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Heritage Statement

Proposed Exterior Alterations to Elevations and
Public Realm Improvements

at [Castlefield House, Manchester](#)

for [Castlefield House Properties Limited](#)

November 2024

Castlefield House, Manchester

Exterior alterations to elevations and public realm improvements including alterations to parking at Castlefield House.

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1 INTRODUCTION

- 1.1 This Heritage Statement has been prepared on behalf of Castlefield House Properties Limited to support an application seeking full planning consent for exterior alterations to façade and public realm improvements including alterations to parking at Castlefield House.

THE SITE AND SURROUNDINGS

- 1.2 The site is a six storey office building dating to the 1960s and located on Liverpool Road. To the east and west of the site respectively are Upper and Lower Campfield former Market Halls. Both are Grade II listed and are currently being restored by the applicant following the grant of planning and listed building consents in March 2024. To the north of the site is residential development and to the south is the Castlefield Urban Heritage Park and mixed use development comprising commercial and residential premises. The site is bounded by Liverpool Road to the south; Barton Street to the east; Byron Street to the west; and Tonman Street to the north.

PROPOSALS

- 1.3 The application involves modest but effective measures to enhance the appearance of Castlefield House and better integrate the site into its surroundings. Specifically, this involves redecoration of elevations; signage to the western elevation; and removal of the frontage car park to provide new public realm.
- 1.4 The description of the development is as follows:

“Exterior alterations to elevations and public realm improvements including alterations to parking at Castlefield House”

CONTEXT

- 1.5 The site is located within the Castlefield Conservation Area. The subject property is not listed but it is adjacent to two Grade II listed buildings and close to several others.
- 1.6 This report has been prepared to satisfy the requirements of Section 16 of the NPPF and the relevant legislation. It considers the characteristics of the relevant heritage assets and their settings in sufficient detail to understand the potential impact of the proposals on their significance.

1.7 This Heritage Impact Assessment is structured as follows:

- Statutory requirements of legislation and policy;
- Description of the assets including historic context;
- Assessment of significance;
- An outline of the proposed works; and
- Assessment of impact.

2 LEGISLATION, POLICY AND GUIDANCE

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

- 2.1 The application is located close to designated and non-designated structures. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Section 72 requires decision makers to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

NATIONAL PLANNING POLICY FRAMEWORK

- 2.2 The National Planning Policy Framework (NPPF) provides a framework within which locally prepared plans for development can be produced. It is a material consideration in planning decisions and was most recently updated in December 2023.
- 2.3 Section 16 sets out policy requirements in relation to the historic environment. Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance (para 195). Applicants must describe the significance of affected heritage assets including the contribution made by their setting including archaeological interest as necessary (para 200). The level of detail should be proportionate to the assets' importance.
- 2.4 Paragraph 201 then goes on to state Local Planning Authorities should take an assessment of 'significance' into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal. Local authorities should take into account the desirability of sustaining and enhancing the significance of heritage assets; the positive contribution that conservation can make to sustainable communities; and the desirability of new development making a positive contribution to local character and distinctiveness (para 203).
- 2.5 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be), irrespective of whether harm is substantial or less than substantial (para 205). Any harm requires clear and convincing justification (para 206).

- 2.6 Where development would cause substantial harm/loss of a designated heritage asset, consent should be refused unless the harm/loss is necessary to achieve substantial public benefits that outweigh the harm or loss, or the nature of the asset prevents reasonable use; no viable use can be found through marketing; alternative funding is not possible; and the harm/loss is outweighed by the benefit of bringing the site back into use (para 207).
- 2.7 Any less than substantial harm should be weighed against the public benefits of the proposal (para 208). The effect on the significance of a non-designated heritage asset should be taken into account, with balanced judgement required as to the scale of any harm or loss and the significance of the heritage asset (para 209).
- 2.8 Local planning authorities should look for opportunities for new development in Conservation Areas and within the setting of heritage assets that enhance or better reveal significance. Proposals that preserve elements of setting that make a positive contribution should be treated favourably (para 212).

MANCHESTER CORE STRATEGY (2012)

- 2.9 Policy CC9 'Design and Heritage' stipulates that development in Manchester city centre must preserve or enhance heritage assets, including listed buildings and conservation areas. Any harm to the significance of a heritage asset should be avoided, and the acceptability of such harm will be assessed in line with the National Planning Policy Framework.
- 2.10 Policy EN1 sets out design principles, noting that the city centre has a rich legacy including listed buildings, Conservation Areas and a historic street pattern. It requires developers to consider the city's heritage and continue its rich pattern of activity.
- 2.11 Policy EN3 deals specifically with heritage. New developments must be designed to support the Council in preserving or where possible enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance including listed buildings and Conservation Areas.

PLACES FOR EVERYONE (2024)

- 2.12 Policy JP-P2 seeks to positively conserve, sustain and enhance the historic environment, heritage assets and their settings. It requires that the heritage significance of a site or area be considered in line with national planning policy during the planning and design process, while also maximising opportunities for interpretation and local engagement.

- 2.13 It encourages developments to integrate the conservation and enhancement of heritage assets and their settings, through creative, contextual architectural responses that contribute to their significance and sense of place. The policy also seeks to ensure that key elements of Greater Manchester's historic environment, which shape its distinctive identity, are protected from harm. Development proposals affecting designated and non-designated heritage assets, and their settings, will be assessed in accordance with national planning policy.

OTHER RELEVANT GUIDANCE

Good Practice Advice Note 3: The Setting of Heritage Assets, Historic England (2017)

- 2.14 The guidance provides detail on how to understand setting, and how to assess the impact of change upon it. The guidance makes clear that setting in itself is not a heritage asset, rather, it is important insofar as it contributes to the significance of the asset.

Conservation Principles, Policies and Guidelines, Historic England (2008)

- 2.15 Whilst a draft version of this document has been published for consultation, it has not been further progressed. Both versions promote a very similar approach. The 2008 document sets out four groups of heritage values which may be attached to places, as follows:
- Evidential value – the potential of a place to yield evidence about past human activity;
 - Historical value – the ways in which past people, events and aspects of life are connected through a place: this may be illustrative (visible links to the past) or associative (through links to particular persons or events);
 - Aesthetic value – the ways in which people draw sensory and intellectual stimulation from a place (ie architectural and artistic interest); and
 - Communal value – the meanings of a place for the people that relate to it.

3 IDENTIFICATION OF THE HERITAGE ASSETS

The Site

- 3.1 The site does not contain any listed buildings or heritage assets. Castlefield House was constructed in the 1960s. The site was formerly home to St Matthew's Church. It was designed in 1822-25 and demolished in 1951-2. Various images have been identified of the building (see Appendix 1, extract from the Upper and Lower Campfield Markets Heritage Appraisal prepared by SLHA as part of the recent applications). Two images date to the 1830s. One shows the site surrounded by a railing, and the other shows open boundaries. A photograph dating to 1914 shows railings around the church site. They appear to be decorative as well as practical.
- 3.2 The railings currently on the site are modern. While there was a similar pattern of enclosure relating to the former church, there is no signifier of this historic role, and no way in which the presence of the railings could be seen to reflect the former enclosure of a church. They reflect only the practical need for safety and security for the adjacent car park. The fact that the site is enclosed plays no historic role and cannot be seen to form any kind of heritage asset.

Surroundings

- 3.3 The site is within the Castlefield Conservation Area, as shown on the map below.

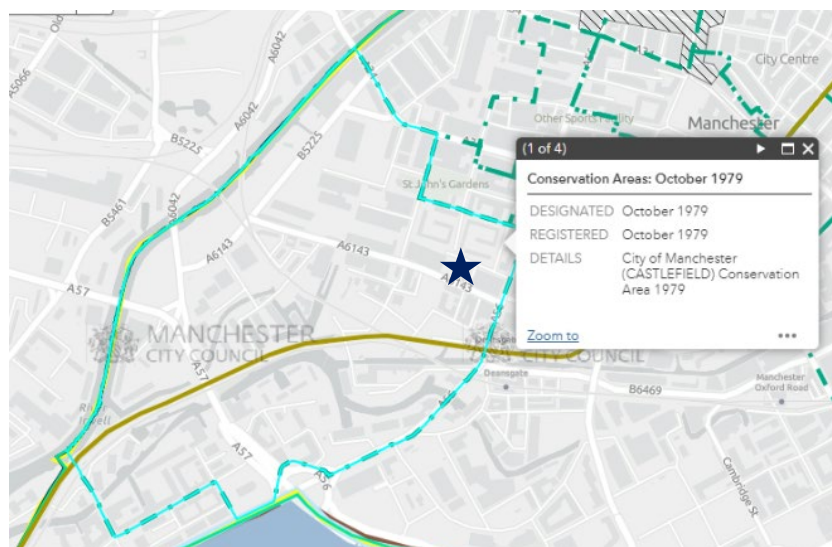


Figure 1 Conservation Area (highlighted boundary) and the development site (marked by star)

3.4 The site is situated near several listed assets, as shown on the plan below.

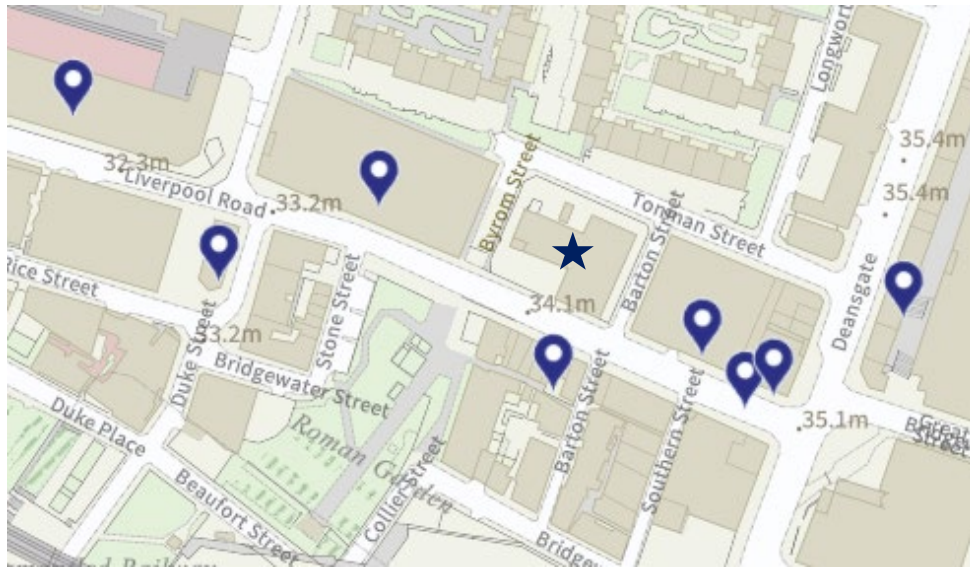


Figure 2 Listed Buildings (blue) and
the development site (marked by star)

3.5 Although the listed assets of 235-291 Deansgate and the Museum of Science and Industry are near the site, both are obstructed by intervening built form. They do not have an interface with Castlefield House due to the tight urban grain. Similarly, partial views of the listed viaduct are barely glimpsed across the park. As a result, these assets are not considered in relation to the proposals.

3.6 The assets to be considered by this report are as follows:

- Castlefield Conservation Area
- Former Market Hall, referred to in this report as Upper Campfield (Grade II)
- Museum of Science and Industry, Air and Space Museum, referred to in this report as Lower Campfield (Grade II)
- 29-41 Liverpool Road (Grade II)
- Former St Matthews Sunday School (Grade II)
- K6 Telephone Kiosk beside southwest corner of 330 Deansgate (Grade II)
- Castlefield Information Centre, 322-330 (even) Deansgate (Grade II)

DESCRIPTION OF THE HERITAGE ASSETS

3.7 **Castlefield Conservation Area.** The Conservation Area is located south-west of the city centre and focuses on the former Roman fort alongside the area's industrial heritage. This

includes the c18th Castlefield Basin, canals and warehouses and Liverpool Road Station. Following the River Irwell being made navigable in the 1720s and the development of the first canal in Britain between 1758 and 1761, there was a boom in shipping and commerce. The Castlefield Basin became the hub of the canal network and the centre of transportation and industry in Manchester. This led to rapid expansion in warehousing and densely-lined streets of terraced workers' housing. Slum clearance between the 1930s and 1960s led to further changes.

- 3.8 **Upper Campfield.** Listed as 'former Market Hall', it was built in 1878 by Mangnall and Littlewood. It features a cast-iron and wood structure with a corrugated sheet and glass roof, and a square plan formed by cruciform intersecting naves with aisles in the angles. The two-storey, five-bay symmetrical façade has a wider, higher, gabled centre. Cast-iron columns with crocket caps divide each bay, with a moulded cornice, small pilasters, and large-paned glazing above. The centre bay includes a tall segmental-arched doorway, rising into a glazed upper section, with a latticed band above the eaves, round-headed glazing in the gable, a bracketed cornice, and a louvred ventilator with a finial. The outer bays have hipped roofs with scalloped fringes and ridge ventilators. The return side to Barton Street features three bays in matching style, with the right-hand end linked by a glazed roof to the rear of 322-330 Deansgate. The list description notes that the building forms a group with the (former) Air and Space Museum.
- 3.9 **Lower Campfield.** Listed as the 'Museum of Science and Industry, Air and Space Museum'. It is a cast-iron and wood structure with slate and glass roofs, featuring a large rectangular plan with a nave, aisles, and transepts. It is two storeys high with a 1:3:1:3:1 bay configuration, gabled ends and a taller central bay. The building is supported by cast-iron columns with crocket caps and has large-paned glazing above, with decorative cornices, small columns, and railings below. The centre features a tall segmental-headed doorway, a latticed band above the eaves, round-headed lights in the gable, and a continuous louvred ventilator with a finial. Each end bay has a segmental-arched open-work panel and elliptical-arched iron bressummer, and the intermediate bays have oversailing eaves with scalloped fringes. The east and west ends are three-bay and match the same style. The listing notes that the building forms a group with the former 'Higher Campfield' Market Hall.
- 3.10 **29-41 Liverpool Road.** A row of seven garret workshop houses, dating from around 1820-1830 and now used as shops, with alterations. Built in red brick and featuring slate roofs, each house has a double-depth plan and is single-fronted. The buildings are three storeys high, with one window per floor. The ground floors have all been altered, while the first-

floor windows are segmental-headed, with altered glazing. The second-floor windows are mostly horizontal-rectangular. The rear of the buildings shows the remains of multiple-light garret windows at numbers 33, 35, and 37, with a segmental-headed doorway at the first-floor level of No. 35.

- 3.11 **Former St Matthews Sunday School.** The property, now an office, dates from 1827 and was constructed as a mission church and Sunday school. It is in red brick with Flemish bond and some sandstone dressings. It has a rectangular plan with an apsidal south end and is designed in a simple Gothic style. It is comprised of a gable facing the street, two storeys and a cellar, with a symmetrical three-bay façade. The pilastered corners and first-floor sill-band frame a slightly raised centre, which is accessed via two semicircular steps leading to a 2-centred arched doorway with a fanlight and intersecting glazing bars. Above the door is an inscribed plaque and a large 2-centred arched three-light window at the first floor.
- 3.12 **K6 Telephone Kiosk beside south west corner of 330 Deansgate.** The phone box is a Type K6 box, designed in 1935 by Sir Giles Gilbert Scott, a cast-iron square kiosk with domed roof. It features unperforated crowns on the top panels and margin glazing on the windows and door.
- 3.13 **Castlefield Information Centre, 322-330 (even) Deansgate.** Formerly Deansgate Free Library, now a language and cultural centre, and including 2 Liverpool Road, this 1882 building by George Meek is constructed in red brick with sandstone dressings and a slate roof. It features a rectangular plan with curved corners in the Romanesque style, two storeys (the upper much higher), and seven bays. The fourth bay has an open entrance to a lateral passage with iron gates and a segmental pediment with carved figures. The rear is linked to the former Higher Campfield Market Hall on Liverpool Road.

4 ASSESSMENT OF SIGNIFICANCE

- 4.1 As required, this assessment is proportionate to the importance of the designated assets and sufficient to understand the impact of the proposal.

CASTLEFIELD CONSERVATION AREA

Character and Appearance / Special Architectural and Historic Interest

- 4.2 The Conservation Area has evidential, historical and aesthetic value. Its significance relates to the area's Roman origins and the presence of structures which reflect the industrial development of this part of Manchester. The adjacent listed market halls form part of this narrative.

Contribution of Setting to Significance

- 4.3 The Conservation Area covers a broad area, with heritage assets sitting alongside modern redevelopment. As such, its assets are viewed within a modern context, as part of a townscape which has been subject to great change. Overall, the setting's contribution to the significance of the Conservation Area is broadly neutral. It does not enhance the asset's historic context or significance, nor is it particularly harmful.
- 4.4 Castlefield House makes a minor negative contribution to the Conservation Area, being a relatively standard 1960s building with frontage parking, which would benefit from attention. However, it forms a very small part of the Conservation Area, and given the tight urban grain, it has a relatively limited zone of visual influence.

UPPER CAMPFIELD

Special Architectural and Historic Interest

- 4.5 The building has high historic interest due to its association with the mid c19th commercial development of Manchester and as a symbol of contemporary civic architecture. Its external architecture remains largely unaltered and is of high architectural and aesthetic value.
- 4.6 Its significance is principally derived from its illustrative historical and aesthetic value.

Contribution of Setting to Significance

- 4.7 Upper Campfield itself forms a key landmark within the Castlefield Conservation Area, making a positive contribution to the historic character of the area. It reflects the significance of Manchester's 19th-century commercial development and growth.
- 4.8 There are positive and negative elements affecting the building's significance. Positive aspects include the cobbled stones and perimeter pavement. Negative detractors include the nearby 1980s apartments and Castlefield House. Overall, the setting is neutral given the presence of positive and negative elements. The proximity of Castlefield House and its cluttered curtilage may be considered to render the contribution of the setting as minor negative.

LOWER CAMPFIELD MARKET HALL

Special Architectural and Historic Interest

- 4.9 The building is of significant historic interest, both for its association with Manchester's mid-19th-century commercial development and as an example of civic architecture reflecting Victorian ideals of commercial improvement. Its historic value is further enhanced by the long-standing use of Lower Campfield as the City Exhibition Hall from the early 1900s to the 1970s. Externally, the building's architectural expression remains largely unaltered and is of high architectural and aesthetic value.
- 4.10 The significance of the building is principally derived from its illustrative historical and aesthetic value.

Contribution of Setting to Significance

- 4.11 The Lower Campfield Market forms a key landmark within the Castlefield Conservation Area, making a positive contribution and reflecting the significance of Manchester's 19th-century commercial development.
- 4.12 There are positive and negative elements which affect the building's significance. Positive aspects include the cobbled stones and perimeter pavement and the nearby Museum of Science and Industry. Negative detractors include the adjacent 1980s apartments and Castlefield House. Overall, the setting is neutral given the presence of positive and

negative elements. The proximity of Castlefield House and its cluttered curtilage may be considered to render the setting as minor negative.

29-41 LIVERPOOL ROAD

Special Architectural and Historic Interest

- 4.13 The buildings have minor evidential, historical and architectural value which is derived from their role as surviving late Georgian industrial housing. Illustrative and aesthetic value are present in that the properties form a pleasant row of buildings with a visible link to the past.
- 4.14 The significance of the buildings is principally derived from their illustrative historical and aesthetic value.

Contribution of Setting to Significance

- 4.15 The buildings are located within a mixed urban streetscape. There are positive contributors within its setting including Upper and Lower Campfield. Castlefield House is located directly opposite the buildings and forms a negative element due to its appearance and character. Overall, the setting of the assets may be said to be neutral / minor negative.

FORMER ST MATTHEWS SUNDAY SCHOOL

Special Architectural and Historic Interest

- 4.16 The former Sunday School holds limited evidential value. It has historical and aesthetic value as an older and relatively prominent building within the street scene. The significance of the building is principally derived from its illustrative historical and aesthetic value.

Contribution of Setting to Significance

- 4.17 The building stands on an island site with trees to the west, and is close to two listed buildings including Lower Campfield. Its wider setting is a modern townscape that has undergone significant change. The setting makes a neutral / minor positive contribution to the building's significance.

K6 TELEPHONE KIOSK

Special Architectural and Historic Interest

- 4.18 The K6 telephone kiosk has limited evidential value. It has historical and aesthetic value.

Contribution of Setting to Significance

- 4.19 The kiosk is located within a modern townscape which is much altered, although it is also adjacent to the listed former Castlefield Information Centre and the listed Upper Campfield. Overall, its setting is deemed to be neutral.

CASTLEFIELD INFORMATION CENTRE, 322-330 (EVEN) DEANS GATE

Special Architectural and Historic Interest

- 4.20 The building has moderate evidential value, along with illustrative historical and aesthetic value. It offers a pleasant visual link to the past as a relatively imposing older building.

Contribution of Setting to Significance

- 4.21 The building is located on the corner of Deansgate at an interchange which has experienced significant modern development at scale. Overall, the setting is largely neutral, incorporating lower scale development including historic buildings as well as tall modern structures.

5 IMPACT OF DEVELOPMENT

PROPOSED WORKS

- 5.1 The proposal comprises modest works to enhance the appearance of Castlefield House and better integrate the site into its surroundings. This involves redecoration of elevations; signage to the western elevation; and removal of the frontage car park to provide new public realm. The proposals seek to modestly enhance the building while tying it together with its neighbours in signposting the Campfields tech campus.
- 5.2 The proposals are modest, ensuring the building retains its role as a 'backdrop' building within the Conservation Area. The grey palette was settled upon following a contextual analysis. Black was initially chosen for the two-storey element and vertical band down the building. While it would have smartened up the structure, it was felt to be overly dominant in the streetscene.
- 5.3 The grey was selected as a recessive colour which would deliver a high quality look to the building, while blending with the surroundings. It will replace a yellow colour on the elevation and a greenish hue to the two storey element, neither of which are replicated elsewhere in the locality.
- 5.4 The proposals are set out in more detail in the Design and Access Statement which is submitted as part of this application,

IMPACT OF DEVELOPMENT

Castlefield Conservation Area

- 5.5 The smartening up of Castlefield House and the 'toning down' of its colour palette will enable the building to blend better into its surroundings. It will take a step back in the streetscape, enabling the Conservation Area's assets to stand out to a greater degree. This will be particularly evident for the adjacent former market halls.
- 5.6 The signage to the western elevation will be glimpsed from particular viewpoints, but these will largely be kinetic views from those passing through the area. It will form one element within the wider modern townscape.

- 5.7 The loss of the modern railings will have a neutral impact on the Conservation Area. They are modern and serve a practical purpose with no reference to historic boundary markers which may have previously been sited here. They will facilitate removal of the car park which will have a positive impact on the appearance of the Conservation Area through the removal of unnecessary visual clutter.
- 5.8 Overall, the character and appearance of the Conservation Area will benefit from a modest enhancement through the improvement of the building's visual appearance and removal of the frontage parking.

Upper Campfield

- 5.9 The proposed improvements to Castlefield House will have a moderate positive impact on the setting of the listed building by providing a modest betterment on its neighbour's appearance and by replacing the visual clutter of the car park with an area of simple hard and soft landscaping. The listed building will be preserved and its setting enhanced. No harm will be caused.

Lower Campfield

- 5.10 The proposed improvements to Castlefield House and its curtilage will constitute a moderate positive impact on the setting of the listed building. Castlefield House is currently identified as a negative element within the property's setting. Its improvement through the use of recessive colours and subtle improvements will have a positive impact. The listed building will be preserved and its setting enhanced. No harm will be caused.

29-41 Liverpool Road

- 5.11 The proposed improvements to Castlefield House will have a positive impact on the setting of this row of listed properties. At present, Castlefield House is a negative element within their setting. Upgrades to the property and the adjacent public realm will enhance the setting of the listed buildings. No harm will be caused and significance will be upheld.

Former St. Matthews Sunday School

- 5.12 The application site forms only one small aspect of the asset's setting, due to the intervening built form and dense urban grain. There is intervisibility, however, and the improvements proposed to Castlefield House and its curtilage will result in a minor

enhancement to the Sunday School's wider setting. Overall, the impact will be neutral. No harm will be caused, and significance will be upheld.

K6 Telephone Kiosk

- 5.13 Castlefield House forms part of the wider setting of the kiosk. The proposed improvements will generate a modest enhancement to the asset's setting. Significance will be upheld.

Castlefield Information Centre, 322-330 (even) Deansgate

- 5.14 The application site forms part of the broader setting of the former Information Centre. As such, the proposed improvements to the building's elevations and curtilage will result in a minor enhancement to the asset's setting. No harm will be caused and the significance of the listed building will be upheld.

6 CONCLUSION

- 6.1 This Statement has considered the proposed works against local and national policy and legislation in relation to heritage impact. It has identified and described the relevant assets and assessed their significance as well as the contribution made by setting. The works have been confirmed to comprise elevational improvements and curtilage alterations to a six storey office building dating to the 1960s, located within the Castlefield Conservation Area and close to several listed buildings.
- 6.2 The site has been confirmed to not contain any listed buildings or heritage assets. The church formerly on the site was demolished in the 1950s. While the site was historically enclosed by railings, the railings currently on the site are modern. They have no significance in relation to the former church, nor does the fact that the site is enclosed play any historic role. It cannot be seen to form any kind of heritage asset. The removal of the railings is fully acceptable from a heritage perspective.
- 6.3 Currently, Castlefield House has been identified as making a negative contribution to the Conservation Area and to the setting of the nearby heritage assets. As such, the sensitive redecoration of the building and the removal of the visual clutter (in the form of parking) to the frontage of the site will have a minor positive impact on the relevant heritage assets.
- 6.4 The proposed materials have been found to be suitably modest and recessive. They will ensure that the building's facades are cleaned, repaired and refinished in a suitable manner, without drawing attention from the heritage assets. This is particularly the case in relation to the listed former market halls, Upper and Lower Campfields, which are adjacent to Castlefield House.
- 6.5 The various assets and their significance will be preserved in line with the legislative requirements, the NPPF and local policies. The works will generate a minor enhancement and significance will be upheld. No harm will be caused. The proposal thereby complies with local and national policy. There are no grounds to refuse consent on the basis of heritage impact.

APPENDIX 1 – HISTORIC IMAGES

Images shown as extracts from the Stephen Levrant Heritage Architecture Heritage Appraisal submitted in support of applications relating to Upper and Lower Campfield (refs 138345/LO/2023, 138377/FO/2023 and 138346/LO/2023)

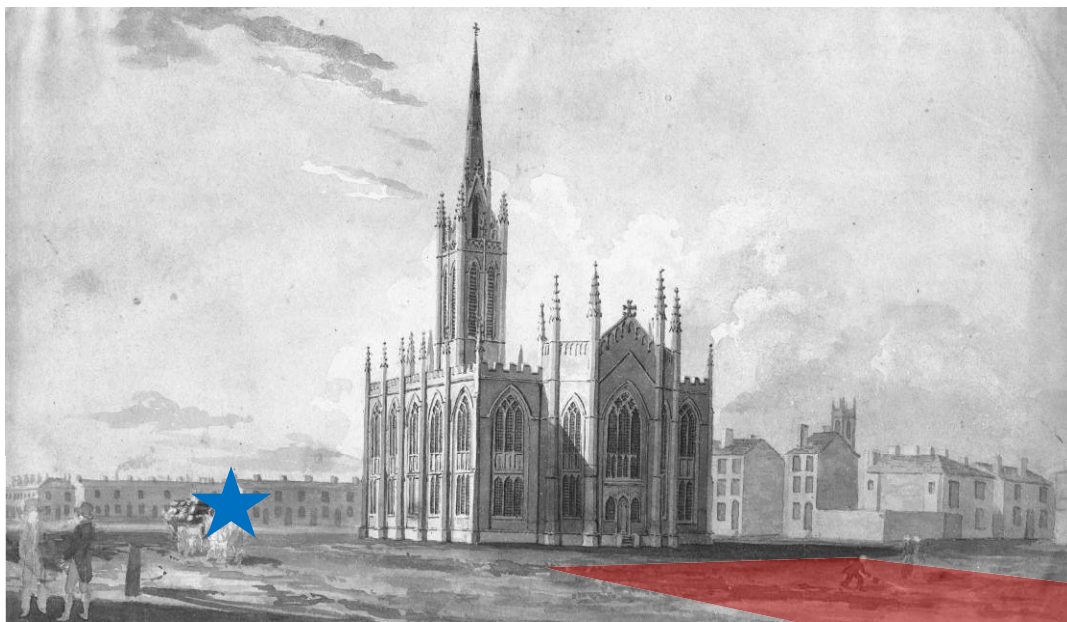


Figure 5: An etching of the new St Matthew's Church as seen in the c1830s. This view looks north-west from Liverpool Road towards the rear of the church.

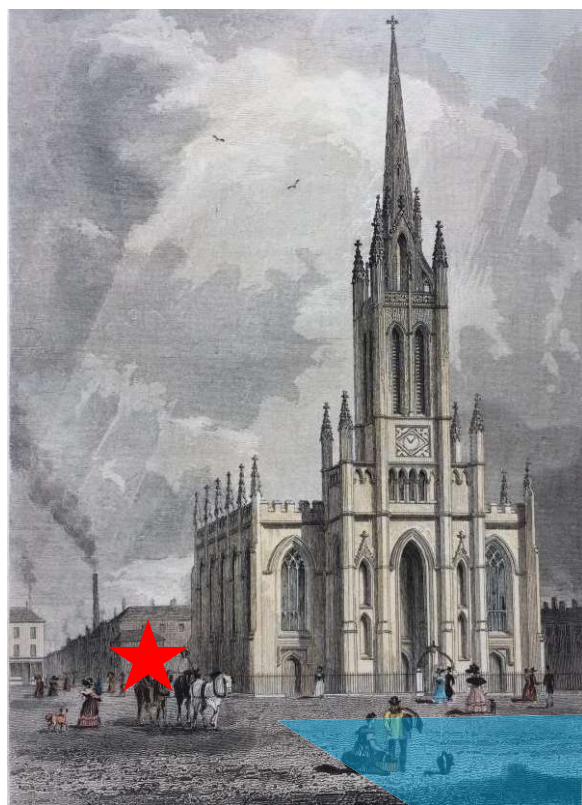


Figure 6: An etching of the new St Matthew's Church as seen in the c1830s. This view looks south-east towards the front of the church from Tonman Street.



Figure 7: The same view as seen today.



Figure 16a: The Upper Campfield Market as seen from Liverpool Road in 1914, showing the three ground floor shop units (outlined) which were constructed under the new Commercial Produce Auction Sales Room in 1894 (Source: Manchester Archives).

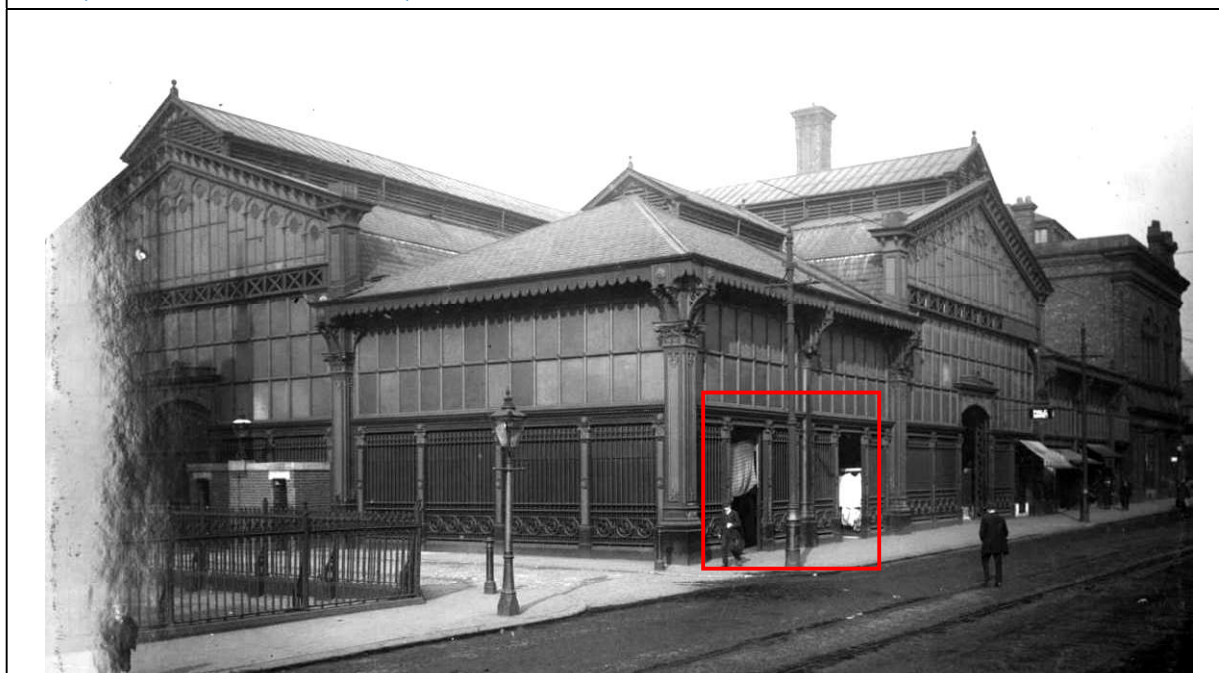


Figure 16b: Looking east along Liverpool Road at the western side of the Upper Campfield Market in c1914, showing the two sliding side gates in an open position (outlined) (Source: Manchester Archives).