good Practice Advice notes supporting the implementation of national policy and the related guidance in the PPG. The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology or particular data sources. **Good Practice in Planning Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment, 2015)** and **Good Practice Advice Note 2 (Making Changes to Heritage Assets, 2016)** were both utilised as part of this assessment in order to gain a full understanding of the relevant issues, alongside the NPPF and PPG.

4. HERITAGE CONTEXT

4.1 Location

The Subject Site is situated at the corner of Ardwick Green North and Downing Street (A6), which create a natural south-western boundary. **Figure 2 (below)** illustrates the relative boundaries of the proposed site area in the context of the surrounding streetscape. A two storey building fronting onto Charlton Street bounds the Subject Site to the north, with 'Tanzaro House' forming its eastern boundary. Situated to the east of the Subject Site, is Ardwick Green, which has been a central focal point to the area since its inception in the 18th century.



Figure 3: Map of the area, illustrating the location of the Site within the context of the surrounding townscape. Site area indicated in red. Blue triangles on the map indicate a listed building. Source: Historic England Website.

4.2 Heritage Context

Statutory listing of buildings means that a building is of special architectural or historic interest and is therefore, by definition, of heritage significance. Grading of Listed Buildings reflects their architectural and historic interest; Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings are of special interest.

There are a number of listed buildings in the immediate area (**Figure 2**, indicated by blue triangles). Due to the isolated nature of the proposals, it is not considered there will be any meaningful impact on the setting of neighboring listed buildings. The focus of the following Heritage Statement report is therefore on the Grade II listed building contained within the red line boundary only.

The Subject Site was designated on the National Heritage List for England at Grade II on 3rd October 1974 as 'Drill Hall'. The listing text below broadly defines the architectural and historic interest of the Listed Building:

DRILL HALL

Listed Building Grade: II

List Entry Number: 1207590

Date first listed: 03-Oct-1974

Statutory Address: DRILL HALL, ARDWICK GREEN NORTH

District: Manchester (Metropolitan Authority)

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 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). Interior not inspected.

Listing NGR: SJ8500397309

End of official listing

The listing of a building (irrespective of grading) does not prevent change, it simply means that Listed Building Consent must be applied for in order to make any changes to that building which might alter its special interest.

The building is not located within or near the boundary of any designated Conservation Areas.

5. Historical Development

5.1 Introduction

In order to understand the heritage significance of the building as a component of the surrounding historic environment it is first necessary to understand its historical development and the impact it made on the development of this part of Ardwick, Manchester. This section of the report analyses and interprets historic maps and primary and secondary information in order to provide a sound evidence base for which to assess the significance of the Subject Site.

5.2 Brief History of the surrounding area

Ardwick was first recorded as such in the 13th century, when it was known as 'Atherdwic'. In 1622, the medieval settlement was recognised as an independent township in the ancient parish of Manchester. Historically, the River Medlock formed a natural boundary to the north of Ardwick, providing a sense of enclosure from the city centre.

During the 18th century, the principal focus of the emerging township was 'Ardwick Green'. The three-acre recreation ground was originally created for private, residential use. It was fenced with low wooden posts, iron railings and gated entrances, keys for which were owned by the residents. By the late-18th century, the Green contained a long, curved lake, emulating the tranquillity of the affluent area. Georgian townhouses were promptly constructed overlooking the Green, with a number of grand country villas occupying the outskirts.

By the early-19th century, Ardwick had grown from a rural settlement into a pleasant and wealthy suburb of Manchester. As the population steadily grew, the once pastoral character of Ardwick began to change into a more densely developed, gentrified area.

In 1867, Ardwick Green was purchased by Manchester Corporation and was converted from a private park into a public open space.

The character of Ardwick was transformed during the 19th century, as a direct result of industrialisation. Large textile warehouses and expansive rows of terrace housing were built on the once open meadowland around Ardwick Green, as the working classes emigrated into the area.

5.3 Map Regression

In order to understand how the Site and surrounding estate have developed in detail, historic maps are interrogated. Through discursive commentary the identification of salient features and useful contextual and interpretative information can then be analysed which will inform the assessment of any features or assets that remain today.



Figure 4: 1794 – William Green.

This is one of the earliest known maps of Ardwick. The late 18th century map illustrates that the 'M. Littlewoods School buildings' occupied the plot of land where the Drill Hall at Ardwick Green North would later come to occupy (indicated by red line). The building is shown to be stepped back from the street and surrounded by expansive, landscaped grounds and Georgian villas.

The general plan form of Ardwick's townscape had been laid out by the late-18th century, defined by principal routes still extant today. The central focus of the area was Ardwick Green, which is situated to the east of the Subject Site. The green was an open parkland, complete with a serpentine lake.



Figure 5: 1851 OS plan

The introduction of the railway in the mid-19th century transformed the rural settlement into one of the city's first thriving suburbs. By 1851 Ardwick Green was occupied by terrace lined streets and industrial premises. Breweries and schools were constructed, intercepting the Georgian townhouses and encouraging footfall into the area.

This mid-19th century map illustrates that the former Littlewood school buildings appears to have been extended to the rear. Records reveal that the building was used as headquarters for the 33rd Lancashire Volunteer Corps (of Ardwick) during the mid-19th century.

The map demonstrates the site and surrounding area prior to the present-day Drill Hall (erected 1886) having been built. Large Georgian villas with expansive gardens continue to characterise the surrounding area.



Figure 6:1891. OS Plan

The late-19th century map is the first to illustrate the Drill Hall (Subject Site) at Ardwick Green North, built in 1886 to the design of Lawrence Booth. The map lightly outlines the general plan form of the building, including the staircase to the south-west elevation which provided access to the caretaker's quarters and the extent of the Drill Hall to the rear. A narrow path leading to the secondary entrance has formed due to the erection of two narrow shop buildings and a savings bank at the corner of Ardwick Green North and Downing Street.

By the late-19th century the area of Ardwick, and indeed much of Manchester was subjected to an unprecedented wave of development on the back of the industrial revolution.

The introduction of the tramways into the area ensured better links to the city centre and thus, Ardwick became a prime location. As the population increased and the need for workers housing became a necessity and new housing encroached upon the formerly open, rural grasslands around Ardwick Green. The central Green itself also underwent transformation at this time, the central lake is now shown to be infilled and the green is characterised by landscaped paths, trees and fountains.



Figure 7: 1915-1916

By the beginning of the 20th century, the Subject Site appears to have undergone little change with the exception of a garage constructed to the rear of the Drill Hall. In the immediate area, a number of large commercial buildings, such as a Mineral Water Manufactory to the north-east of the Subject Site have been erected. With workers housing and warehousing in the surrounding area.

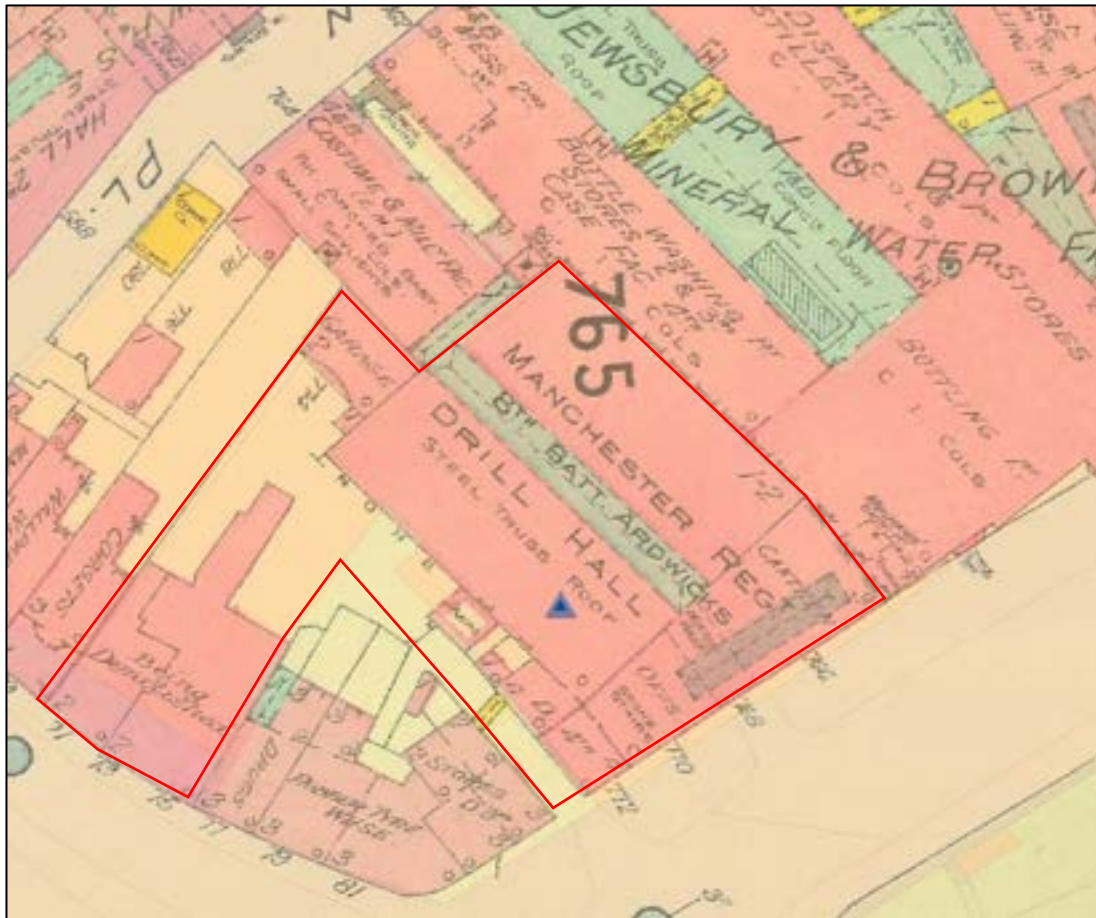


Figure 8: Goad Fire Insurance Plan – 1928.

The detailed plan illustrates the Subject Site and surrounding area in 1928. Buildings shaded in pink are built of brick/stone, and areas in blue indicate glass or a skylight. The Subject Site was occupied by the Manchester Regiment 8th Battalion (Ardwick) at this time. The plan indicates that an extensive skylight lit the Drill Hall below, with another lighting the top floor to the front of the building.

The principal entrance fronting onto Ardwick Green North is identified by the number 768. The office and canteen area flank the principal entrance. Original stone stairs are denoted on the plan within the front office. The caretaker's residence is denoted on the plan as a 4-storey dwelling (indicated by the 'D'), which could be accessed by a narrow passage to the south elevation. A 2-storey garage is denoted to the rear of the Drill Hall. Whilst additional details are somewhat limited, it is suggested that the Drill Hall comprised "1-2" storeys at this time, indicating the existence of a balcony or raised area overlooking a double height hall.

The plan illustrates that a number of narrow-fronted buildings along Downing Street had been demolished, creating a gap site. This would later come to be occupied by the mid-20th century extension to the Drill Hall.



Figure 9: 1940-1941 Manchester Bomb Damage Map; indicating bomb damage to Ardwick by the Luftwaffe during the Blitz. The red circles on the plan indicate direct hits from firebombs. The south-western corner of the Subject Site is indicated on the plan as having suffered a direct hit on December 1940. Further bombs hit the shops and bank building to the immediate west of the Drill Hall, and to a number of houses in the surrounding area. In July 1921, a War Memorial was unveiled at the west end of Ardwick Green, commemorating those lost in the First World War (1914 – 1918). This is indicated on the map above.

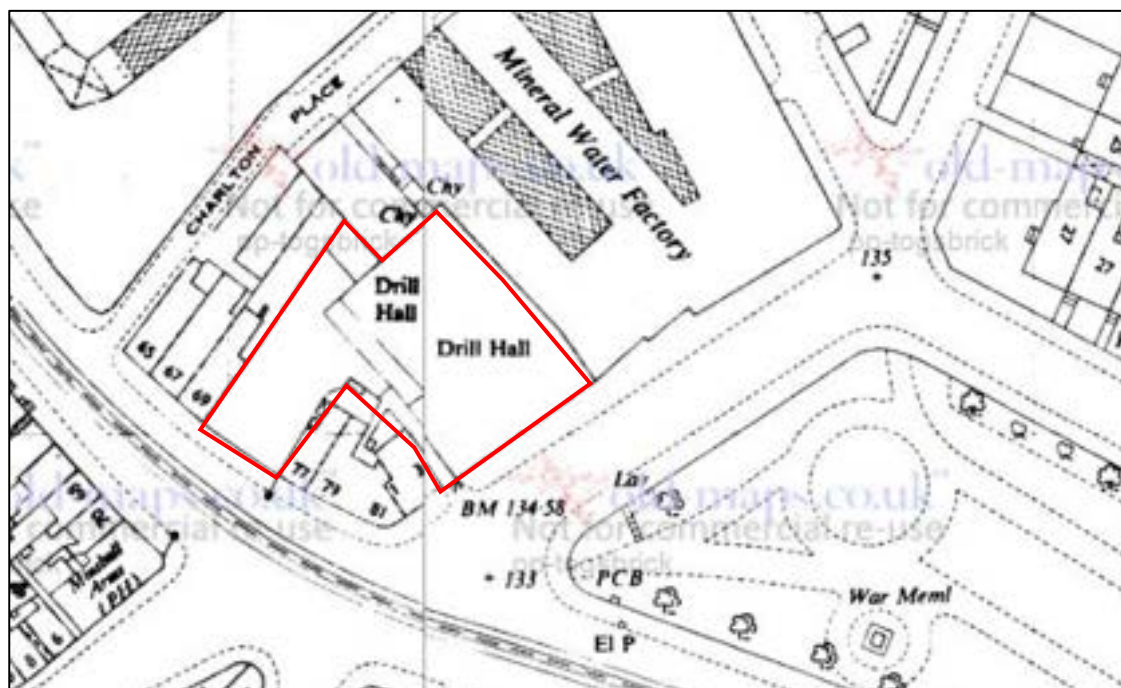


Figure 10: 1948 By the mid-19th century, the Subject Site and much of the surrounding area appears relatively unchanged. The OS map illustrates the Site prior to the 1956 extension to the west.



Figure 11: Goad Fire Insurance Plan 1962

The detailed plan illustrates the substantial changes which were made to both the Subject Site during the mid-20th century.

The Drill Hall has been extended, utilising the plot of land to the west which lay vacant since the 1920s. The new 2-storey extension (c.1956) was built primarily of concrete and provided new garage and office space. The central skylight appears slightly larger across the drill hall, suggesting some potential reconstruction during this mid-20th century period. There are no further maps, images or archival material to confirm this / may just be a distortion in the mapping.

The plan further reveals changes to the interior of the principal building. The original double height Drill Hall with a balcony above has been divided, resulting in “Stores at 1st and Drill Hall 2nd”. Additional changes to the site include a new lavatory block to the west elevation and an oil store.

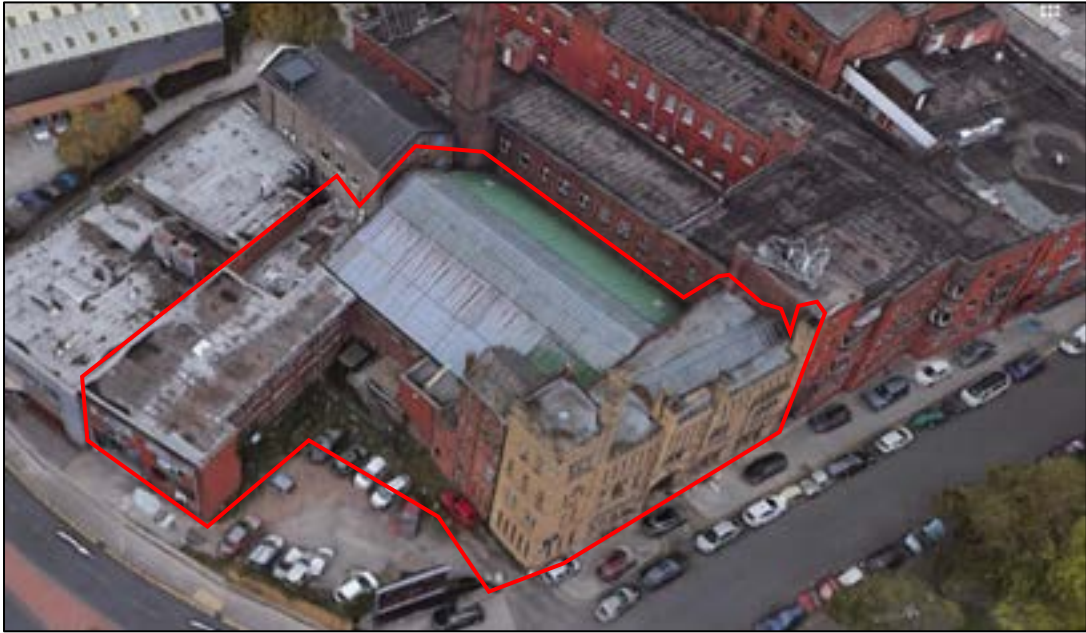


Figure 12: 2024.

Aerial view of the proposed development Site today. The former bank building and narrow fronted shops to the corner of Ardwick Green North have been demolished and now comprise a surface car park.

The distinctive stone façade and medieval features are still apparent, including the two skylights as shown on the Goad Fire Insurance Plan of 1929. Tanzarno House is still extant to the north-east of the Site.

5.4 History and Development of the Rifle Volunteer Movement

Introduction

The following section will provide a brief overview of the Rifle Volunteer Movement which emerged during the middle of the 19th century. The history of this movement in Lancashire alone is both expansive and comprehensive, this report will therefore focus on the Volunteer Corps of Ardwick (1859 – present).

For the purpose of this assessment, the successive phases of the Volunteer Corps at Ardwick may be referred to as:

- The 1st Manchester Volunteer Battalion (c.1859-1860)
- The 20th Lancashire (2nd Manchester Rifle Volunteers) (1860-1888)
- The 5th (Ardwick) Volunteer Battalion of the Manchester Regiment (1888-1908)
- The 8th (Ardwick) Manchester Regiment Territorial Force Battalion (1908-c.late 20th C)

This unit later evolved to become C (King's) Company of the King's and Cheshire Regiment at the end of the 20th century and latterly the D (Inkerman) Company of the 4th Battalion of the Duke of Lancaster's Regiment.

The Emergence of the Rifle Volunteer Movement

Despite the alliance between Britain and France during the Crimean War of 1854-56, the outbreak of war between France and Austria-Hungary in April 1859 caused Britain to be wary of their own military defences. This apprehension was exacerbated by the local press and would ultimately lead to the establishment of Britain's volunteer military corps.

It was argued that expanding the Regular Army would result in a subsequent increase in taxation, whereas Volunteer Corps would not only provide support for the Regular Army but would also instil the country with military knowledge. Consequently, on 12th May 1859 the War Office sanctioned the formation of Volunteer Corps.

This comprised mostly of riflemen units, although there were also artillery, engineer and cavalry formations. Volunteers kept their civilian jobs and trained for one night a week, one weekend a month and attended an annual "camp" of around two weeks, in which each they would engage in rifle competitions and exercises.

Whilst unpaid, joining the Volunteer Corps was widely considered to be an attractive opportunity. Activities such as fund-raising balls, concerts, bazaars and theatrical performances all added to the entertainment available through membership of the Volunteers, as did the internal activities of the various units such as dinners, prize-giving ceremonies, shooting clubs, cricket and football teams.

The Lancashire Rifle Volunteer Corps (LRVC) in Manchester

The emergence of the Lancashire Rifle Volunteer Corps (LRVC) is well documented. The first enthusiasts met at the Star Hotel on the 20th May 1859 to "*consider the desirability of raising a local rifle corps*". This was followed shortly thereafter by a public meeting held at Manchester Town Hall, in which it was decided that a brigade should be formed, consisting of three regiments each with six hundred men.

Membership of the different regiments varied considerably. Those who enlisted in the 1st, 2nd and 3rd Manchester Volunteers were mainly warehousemen and clerks, living in the inner suburbs and enlisting at a HQ conveniently near to the facilities where they worked. Men who were later to enlist in the areas of Ardwick, Oldham and Wigan were more likely to be artisans or worked in local mills and factories. In all these areas, there was said to be a remarkable response from skilled workers demonstrating, as one prominent Volunteer wrote, '*even a higher public-spirit than the professional volunteers*'. (Volunteer Journal, 5th Feb 1870, p.41).

Such was local enthusiasm that an advertisement dated 19th November 1859 announced that '*The 1st Company of the Ardwick Volunteers is now filled and a list for the 2nd Company is opened*'. A further hundred volunteers assembled at Lyon Street and enlisted.

Shortly thereafter, a Mr A. Wilmot Mawson, a Manchester solicitor and local landowner, agreed to promote the formation of the 3rd Company. Headquarters were rapidly established at 1 Ardwick Green, with accommodation at the local Assembly Rooms being hired for drill.

The early Volunteers did, however, lack coordination. In 1860, the War Office subsequently authorised a system of consolidating battalions (or brigades in case of artillery) whereby several companies from a city or town became a larger unit. The Ardwick Battalion was originally formed in 1859, as the result of the amalgamation of the 28th Lancashire Rifle Volunteers and the 33rd Lancashire Rifle Volunteers and given the name of the 1st Manchester Volunteer Battalion.

By the end of that same year, over seventy local Infantry units had been raised. Uniforms, equipment, drill halls, rifle ranges, instructors and most weapons were initially provided at private expense or by public subscription and fundraising events such as fêtes and bazaars.

Drill Halls as a building type.

The 'drill hall' has consequently been a part of British military and social life since the 1860s, when Corps of Rifle Volunteers constructed premises to practice and perform military drills. Most volunteer units were based in towns and cities where existing public buildings generally lacked spare capacity. Accordingly, drill halls emerged as dedicated facilities for the Volunteer Forces in almost every urban community.

By the end of 1860 more than 120,000 men had signed up. This vast new force needed accommodation and local barracks and depots were unable to take the strain. These units required a large, open space within which to practice, as well as secure storage for weapons. They were expected to train for between 21 and 56 days during the summer and, given the often inclement nature of British weather, it was generally felt that a covered area for drilling was preferable to the use of an outdoor space. Although many early volunteer groups adapted existing buildings such as village halls to their needs, a purpose-built drill hall was considered the most desirable option.

Whilst there is no such thing as a standard 'Drill Hall design', many contained three essential elements: firstly, an administrative block containing rooms such as offices, stores and an armoury; secondly, a large, open hall (often with an indoor target range to one side and viewing balconies at either end); and thirdly, accommodation for the caretaker or drill instructor which could be included within the administrative block or placed separately to the rear of the hall.

The earliest drill halls (1859-1880) were often privately funded and therefore tended to be small and unassuming. The heyday of the drill hall began in the 1880s, following the Cardwell reforms of the Army, (in which the Rifle Volunteers were formed into Volunteer Battalions of the County regiments to which they were affiliated).

Given the increased alignment of the volunteer forces with the regular Army it was inevitable that drill halls for volunteers would increasingly resemble those for the regular forces. With this came stricter specifications, including those governing the storage of arms.

In the late 19th century, drill hall buildings consequently became larger, and usually of Tudor Revival and castellated Gothic designs. The drill hall at Ardwick Green North (the Subject Site) was influenced by an earlier drill hall in Bury (1868), designed by Henry Styan and James Farrier (**Figure 13**, below).



Figure 13: Bury - New Drill Hall, Opened by Duke of Connaught 1907. **Source:** Manchester Image archive.

Further changes in the development of drill hall design occurred following the disbandment of the Volunteers and the formation under the Haldane reforms in 1908. Which saw the merger of the various volunteer units – infantry, cavalry, artillery and engineers – to form the Territorial Force.

Over the 20th century, adaptations and extensions to drill halls largely came to reflect the shifting demands made on the military and the volunteer forces. Advances in technology and warfare had a significant impact not only on the organisation of the forces but also upon the architecture of their premises, with an increased focus on improved mobility and efficiency.

5.5 The History and Development of the Drill Hall at Ardwick Green 1886

When Colonel Henry Rocca took over command of the Ardwick Corps in December 1885, one of his first priorities was to establish suitable premises for the Volunteers (then absorbed into the 20th Lancashire – 2nd Manchester Rifle Volunteers).

It was decided that the most sensible and practical course was to buy the existing building at 1 Ardwick Green (which had been the existing HQ for a number of years previous) and acquire the freehold of the site.

Rather than carry out the usual methods of raising funds for such a project by soliciting donations and holding fund-raising bazaars, Colonel Rocca generously provided the necessary funds at a low rate of interest. This to be repaid out of the Government capitation grants as circumstances permitted. This arrangement was sanctioned by the War Office, allowing planning to proceed.

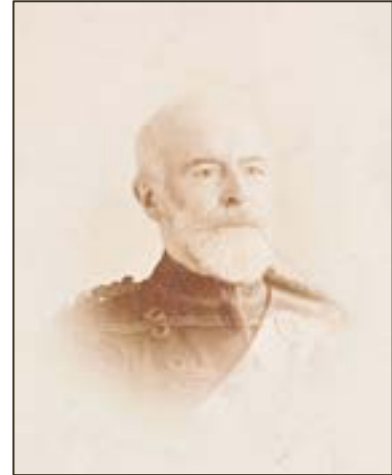


Figure 14: Colonel Henry Rocca.
Source: Manchester Regiment Image Archive.

The new premises situated to the west side of Ardwick Green were built in 1886 to the design of Manchester based architect, Lawrence Booth. Whilst original plans of the building are thought to not have survived, an article extract in the Manchester Courier dated 16th March 1886 describes, in precise detail, the preliminary layout and provisions of the new headquarters at Ardwick Green:

NEW HEADQUARTERS FOR THE 2nd MANCHESTER VOLUNTEERS - No time has been lost in making the preliminary arrangements for carrying out the intentions expressed by Colonel Rocca at the last annual meeting for the distribution of prizes; and sufficient progress has been made to justify the expectation that the next annual meeting will be held the regiment's new quarters.

A site of land has been secured, which includes the premises now occupied the 2nd Manchester at Ardwick, supplemented by other land adjoining it, which will give frontage for the new buildings of 90ft. in length to Ardwick Green. Mr. Lawrence Booth, FRIBA, of this city, has been commissioned to prepare the necessary plans and designs, and, in consultation with Colonel Rocca and other officers, has arranged the extent and design of new structure. The scheme, as approved, provides for a large drill-hall 72 feet in width, having a roof of permanent character, properly lighted, and a floor composed of wood block pavement laid on concrete. This will be approached from Ardwick Green through an archway having a clear width of 12ft. On the right this which will be the principal entrance, there will be, on the ground floor level, the men's room, the sergeants' room, and the bar; and the left, the staff sergeants' office, the principal staircase, and the armoury. Over these rooms, and on the first floor, there will be the commanding officer's room, orderly room, officers' room, committee room, and clothing store, together with lavatory, etc. All these rooms communicate with a balcony 72 feet in length and six feet in width, extending across one end of the drill hall.

The accommodation on the second floor comprises a shooting gallery 48 feet by 23 feet, which will also be used for recruit drill, a practising room for the band, and a store room. There will also be on this floor level, but cut off from the other rooms, the sitting room, kitchen, scullery, and other conveniences of the caretaker's residence, and immediately over them the necessary bed rooms. The residential portion of the building will be approached by a separate entrance and staircase from the side street.

The whole of the building, except the drill hall and the armoury, will be cellared, as to provide accommodation for warming apparatus, stores, etc. Having regard to the exceptionally fine character of the site, the importance of the purposes to be served, and the spirit in which the project has been initiated, the architect has endeavoured to design a building worthy of all those considerations. The first or lower storey is in the Norman style, the intermediate in the Tudor, and the upper in what is known as the castellated. The several styles grew originally out of each other, and are in fact only parts of what is generally called the Gothic style; and in their present adaptation are intended to indicate in a distinctive manner the several purposes of the new building. Looking at the front of the structure the extreme left is marked a massive flagstaff tower, rising considerably higher than the other portions of the building; and on the extreme right by subordinate turret. The central feature the large Norman archway with the portcullis giving access to drill hall, &c. Over this and enclosing it is another arch, under which are the windows of the commanding officer's room, from which latter an outside balcony is projected on brackets. Surmounting the whole is a large panel containing the regiment's well-known motto—"Always Ready"—in bold raised letters. The walling is to be faced with parpoints, and the dressings will be of millstone grit or other suitable sandstone. The several floors will be of concrete carried on wrought iron joists, and boarded where necessary on wood sleepers bedded therein, and will be fireproof. The roof or flat, over the whole of the building, except the drill-hall, will be of similar construction, and be covered with an impervious asphalte. The principal staircase will be of stone. An apparatus will be fixed the basement to warm all the rooms, but in addition to this each room will have open fire place and grate. Glazed and enamelled bricks will be used as inside linings to the walls where necessary, and tinted glass in most of the windows. The building operations are intended to be commenced whenever the necessary builders' estimates of cost have been procured, which will probably be within a month from this time. [Manchester Courier 16 March 1886 page 7].

On 30th September 1887, the Drill Hall was opened by H.R.H the Duke of Cambridge, who was Commander-in-Chief of the Forces at the time. A memorial tablet was laid at the barracks to commemorate the event (Figure 15 below). The opening ceremony of the new premises at Ardwick Green were celebrated in an article in the Manchester Courier and Lancashire General Advertiser (1st October 1887), in which the front portion of the building which fronts onto Ardwick Green was described as a 'screen' to the drill hall to the rear.

The castellated structure or 'screen' was built of sandstone with narrow slit windows utilised throughout, enhancing the medieval character intended for the building (**Figure 17, below**). The transomed arched windows at ground and first floor level (which lighted the principal office rooms), were slightly larger and more decorative, with many featuring stained glass. Of particular

note, is the easternmost window to the first storey, as the four stained glass panels contain the initials of the officers responsible for the construction of the Drill Hall (**Figure 16, below**).



Figure 16: (left) Commemorative tablet celebrating the opening of the Drill Hall (location unknown). **Source:** The Manchester Regiment Archive and **Figure 17: (right)** Stained glass window depicting the initials of Henry L. Rocca, one of the four officers responsible for the creation of the Drill Hall



Figure 15: The principal facade of the new Headquarters / Drill Hall fronting onto Ardwick Green North, pictured here in the mid-20th century.

The vast Drill Hall would have been accessed through the large arched entrance fronting onto Ardwick Green. The 'ordinary routine of drill' for the Ardwick Volunteers involved marching and rifle drill (including cleaning, disassembling and re-assembling of their weapons). These weekly and sometimes daily training sessions were managed by commanding officers

The year 1908 saw the end to the long history of the Volunteer movement when by act of Parliament, all Volunteer units were consolidated into the Territorial Force. The Ardwick Battalion consequently came to be known as the 8th Battalion (Ardwick) Manchester Regiment.

On the 4th of August 1914, the Battalion was mobilised at the drill hall before being deployed to Gallipoli and ultimately to the Western Front. The subsequent number of fatalities was catastrophic, with very few men returning home. A war memorial was promptly constructed to the west side of Ardwick Green in July 1921 to commemorate the fallen (**Figure 18, below**).



Figure 18: Looking north along Ardwick Green c.1930. The war memorial erected in July 1921 is visible in the middle of the view, with the Drill Hall and Tazaro House behind. The glazed skylight to the roof of the front building is just glimpsed into view (outlined in red). **Source:** Manchester Regiment Image Archive.

After the First World War, the Battalion was restored with new recruits. Exhibiting the same pride and determination as their predecessors; the Drill Hall at Ardwick Green continued to be used as premises for which to practice and perform military drills.

5.6 Reconstruction of the Drill Hall (1930)

The 8th Battalion (Ardwick) are pictured (**Figure 19, below**) standing at the centre of the Drill Hall in 1921, a decorative iron balcony is visible in the distance, allowing for views across the hall. Distinctive features such the wooden parquet floor and large, arched internal windows and doors are depicted in the photograph. The early 20th century image illustrates the double heighted Drill Hall as per Lawrence Booth's original design prior to the drastic alterations made to the premises in 1930.



Figure 19: Officers of the 8th Battalion Defense Force, pictured 11th April 1921. Taken at Ardwick Drill Hall **Source:** Manchester Regiment Image Archive.

After the voluntary forces were consolidated into the Territorial Army during the early 20th century, it was increasingly felt that the existing headquarters at Ardwick suffered from lack of satisfactory accommodation and facilities.

In the year 1930 it was finally agreed that the best solution was to raise the Drill Hall some ten feet above the ground floor. Thereby dividing the double heighted space and allowing for a new hall of similar spatial quality to that of the original, with the additional benefit of creating office space below. Four staircases were installed to permit access to the new raised hall and provided a sufficient number of exit points.

A newspaper article dated 5th May 1930 documents the 'opening of the reconstructed Drill Hall' (The Manchester Guardian) which took place two days prior (**Figure 20, below**). The article states that the decision to make such drastic alterations was praised by the War Office, as it would be of *"mutual benefit to both the regular and the territorial army if they had the opportunity to train together"*.

The changes to the original headquarters had the additional benefit of resolving the ongoing issue of inadequate accommodation and improvements to lighting, heating and ventilation.



Figure 20: CORRESPONDENT, S., 1930, May 05. IN MANCHESTER: A PEACEFUL DEMONSTRATION. The Manchester Guardian (1901-1959), 13. Source: ProQuest Historical Newspapers: The Guardian and The Observer.



Figure 21: 8th Battalion Officers, Warrant Officers and Sergeants. c.1945-1958 within the reconstructed Ardwick Drill Hall. Note the original trusses and batons, outlined in red. Source: Manchester Regiment Image Archive.

During the Second World War the 8th Battalion were once again mobilised for active service overseas. The men were stationed in Malta from 1940-1943.

Throughout the Second World War and in the years that followed, construction of new facilities to drill halls across the country remained a very low priority. A reduction in size of the Territorial Army resulted many drill halls consequently being demolished or converted into new uses.

5.7 Ardwick Green Drill Hall – 1956 Extension and alterations

Drill hall construction resumed in the 1950s as resources became more readily available. Proposals to extend and improve the headquarters at Ardwick Green were made in 1951 but were never fully realised. It was not until 1956 that plans for the new and improved headquarters were finally implemented.

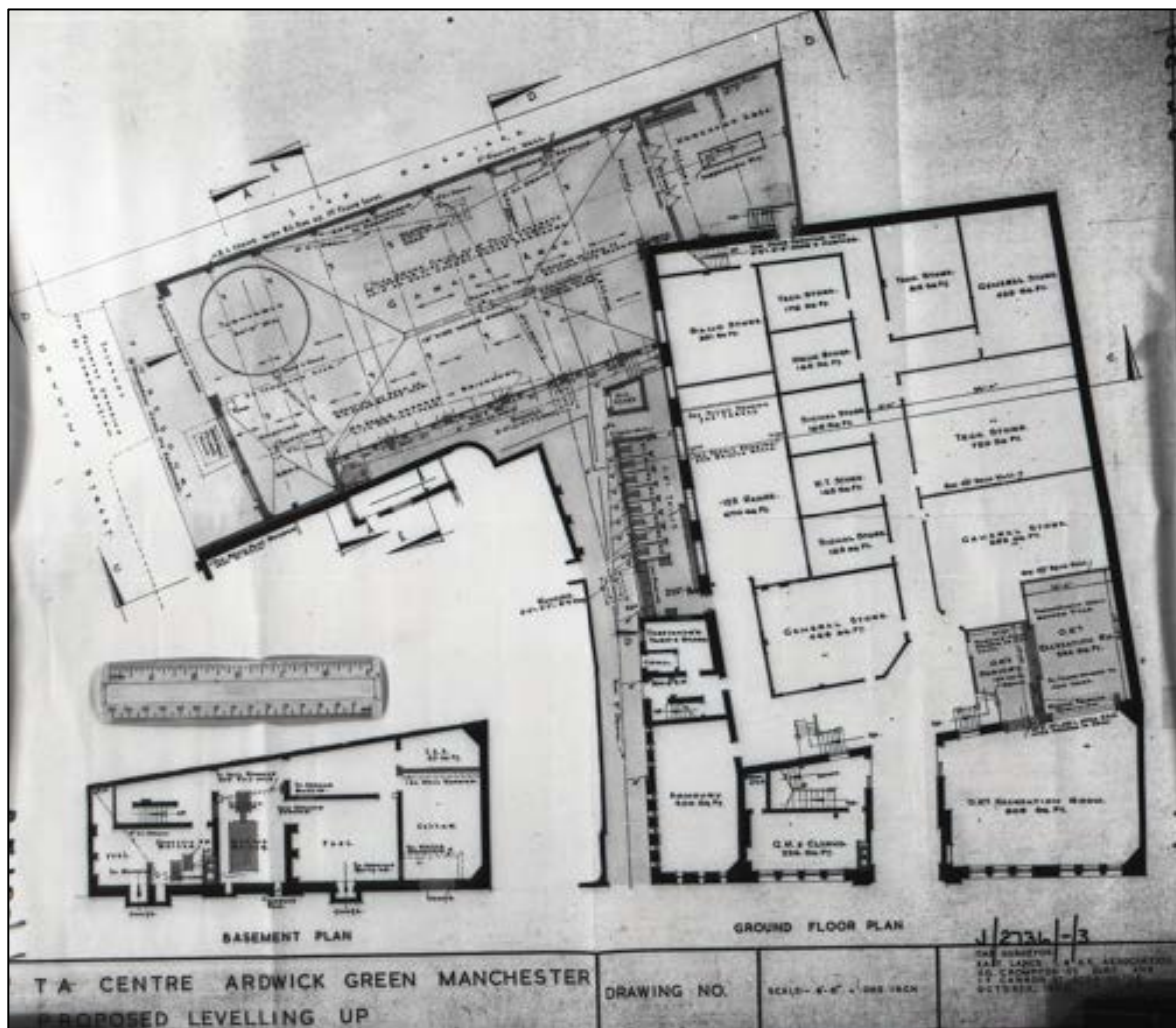


Figure 22: Plans to make alterations to Ardwick Drill Hall. 1956. The shaded areas indicate areas of proposed change / extension. **Source:** Manchester Central Archive.

A two-storey brick-built extension was built to the west of the original Drill Hall, providing a new garage with offices above. The early 20th century garage to the rear of the hall was no longer fit

for purpose and subsequently extended as part of the proposals. By the mid-20th century, suitable garaging and provision of space became increasingly important technology and equipment evolved.

The utilitarian 1956 extension was built of brick and concrete, comprising metal framed windows and a large garage door permitting access to the road.

The plan of the ground floor (**Figure 22, above**) illustrates some minor changes and alterations were made to the east side of the building, allowing for a kitchenette area to be installed and the floors to be raised.



Figure 23: Raised Drill Hall. C1958 within the newly reconstructed/raised drill hall evident. The roof trusses now slightly hidden by temporary material. **Source:** Manchester Central Archive.

From the mid-20th century to the early 21st century, the Drill Hall at Ardwick Green continued to be used for a variety of purposes under the Territorial Army. During the Second World War, the building was said to have been used as a detention centre for deserters and prisoners of war.

After the War, the building was restored to use as the headquarters of the 8th Battalion of the Manchester Regiment. The building subsequently became home to the Manchester Regiment (Ardwick and Ashton) Territorials in 1967 and then became base to C Company of 5th/8th (Volunteer) Battalion of the King's Regiment in 1971. This unit evolved to become C (King's) Company of the King's and Cheshire Regiment, still based at Ardwick Green, in 1999.

From 2006, the building was the home of D (Inkerman) Company of the 4th Battalion of the Duke of Lancaster's Regiment. The building was vacated in 2018 and put up for sale in 2019, with the Fabric Church occupying the building since c.2024.



Figure 24: Historic Image of Ardwick Green Drill Hall, pictured 1969. Note the original door is still extant. **Source:** Manchester Central Archive. ref: m10817.

The Subject Site consequently retains a number of features ranging from the late-19th century onwards which convey the buildings special architectural and historic interest. This is explored further in Section 6.

5.8 Drill Hall Roof

The roof over the Drill Hall is likely to have originally been overcovered in slate, as evidenced from the 1928 Goad Plan (**Figure 8**). This material would have traditionally been applied to buildings of this typology throughout the late-19th and early 20th centuries. The Goad plan from 1962 also identifies a slate roof (symbol marked by an 'o' sign). It can therefore be safely assumed this was the original covering material for the drill hall and remained as such until the mid-20th century.

The 1949 aerial image (**Figure 25**, below) provides some indication of the original appearance of the drill hall roof, and slightly less visible, is the roof over the principal building, which fronts onto Ardwick Green and is largely concealed by the projecting parapet. The original material over this roof is believed to have been asphalt, as can be deduced from the Manchester Courier newspaper extract dated 16th March 1886, which stated: *“The roof or flat, over the whole of the building, except the drill-hall, will be of similar construction, and be covered with an impervious asphalte”*.

Historic mapping and imagery further suggest that two linear skylights formed part of the original design for the building, the larger of the two running east to west and spanning the length of the Drill Hall, with the second skylight lighting the second floor of the principal block fronting Ardwick Green.



Figure 25: Historic Aerial image of Ardwick Green North, pictured 1949. **Source:** Manchester Central Archive.

It cannot be determined when the roof was changed from slate to the current, corrugated material. There are no Planning records or archive material which indicate a particular date of when this work may have been undertaken or why it was undertaken. Aerial imagery from 2008 does however reveal the change had been made by this date (see **Figure 26** and **Figure 27**).



Figure 26: Historic Aerial image of Ardwick Green North, pictured 1972. Note, the roof still appears to be slate. This image was taken two years prior to the building being listed. **Source:** Manchester Central Archive.



Figure 27: 2008 Aerial Image of Ardwick Drill Hall illustrates the roof is no longer slate, with a new corrugated cladding. Façade repair works appear to be taking place with scaffolding evident to the barracks building. **Source:** Historic England aerial images.

6. Significance

6.1 Introduction and measuring significance

The purpose of the significance assessment is to use recognised criteria to assess the heritage significance and interest of the Subject Site, with specific focus on the roof aspects only – as these are of relevance to the Listed Building Consent application.

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

The assessment of significance accords with the requirements of the NPPF and uses English Heritage’s methodology outlined in its 2019 document, “*Statements of Heritage Significance*”. Historic England’s “*Conservation Principles. Policies and Guidance*” 2008 has also been acknowledged as part of the following assessment. Consequently, the significance of a designated heritage asset is determined by an analysis of the relevant aspects of the following:

Archaeological interest There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
Architectural and artistic interest These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
Historic Interest An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

The assessment of the significance is based on both desktop research and on-site visual surveys. The following assessment of significance sets out and ascribes areas of relative significance across the former school building using the following levels of significance. The table below outlines the scale of significance attributed to the differing levels of planning status of individual buildings and sites. The following hierarchy of significance is used to outline individual features and building elements of special interest (**Table 1**, below). The following significance plans use the rating / colour system below in order to visually illustrate areas of relevant significance. Annotations on the plans refer to key elements and features within each room:

Table 1. Definition of significance terms used in this Heritage Statement.
High heritage significance relates to those parts or elements of the structure deemed to be of particularly special interest. These components are <i>fundamental</i> to the understanding of the Sites design concept and play a major role in reflecting their archaeological, architectural, artistic or historic interest. The loss of such elements (through demolition removals or alterations) could potentially cause a major adverse impact on the special interest of the building.
Medium heritage significance relates to those components of the structure deemed to be of special interest. They are <i>important</i> to the understanding of Sites design concept and play a considerable role in reflecting their archaeological, architectural, artistic or historic interest. The loss of such elements (through demolition removals and/or alterations) could potentially cause a moderate adverse impact on the special interest of the buildings.
Low heritage significance relates to those components of the Site deemed to be of more modest interest. They make a relatively negligible contribution to the understanding of the architectural design concept and retain a slight role in revealing the building’s evidential historic aesthetic or communal values. The loss of such elements (through demolition, removal or alteration) may cause a minor adverse, negligible adverse or neutral impact on the special interest of the building.
No significance /Detrimental features and elements that do not contain any special interest. These can <i>detract from the significance</i> of the building and maybe evidence of poor craftsmanship or ad-hoc refurbishments. The loss of such elements (through demolition removal or alteration) could potentially have a neutral or beneficial impact on the special interest of the building.
Unknown heritage significance. features or components which where the relative importance or interest requires determination by further investigation.

6.2 Ardwick Drill Hall – Roof

The following description of the extant building is based on surveys carried out in May 2024 and is further supported by structural surveys (HEXA). This will outline features of historic and architectural interest of the roof form (both internal and external), which contribute to the significance of the Grade II Listed Building.

Table 2: Existing Building, Photographs



Figure 28: Flat roof to principal building, original skylight form and chimneys feature. Glazing and glazing bars are a later addition (c.late 20th century / early 21st century) and are of no heritage significance. Waterproofing material has been applied to the flat roof.



Figure 29: Flat roof to principal building, original form of the skylight and chimneys feature. Glazing and glazing bars are a later addition (c.late 20th century / early 21st century) and are of no heritage significance.



Figure 30: Skylight over principal building, glazing and glazing bars are a later addition (c.late 20th century). Suspended ceiling to second floor blocks light coming through into the building, this false ceiling is also a late-20th century addition and is of **no heritage significance**.



Figure 31: Second Floor to principal building. Suspended ceiling to second floor blocks light coming through into the building, the ceiling is presumed to be mid-late-20th century addition with the extent of original fabric above unknown (subject to intrusive investigation works).



Figure 32: Second Floor to principal building. 1980s bar and stud wall.



Figure 33: Second Floor to principal building. 1980s bar and stud wall, east aspect.



Figure 34: Skylight over Drill Hall (NE aspect). Glazing, glazing bars and corrugated sheeting are of **no heritage significance**.



Figure 35: Skylight over Drill Hall (SW aspect). Note, window to the north-west elevation of the barracks building is proposed to be blocked up as part of the proposals (window infill is upvc and of **no significance**). Original gable wall is of **high significance**.



Figure 36: High level window opening to stairwell (upvc infill, **no significance**). Original walls and window openings are of **high significance**.



Figure 37: Drill Hall interior, looking north across the space. The 1930s raised floor has altered the original double height space (**medium significance**). Original late-19th century trusses, purlins and timber batons survive – **high significance**. Glazing and glazing bars appear to be late-20th century, following inspections from roof level (**no significance**).



Figure 38: Close range view of Drill Hall roof, illustrating original late-19th century wrought iron truss arrangement and timber batons / purlins. Glazing and glazing bars all late-20th c.

6.3 Statement of Significance

The statement of significance provides further details and a summary of the Site's special interest. The national status and special architectural and historic interest of the Site is recognised by its Grade II listed designation.

The building is not located within or nearby any designated Conservation Areas.

The Site was designed in 1886 and opened in 1887 as the 'Ardwick Drill Hall' for the 20th Lancashire (2nd Manchester Rifle Volunteers). As a whole, the Site is considered to yield **high historic, aesthetic and architectural value and considerable evidential value**.

The Site represents a notable period during the development of the Volunteer Corps in Manchester during the late 19th – mid 20th century. The building yields **high historic value** as it conveys the inception and historical development of the Rifle Volunteer Corps in Ardwick and latterly, the need to merge with the regular army during the interwar period. A key feature of this being the reconstructed Drill Hall, including the visual appearance of the central skylight, timber batons and steel truss arrangement.

The Site yields **high architectural value** through the retention of original 1886 fabric and character (steel truss roof; skylight (location)). Despite the alterations made to the building during the 1950s

to present day, the key features (listed above) allow for the Subject Site to be understood and appreciated as a late-19th century Drill Hall which was later adapted to suit the needs of the Territorial Army during the inter-war and post-war periods respectively.

The building represents a good, surviving example of Drill Hall building typology which emerged in the mid-19th century following the inception of the Volunteer Movement in 1859.

Elements considered to be of high significance include:

- Original architectural character and materials of the principal façade. Key features which allow for the building to be read and understood as a purpose built late-19th century Drill Hall include the medieval, castellated exterior and the pitched form of the drill hall to the rear (roof covering later material and of no significance).
- Original wide-span, steel truss roof and timber batons maintain the buildings architectural character.
- Distinctive skylight(s) to drill hall and barracks roof. Whilst the glazing and glazing bars appear to have been reinstated c.late 20th century (fabric is of no significance), the character and expression of the original design intent remains clear.

Elements considered as having Medium Heritage Significance are:

- Open spatial quality of reconstructed Drill Hall. Whilst not original, the reconstructed space retains the character and qualities of a Drill Hall and the 1930s space has some significance in its own right.

Elements considered as having No Heritage Significance are:

- Late 20th century glazing and glazing bars to rooflights (above barrack building and drill hall)
- Metal sheeting to Drill Hall roof.
- Late 20th century suspended ceiling to second floor space of barracks.
- Upvc window to main stairwell, second floor (NOTE: window opening is late 19th century and of medium significance).
- Late-20th century stud walls and fixtures to second floor space (Barracks Building)

The former Drill Hall complex as a whole Site is considered to merit its designation and is of **high heritage interest**.

As such, any proposals to alter the external appearance of the Listed Building external fabric should be carefully considered to avoid diminishing the buildings inherent interest and any detrimental impact upon the designated heritage asset.

7. Heritage Impact Assessment

7.1 Measuring and defining potential impact

This assessment of the potential heritage impact principally concerns the physical (direct) impact of the proposals upon the Grade II listed Drill Hall and its setting, with particular focus on the roof aspects of the building, as this is the focus of the present LBC application.

The magnitude of impact is a measurement of the extent of change which is likely to arise as a result of the Proposed Development. Where the proposed changes are considered to enhance the setting or appreciation of a heritage asset, the impact on its significance will be deemed to be beneficial. Conversely, where the Proposed Development is considered to compromise or diminish its positive heritage values the impact on the significance will be deemed adverse.

Therefore, measuring the heritage impact of the Proposed Development is essentially an evaluation of change to the: fabric, character, and appearance of the identified heritage asset, balanced against its relative significance. Please refer to **Table 4, Appendix I for relative significance / values used in this Heritage Statement.**

The criteria for assessing the magnitude of change and significance of impact are set out in **Tables 5 and 6 (Appendix II and III)**, both direct heritage impacts (physical alteration or change in character) and indirect heritage impacts (such as the change to the setting of listed buildings), are set out in **Table 5 (Appendix II)**. This follows the recommended approach to evaluating heritage impact derived by ICOMOS (2011) and the tests set by Historic England in the 2017 guidance on the evaluation of: “The Setting of Heritage Assets” (Historic Environment Good Practice Advice in Planning. Note 3). The effects are broadly rated as: **Major, Moderate, Minor, Negligible or Neutral**, and can be direct or indirect, adverse, beneficial or neutral (suitably balanced).

As Historic England’s Guidance Note on producing Statements of Heritage Significance makes clear, the reliance and use of tabulated matrices can lead to a reductionist approach when assessing the true ‘significance’ of impact. Consequently, the following impact assessment is formed of a 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.

7.2 Determining the overall impact

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

The overall impact of the Proposed Development upon the Grade II listed Drill Hall and its setting is assessed in light of the consideration of the overall significance of effect (i.e. degree of significance of the affected fabric and the subsequent impact) of the development proposals.

Mitigation in respect of any adverse impact upon the setting, and / or the context of the identified listed buildings is formulated upon the overall public (and heritage) benefits of the Proposed Development. Benefits relate to both the place in which the development will be constructed, as

well as benefits to the wider community or society as a whole. Discussion of such benefits fall outside the scope of the Heritage Statement and are expounded in the wider Planning Statement (AshtonHale).

7.3 The Proposals

Please refer to the Design and Access Statement (ShedKM) and HEXA structural report for full details of the proposed works, which are summarised below:

7.4.1 Drill Hall Roof

- Retain and clean existing late 19th century wrought iron roof trusses
- Existing wrought iron shoe details at ridge to be retained and cleaned
- Replace existing wrought iron/timber composite purlins at 600mm centres with new larger PFC steel purlins at wider (3.2m) spacings, thus allowing increased roof loads to be transferred through the truss without intrusive strengthening works to the trusses
- Lightweight metal deck roof installed spanning between new purlins.
- Existing timber boards to be carefully removed and sorted. Where condition allows, timber boards are to be saved for cleaning and re-use elsewhere in the building as part of the subsequent wider works.
- New insulation above metal deck to provide enhanced acoustic and thermal performance, thus making the drill hall space fit for purpose and securing its long term future as a usable space. The overall roof build up is 285 mm, providing U-values compliant with current Building Regulations Approved Document L
- Existing profiled steel sheet roof finish replaced with metal standing seam roofing system with anthracite colourcoat finish
- New metal deck to be perforated for enhanced acoustic performance and supplied with colour coat finish (colour tbc) designed to be exposed internally as the finished soffit
- Gutter to east side of roof (adjacent to neighbouring building) widened to allow maintenance access
- Existing late 20th century, single glazed roof light replaced with double glazed aluminium framed roof light, incorporating opening vents. Maintaining the appearance of the central skylight to drill hall (as per late 19th century design)
- Size of roof light reduced by 500mm to align with structural nodes in the trusses, thus reducing bending stresses on existing trusses. This also helps to reduce solar gain and overheating whilst retaining the character of the top lit space. Small high level second floor window in north wall of barracks building blocked up (due to thicker roof build up)
- Height of existing brickwork wall to eaves and north gable of roof extended by 450mm to suit increased depth of roof build up
- Removal of redundant modern access ladders and walkways
- New rainwater goods, gutters, hoppers, downpipes, etc

7.4.2 Barracks Building Rooflight

The scope of works includes:

- Existing late 20th century internal partitions subdividing the second-floor function room to be removed, restoring the room to its original extent
- Existing late 20th century internal suspended ceiling to second floor function room to be removed, providing access to roof light
- Existing single glazed roof light replaced with double glazed aluminium framed roof light, incorporating opening vents
- Existing roof light upstand to be retained, but condition to be inspected once finishes removed and remedial works to be undertaken if required
- Existing steel tie rods to be retained and cleaned
- Existing steel beams running beneath the roof light to be retained and cleaned
- Existing timber ridge beam to be replaced with new timber beam
- New roof light installed on to existing upstands, made good where required
- New flashings and trims as required
- Existing brick gable walls to be repointed in suitable like for like mortar

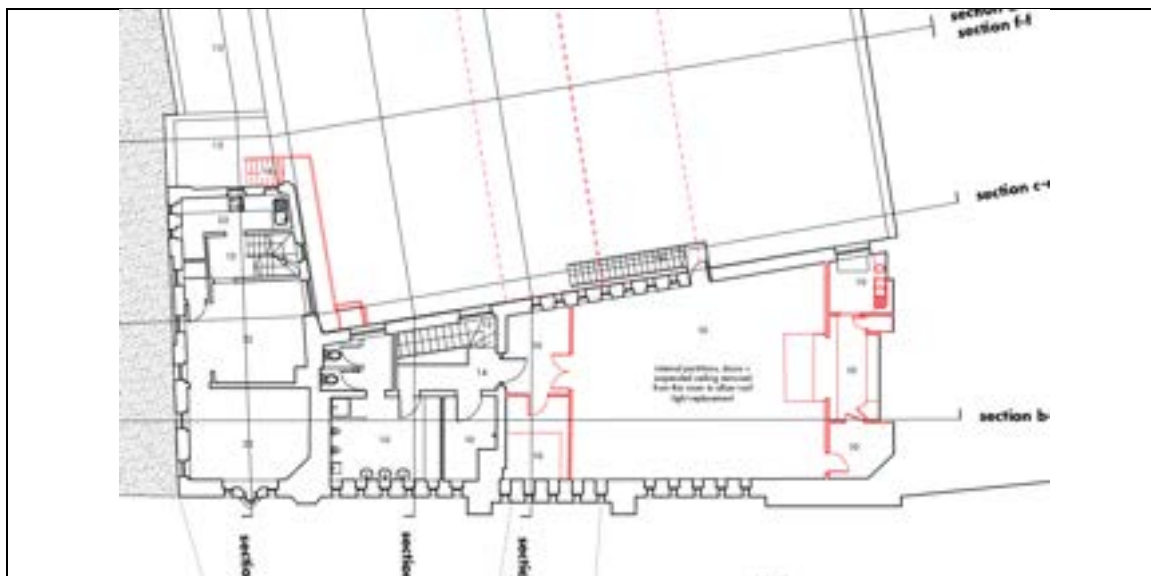


Figure 39: Alteration plan of Second Floor, illustrating non-significant fabric proposed to be removed in red. **Source:** Shedkm.

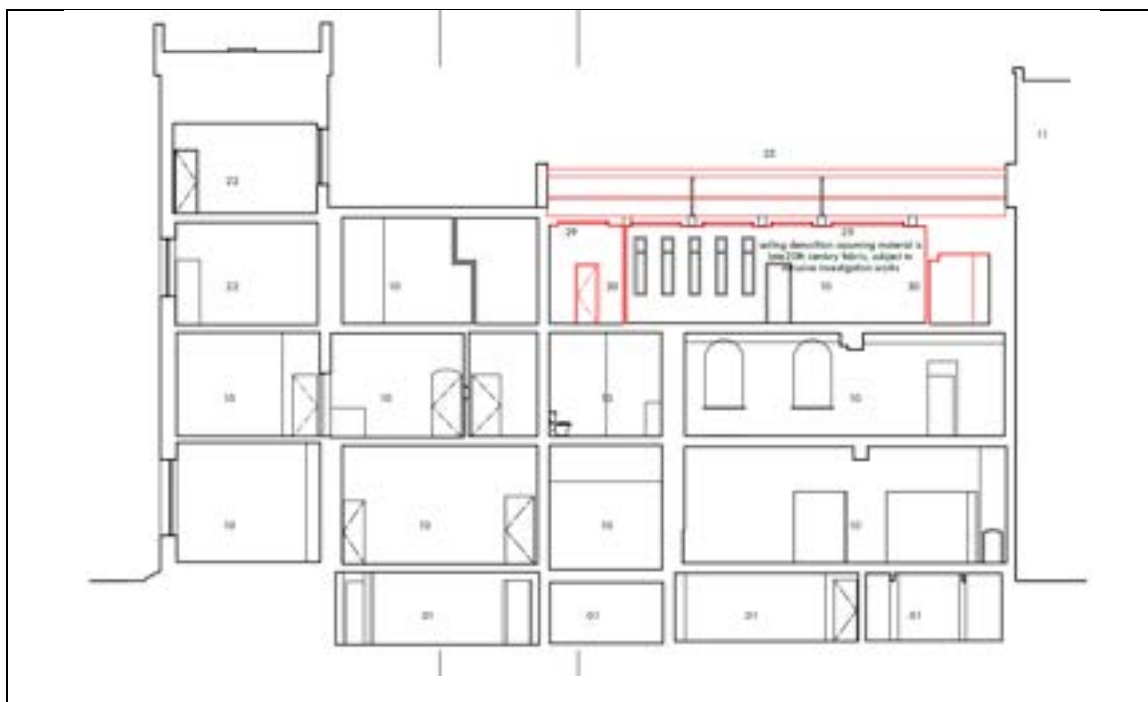


Figure 40: Proposed section plan of Second Floor, illustrating non-significant fabric proposed to be removed in red. **Source:** Shedkm.

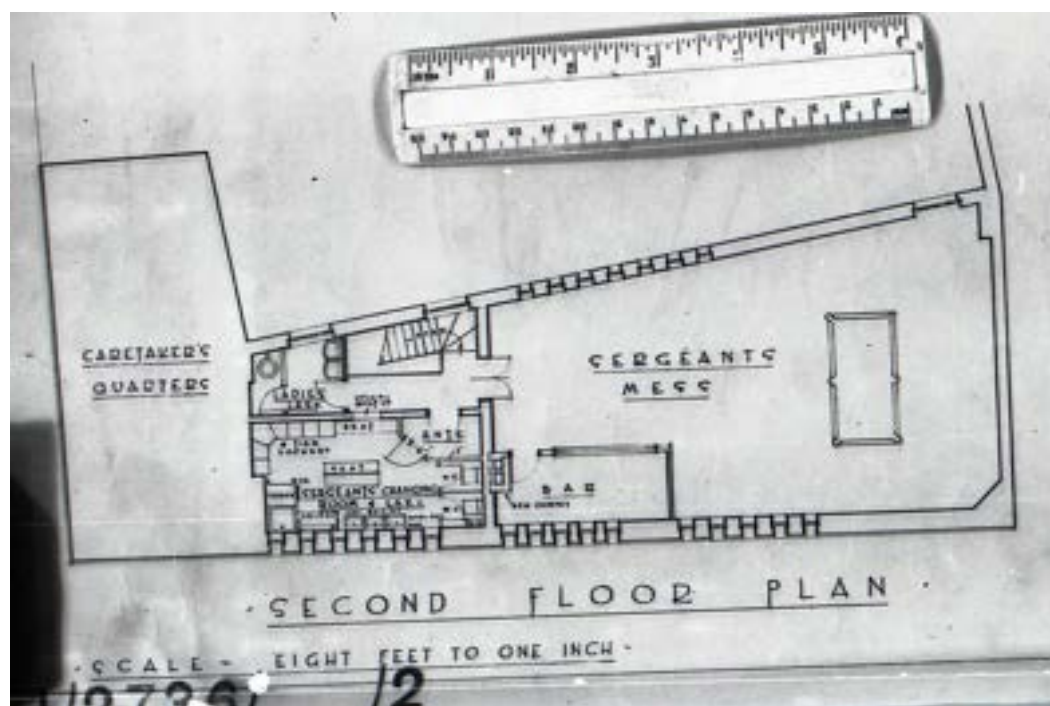


Figure 41: 1950s plan of Second Floor, illustrating the plan form of the space during the mid-20th century – highlighting the stud-walls proposed to be removed are mid-late 20th century, assumed 1980s following site visit. **Source:** Manchester Archives.

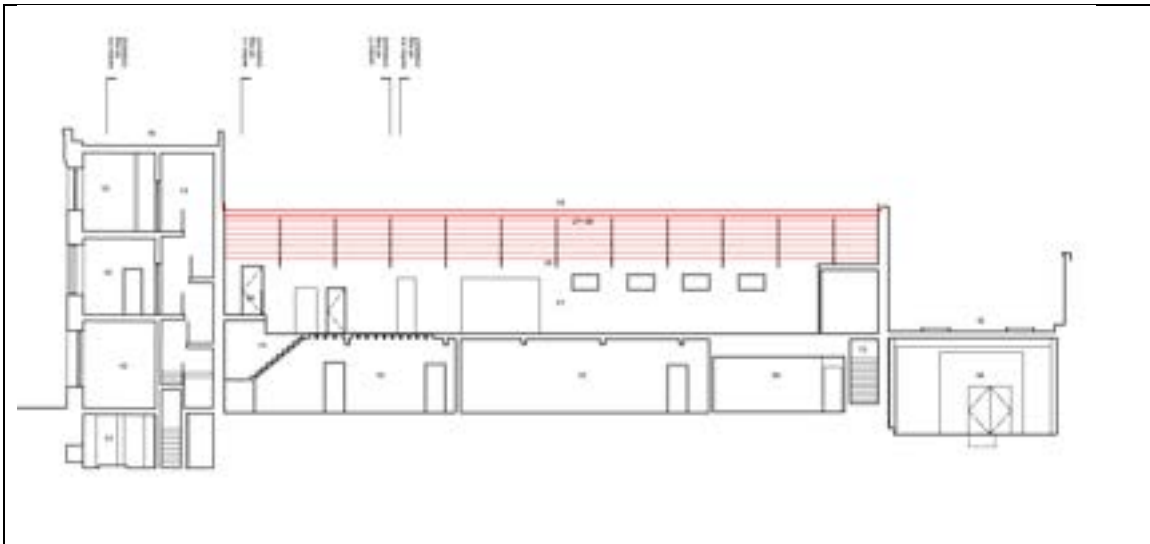


Figure 42: Section of Drill Hall roof, illustrating extent of fabric proposed to be removed in red. **Source:** Shedkm.

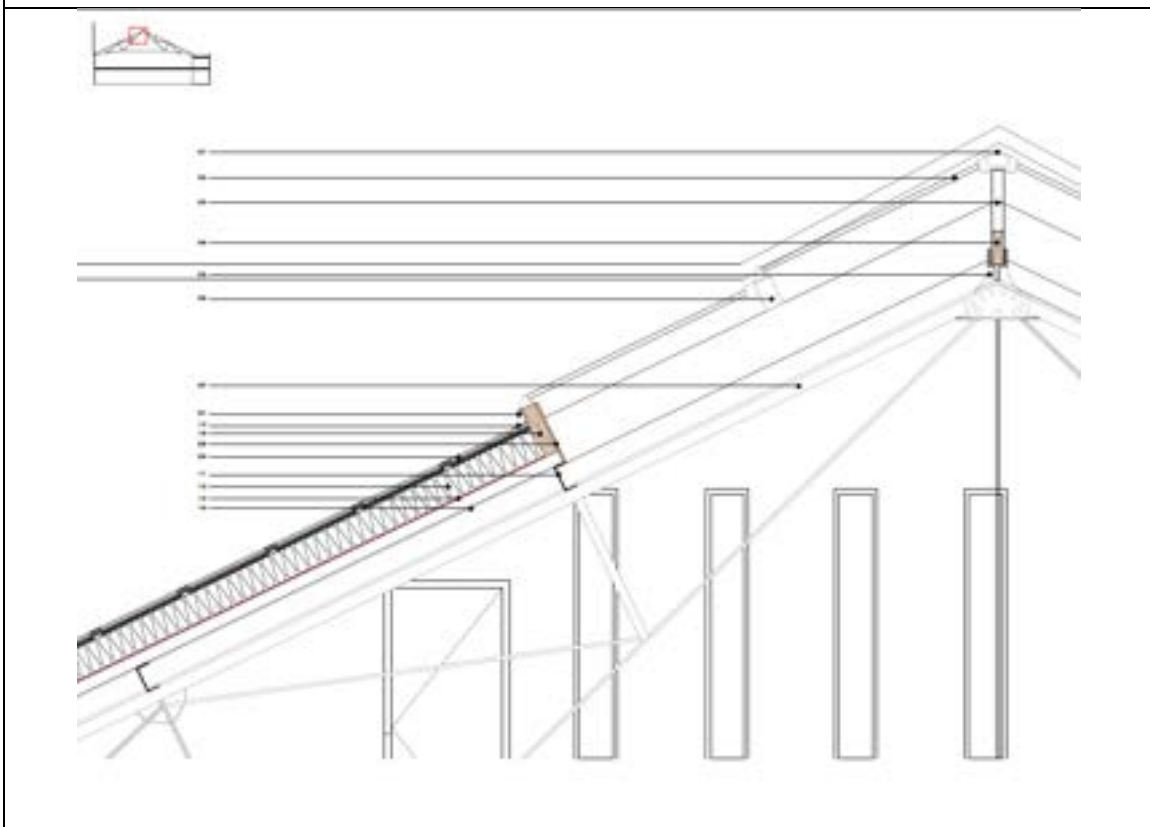


Figure 43: Section of Drill Hall roof, as proposed – showing the proposed build up to the roof. Please refer to the detailed plan contained within the DAS (Shedkm) **Source:** Shedkm.

7.5 Physical Impact on the Drill Hall fabric

Direct Heritage Impacts are those that result as a primary consequence of the proposed development or change of use. They will comprise of physical changes to fabric, or a change in the character or appreciation of a designated heritage asset. The degree of impact will thus depend on the relative importance of the affected component.

The **NPPF (paragraph 212)** requires that, when considering the impact of a proposed development on the significance of a designated heritage asset that great weight is given to its conservation in order to avoid any 'harm' which might diminish the value of the asset and its significance. The proposed redevelopment of the Site will, however, incur some isolated instances of adverse direct impact as well as beneficial impacts. These are tabulated within **Tables 3** below:

Table 3: Ardwick Drill Hall – Direct Impact Assessment		
Proposal	Impact discussion	Overall effect
Drill Hall Roof		
Retain and refurbish existing late 19th century wrought iron roof trusses and existing wrought iron shoe details at ridge, roof light junction	n.a	Negligible beneficial
Replace existing wrought iron/timber composite purlins at 600mm centres with new larger PFC steel purlins at wider (3.2m) spacings, thus allowing increased roof loads to be transferred through the truss without intrusive strengthening works to the trusses	The removal of the existing purlins is proposed to enable the original trusses to work more efficiently with the new roof structure. Whilst the loss of the purlins will result in some adverse impact, this intervention has been proposed to avoid intrusive strengthening works to the truss arrangement	Minor adverse
Lightweight profiled structural metal deck roof installed spanning up the roof pitch between new steel purlins. Existing timber boards to be carefully removed and sorted. Where condition allows, timber boards are to be saved for cleaning and re-use elsewhere in the building as part of the subsequent wider works	The timber boards which feature across the drill hall roof are proposed to be removed to facilitate the installation of the metal deck. This will incur a moderate adverse impact. The boards are proposed to be repurposed elsewhere in the building where possible	Moderate adverse
New insulation above the structural metal deck to provide enhanced acoustic and thermal performance, thus making the Drill Hall space fit for purpose and securing its long term future as a usable space. The overall roof build up above	Additional roof build up will result in some visual change to the overall aesthetic of the drill hall roof. This is proposed in order to improve the thermal and acoustic	Minor adverse

the new purlins is 335mm, providing U-values compliant with current Building Regulations Approved Document L2	performance for long-term use as a communal meeting space.	
Existing profiled steel sheet roof finish replaced with aluminium standing seam roofing system with anthracite colourcoat finish	The proposals will remove the existing sheet roof and install a new aluminium roofing system – the colour proposed will be more in keeping with the original slate material and will be an improvement to the existing material, which is no longer fit for purpose	Minor beneficial
Existing late 20th century, single glazed roof light replaced with double glazed aluminium-framed roof light, incorporating opening vents. Maintaining the appearance of the central skylight to Drill Hall (as per late 19th century design). Size of roof light reduced by 500mm to align with structural nodes in the trusses, thus reducing bending stresses on existing trusses. This also helps to reduce solar gain and overheating whilst retaining the character of the top lit space.	Fabric proposed to be removed is of no heritage significance, as the glazing and glazing bars date to late-20 th century. However, use of double-glazing over single glazing and reduction of the size of the skylight will affect the visual appearance to a minor degree. This is to be offset by the need for thermal enhancements to ensure the space is usable.	Minor adverse
Maintenance access provided to gutter and eastern roof pitch via existing second floor window. Proprietary access stair provided to this area to facilitate safe access. Gutter to east side of roof (adjacent to neighbouring building) widened to allow maintenance access	n/a	Neutral
Repointing of adjacent brick wall to the main barracks building (south gable of roof) utilising suitable like-for-like mortar	n/a	Minor beneficial
Small high level second floor window in north wall of barracks building blocked up (due to thicker roof build up) and height of wall to north gable of roof extended (450mm) to suit increased depth of roof build up.	Original opening with later upvc window proposed to be blocked in. Proposals will remove modern fabric only and retain the expression of the original opening. Additional height to north gable will result in a negligible change to the roof, as is	Negligible adverse

	required to address the change in build up.	
Removal of redundant modern access ladders and walkways and new rainwater goods, gutters, hoppers, downpipes, etc	Removal of non-significant fabric only, proposals will replace with higher quality rainwater goods.	Minor beneficial
Barracks Building - Roof		
Existing late 20th century internal partitions subdividing the second-floor function room to be removed, restoring the room to its original extent	Removal of non-significant fabric only	Minor beneficial
Existing late 20th century internal suspended ceiling to second floor function room to be removed, providing access to roof light	Removal of non-significant fabric only (subject to further intrusive investigation works to understand exact build up)	Minor beneficial
Existing single glazed roof light replaced with double glazed aluminium framed roof light, incorporating opening vents. New roof light installed on to existing upstands, made good where required.	Fabric proposed to be removed is of no heritage significance, as the glazing and glazing bars date to late-20th century. However, use of double-glazed units and the reduction of the size of the skylight will affect the visual appearance to a minor degree. This is to be offset by the need for thermal enhancements to ensure the space is usable.	Minor adverse
Existing roof light upstand to be retained, but condition to be inspected once finishes removed and remedial works to be undertaken if required	n/a	Neutral
Existing steel tie rods and steel beams to be retained and cleaned	n/a	Neutral
Existing timber ridge beam to be replaced with new timber beam	n/a	Neutral
New flashings and trims as required	n/a	Minor beneficial
Existing brick gable walls to be repointed in suitable like for like mortar	n/a	Minor beneficial

7.6 Discussion

Historic analysis suggests the original roofing material to the Drill Hall was slate, with a large central skylight. This roof covering was removed between 1972 and 2008. During the design development stage, slate and a 'look alike' slate option were suggested in the first instance in order to reinstate the original roofing material and aesthetic appearance.

Upon further testing (refer to accompanying report by HEXA) it was concluded that the current roof trusses do not have capacity to meet the recommended safety tests without considerable intervention / strengthening works. The preferred lighter-weight slate 'look alike' option ultimately allows for the the internal aesthetic of the original roof structure to be maintained, with intervention principally focusing on non-significant, late 20th century fabric.

The proposals do, however, seek to replace the existing late-19th century internal timber batons to the underside of the roof with a profiled structural metal deck. This intervention is proposed as the metal deck will be able to carry the necessary loads and span the greater distance between the new steel purlins at truss node points. Initially, the team explored the option of salvaging any existing boards and retaining them (albeit in a non structural and purely visual capacity) as a cosmetic soffit lining beneath the new metal deck. This was advised to retain the character of the drill hall space and the original fabric. The option to retain the timber batons was discounted following an optioneering and cost analysis (refer to HEXA report and Planning statement for detail). It is now proposed to reuse the timber batons elsewhere in the building as part of the wider proposals to convert the building for use as a church.

The loss of the timber batons has been identified to incur some moderate adverse impact to the Drill Hall space, which will give rise to a medium degree of "less than substantial harm" to the listed building, triggering the necessary tests as outlined in para 215 of the NPPF (2024). However, it is recognised that this is a localised impact to the listed building in terms of its overall significance and the works are required to ensure the essential long term weatherproofing of the building to arrest fabric deterioration.

7.7 Impact on setting

The proposals relate to the roof and second floor spaces of the barracks building. For the purposes of this assessment, it is considered there will be no impact on the setting of any listed buildings beyond the site boundary.

The Drill Hall was an original component part of the 1870s barracks building but was not ever designed to be visible from street level. The open plot of land to the south of the listed building was historically built up with narrow dwellings, which screened any direct visibility of the Drill Hall roof until these buildings were demolished in the late-20th century. The south-west elevation of the Drill Hall is now exposed to the street, but the aesthetic interest has been heavily undermined by the poor-quality metal sheeting (installed c.1972-2008).

The proposed aluminium material will be a definable improvement from the existing metal sheeting, it is therefore considered the proposals will incur a **negligible beneficial impact** on the setting of the Drill Hall.

8. CONCLUSIONS

8.1 Significance and Heritage Impact

It is a fundamental requirement of the NPPF (2024) that planning proposals contribute to the achievement of “*sustainable development*” (**Paragraph 8**). In order to meet this key planning objective, it is essential that the proposed redevelopment of the site delivers a long-term, viable use for the Listed Building, whilst avoiding any unmitigated negative impact. This requires a clear and proportionate evaluation of the significance and impact on the identified heritage asset as has been outlined in this Heritage Statement.

The Heritage Impact Assessment has demonstrated that the proposals will result in varying degrees of adverse and beneficial direct impacts on building fabric, these ranging to minor to negligible (adverse and beneficial), with one instance of moderate adverse impact identified (see Section 7.5).

In this case, the focus of the proposals have sought to address the immediate need for repair and prevention of greater harm through poor condition of the existing roof. It will be evident that the necessary changes/additions to the fabric of the structure have been a result of a detailed optioneering analysis, with the present solution defined as the optimum solution to ensure the longevity of the listed building.

The proposals will see the removal of the unsightly and poor-quality metal sheeting over the drill hall roof, with a new metal cladding proposed in its place (with anthracite colourcoat finish). While the material proposed is not akin to the original roofing material (slate), it is considered an enhancement from the existing position, and therefore on balance, the extent of visual change has been identified as negligible beneficial (i.e. no harm).

8.2 Planning Policy Balance

The **Planning 1990 (Listed Building and Conservation Areas) Act** and the **National Planning Policy Framework, 2024**, set out the Government’s planning legislation and policies for England and how these are expected to be applied. The relevant local planning policies contained within the Manchester Core Strategy (2012) and PfE (2024) have also been considered.

The NPPF establishes a clear hierarchy of significance for heritage assets, derived from their designated status. The fundamental objective is to avoid compromising designated heritage assets, such that any potential ‘harm’ from a development must be balanced against the potential advantages of the public benefits that may outweigh any harm (**paragraphs 212 and 215**).

It will be clear the low degree of identified harm will need to be appropriately balanced against the clear and demonstrable heritage and public benefits of the scheme as required by **para 215 of the NPPF (2024)**. Please refer to the Planning Statement (Ashton Hale) for further information on the Planning balance.

In summary, it will be clear the proposals will ensure the long-term sustainability of significant historic fabric within the Grade II listed building, which has suffered from water ingress and

damage in recent years. The areas of alteration are principally focussed on non-significant fabric, with some isolated instances of adverse impact deriving from necessary intervention for new roof structures for the Drill Hall and Barracks building.

The proposals will ensure the long-term use of the building and the internal character of the Drill Hall space for the applicant and future generations, and are therefore considered to comply with **para.202 of the NPPF** which stipulates that heritage assets are an *“irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”*.

The proposals are also considered to align with the aspirations of local planning policy, with particular regards to **JP-P2 (PFE, 2024)** which states proposals for heritage assets should deliver *“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”*.

APPENDICES

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

Table 4: The hierarchy and definition of heritage significance relevant to the redevelopment of the Site (tailored from ICOMOS & Historic England guidance)

Heritage status / hierarchy	Description.
Very High / Exceptional heritage significance <i>International architectural and historic interest and importance.</i>	This heritage grading relates to the fabric and setting of: - Scheduled Ancient Monuments, - Grade-I listed buildings, - Grade-I historic parks/gardens, - and battlefields, defined by statute where the particular site is well represented in the impacted historic environment.
High heritage significance <i>National architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II* and grade-II listed buildings, - Grade-II* and grade-II historic parks/gardens, - battlefields, as defined by statute, - Conservation Areas containing very Important buildings where the particular site is well represented in the impacted historic environment.
Medium heritage significance <i>Regional architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II listed buildings (dependant on character), - Grade-II historic parks/gardens and battlefields, - designated Conservation Areas, - Unscheduled archaeological sites and landscapes of potential national interest where the fabric and character of the site is well represented in the impacted historic environment.
Low heritage significance <i>Local architectural and historic heritage importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Locally Listed Buildings (as formally identified by the Council and defined by an adopted Local Planning Policy), - Site's identified and recorded as being of heritage interest on the Historic Environment Record, which retain a definable heritage interest as a component of the historic environment. - unrecorded buildings, structures, or designed landscape features, which demonstrably retain a degree of heritage value due to their: architectural design, historic, communal, or townscape interest.
Negligible heritage significance <i>Buildings or fabric components which have been extensively altered, eroding or compromising their architectural and historic interest</i>	This heritage grading relates to sites which may be: - recorded on the Historic Environment Record in record form or as 'Find Sites' but retain minimal or no original fabric or definable character. - buildings, structures, or designed landscape features, which detract from the architectural design, historic, communal, or townscape interest of the principal heritage asset.
Unknown heritage potential <i>Buildings/sites where the potential importance interest requires determination</i>	This heritage grading relates to sites which may be locally identified as meriting recognition but have not been previously recorded or investigated so that their origins and fabric significance have yet to be objectively defined.

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 5: 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 <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, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the 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 <i>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 or its setting.	Less than substantial harm to the fabric and character of a designated heritage asset, or the 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 <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 the fabric and character of a designated heritage asset, or the 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	Development resulting in negligible direct impact on a	Negligible perceptible change to the character of a designated

<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 to any appreciable degree.</i>	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.	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 any appreciable degree.
Neutral <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 fabric 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 <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 is 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 <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 fabric and 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 <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 values.</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 fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) 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 <i>The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage values.</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 fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage values. Substantial restoration or enhancement of the setting of the built 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.

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, beneficial or in some instances – neutral.

When the heritage benefits of a scheme offset the identified harm, the overall significance of effect can be determined to be neutral.

Table 6: Assessing the Significance of Impact

Magnitude	Significance		
	Very High / High	Medium	Low
Major	Major Adverse/Beneficial	Major-Moderate Adverse-Beneficial	Moderate –Minor Adverse-Beneficial
Moderate	Major –Moderate Adverse/Beneficial	Moderate –Minor Adverse-Beneficial	Minor Adverse/Beneficial
Minor	Moderate – Minor Adverse/Beneficial	Minor Adverse/Beneficial	Minor- Negligible
Negligible	Negligible Adverse/Beneficial	Negligible Adverse/Beneficial	Negligible Adverse/Beneficial
Neutral	Neutral	Neutral	Neutral

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