

12 Piccadilly,
Manchester

Heritage Statement

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Prepared for:

**Northside
Manchester
Ltd**

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12 Piccadilly, Manchester – Heritage Statement

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1 INTRODUCTION

1.1 Purpose

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

Heritage Architecture Ltd. has been commissioned by the Northside Manchester Ltd to work with the project team and contribute to the development of conservation-focused proposals for the redevelopment of 12-16 Piccadilly for hotel use.

No. 12 Piccadilly is a Grade II listed former bank building which has largely been unused since Barclays Bank vacated in 2006. Proposals seek to redevelop the building and adjacent gap site (14 – 16 Piccadilly) for hotel use.

The description of the development is as follows:

Erection of a 34 storey building (land at no. 14-16 Piccadilly) and conversion of adjacent building (no.12 Piccadilly) (basement to fourth floor) to create an aparthotel, including a ground floor cafe (Use Class E (b)), first floor exhibition hall (Use Class F1) and a rooftop bar and restaurant (Use Class E (b)), and associated works.

The specific tasks of the commission have included undertaking an objective heritage appraisal of the existing building and its setting and then testing the impact of emerging development options for the various proposals.

This statement, and the preceding conservation advice to the project team, has been prepared in the context of relevant national and local heritage planning policy. In particular, the statement is presented to accord with the national policy requirements of the NPPF (2021), to describe the significance of the affected heritage assets and the consequent impact of the proposed development.

This statement should be read in conjunction with the plans and drawings which illustrate the proposals, the Design and Access Statement, and Design and Access Statement Addendum by Bennett Associates.

1.2 Methodology

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

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

Surveys of the site and surrounding area were conducted by visual inspection (January 2023), in order to map out and identify adjacent heritage assets and the relevant parts of adjacent

Conservation Areas and of the setting of the designated heritage assets that could be affected by the proposals. Consideration has also been given to the historical development of the area, non-designated heritage assets, building types and material and key views to the notable historic buildings which contribute to the identification of the built form and the understanding of the special interest of the area.

Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed, change may be positive, for instance where the setting has been compromised by poor development.

Therefore, the advice and methodology suggested in Historic England’s guidance for the analysis of significance and development impact, has been used in particular as the basis for the consideration of ‘setting’ and the Visual Impact of the development in this report.

Other key Historic England guidance documents referred to in the development of this re-development proposal, to ensure compatibility, include the following:

- *Conservation Principles Policies and Guidance* (2008),
- *Managing Significance in Decision-Taking in the Historic Environment* (2015)
- *The Setting of Heritage Assets* (2017)
- *Making Changes to Heritage Assets* (2016)
- *Tall Buildings* (2022)

1.3 Planning History

The planning history of the Site is summarised in **Table 1** below.

Table 1: 12 Piccadilly Planning History			
Date	Application Reference	Description of Proposals	Decision
1982	Ref. F17044	Proposed demolition of 12 Piccadilly and construction of 5 storey office building on the adjacent the site for Barclays Bank.	Granted
2007	Ref. 082830/LO/2007/C3	Proposed wholesale removal of the interior of 12 Piccadilly with the exception of the original stair, construction of a 9 storey office building on the adjacent site.	Granted
2013	Ref. 102845/LO/2013/C3	Proposed the removal of stair core to 12 Piccadilly but retention of the historic plan form to the upper levels,	Granted

		construction of 20 storey hotel building on the adjacent site for Yotel.	
2018	Ref. 121015/LO/2018	Proposed wholesale removal of the remaining interior to 12 Piccadilly with the exception of the stairs, construction of 23 storey building on the adjacent site for Toyoko Inn.	Granted

The above planning history demonstrates that the site has been neglected and vacant for approximately 40 years with a long history of failed projects. It is interesting to note that all of the previous schemes granted for the listed building have proposed either the wholesale removal of the plan form to the upper floors, bar the stair core, or the retention of the plan form to the upper floors and the removal of the stair core.

It is clear that the previous schemes have all been undeliverable and unviable.

1.4 Consultation

The project team has had three pre-application meetings with officers from the Manchester City Council (MCC). These meetings have helped refine the design proposals and ensure that planning and design matters have been identified and appropriately addressed prior to the formal submission of the application.

Three meetings were held as set out below:

Pre-application meeting 1 –31.10.22

Pre-application meeting 2 –18.01.23

Pre-application meeting 3 –10.05.23

The design evolution informed by the pre-application meetings is described in Section 4 of the Design and Access Statement.

Following feedback from MCC at Pre-App 2, a meeting with Historic England was held on 1st February 2023. Historic England confirmed they “were supportive of the principle of bringing the listed building back into an active use” but that they had “concerns about the extent of the demolition required to the interior of the listed building”. Historic England understood that the additional demolition proposed is in order to create a compliant circulation core but believe the scheme will result in “less than substantial harm” retaining the same position from the previous scheme and deferring to MCC for the planning determination.

Since the application was submitted in December 2023, there have been design and heritage comments received from MCC Officers on 15th March 2024 and 13th June 2024. The comments made resulted in a number of design changes to the scheme which are set out in detail in the DAS

Addendum prepared by Bennetts Associates. These amendments to the proposal have been considered in this Heritage Impact Assessment.



Figure 1: 12 Piccadilly (Grade II) - Principal building elevation to Piccadilly.

2 THE SITE

2.1 Location

12 Piccadilly is located on the west side of Piccadilly, to the south of Piccadilly Gardens and north of Piccadilly train station, in the centre of Manchester. The building sits on the north-east corner of an island site bounded by Piccadilly to the east, Gore Street to the south, Roby Street to the west and Chatham Street to the north. Immediately south of the building is a gap site, whilst to the west the building is adjoined to Indemnity House. The Waldorf Public House occupies the island site to the south-west corner.

Figure 2 illustrates the location of the site and the other designated heritage assets (listed buildings and conservation areas) surrounding the site.

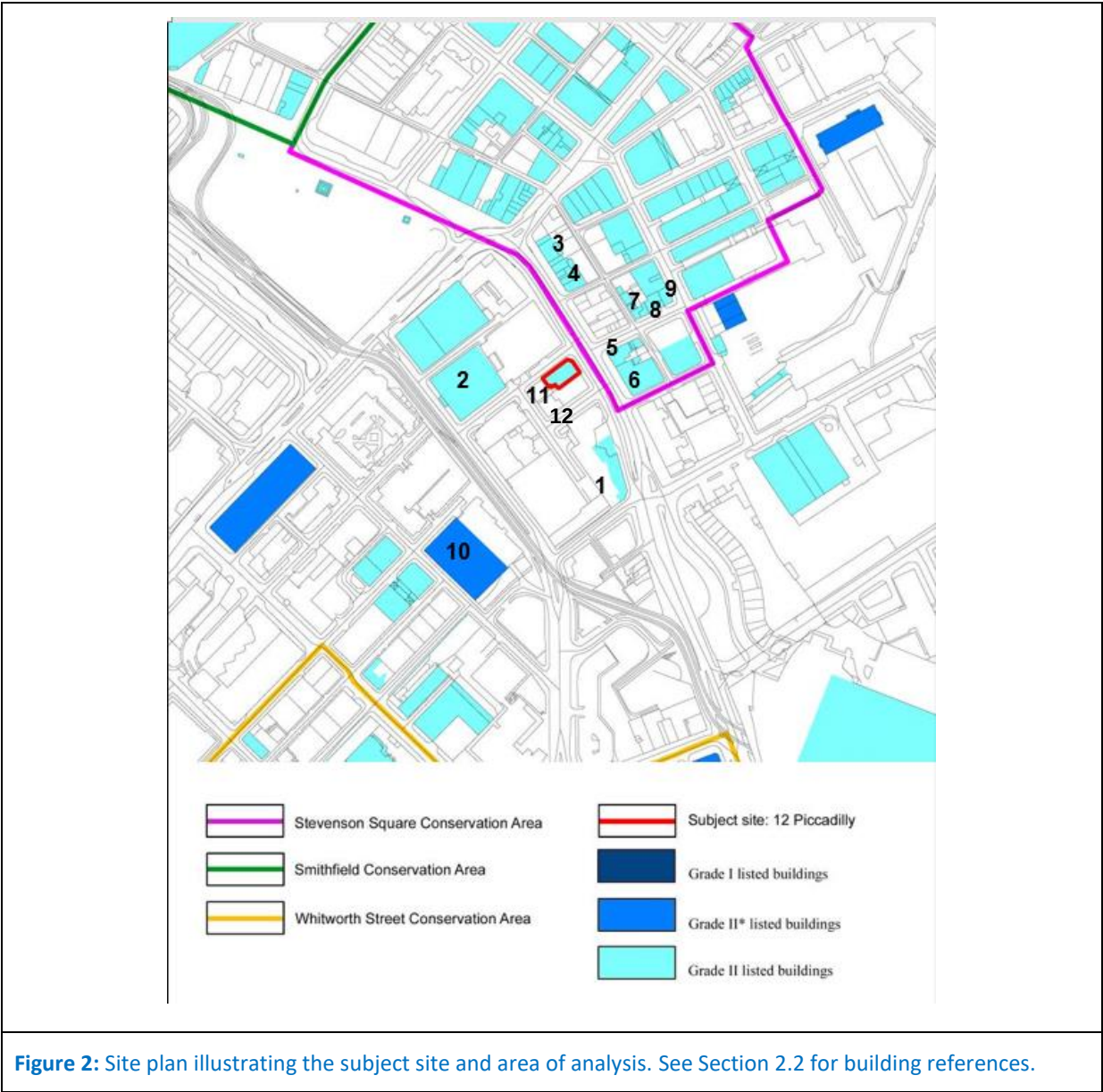


Figure 2: Site plan illustrating the subject site and area of analysis. See Section 2.2 for building references.

2.2 Statutory Designations

Statutory listing of buildings means that a building is of special architectural or historic interest and is therefore 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.

12 Piccadilly is listed at Grade II. The list entry for the building on the statutory list is: “No.12 Barclays Bank.” The description of the building is as follows:

Bank. Dated 1911 on frieze; by Thomas Worthington and Son, for Union Bank of Manchester. Portland stone, slate roof. Rectangular plan on corner site, with chamfered corner. Classical style. Four storeys and attic, 4 bays to Piccadilly and 8-bay return to Chatham Street; with channelled rustication to ground floor, rusticated quoins to all angles of the upper floors (carried across the corner as narrow channelling), 3rd-floor sill-band, frieze with carried-round inscription "UNION BANK OF SCOTLAND LD / MDCCCCXI / ESTABLISHED ANNO DOMINI MDCCCXXXVI", prominent modillioned cornice, and small pedimented attic dormers. The ground floor has a square-headed doorway to the corner, a round-headed doorway at the left end, and windows with cavetto surrounds and keystones (those to the front and 1st 2 bays of the side scrolled); 1st and 2nd floors have 12-pane sashed windows with moulded architraves, those at 1st floor with pediments, and balustraded balconies to the front and 1st 2 side bays, and that in the corner set in a round-headed arch, with cornice instead of pediment, and carved tympanum; 3rd floor has windows with plain surrounds, and roundels between them. Eighth bay of return side differs: 3 storeys and attic, round-headed window at ground floor and tripartite windows above. Interior not inspected.

Listing NGR: SJ8457698148

Due to the nature of the proposals, the potential impact on the setting of adjacent listed buildings is limited to the following buildings within the immediacies of the site:

- Joshua Hoyle Building (Grade II), No.1 on **Figure 2**;
- Grand Hotel (Grade II), No.2 on **Figure 2**;
- Halls Buildings (Grade II), No.3 on **Figure 2**;
- 77 – 83 Piccadilly (Grade II), No.4 on **Figure 2**;
- The Brunswick Hotel (Grade II), No.5 on **Figure 2**;
- 107, Piccadilly (Grade II), No.6 on **Figure 2**;
- Nos. 13 & 15 and Attached Railings, Paton Street (Grade II), No.7 on **Figure 2**;
- 19, Paton Street (Grade II), No.8 on **Figure 2**;
- 68, Dale Street (Grade II); No.9 on **Figure 2**;
- City Police Courts (Grade II*), No.10 on **Figure 2**; and

- Indemnity House, Chatham Street (unlisted), No.11 **Figure 2.**
- Waldorf Public House, Gore Street (unlisted), No.12 **Figure 2.**

2.3 Conservation Areas

Conservation areas are designated areas that are deemed to have special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.¹

The Stevenson Square Conservation Area was designated in February 1987 and represents a significant portion of the city centre in which the majority of Victorian buildings remain intact. The main characteristic of the Stevenson Square Conservation Area is one of a closely woven network of narrow streets intersecting at right angles.

The boundary of the Conservation Area runs along the east side of Piccadilly, opposite the subject site.

2.4 Non-Designated Heritage Assets

Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'. Manchester City Council does not have such a local list at the present time.

Indemnity House, Chatham Street, and the Waldorf, Gore Street, adjacent to the Site have been identified as a non-designated heritage asset for the purposes of this assessment. Historic England Guidance on Local Listing (2021) was utilised to inform our assessment.

¹ Section 69 (1) Planning (Listed Building and Conservation Area) Act 1990

3 POLICY CONTEXT

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

The **Planning (Listed Buildings and Conservation Areas) Act 1990** provides the foremost component of the legislative framework which governs the specific protection of buildings, structures and areas of special architectural or historic interest over and above that which is provided by development management.

As the Site contains a listed building and is within the setting of a number of others, **Section 66** of the Act is applicable; it requires the LPA to *“have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”* when considering whether to grant planning permission.

Although the Site is not located within a designated Conservation Area, there is a designated area within its setting. Although the setting of Conservation Areas is not formally protected through planning legislation, **Section 72(1)** of the Act requires that *“special attention shall be paid to the desirability of preserving or enhancing the character or appearance”* of Conservation Areas. As such, the potential impact of the Proposed Development upon the setting of relevant Conservation Areas and any associated effect on their character and appearance is a consideration of this Heritage Statement.

3.2 National Planning Policy Framework & Planning Practice Guide

The policies in the NPPF constitute the Government’s view of what sustainable development means in practice. The definition requires development to give due weight to the appropriate conservation of heritage assets in order to be defined as sustainable development (**paragraph 8**). This is because one of the key dimensions of sustainability is protecting and enhancing the historic environment. It is thus necessary to demonstrate that the Proposals for the Site are demonstrably sustainable.

In accordance with the legislation, the NPPF’s core principles, which underpins decision-taking, require that Planning decisions should contribute to conserving designated heritage assets in a manner ***proportionate to their significance***, so that they can be enjoyed for their contribution to the quality of life of this and future generations (**paragraph 195**).

Paragraph 200 stipulates that Local Authorities should require applicants to describe the significance of any heritage assets that have the potential to be affected by development proposals, including any contribution their setting makes to an appreciation of their significance. The NPPF determines that this description should be proportionate to the assets’ significance and *“no more than is sufficient to understand the potential impact of the proposal on their significance”*. This Heritage Statement fulfils this requirement by providing an appraisal of the listed building within the site in addition to those in its local environs.

Paragraphs 205-208 of the NPPF should be read together. In **Paragraph 205**, the NPPF stresses that “*great weight*” should be given to the conservation of designated heritage assets in the planning balance, defining that the “*more important the asset, the greater the weight should be.*”

Paragraph 206 determines that any harm to designated heritage assets – which may be direct (physical alteration or demolition) or indirect (development in setting) – should require clear and convincing justification. The NPPF defines two broad spectrums of harm: substantial and less than substantial.

Paragraph 207 states that where a proposal will lead to substantial harm² to a designated heritage asset, consent should be refused by the decision-maker unless it can demonstrate that the harm is outweighed or is necessary to deliver substantial public benefits, or that a series of other defined conditions are applicable.

Where there is a perceived degree of less than substantial harm, **Paragraph 208** establishes that this harm should be weighed against the identified public benefits (which may include heritage benefits) of the Proposed Development.

The undertaking of the balancing exercises defined by the NPPF paragraphs described above (**Paragraphs 207 and 208**) provides the clear and convincing justification for harm that is required by **Paragraph 206**.

Paragraph 209 is also of relevance as it addresses the effect of an application on the significance of a non-designated heritage asset. The NPPF stresses that a ‘balanced judgement’ is required when determining the scale of harm of loss to the significance of a heritage asset. The following statement utilises policy, heritage context and impact assessments to form a balanced judgement.

3.3 Manchester City Council Core Strategy, 2012

The relevant, local heritage planning policy maintains the same focus as the NPPF. The City Council’s heritage policies focus on the fundamental importance of “preserving or, where possible, enhancing the historic environment”. The following policies from Manchester’s Core Strategy are of 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.

² Substantial harm is broadly defined as an effect that has 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.

The proposed development of 12-16 Piccadilly positively addresses the following policy objectives, as established in **Policy EN3**:

- the proposed alterations and extensions aim to complement the distinctive external aesthetic and original features of the building.
- the proposed development is designed to support the Council's objective of preserving (and where possible, enhancing) the historic environment, including the architectural character, setting and accessibility of listed buildings.
- the proposed alterations will enable the sustainable use of the building, as well as putting a gap-site back into active use, while remaining consistent with the significance of the heritage asset.

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 proposal.

3.4 Historic England's Good Practice Advice Notes

In 2015 Historic England released a series of 'Good Practice' and Advisory documents supporting the implementation of national policy and the related guidance in the PPG. The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology or particular data sources.

Good Practice Advice Note 2 (GPA 2): "Managing Significance in Decision-Taking in the Historic Environment" (March, 2015) has been utilised to gain a full understanding of the relevant issues, alongside the NPPF and PPG. This essentially emphasises the need for decision making to be sensitive to the need for change, with the objective of conserving heritage assets by continued use.

Section 7 of **GPA 2** emphasises the importance of properly assessing: *"the nature, extent and importance of the significance of a heritage asset and the contribution of its setting,"* in order to conceive a successful development. This will also assist the local planning authority make decisions in line with the 1990 Act and the objectives of the development plan, as well as the policy requirements of the NPPF. Consequently, the guidance in GPA 2 emphasises the importance of understanding the:

- particular nature of the heritage asset's significance (as the best means of conservation).
- extent of the Site's significance (to better understand the adaptability of the heritage asset and the viability and prospects for sustainable conservation).
- the level of significance in terms of the hierarchy of heritage components (as this provides the essential guide to the application of planning policies and is intrinsic to decision-taking, particularly where there may be conflict with other planning objectives).

Reference has also been made in the methodology of this report to Historic England's 2017 **"Good Practice Advice in Planning Note 3, "The Setting of Heritage Assets" (GPA 3)**. This is relevant to the Site as the proposed development could have an impact on the setting of a number of heritage assets within the locality of the Site. GPA 3 acknowledges the primacy of the NPPF and PPG and does not constitute a statement of Government policy itself, nor does it seek to prescribe a single assessment methodology.

However, **GPA 3** emphasises the following fundamental planning issues which have informed the design development of the proposals for the Site and the conclusions of this Heritage Statement.

- Data gathering, and analysis of visual impact should be *proportional* to the status of the Site, and the needs of decision taking.
- The concept of 'setting' is not itself a heritage asset, nor a heritage designation. Its importance entirely lies in what it contributes to the significance of the identified heritage asset (or to the ability to appreciate that significance).
- By definition, all heritage assets have significance. However, their sensitivity to change and the contribution made by setting varies in proportion to the significance, nature and status of the identified heritage asset.
- An individual heritage asset's setting may be enhanced by development, although it is acknowledged that not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset (or the ability to appreciate it).
- Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed, change may be positive, for instance where the setting has been compromised by poor development.

Additional Historic England advice notes utilised within this report include **Historic England Advice Note 4: Tall Buildings, March 2022, ('HEAN 4')**. The note supersedes a previous version from 2015 and takes into account recent updates to planning policy and legislation and recent experience of the development of tall buildings within the historic environment.

The purpose of the guidance is *'to support Local Planning Authorities, developers, communities and other stakeholders in dealing with tall buildings proposals within the legislative and planning framework relevant to the historic environment'*.

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

HE's note establishes a set of principles for the consideration of tall building development in the historic environment. The emphasis is on a plan-led approach to the consideration of such development, with appropriate locations determined through the Local Plan. This process, the note advises, should be informed and supported by an evidence base which explores different locations and considers heights which might be appropriate in any given area. The note stipulates that the identification of locations or the determination of proposals should be informed by an

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

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

4 HISTORICAL DEVELOPMENT

4.1 Introduction

In order to understand the heritage significance of the listed building and its setting, it is first necessary to understand its historical development.

This section of the report analyses and interprets historic maps and primary and secondary information in order to provide a sound evidence base, placing the subject site in the context of the development of Manchester's city centre.

4.2 Brief Historical Background of the Area

The area of Piccadilly is located to the south-east of the city centre. London Road/ Piccadilly forms one of the primary routes into the city and is the location of the Manchester's main train station.

Up until the 18th century, this part of the city was open countryside. The area to the north-east of Piccadilly was laid out in the 18th century and the focal point of Stevenson Square formed a dense urban grain comprising of housing. However, with the rise in local industry the area was redeveloped with commercial development, displacing the resident population who moved out to the developing suburbs of Manchester. The construction of the Rochdale Canal (1804 – 06) and Piccadilly Station (1842) created an important transport interchange in this area. Large buildings such as the Royal Infirmary, which stood in Piccadilly Gardens from 1752 – 1910, and the London Road Fire Station (1901 - 06), provided key landmarks along the road. Commercial growth of the area continued until the economic down-turn in the first half of the 20th century. Redevelopment in the 1960s saw the construction of new, notable landmarks such as Gateway House, Station Approach, (1967 – 69) and 111 Piccadilly (1963 – 66). In recent years further regeneration initiatives have taken place in Piccadilly Gardens and around Oldham Street which has seen a residential population returning to the area and a growing number of bars, restaurants, cafes, and other commercial uses.

4.3 Context of Bank Building Design

In England, banking was the preserve of goldsmiths up until the late 17th century. During the 18th century, banks were private houses with business rooms on the ground floor. However, this changed in the 19th century when banks were built in great numbers to fuel the economy. Manchester's financial district was focused on King Street and Spring Gardens, where image and appearance was conveyed by the high quality architectural expressiveness of buildings such as the Branch Bank of England, King Street (1845). This building can be seen to embody reliability, confidence and security. After the financial reforms of the 1840s, banks began to assume a more standard guise; the common formula for larger banks was a grand entrance leading into a banking hall with offices off to the side and above. Expense, effort and detail was prioritised for the front elevations and public areas, and rear office areas tended to be much more utilitarian and unadorned. In the 20th century, bank buildings were prominent on the high street, their

architectural design, proportions and robustness reflecting their solidity and respectability. Classical design later gave way to more contextual styles, with Neo-Georgian a particular favourite of the 1920s. Banking halls remained the principal spaces, with increasingly more sophisticated security vaults.

The Wall Street crash slowed down the rate of bank building but did not affect the spate of bank company headquarters’ rebuilding, especially in London. In Manchester, the Midland Bank building, King Street, by Lutyens (1928), demonstrates how the Classical aesthetic of bank architecture gave way to a more stripped down and streamlined style. Post-war banks of note are few in number: little expansion of the total stock of banks was needed, given the number of branches already existing.

4.4 Historical Development of 12 Piccadilly and Map Regression

12 Piccadilly was built in 1911 for the Union Bank of Manchester. The building was designed by Thomas Worthington and Son and constructed of Portland stone. The historic map regression within **Table 2** below outlines the overarching development of the Site and the bank building.

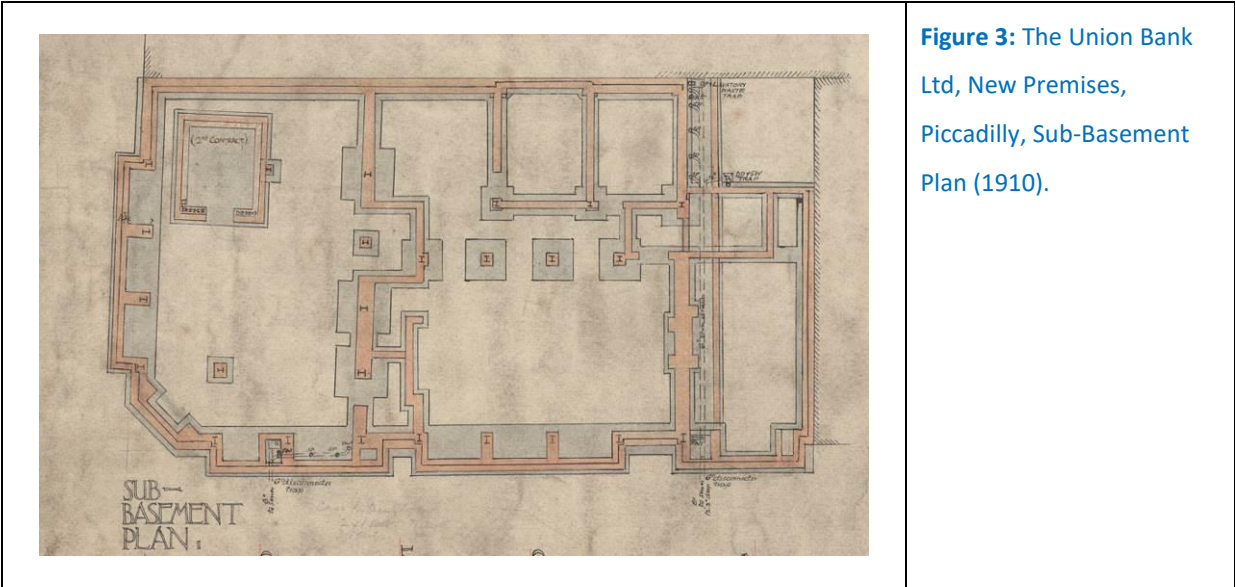
Table 2: Historic Map Regression		
Date	Description	Image
1851	The 1851 OS map demonstrates that the existing street pattern and development of sites was well established by the mid-19 th century. The island site containing the subject Site is completely developed. There appears to be at least four separate buildings within the area of Site alone.	
1891	The 1891 OS map illustrates that within the footprint of the existing subject site there was a pre-existing bank and two other undefined buildings. Tramlines are shown along Piccadilly and the street pattern is shown as existing.	

Table 2: Historic Map Regression

Date	Description	Image
1908	This map from 1908 shows no changes to the Site and adjacent properties. The scale of map provides an insight into the surrounding context of the site at this time. The Royal Infirmary to the north-west of the Site occupied the area which now comprises Piccadilly Gardens.	
1922	The 1922 OS map illustrates that the Site has been redeveloped to its existing footprint. The building adjacent, to the west, has also been redeveloped. We know this was a former refuge building for children, constructed in 1910 and known as 'Indemnity House'. By this time, the Royal Infirmary to the north has been demolished.	
1950	This map illustrates that the building to the south-west corner of the Site is now in use as a public house.	

Table 2: Historic Map Regression		
Date	Description	Image
1969	19 years later the only significant change is the removal of the trams and the construction of the Department of Employment building to the east side of Aytoun Street. The site of 111 Piccadilly is also shown as having been developed.	

Since the last application for the Site, the original plans for the building have been accessed from The Worthington Archive at the University of Manchester. A series of plans from 1910 at **Figures 3-10** below illustrate the original layout and arrangement of the interiors of the bank, including the strong room at basement level, banking chamber at ground floor level, and offices across the upper levels of the building. The status and hierarchy of the banking chamber is reflected in the quality and standard of its design and fixtures as illustrated in **Figure 12** below.



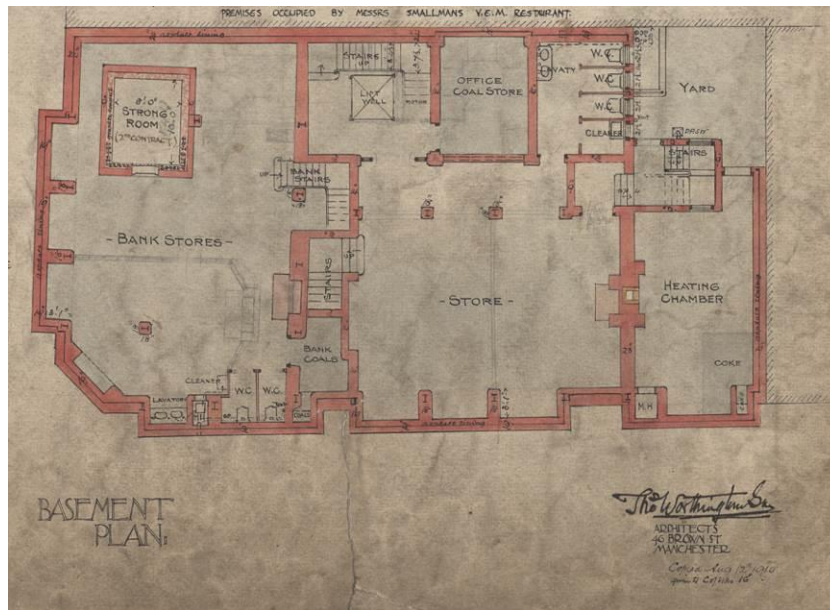


Figure 4: The Union Bank Ltd, New Premises, Piccadilly, Basement Plan (1910).



Figure 5: The Union Bank Ltd, New Premises, Piccadilly, Ground Floor Plan (1910).

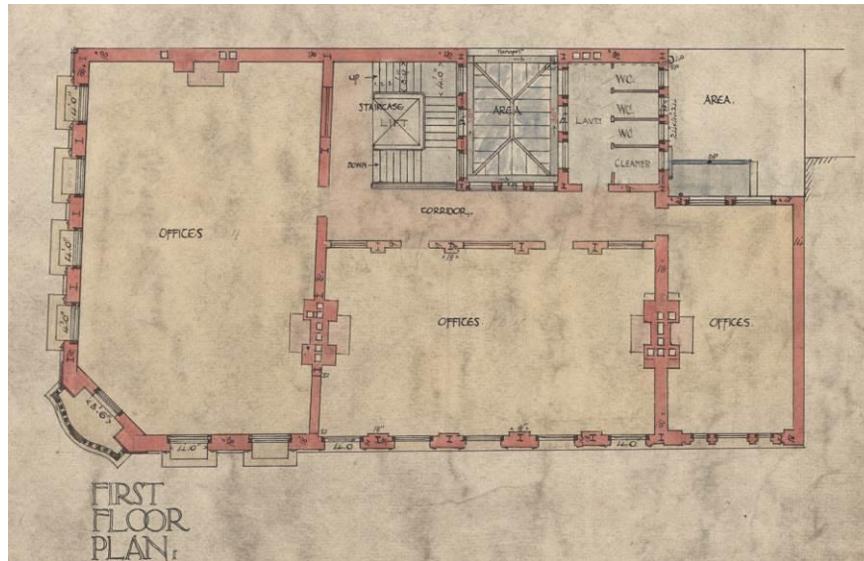


Figure 6: The Union Bank Ltd, New Premises, Piccadilly, First Floor Plan (1910).

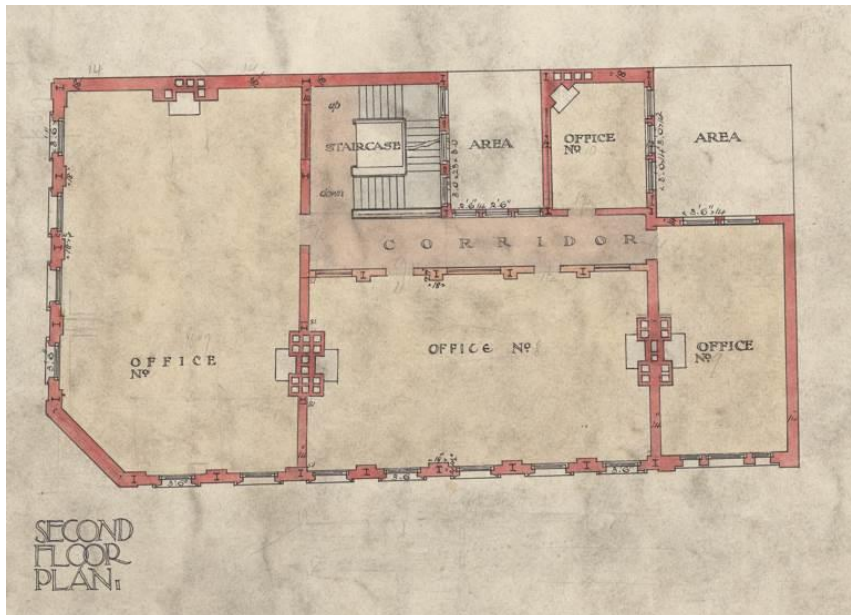


Figure 7: The Union Bank Ltd, New Premises, Piccadilly, Second Floor Plan (1910).

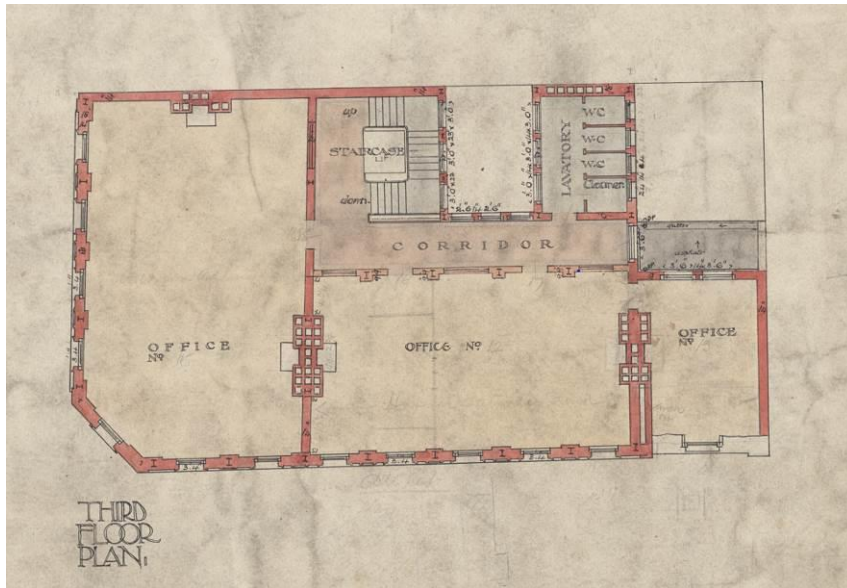


Figure 8: The Union Bank Ltd, New Premises, Piccadilly, Third Floor Plan (1910).

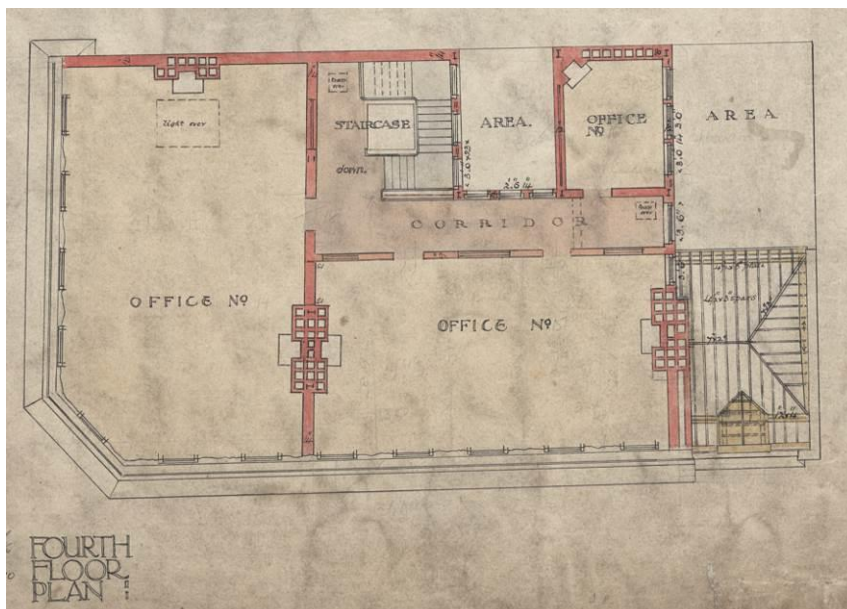


Figure 9: The Union Bank Ltd, New Premises, Piccadilly, Fourth Floor Plan (1910).

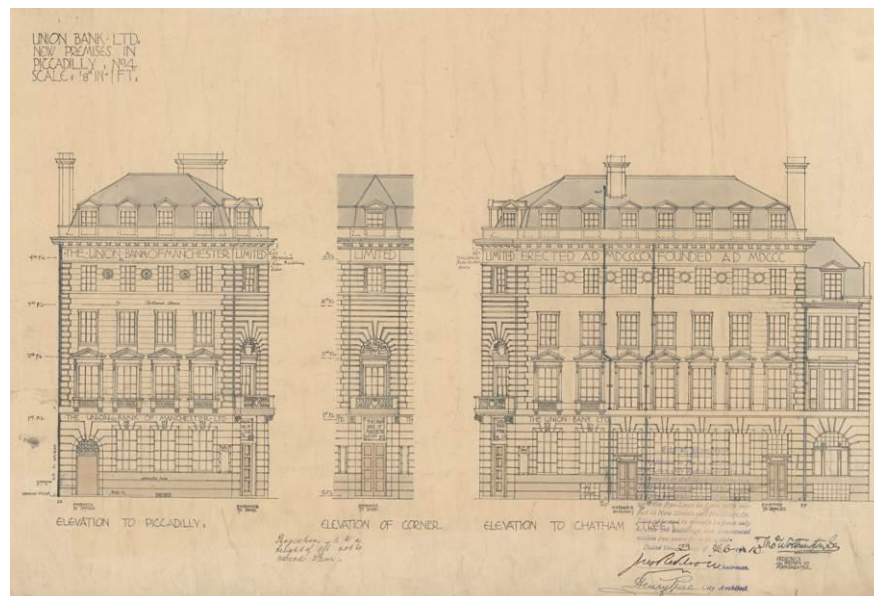


Figure 10: The Union Bank Ltd, New Premises, Piccadilly, Elevation Plan (1910).



Figure 11: Early 20th century photograph of the newly completed bank from Piccadilly. The adjacent building, which sits within the existing Site area, was subsequently demolished. Note the original level of the corner entrance is at street level.



Figure 12: Early 20th century photograph of the banking chamber at ground floor level. Very little of the banking chamber survives with the exception of deteriorated areas of the moulded coffered plaster ceiling.



Figure 13: Early 20th century photograph of the Chatham Street elevation. Note the two entrances shown on this elevation have subsequently been lost and truncated to form windows matching the others at this level.

The multi-pane glazed windows at basement level have also since been removed and infilled with blockwork to match the plinth.

4.5 Building Description

The Portland stone building is four storeys with attic and basement and is rectangular in plan with a chamfered corner to the north-east, articulating the principal entrance at ground floor (see **Figures 14 and 17**). The tripartite elevations are expressed with channelled rustication to the ground floor (bottom), rusticated quoins to all angles of the upper floors (middle) and pedimented attic windows articulate the roof (top). A frieze is carried around the west and north elevations and is inscribed with: “UNION BANK OF MANCHESTER LD / MDCCCCXI / ESTABLISHED ANNO DOMINI MDCCCXXXVI.” The ground floor has a square headed doorway to the corner entrance, via four steps, which was the principal entrance into the former banking hall. The door is not original and has been replaced. The

round-headed doorway on the Piccadilly (north-east) elevation retains its original doors and formerly provided access into the former office spaces to the upper storeys of the building.

Two former entrances on the Chatham Street (north-west) elevation have been converted into windows (see **Figure 16**). Windows on the Chatham Street elevation which illuminated the basement level have also been removed and infilled with rusticated stone to match the building's plinth. Whilst all the windows to the ground floor level have been altered and replaced, the window openings to the first and second floors retain their original 12-pane sashes. The windows at first floor level have pediments and balustraded balconies to the Piccadilly elevation and the first two eastern bays of the Chatham Street elevation. The corner first floor bay is set within a round-headed arch with cornice instead of pediment and carved tympanum (see **Figure 14**). It is evident in the design of the building that only the north and east elevations were ever intended to be seen. The existing gap site to the south-east has exposed the blind wall of the former south party wall (**Figure 15**). The utilitarian west elevation is visible from the fire escape and roof of the adjacent property (Indemnity House) and highlights the two light-wells which provided light and ventilation to the toilet block and stairwell (see **Figures 15 and 35**).

Internally, comparison with the original drawings for the building (see **Figures 3-9**) demonstrates that the interior of the building has been altered by interventions in the 20th and 21st centuries. The principal corner entrance originally provided access into the 'Banking Chamber' at ground floor level. This space would have contained banking desks and a staircase down into the basement; this staircase still survives (**Figure 20**). The original interior features of the ground floor plan have largely been lost, although there are areas of coffered plaster ceiling surviving, although in a deteriorated condition (**Figure 18**). Partitions separating the former banking hall from the offices beyond have been removed (see **Figure 19**) and the original floor plan has subsequently been considerably altered, reducing the legibility and ability to appreciate the historic arrangement of the former banking hall in relation to the ancillary office accommodation at this level. An original dividing wall remains at the back of the floorplan which was formerly a small office space with a fireplace.

Two additional staircases to the basement are illustrated in the original plans; one was directly accessed from a separate entrance on Chatham Street and one was to the rear (south-west side of the building). The ground floor formerly contained three offices and a corridor between the entrance on Piccadilly and the western entrance on Chatham Street. As stated above, the western entrance on Chatham Street has been altered and is now a window opening. The Piccadilly entrance leads into the corridor where the building's primary staircase provides access to the basement and the upper floors (see **Figures 22-23**). The staircase formerly wrapped around a modern lift, which replaced an historic one as detailed on the 1910 ground floor plan, and which has since been removed. The entrance corridor is clad in coloured marble panels which has been altered and repaired in areas (**Figure 21**).

The basement level is wholly utilitarian in character and devoid of any significant architectural detailing or character. The bones of the basement floorplan have been largely retained, including the former strong room, although later partitions have subdivided the space to create a series of small rooms.

The large office spaces at the upper floor levels were formerly sub-divided and suspended ceilings fitted in the latter part of the 20th century although these have since been removed (see **Figures 25,**

27, 29, and 31). With the recent removal of modern partitions, the historic floorplan at the first, second, third, and fourth floor levels has been maintained. These levels are arranged with two large open plan office spaces and a smaller room to the back of floorplan, with the exception of the fourth-floor level where there were only two large rooms and a smaller office space within the block that accommodates the toilets at lower levels. The central corridor at each level provided access to the stair core and toilet block to the east which were separated from each other by a glazed lightwell.

Openings have at some point been created between the two largest rooms at second and third floor level and at the upmost levels to provide means of escape onto the roof. Interior features such as cornicing, skirting, and architraves are considered to be typical for a building of this period and use and not of particular special interest. A terrazzo floor (see **Figure 33**) is a continuous feature of the upstairs corridors and though characterful, again is not considered to be of any particular architectural significance. Stained glass to the stairwell of the hall (**Figure 35**), in addition to the coffered ceiling in the former banking hall, as well as the legibility of the historic internal layout at the upper levels are considered to be the primary features of interest within the interior of the building.

Other alterations identified by the design team during their investigation of the Site are as follows:

- Addition of external bank corner entrance steps;
- Rising of the former banking hall floor by approximately 600mm;
- Removal of glazed canopy to the former lightwell between the stair core and toilet block; and
- Rising of the stairwell roof level about pitch roof level and replacement with a flat roof.

Online planning records are limited but it appears the site adjacent was demolished in the 1980s. As has already been illustrated, the building was designed as part of a developed site with only the north and east elevations intended to be visible. Alterations to the streetscape have shorn the building of its original context and have had an adverse impact on the setting of the listed building.

In 2007, 2013, and 2018, schemes for the redevelopment of the Site were approved. These schemes proposed the wholesale removal of the interior of the listed building, demolition of the rear toilet block, with the retention of either the historic floorplan at upper levels or main staircase, and an attached nine-storey/ twenty-storey/ twenty three-storey new build extension, respectively. These schemes have not been realised.

A series of photographs at **Figures 14-36** illustrate the existing condition of the building as recorded in January 2023, following a soft strip exercise under the 2018 consented scheme.



Figure 14: Primary elevation of the listed building to Piccadilly. Temporary grilles have been placed over window openings to protect the building from further damage and deterioration.



Figure 15: Blind west elevation of the listed building and temporary hoardings around the Site are. The lightwell formed by the separate stair and toilet cores is visible. The elevation formed the party wall between the former adjacent building before it was demolished.



Figure 16: Chatham Street elevation with temporary grilles in place to protect windows.



Figure 17: Interior side of primary entrance from the corner of Piccadilly and Chatham Street. Temporary measures have been installed to improve the security of the building.



Figure 18: Deteriorated condition of the moulded, coffered plaster ceiling in the former banking hall at ground floor.



Figure 19: Loss of original partitions at ground floor level has created a large open space, connecting former banking hall with former office spaces.



Figure 20: Tiled staircase leading to the basement from the ground floor.



Figure 21: Marble panels in entrance corridor from the ground floor.

ground floor.



Figure 22: Utilitarian main stair which extends all the way up the building and formerly wrapped around a lift.

Piccadilly.



Figure 23: Extension of main stair upwards through the building and central well.



Figure 24: Original timber and glazed doors from Piccadilly entrance into corridor.



Figure 25: Large room at first floor level with suspended ceiling removed.



Figure 26: Corridor at upper level with interior windows.



Figure 27: Large room at upper level.



Figure 28: Former toilet block.



Figure 29: Large room at upper level.



Figure 30: Tiered windows in stair core.



Figure 31: Upper level room. Removal of suspended ceiling has caused some damage to historic cornice.



Figure 32: Large room at third floor level with partitions and suspended ceiling removed.



Figure 33: Terrazzo floor in upstairs corridors.



Figure 34: Room at fourth floor level with panelling detail on the walls.



Figure 35: View of stair core from the toilet core including tiered windows with stained and leaded glass and central lightwell.



Figure 35: Room at fourth floor level with dormer windows.



Figure 36: Corridor at upper level leading to external fire escape.

4.6 Summary

The historic development and existing condition of the building is summarised as follows:

- The bank was built in 1911 for the Union Bank of Manchester to the designs of Thomas Worthington and Son.
- The Portland stone building was designed in a Neo-Classical aesthetic, with only the elevations to Piccadilly and Chatham Street intended to be visible.
- The banking hall was accommodated in the primary ground floor area, with ancillary office accommodation provided at the rear and upper levels of the building. The basement levels were designed to be functional and utilitarian and included a strong room for the protection of assets kept on site.
- A stair core and toilet block adjoined the main floorplan to the east and a central lightwell provided natural light into the centre of the building.

- In the 20th century, partitions and suspended ceilings were installed and historic features such as doors were removed. There were also alterations to entry points into the building, including the removal of two doors on the Chatham Street elevation and their replacement with windows. Two secondary stairs at ground floor level to basement have also been removed.
- Partitions and historic features have been almost totally lost at ground floor level, with the exception of areas of moulded, coffered plaster ceiling which is in a deteriorated condition.
- The historic floorplan is better preserved at the upper levels, where the large open office spaces have been retained.
- Interior architectural features across the building are largely typical for the building period and function.

5 ASSESSMENT OF HERITAGE SIGNIFICANCE

5.1 Introduction and Methodology

The purpose of the following significance assessment is to use recognised criteria to assess the heritage significance and interest of the Grade II listed 12 Piccadilly and any heritage assets which have the potential to be affected by the proposed development in the setting of the Site.

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 key criteria for listing are special historic or architectural interest. Consequently, in order to determine the significance of a certain component of a heritage asset; the sum of its architectural, historic, artistic or archaeological value needs to be disaggregated and determined.

The following significance assessment is framed within the context of established guidance, utilising recognised and well-established terminology used with the ICOMOS Guidance for Heritage Impact Assessments (2011), with particular reference to the example guide for assessing the ‘value’ of heritage assets (ICOMOS, Appendix 3A).

The ICOMOS guidance makes specific reference to designated, locally listed and historic buildings and is therefore an objective (and widely recognised) method to assess heritage significance.

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

<p>Archaeological interest</p> <p>Archaeological interest focuses on largely below-ground archaeological remains, or the potential for archaeology yet unknown across the site, illustrating evidence of past human activity worthy of expert investigation at some point.</p>
<p>Architectural and artistic interest</p> <p>These interests focus on 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.</p> <p>Artistic interest is an interest in other human creative skills, which could include elements such as metalwork, plasterwork, joinery or decorative tiling/glazing, as well as statutory and wall paintings etc.</p>

<p>Historic Interest</p> <p>Historic interest focuses on the meaning of a place/heritage asset in terms of intangible links to past lives, events (including pre-historic), important people, examples of past living/working conditions and former building functions/uses, which can illustrate or be associated with them.</p> <p>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.</p>
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The focus is on providing necessary and proportionate amount of information based on the perceived level of heritage significance (refer to **Table 3, below** for full definitions of heritage significance as defined in this present report).

Table 3: Definition of significance terms used in this Heritage Statement
<p>High heritage significance relates to those components of the site deemed to be of special interest. They are important to the understanding of the site’s design concept and play a considerable role in reflecting its archaeological, architectural and artistic or historic interest.</p>
<p>Medium heritage significance relates to those components of the site deemed to be of some interest. They will make a modest contribution to the understanding of subject site’s design concept and play a minor role in reflecting its archaeological, architectural and artistic or historic interest.</p>
<p>Low heritage significance relates to those components of the site deemed to be of more modest interest. They make a relatively insignificant contribution to the understanding of the architectural design concept and retain a slight role in revealing the site’s archaeological, architectural and artistic or historic interest.</p>
<p>No significance /Detrimental features and elements within the site that do not contain any special interest. These can <i>detract from the significance</i> of the site, and can be evidence of poor craftsmanship or ad-hoc refurbishments.</p>

The following assessment of significance will inform the subsequent Heritage Impact Assessment (**Section 6**), which considers the effects of the proposed development upon the significance of the listed building and heritage assets in the setting of the Site. This in turn allows the extent of “harm” upon any designated heritage assets incurred by the proposed development to be established within the terms defined by the NPPF. The significance assessment accords with the requirements of the NPPF and takes account of Historic England’s guidance.

The concluding ‘Statement of Significance’ provides a summary of the contribution of the various components of the Site in order to identify the most and least significant areas/elements.

5.2 Heritage Interest and Significance of the Site

Below, the significance of the listed building at 12 Piccadilly is considered in terms of its archaeological, architectural and artistic, and historic interest. A series of significance plans have been prepared to reflect the value ascribed to individual elements of the building at **Figures 37-44** below. The discussion below also considers the setting of the listed building and assesses the contribution this makes to an appreciation of its significance.

Archaeological Interest

The listed building occupies a site which was previously developed before the bank was constructed in the early 20th century. Owing to the Site's position within the historic core of the city, and its previous development, it is likely the listed building possesses some archaeological potential although this is probably wholly limited due to the extent of excavation required for the existing building with its double mazement level. The archaeological interest of the listed building is subsequently considered to be of **low heritage significance**. (Refer to the Archaeological DBA by Pre Construct).

Architectural and Artistic Interest

The external architectural expression of the building is fundamental to an understanding of the architectural design concept of 12 Piccadilly and its reflection of contemporary trends in the design of bank buildings and commercial buildings more broadly in the early part of the 20th century. The external envelope of the listed building, and specifically those elevations fronting Piccadilly and Chatham Street, are considered, subsequently, to be of **high heritage significance**. This is notwithstanding the incremental effect of small-scale alterations such as changes to historic openings and the replacement of original windows at the upper levels. The Neo-Classical design of the building is articulated in the proportions of the building, as well as in details such as the Roman numerals inscription on the frieze to the north and west elevations, the pediment and carved tympanum on the corner bay, and the pedimented first floor windows. The craftsmanship expressed in the execution of these details also reflects the artistic value of the listed building.

The elevation facing towards Gore Street was never intended to be seen from the public realm, hence its unadorned/blind appearance. Notwithstanding this, the elevation clearly communicates its former relationship with the neighbouring building within the Site boundary at 14-16, since demolished. The stair core was also not intended to be publicly visible; it is functional and utilitarian in character but includes interesting architectural features such as tiered, stained and leaded windows, and subsequently it is considered to be of **medium heritage significance** overall. The toilet block is considered to be of **low heritage significance**.

Due to the internal alterations to the building, there is a lack of surviving fixtures and fittings of note, with the exception of remnants such as the coffered ceiling at ground floor level, central stair, and cornices, skirtings and architraves which are judged to be typical for a building of this period and function. The loss of legibility of the internal plan form to the basement and ground floor levels and removal of three staircases has detracted from an understanding of the historic function of the bank, though the historic floorplan at upper levels is largely intact with the exception of a number of new small openings between rooms. Where original internal walls survive, these are judged to be of high

heritage significance for the value they offer in terms of understanding and appreciating the original layout and operation of the bank. Surviving features such as the entrance lobby, staircase, stained glass windows, cornicing and skirting are typical of the period and are of **low heritage significance**. Modern interventions, such as new openings, remaining partitions, and temporary security grilles/installations are of **no heritage significance**.

The existing condition of the building, due to unsympathetic works in the 20th century and its current disuse, detracts from the ability to appreciate the architectural and artistic interest of the building. The historic fabric of the listed building is at risk of further deterioration without a sustainable and appropriate future use being secured.

Historic Interest

The external architectural expression of the building is an important component in reflecting the building's association with the history of commerce and banking within the city. The Neo-Classical design of the building reflects contemporary trends in bank building design and expresses the Union Bank's ambition to be valued as a reputable and secure institution by its customers. The building's formal presence on the corner of Piccadilly and Chatham Street would have historically contributed to its sense of identity and its distinctiveness within the streetscape and the wider city centre. More broadly, the building reflects the commercial expansion of the city centre at this time, and subsequently it is of interest for its contribution to an understanding of the historical development of Manchester in the early 20th century.

The ability to appreciate the historic function of the building has been eroded by the loss of original partitions and fixtures and features at ground and basement levels in particular; the ability to understand the location, function and architectural character of the banking chamber as a primary space within the building has been entirely lost. Notwithstanding that, the building still conveys an understanding of the ancillary and functional areas, including large office spaces at the upper level and the stair core and toilet block core. Overall, the building is considered to be of **medium heritage significance** with regard to its historic interest.

Significance Plans

The significance plans below support the above discussion. The plans reflect the following:

- Area of High Heritage Significance – **Red Shading**
- Area of Medium Heritage Significance – **Purple Shading**
- Area of Low Heritage Significance – **Blue Shading**
- Area of No Heritage Significance/Detrimental – **Green Shading**
- Location of Original/Lost Fabric – **Yellow Shading**

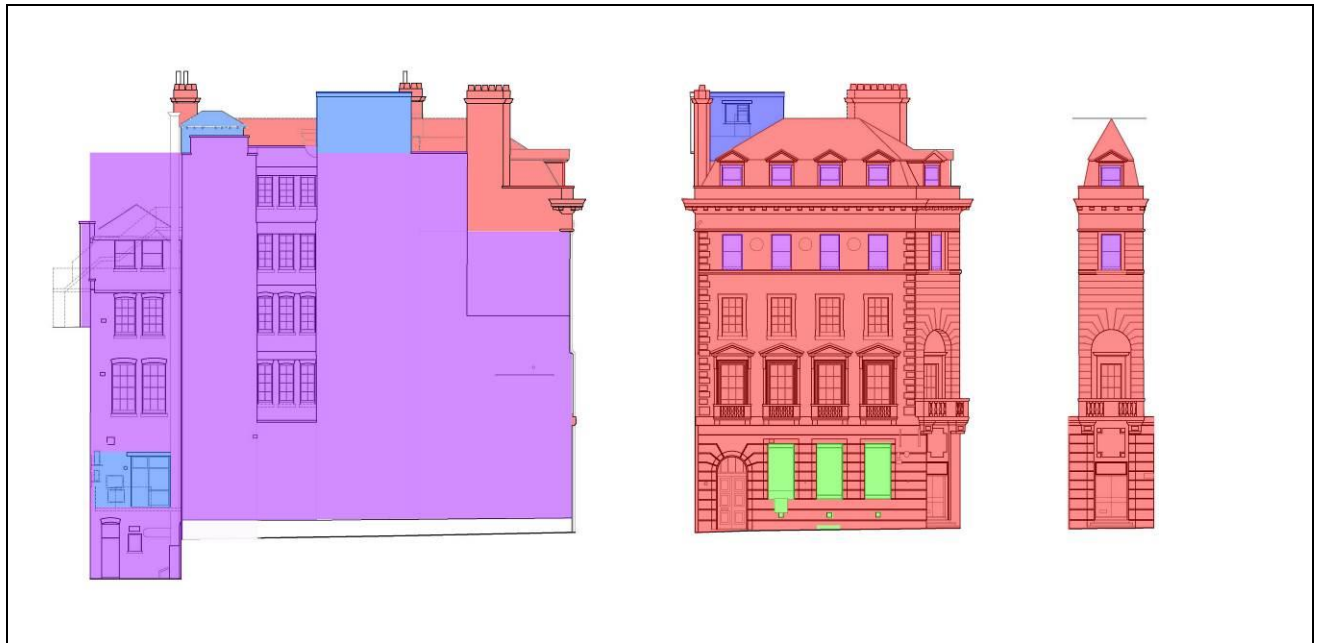


Figure 37: Significance plan of Piccadilly elevation, corner elevation, and blind elevation facing towards Gore Street.

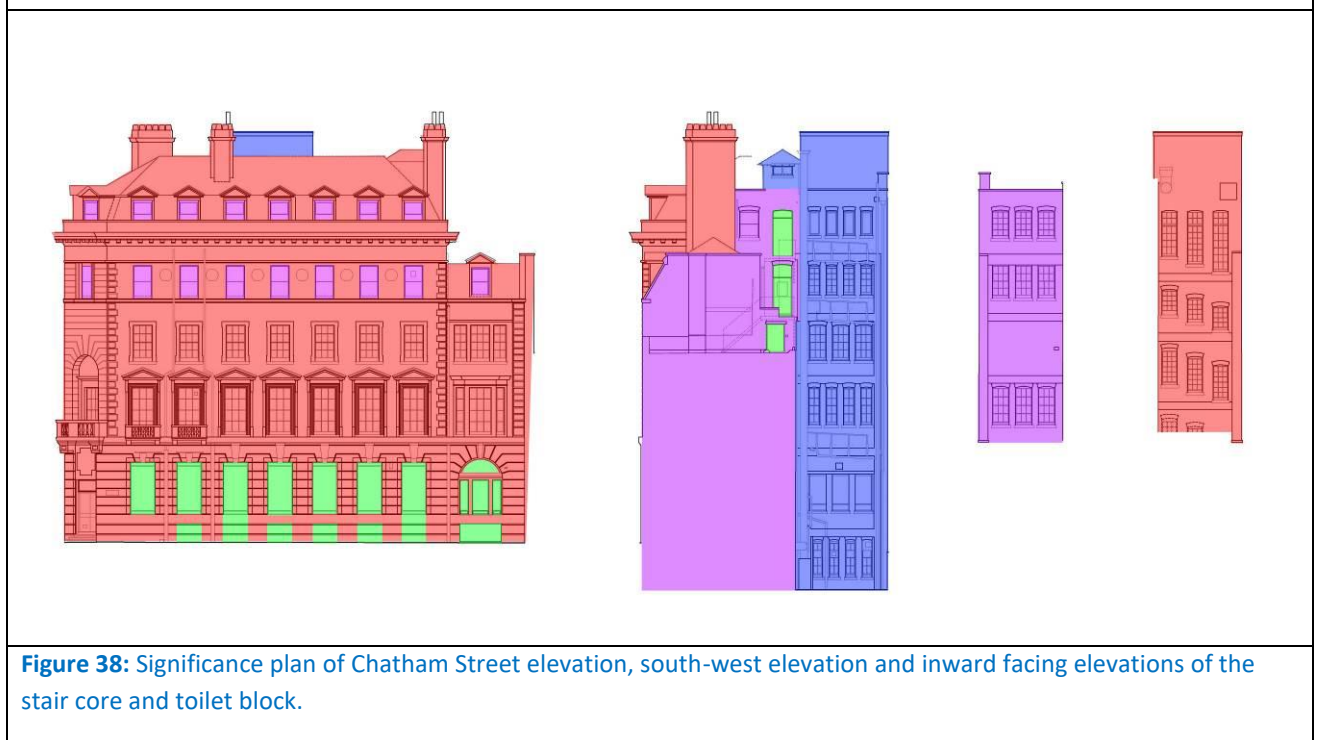


Figure 38: Significance plan of Chatham Street elevation, south-west elevation and inward facing elevations of the stair core and toilet block.

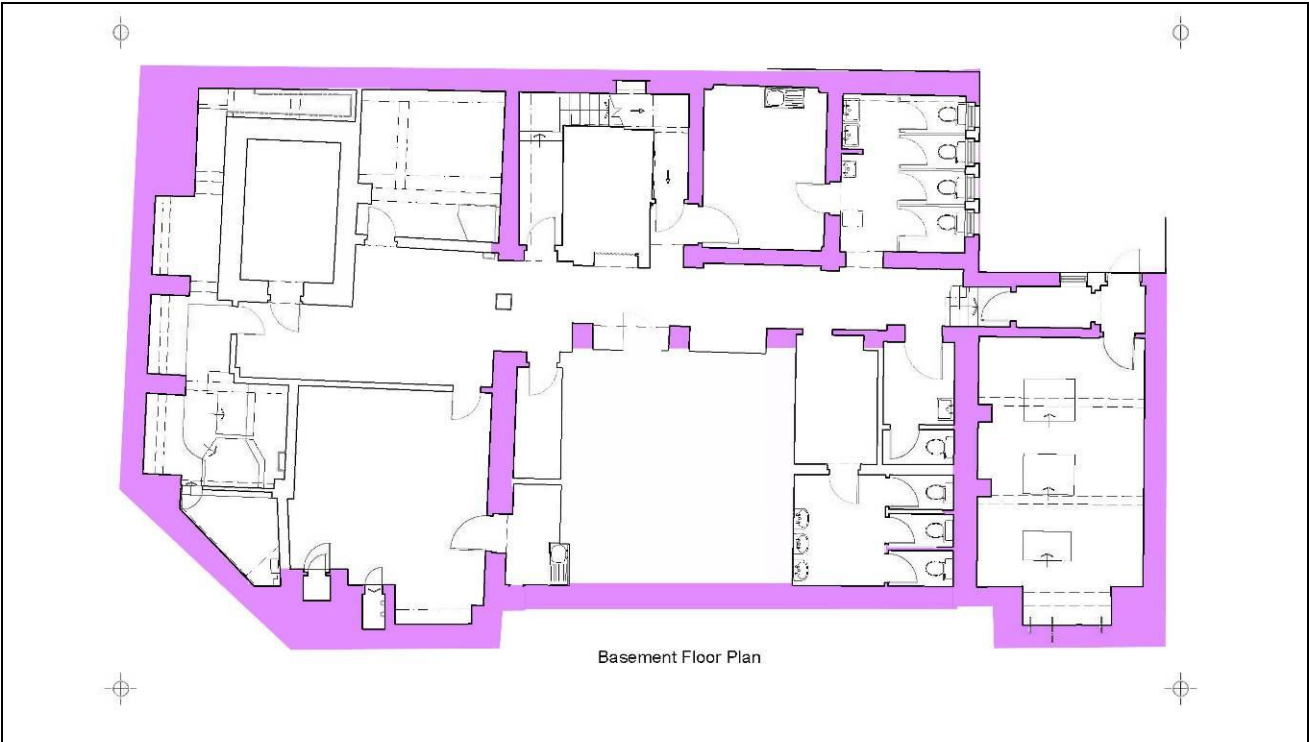


Figure 39: Significance plan of basement level.

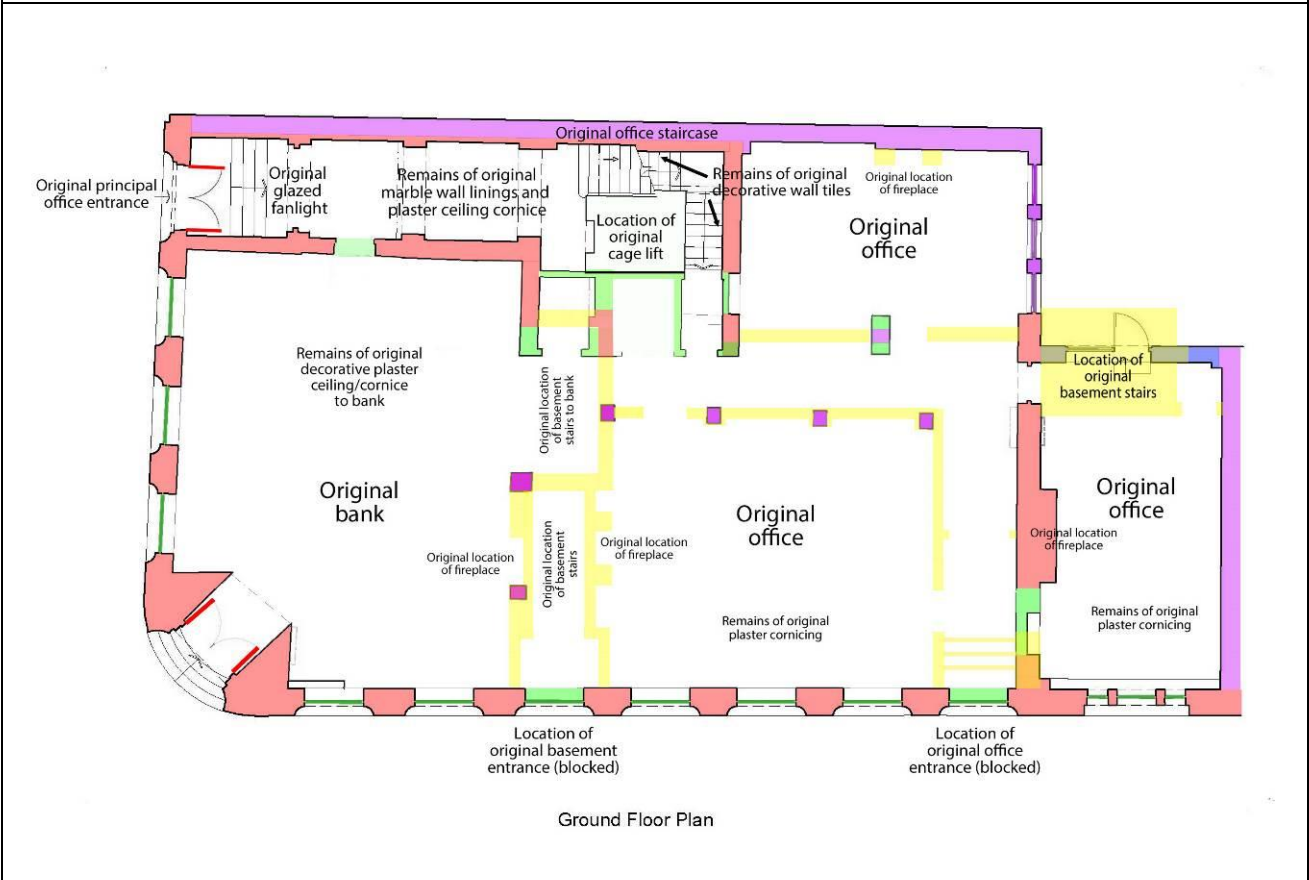


Figure 40: Significance plan of ground floor level.

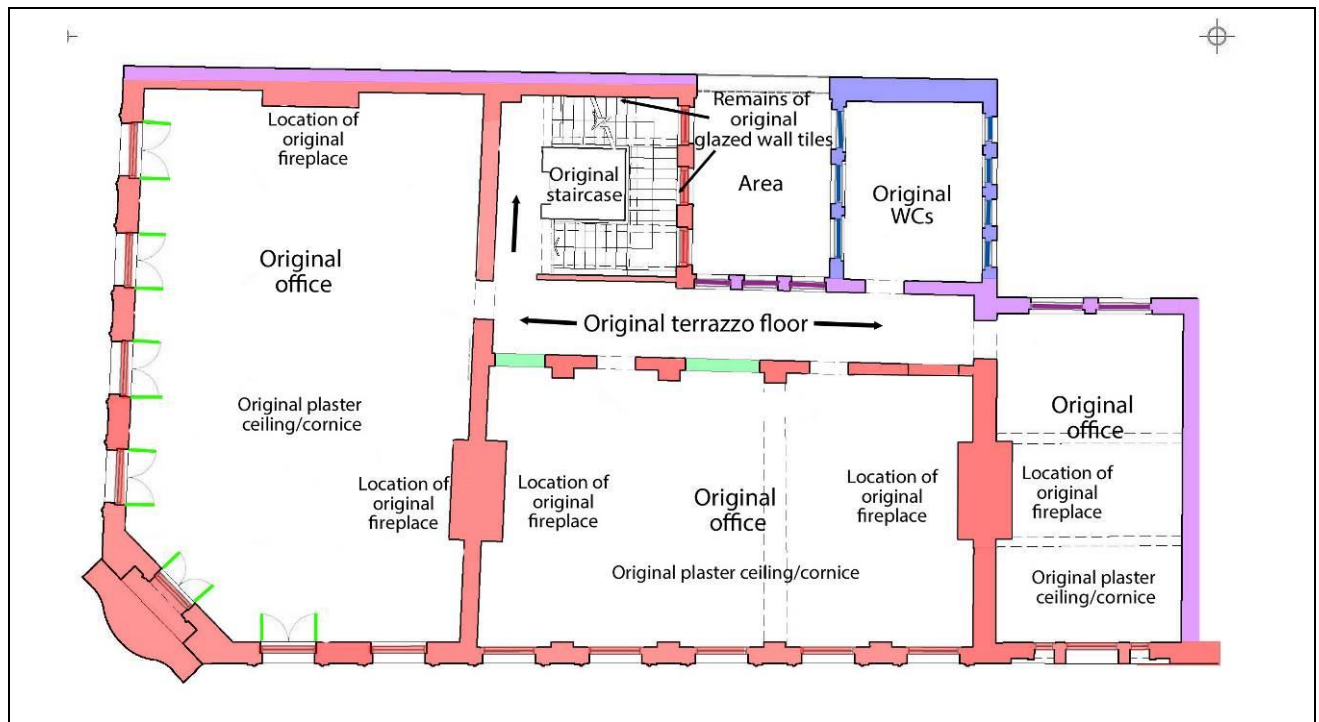


Figure 41: Significance plan of first floor level.

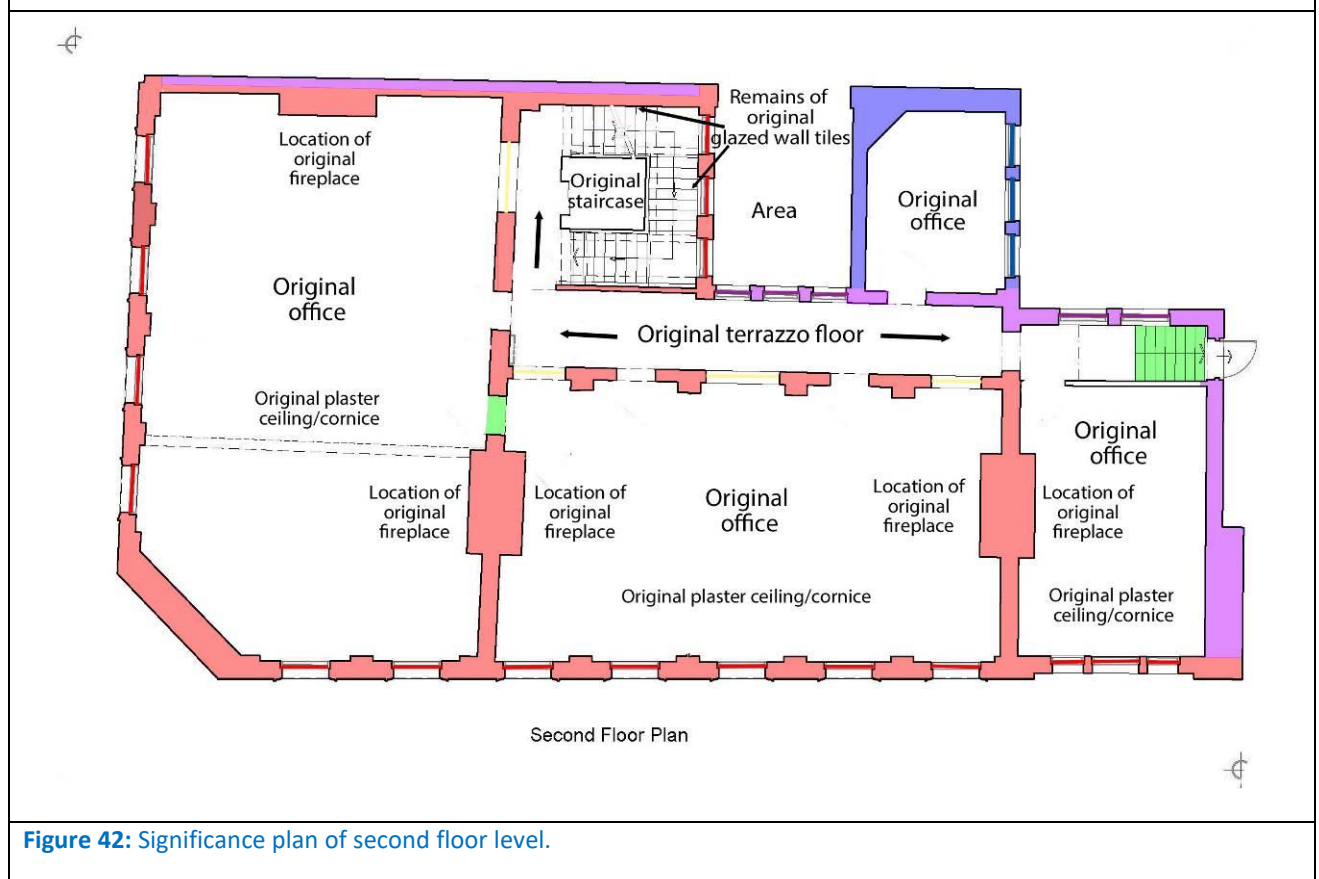


Figure 42: Significance plan of second floor level.

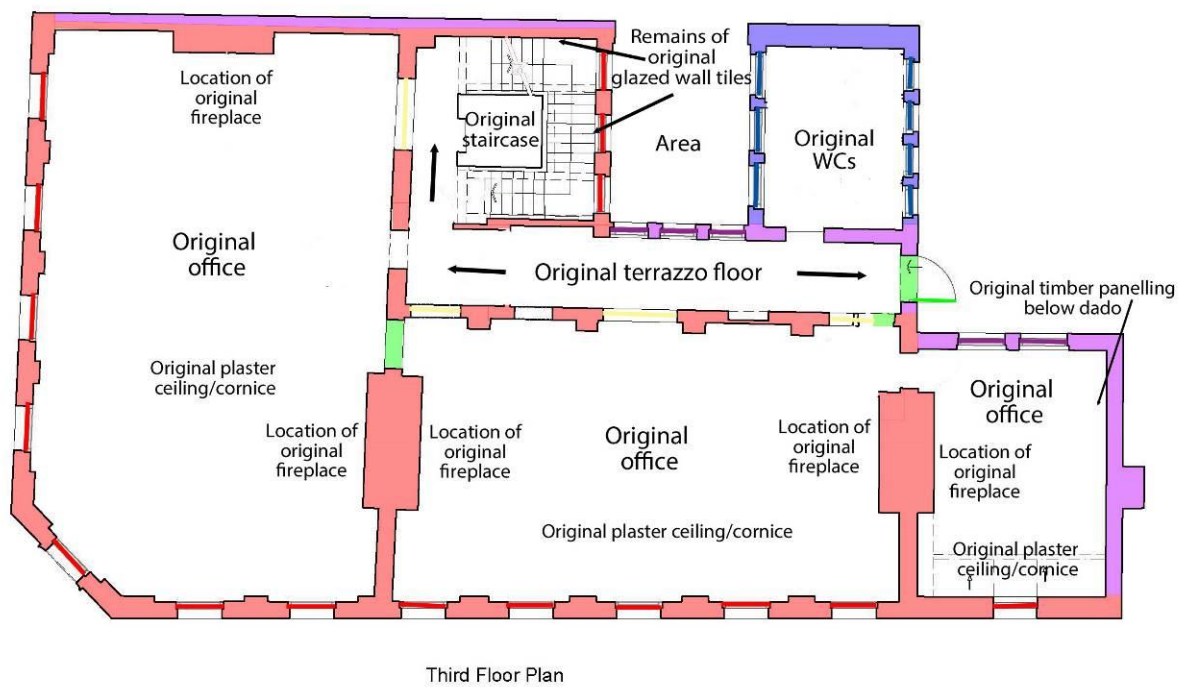


Figure 43: Significance plan of third floor level.

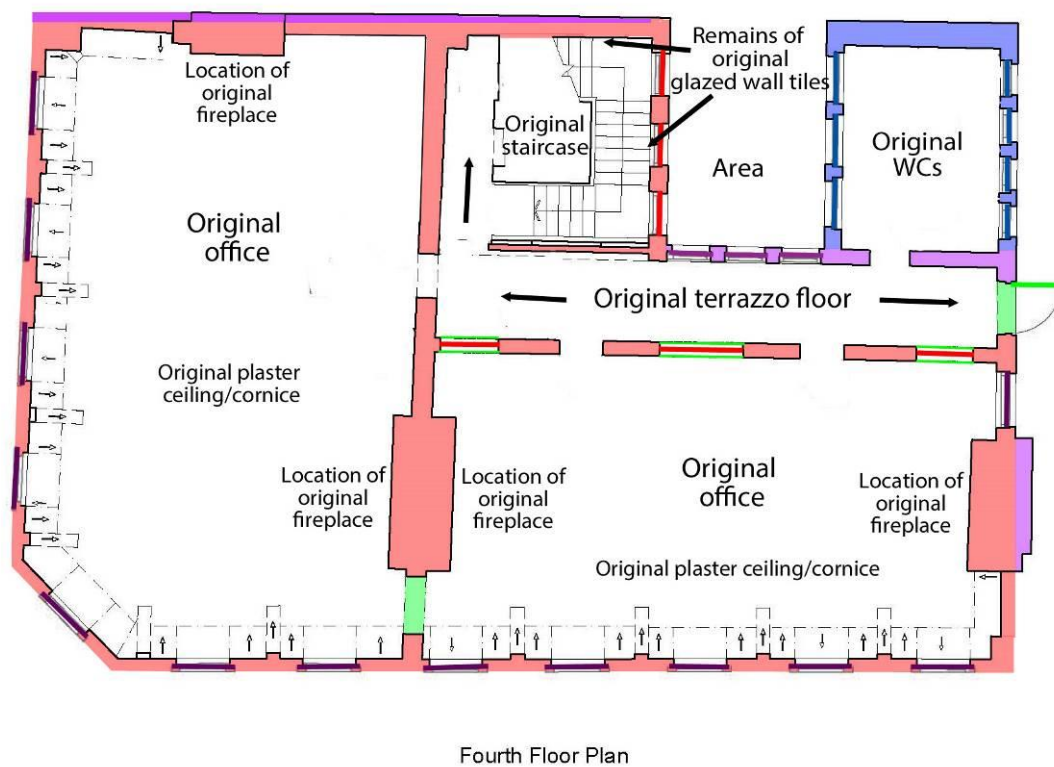


Figure 44: Significance plan of fourth floor level.

Setting

The listed building sits on an island block that is formed of Chatham Street to the north-west, Piccadilly to the north-east, Gore Street to the south-east, and Roby Street to the south-west. No. 12 Piccadilly is positioned in the northern corner of this block, with a gap site to the east, Indemnity House to the west, and the Waldorf public house at 12 Gore Street to the south.

In the experience of the listed building from Piccadilly, the building is seen adjacent to the gap site within the eastern half of the Site. The gap site is of low townscape quality, with hoardings, scrub vegetation, and low-quality hardstanding and creates a sense of a temporary state and incompleteness within the streetscape. Experienced in conjunction with the gap site, the listed building appears isolated from the streetscape, with an understanding of how the building would have related to its historic context entirely eroded. This effect in turn impacts on the ability to appreciate the architectural and historic significance of the building, and the intended formality, robustness and presence that was intended to be conveyed and communicated through the bank's corner position and its architectural articulation. Lower quality, coarse grain modern developments to either side of the Site along Piccadilly serve to further reinforce the sense of the historic building's isolation from its historic context, which includes a series of finer grain and traditional buildings on the north side of Piccadilly.

Experienced from Chatham Street, the building is seen alongside the contemporary Indemnity House (1910), which provides an insight into the historic context of the listed building. The differing architectural styles of 12 Piccadilly and Indemnity House reflect the varying architectural styles employed in the early years of the 20th century. The public building is subsequently considered to make a positive contribution to an appreciation and understanding of both the architectural and historic interest and overarching significance of 12 Piccadilly.

The presence of historic buildings on the north side of Piccadilly and along Paton Street, which include a number of listed buildings (the Brunswick Hotel, 107 Piccadilly, 13-15 and 19 Paton Street, and 68 Dale Street, all Grade II listed) contribute positively to the setting of the listed building, and frame attractive views along Paton Street towards the bank on its corner position.

The contribution of the Site's wider setting to an appreciation of the listed building's significance is limited owing to the density of the local townscape and the relatively contained nature of views towards the Site.

5.3 Statement of Significance

The special architectural and historic interest of 12 Piccadilly has been recognised by its Grade II listed status.

The intrinsic architectural value of the building is fundamental to the significance of the building as a whole and an understanding of the original design intent to provide a structure that communicated the stability and security of the Manchester Union Bank. The overarching retention of the original building façade is positive, notwithstanding a number of detracting alterations, although the neighbouring gap site diminishes an appreciation of the listed building's architectural presence and presents an inactive street frontage to Piccadilly in particular.

Whilst the interior floorplan at upper levels has been largely preserved, alterations at ground and basement level have diminished the ability to appreciate and understand the historic function of the bank. Remnant architectural features fail to effectively convey the historic formality of the public-fronting space that was the former banking hall, although the legibility of the upper levels is more transparent. Fixtures and fittings at upper levels are considered to be largely typical of a building of this period and use, albeit still worthy of protection.

In terms of historical interest, the building is considered to contribute to an understanding of the broader commercial development of this part of Manchester's centre and presents a fine example (through its exterior envelope) of the employment of the Neo-Classical aesthetic at the start of the 20th century.

The setting of the listed building is varied and makes a mixed contribution to an appreciation of 12 Piccadilly. Overarchingly, the gap site at 14-16 Piccadilly detracts from the street presence of the listed building and limits the ability to appreciate its architectural and historic value. Incorporating the listed building back into an active streetscape along Piccadilly has the potential to considerably enhance value and appreciation of the listed building, as well as its local setting.

5.4 Heritage Assets in the Setting of the Site

There are a number of heritage assets in the local environs of the Site that have the potential to be affected by the proposed development through changes to views or the setting in which they are experienced and appreciated.

For the purposes of this Heritage Statement, the heritage assets addressed within the following assessment are as follows:

- Joshua Hoyle Building (Grade II);
- Grand Hotel (Grade II);
- Halls Buildings (Grade II);
- 77 – 83 Piccadilly (Grade II);
- The Brunswick Hotel (Grade II);
- 107, Piccadilly (Grade II);
- Nos. 13 & 15 and Attached Railings, Paton Street (Grade II);
- 19, Paton Street (Grade II);
- 68, Dale Street (Grade II);
- City Police Courts (Grade II*);
- Indemnity House, Chatham Street (unlisted);
- The Waldorf Public House, Gore Street (unlisted); and

- Stevenson Square Conservation Area.

The location of these heritage assets is identified on the map at **Figure 2** in **Section 2** of this report. All of the assets identified are designated with the exception of Indemnity House, Chatham Street, and the Waldorf, Gore Street, which have been included because they are considered to be of local heritage interest and owing to their adjacency to the Site.

Table 4 below provides a description and brief significance appraisal of each of the assets identified above and considers to what degree the setting of these assets contributes to an appreciation of their significance, including the contribution made by the Site.

Table 4: Appraisal of Heritage Assets in Setting of the Site			
Heritage Asset and Map Reference (refer to Figure 2)	Designation	Summary Description and Significance	Contribution of Setting to Significance
Listed Buildings			
1) Joshua Hoyle Building	Grade II	<p>The Joshua Hoyle Building was Grade II listed in 1987. The listed building is located approximately 65m to the south of the Site.</p> <p>The former textile warehouse was constructed between 1904-1906 to the designs of Charles Heath in the Eclectic style with Elizabethan accent. The building comprises a steel frame, with brick cladding, green and cream glazed terracotta. The building is distinguished by its Baroque-style arched entrance set beneath a dentilled semi-circular canopy, the central lettering identifying the building ("JOSHUA HOYLE AND SONS LTD"), and its set-back turret on the southern façade with octagonal roof.</p> <p>The significance of the building is derived in its historical interest as an early example of a steel-framed building and for reflecting early 20th century architectural trends in the design of commercial warehouses. The external envelope has been well preserved and presents an attractive frontage to Piccadilly.</p>	<p>Piccadilly is a varied townscape, comprising buildings of a similar age and style to the listed building in tandem with more recent development, much of which is not sympathetic or complementary in grain and architectural design.</p> <p>The listed building appears relatively isolated from other historic structures on the Piccadilly streetscape due to the development of neighbouring sites with large commercial buildings. Notwithstanding this, views north along Piccadilly take in the listed building in tandem with 107, Piccadilly, which shares some of the former warehouse's architectural character and street presence.</p> <p>The low quality, heavily trafficked nature of the road network around the listed building diminishes from and limits and appreciation of the listed building in its local context.</p> <p>The gap within the Site detracts from the southern streetscape of Piccadilly as a whole although the impact on the Joshua Hoyle Building is altogether limited due to interposing development.</p>
2) Grand Hotel	Grade II	<p>The Grand Hotel was Grade II listed in 1987. It is located approximately 30m to the south-west of the Site on</p>	<p>The hotel occupies a relatively discrete location on the north side of Aytoun Street and north side of Chatham Street. The enclosed character of Chatham Street</p>

		<p>Chatham Street.</p> <p>The building was constructed in 1867 as a warehouse by Mills and Murgatroyd. By 1883, the building was altered as a hotel by the same architects.</p> <p>The building has an almost square plan and is designed in an eclectic Classical style. The Classical aesthetic of the building is reflected in the symmetry of the principal elevation to Aytoun Street, rusticated piers to the ground floor, outer bays with pilastered arcades of round-headed arches with linking carved inposts, central round-headed arched entrance under a cornice with elaborate consoles.</p> <p>The building's architectural interest is derived in its Classical aesthetic and the detail which articulates its elevation to Aytoun Street in particular. Historical interest is derived in the building's transition from warehouse to hotel, reflecting the changing nature of commercialisation in this part of the city centre and reflecting the importance of the building's proximity to the city's main train station.</p>	<p>means that the building is appreciated in close up views from this road, although it is seen in tandem with 12 Piccadilly which shares its Classical character and contributes positively to an appreciation of the hotels' architectural value.</p> <p>Though the building shares a local setting with the Grade II* City Police Courts, its local context on Aytoun Street is considered to comprise of low quality or average modern development which does little to aid an appreciation of the listed building's significance.</p>
3) Halls Building	Grade II	<p>The Halls Building was Grade II listed in 1988. It is located approximately 80m to the north of the Site.</p> <p>The former warehouse and office building was constructed c.1870-1880 from Sandstone ashlar with elements of polished granite on a rectangular plan. The building is designed in an eclectic Venetian Gothic style. The Venetian character of the building is reflected most prominently in the round-headed windows at first and second floor level. The two outer bays accommodate square-headed doorways at ground floor level and round-headed windows set beneath a heavy cornice at first floor level and with carved pilasters to either side.</p>	<p>As with others in the setting of the Site, the listed building is situated within the varied streetscape of Piccadilly, comprising buildings of a similar age and style to the listed building in tandem with more recent development, much of which is not sympathetic or complementary in grain and architectural design.</p> <p>This building owing to its proximity to others of a similar character and style (such as the neighbouring 77-83 Piccadilly, Grade II listed), is understood more clearly as part of a group of late 19th and early 20th century commercial buildings.</p> <p>The low quality, heavily trafficked nature of the road network around the listed building diminishes from and limits and appreciation of the listed building in its</p>

		Architectural interest is derived in the building's Classical, Venetian character and the symmetry of its elevation to Piccadilly. Historic interest is derived in the building's historic function as a warehouse and office, reflecting the former duality of the building and the commercial development of this part of Manchester in the late 19 th century.	<p>local context.</p> <p>Separating distance and the effect of interposing development limits the existing interaction/interrelationship between the gap site within the Site and the listed building, although 12 Piccadilly reflects an example of commercial from the same period and therefore provides some historical context.</p>
4) 77-83, Piccadilly	Grade II	<p>Nos. 77-83 Piccadilly were Grade II listed in 1988. It is located approximately 65m to the north of the Site.</p> <p>The former warehouse building dates from 1877 and was designed by Clegg and Knowles. The Sandstone ashlar building is most probably constructed on an iron frame, with the ground floor fronted in stone and details highlighted in stucco. The building is designed in an eclectic style with Aesthetic Movement features.</p> <p>The four-storey building comprises an elevation of unequal bays to Piccadilly with square-headed, arched and round-headed windows across the floor levels. The coved eaves are richly decorated with leaves and fruit, whilst at roof level there is an octagonal wooden corner turret with steeply pitched roof.</p> <p>The significance of the building is derived in its historical interest as a former warehouse building and for its reflection of late 19th century architectural trends in the design of commercial warehouses.</p>	<p>As with others in the setting of the Site, the listed building is situated within the varied streetscape of Piccadilly, comprising buildings of a similar age and style to the listed building in tandem with more recent development, much of which is not sympathetic or complementary in grain and architectural design.</p> <p>This building owing to its proximity to others of a similar character and style (such as the neighbouring Halls Building, Grade II listed), is understood more clearly as part of a group of late 19th and early 20th century commercial buildings.</p> <p>The low quality, heavily trafficked nature of the road network around the listed building diminishes from and limits and appreciation of the listed building in its local context.</p> <p>Separating distance and the effect of interposing development limits the existing interaction/interrelationship between the gap site within the Site and the listed building, although 12 Piccadilly reflects an example of commercial from the same period and therefore provides some historical context.</p>
5) The Brunswick Hotel	Grade II	<p>The Brunswick Hotel was Grade II listed in 1974. It is located on the opposite side of Piccadilly from the Site, approximately 25m to the north-east.</p> <p>The listing comprises a hotel and two town houses (2-4 Paton Street), now functioning as a public house. The collection of buildings date from the early 19th century, although they have been altered. The hotel has a</p>	<p>Piccadilly is a varied townscape, comprising buildings of differing ages and character. The historic commercial development in the setting of the listed building reflects the subsequent commercialisation of this part of Manchester which was catalysed by the opening of Piccadilly station in the 1840s. These buildings contribute positively to an appreciation of the hotel's historic interest and reflect the changing character of the area. Townhouses of a</p>

		<p>scored stucco exterior and forms an L-shaped plan with main range to Piccadilly and the two townhouses to Paton Street.</p> <p>The distinguishing architectural feature of the hotel is the symmetry of the Piccadilly-fronting elevation, and the central open-pedimented, Tuscan pilaster doorcase with block fanlight. A similar door treatment exists on the Paton Street elevation, where the former residential nature of Nos.2-4 is evident.</p> <p>Architectural and historic interest is derived in retained domestic character of the hotel which distinguishes it from the neighbouring commercial developments on Piccadilly and Paton Street.</p>	<p>contemporary date on Paton Street reinforce an understanding of the former residential character of Paton Street and provide an insight into the listed building's historic context.</p> <p>The listed building is equally experienced in tandem with more recent development, much of which is not sympathetic or complementary in grain and architectural design.</p> <p>The Site, located on the opposite side of Piccadilly, forms part of the localised setting of the listed building. Whilst the building at 12 Piccadilly is a positive feature of views which take in the historic hotel, the gap site is unsightly and detracts from the local setting of the listed building and the overarching quality of the local experience of the former hotel and townhouses.</p>
6) 107, Piccadilly	Grade II	<p>107 Piccadilly was Grade II listed in 1974. The listed building is located approximately 30m to the west of the Site.</p> <p>The former cotton manufacturer's showroom and warehouse dates from 1899 and was designed (mostly likely for Horrocks Crewdson & Co) by Charles Heathcote, the same architect as the Joshua Hoyle Building.</p> <p>The iron-framed, red brick building has concrete roofs and is designed in a Jacobean-Baroque style. The NHLE defines the building as being of an 'elaborate design', with details including a three-bay Ionic colonnaded centre at third-fourth floor level, tall central decorated gable flanked by extruded turrets, and a corner turret to the right side of the principal elevation. Internally, features of architectural significance include decorated glazed tiled pilasters and arcades, wrought-iron Art Nouveau staircase balusters, stained glass and large skylights in the warehouse area.</p> <p>The significance of the building is derived in the fact it is a fine example</p>	<p>Piccadilly is a varied townscape, comprising buildings of a similar age and style to the listed building in tandem with more recent development, much of which is not sympathetic or complementary in grain and architectural design.</p> <p>In views north along Piccadilly, one is able to appreciate the listed building in conjunction with other historic buildings, including the Joshua Hoyle Building; these buildings provide an insight into the former warehouse's historical context which aid an understanding of its historic significance. These views also demonstrate that the building maintains a corner presence on the junction of Piccadilly and Lena Street.</p> <p>The listed building is located approximately 30m from the Site. Whilst the listed building at 12 Piccadilly is considered to contribute positively to its setting - dating from a similar period and providing a shared reflection of the commercial development of Manchester at the start of the 20th century - the gap site is unsightly and detracts from the local setting of the listed building and the overarching quality of the local experience of the former warehouse.</p>

		of this mode of architecture and for its reflection of contemporary trends in the design of commercial warehouses and showrooms.	
7) Nos. 13 & 15 and Attached Railings, Paton Street	Grade II	<p>Nos. 13 & 15 Paton Street were Grade II listed in 1994. They are located approximately 65m to the north-east of the Site.</p> <p>The pair of townhouses date from c.1800 and are constructed of brown brick with slate roofs. Both of the three-storey houses are arranged on a double-depth plan, and each is single-fronted to Paton Street.</p> <p>No.13 has segmental-headed sashed windows, and intact railings which enclose a set of steps down to basement level. No.15 has sashed windows with wedge lintels. Both buildings appear to have been altered on their primary facades, with obvious scarring and insertion of new brickwork around the entrances.</p> <p>The pair of townhouses are of interest as a rare survival of domestic buildings of this period within the city centre. The townhouses form a group with No.19, Paton Street, and Nos 69 to 75 Back Piccadilly.</p>	<p>The pair of townhouses are located on the north side of Paton Street and due to their modest scale, are largely appreciated in close up views from the immediate streetscape.</p> <p>Though there are modern insertions into the buildings' immediate setting, there are a number of other surviving historic buildings which reflect the materiality and grain of the townhouses and contribute positively to their setting. Group value is derived from neighbouring listed buildings, including the townhouses at 2-4 Paton Street and 19 Paton Street, which reflect the former residential character of the area.</p> <p>The townhouses are viewed together with 12 Piccadilly in views along Paton Street, where together they present an almost complex historic streetscape. The gap site within the Site is not visible due to interposing development and it is not considered to impact an appreciation of the pair of houses.</p>
8) 19, Paton Street	Grade II	<p>No. 19 Paton Street was Grade II listed in 1994. The listed building is located approximately 70m to the north-east of the Site.</p> <p>The former brown brick townscape dates from the early-mid-19th century. It is arranged over three storeys with a double depth plan and single frontage to Paton Street. To the right of the primary elevation is a segmental-arched doorway; there are segmental arched headed windows across the elevation.</p> <p>The townhouse is of interest as a rare survival of a domestic building of this period within the city centre. The townhouse forms a group with Nos. 13 & 15 Paton Street.</p>	<p>The townhouse is located on the north side of Paton Street and due to its relatively modest scale, is largely appreciated in close up views from the immediate streetscape.</p> <p>Though there are modern insertions into the buildings' immediate setting, there are a number of other surviving historic buildings which reflect the materiality and grain of the townhouses and contribute positively to their setting. Group value is derived from neighbouring listed buildings, including the townhouses at 2-4 Paton Street and 13-15 Paton Street, which reflect the former residential character of the area.</p> <p>The townhouse is viewed together with 12 Piccadilly in views along Paton Street, where together they present an almost</p>

			complex historic streetscape. The gap site within the Site is not visible due to interposing development and it is not considered to impact an appreciation of the pair of houses.
9) 68, Dale Street	Grade II	<p>68 Dale Street was Grade II listed in 1995. It is located approximately 85m to the north-east of the Site.</p> <p>The building, which dates from the mid-19th century, was constructed as a small manufacturer's warehouse. The red brick building is arranged over three storeys with a sill band and rebuilt parapet. The main entrance is on Dale Street and has a square rusticated stone surround including keystone.</p> <p>68, Dale Street is of historic and architectural interest as one of the earliest warehouse buildings on Dale Street. It shares group value with other buildings of a similar age and character in its local setting.</p>	<p>The listed building sits on the corner plot joining Dale Street with Paton Street. The building's local setting, particularly along the northern stretch of Dale Street, is characterised by attractive historic buildings of the 19th and 20th centuries. The survival of the building's historic context means it is experienced in a preserved streetscape which contributes positively to an understanding of its architectural and historic significance.</p> <p>The warehouse is viewed together with 12 Piccadilly in views along Paton Street, where, in conjunction with former townhouses on Paton Street, they present an almost complex historic streetscape. The gap site within the Site is not visible due to interposing development and it is not considered to impact an appreciation of the warehouse.</p>
10) City Police Courts	Grade II*	<p>The City Police Courts were Grade II* listed in 1974. The building is located approximately 100m to the south-west of the Site.</p> <p>The City Police Courts were built between 1868 and 1871 to the designs of Thomas Worthington. The Italian Gothic style building is arranged on a rectangular plan on a corner plot. It is constructed from red brick with sandstone dressings and is arranged over two and a half storeys, with the western corner formed by a tower which projects above the roofline of the body of the building. The tower features a clockface in an arched surrounding and there is an elaborate stone top stage with corner tourelles and arcaded belfry, all surmounted by a slated pyramidal roof.</p> <p>The architectural and historical interest of the listed building is derived in its Italian Gothic aesthetic,</p>	<p>The listed building's localised setting is defined to the north-west, north-east and south-east by transport infrastructure, including a large car park, Aytoun Street and the tramlines which extend along it, and the Rochdale Canal. The car park is identified as a negative feature of the building's immediate setting which detracts from an appreciation of its special architectural and historic interest.</p> <p>The built form in the setting of the listed building is varied in age and character, as well as in grain and quality. The building's setting therefore makes a mixed contribution to an appreciation of its setting.</p> <p>The Site is visually and physically separated from the listed building and makes no contribution to an appreciation of its significance.</p>

		which reflects a sense of authority and formality that was intended to be communicated through the architectural. The tower has a local landmark quality which reinforces the architectural significance of the listed building.	
Non-Designated Heritage Assets			
11) Indemnity House, Chatham Street	Unlisted	<p>Indemnity House is an unlisted building that is adjoined to the south-east party wall of 12 Piccadilly. The building has not been formally identified as a non-designated heritage asset by the Council but given its age, attractive architectural character, and proximity to the Site, it has been considered in this assessment.</p> <p>Indemnity House dates from 1910, one year before the bank at 12 Piccadilly was constructed. The building is constructed from red brick and arranged over three storeys. It has a canted corner bay at the junction of Chatham Street and Roby Street. The building's principal entrance is located on Chatham Street; the door is set beneath a large semi-circular arch with large fan light within.</p> <p>Architectural interest is derived in the building's Arts & Crafts aesthetic. Historic interest is derived in the building's former use as a school; the former rooftop playground can still be identified by the surviving railings.</p>	Experienced from Chatham Street, the building is seen alongside 12 Piccadilly and the two form a complete streetscape. The listed building within the Site contributes positively to the setting of Indemnity House, being a contemporary structure and of a high architectural quality.
12) Waldorf, Gore Street	Unlisted	<p>The Waldorf is an unlisted building that to the south-west corner of the island site on which 12-16 Piccadilly is situated. The building has not been formally identified as a non-designated heritage asset by the Council but given its age, attractive architectural character, and proximity to the Site, it has been considered in this assessment.</p> <p>The Waldorf is an attractive 3 storey brick building that has been heavily altered. Dating to c.early 1800s, the later alterations to the ground floor</p>	Experienced from Gore Street, the building is seen alongside the gap site at 14-16 Piccadilly and the blank southern walls of 12 Piccadilly. As existing, the Site as a whole makes a negative contribution to the setting of the Waldorf and detracts from the ability to understand or appreciate its local heritage interest.

		for its use as a pub, create a vibrant and active street frontage to the corner of the island site.	
Conservation Areas			
Stevenson Square Conservation Area	Conservation Area	<p>Stevenson Square Conservation Area was designated in February 1987. The area lies on the north-eastern edge of the city centre. The Conservation Area boundary is located to the north-east of the Site on the north side of Piccadilly and it incorporates a number of the listed buildings discussed in this assessment.</p> <p>The area was developed from the late 18th century where gradually small intersecting streets and those surrounding Stevenson Square were built up with residences and small businesses. Manchester City Council's summary of the Conservation Area states that for the majority of the 19th century, the Square was <i>'popular with open-air speakers and became a meeting place and starting point for processions'</i>.</p> <p>The increasing commercialisation of the area in the second half of the 19th century saw the replacement of remaining residential development with shops, warehouses, and offices. This part of the city centre was favoured as a shopping district up until the late 20th century when the opening of the Arndale Centre in 1975 re-shifted this focus. This resulted in a subsequent decline of the area.</p> <p>The Conservation Area is of architectural and historical interest because of the density of in-tact Victorian buildings across the townscape. Much of the Victorian and early 20th century buildings are related to the cotton and textile industry, with many being former warehouses, showrooms and workshops.</p>	<p>The setting of the Conservation Area, given its scale, is large and varied. The area is bounded by two further designations: Ancoats Conservation Area to the north-east and Smithfield Conservation Area to the west. Upper King Street Conservation Area is located across Piccadilly Gardens to the south-west. These areas of townscape reflect other aspects of Manchester's historic development and provide context which enables and reinforces an appreciation of the Stevenson Square Conservation Area.</p> <p>The heavily trafficked nature of the road infrastructure in the setting of the Conservation Area (including Piccadilly in particular) and low-quality architecture, building uses and public realm (such as Piccadilly Gardens), are identified as detracting features of the Conservation Area's setting.</p> <p>The Site is located adjacent to the southern boundary of the Stevenson Square Conservation Area. Whilst 12 Piccadilly is contemporary to much of the development within the designated area, the gap site is a detracting feature which diminishes from the local experience of historic buildings on the southern part of the Conservation Area and deactivates the street scene.</p>

5.5 Summary of Local Townscape Character

The high-level characterisation summary considers the different elements which characterise the local setting of the Site, including elements which contribute to local distinctiveness, and takes into account open spaces, public realm, materials, views into and from the site, current and historic uses and the urban grain.

The area surrounding the Site is primarily distinguished by historic zones of commercial buildings and transport nodes and related infrastructure. These zones reflect the varied character of the local townscape comprising 19th century commercial warehouses, 20th century commercial offices, municipal buildings, and open spaces.

The urban grain of the area reached its present-day configuration by the early 19th century. Residential premises were replaced by commercial buildings resulting in a coarser urban grain (especially to the west of the Site) throughout the 19th century. The area is clearly distinguished by the interrelationship of large individual buildings which occupy a mixture of regular and irregular island sites, generally providing total coverage of their respective plots, creating a dense urban environment. Principal streets such as Piccadilly, Portland Street, Aytoun Street and Newton Street, and secondary routes such as Oldham Street, Dale Street and Ducie Street, are intersected by territory routes and narrow back streets. The resultant street pattern is laid out around a fairly orthogonal grid form.

Unusually for Manchester, Piccadilly Gardens has historically provided an area of open space and a break in the townscape from the dense urban grain. Since the 1920s, Piccadilly Gardens has contributed to the character of the area by providing an area of green space. Recent schemes to enhance the areas of public realm, along the north side of the Gardens and along the north side of Piccadilly, for example, have seen the inclusion of planted trees. In this dense urban context, green spaces acquire importance as points of relief, favouring architectural perspectives, allowing for longer views and vistas and helping to enrich the setting by contrasting to the solid built forms.

Along Piccadilly, historic buildings are experienced in tandem with larger, generally taller, developments dating from the 1960s to present-day. The townscape within the Stevenson Square Conservation Area retains coherence in terms of building typology (19th century commercial warehouses), height (3-4 storeys with basement and attic) and materiality (stone, brick and terracotta). Prevalent typologies of the historic townscape within the Stevenson Square Conservation Area have been eroded along principal streets such as London Road, Piccadilly, Aytoun Street and Portland Street, which have experienced intensified commercial pressures related to their prominent location.

The existing skyline is characterised by a very rich variety of built forms. The skyline accommodates a myriad of forms that rise above the prevailing roofline and punctuate the cityscape. The skyline of Manchester does not present a cluster of tall buildings and, subsequently, when tall buildings are constructed, they often form landmark's across the city. The topography of London Road/ Piccadilly, which rises to the north, towards the city centre, enhances the experience of entry to the city centre. The relative wideness of London Road/ Piccadilly accommodates taller buildings creating a 'corridor' into the city. Further afield, and away from the principal axis' that carve through the townscape, views and vistas are limited by the density of the urban environment. Views of the Site

at present are limited to short-range views experienced from Chatham Street, Paton Street and Piccadilly.

Gap sites and the loss of enclosure to streetscapes are an adverse element seen in a number of locations in the local setting of the Site. The gap site within the Site creates a sense of inactivity and incompleteness within the streetscape which not only affects the setting of 12 Piccadilly but detracts from the townscape value and pedestrian experience of the Site and the localised area. Other nearby gap sites include the site used as a car park to the north of the Crown Court building, Aytoun Street, and the area east of Piccadilly Basin, which is also currently used as car parking. These are all identified as negative features in the townscape and which diminish from the quality of the local area.

6 HERITAGE IMPACT ASSESSMENT

6.1 Introduction

This assessment of the potential heritage impact on the historic fabric, character and setting of the designated heritage assets, concerns both physical impacts and visual impacts.

This Heritage Impact Assessment (HIA) considers the proposed changes in terms of **adverse**, **neutral** or **beneficial** impact (see **Table 5** below for term definitions).

The impacts on the defined heritage significance are informed by the predicted permanent consequences of the proposals. It is the assessment of the cumulative impact of the development therefore that indicates the over-all heritage impact.

The direct and indirect heritage impacts are outlined below. The definitions are derived from the **ICOMOS (2011)** guidance on ‘Heritage Impact Assessments’ and uses its recommended nine-point scale, with ‘neutral’ at its centre.

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 Impact. <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance.	Substantially harmful change to overarching character or setting of the identified designated heritage assets. Where the development severely erodes the heritage values of the identified heritage assets in the view, or the view as a whole, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse Impact. <i>Such less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset.	Less than substantial harm to overarching character or setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Minor Adverse Impact. <i>The negative impact will need to be balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to overarching character or setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage values of the assets in the view, or the view as a whole, or the ability to appreciate

		those values.
<p>Negligible Adverse Impact.</p> <p><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></p>	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	<p>Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest.</p> <p>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.</p>
<p>Neutral Impact.</p> <p><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></p>	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.	<p>Imperceptible change to the and character of a designated heritage asset, or the setting of the identified designated heritage assets.</p> <p>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.</p>
<p>Negligible Beneficial Impact.</p> <p><i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i></p>	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which detracts from the character and its special architectural or historic interest.	<p>Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest.</p> <p>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.</p>
<p>Minor Beneficial Impact.</p> <p><i>The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.</i></p>	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	<p>Minor enhancement to the overarching character of a designated heritage asset, or the setting of the identified designated heritage assets.</p> <p>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.</p>
<p>Moderate Beneficial Impact.</p> <p><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</i></p>	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	<p>Evident improvement of the overarching character of a designated heritage asset or its setting, resulting in an enhancement of its cultural heritage values.</p> <p>Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage values</p>

<i>its heritage interest.</i>		of the heritage assets in the view, or the view as a whole, or the ability to appreciate its significance.
Major Beneficial Impact. <i>The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage interest.</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.	<p>Substantial improvement of the overarching character of a designated heritage asset or its setting, resulting in a significant enhancement of its cultural heritage values.</p> <p>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.</p>

This impact assessment, alongside the design development of the proposed scheme, has been an iterative process in order to avoid harm to heritage significance of individual assets and within views. Mitigation in respect of any damaging impact upon the setting, and / or the context of the identified heritage assets is formulated upon the overall benefits of the Proposed Development.

6.2 Summary of the Proposed Development

The proposals comprise of the construction of a 34-storey building in the existing gap site adjacent to the Grade II listed, 12 Piccadilly, integrating the listed building into the scheme to create a 251-bedroom hotel with other public amenities including a ground floor café, first floor exhibition hall, and rooftop bar, terrace, and restaurant.

The design ambition is to create a new landmark building in the city centre that achieves the Whole Life Net Zero Carbon standard. The proposal will also bring the disused listed building back into use after being in a state of disrepair since its last occupancy nearly 20 years ago.

The principal alterations proposed which will directly impact the fabric of the listed building include:

- Alterations to the plan form;
- Replacement of windows at ground floor and at levels 3 and 4 to match existing sash windows at lower levels;
- Repair and refurbishment of existing windows at floor levels 1 and 2 and insertion of secondary glazing;
- Refurbishment, cleaning, and repair of existing masonry façade;
- Replacement and upgrade of existing roof to match appearance/materials of existing;

- Refurbishment/repair of existing original door on Piccadilly frontage and replacement if not repair not feasible;
- Replacement of non-original steps at corner entrance and replacement of non-original door; and
- Insertion of ventilation louvres for basement smoke ventilation to former basement window openings on Chatham Street.

The design has been developed by Bennett Associates, who have prepared a detailed Design and Access Statement ('DAS'), DAS Addendum, and drawings in support of the applications for Full Planning Permission and Listed Building Consent.

6.3 Direct Heritage Impact Assessment

Direct heritage impacts are those that result as a primary consequence of the proposed development. These impacts derive from physical changes to building change, change in a building's use, and general change to the character of a historic building through direct works. The degree of impact depends upon the relative importance of the affected component.

The NPPF (paragraph 205) requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight is given to its conservation in order to avoid any 'harm' which might diminish the asset's special interest and heritage value.

The direct physical works to the listed building are tabulated and the associated impact defined in **Table 6** below.

Table 6: Direct Heritage Impact Assessment		
Building Element	Proposal	Impact/Justification
Exterior		
Roof-level fire escape stair	Demolition of existing steelwork fire escape stair between Levels 3 and 4 to neighbouring property roof.	Neutral – stair is non-original to the building and redundant for the new fire strategy being implemented through the scheme.
South elevation, toilet and staircase blocks	Demolition of existing stair core, toilet blocks, and south-eastern elevation to allow integration with new build element.	Minor Adverse – although the stair core and toilet blocks are considered to be of lower significance than other parts of the listed building, their removal still impacts the legibility and appreciation of the historic arrangement of the bank and the relationship between the ancillary spaces and office accommodation/the former banking hall at ground floor level. The alteration is necessary, however, to enable the integration

		of the listed building with the new element in the adjacent plot. The removal of these elements will facilitate accessibility across the floorplate of the combined spaces within the new and historic buildings.
Lightwell	Infilling of lightwell to south-east elevation between stair core and toilet block.	<p>Negligible Adverse – as with the stair core and toilet block, the lightwell provides an insight into the historic function and ancillary character of this part of the building.</p> <p>The lightwell is of lesser significance than other external parts of the listed building and has been altered previously through the removal of its glazed roof. Its removal facilitates the creation of a new core that will join the historic building with the neighbouring new build element.</p>
Party wall/gable end	Structural openings formed in the existing party/gable wall to ground and first floor levels.	<p>Minor Adverse – the creation of new openings in the party wall will diminish an appreciation of the original spatial character and internal arrangement of the listed building, reducing to a minor extent an understanding and appreciation of its historic plan form.</p> <p>It is understood that the openings will facilitate access across the floorplate of the historic and new build element together.</p>
Stained glass windows in lightwell	Retention and repair of the stained glass windows from the demolished stair core and relocation elsewhere in the building.	Negligible adverse – despite being removed from their original position, the relocation of the windows is necessitated by the demolition of their original location in the stair core. The sensitive repair and restoration of the windows will positively affect the historic fabric in isolation and contribute to an appreciation of their architectural appearance.
Windows at ground floor, Level 3, and Level 4	Replacement of windows at ground level, Level 3, and Level 4 to reflect the original intact timber sashes at Level 1 and Level 2.	Moderate Beneficial – the reintroduction of windows which are sympathetic to the historic and architectural character of the building will improve the external appearance of the building and provide a consistent finish across

		street-fronting elevations. The proposal will contribute to an appreciation of the building's architectural and aesthetic value.
Basement windows on Chatham Street	Insertion of ventilation louvres to provide smoke inhalation to refuse store.	Negligible Adverse – the introduction of louvred panels is localised to the former basement windows where the visual impact of this addition is minimised.
Chatham Street elevation	Removal of existing masonry to Venetian window and creation of new back-of-house entrance and cycle store door.	Minor adverse – the proposal will require the removal of original historic fabric. The retention of piers to the sides of the opening is provided to mitigate the harm.
Corner entrance steps	Removal of non-original steps at corner entrance on Piccadilly/Chatham Street intersection.	Neutral – the stairs are non-original and do not contribute to the architectural significance of the listed building and subsequently their removal is not considered to be contentious. The proposal is related to the proposed lowering of the ground floor slab which is discussed below.
Building façade	Existing façade to be cleaned and repaired where required.	Minor Beneficial – the cleaning and repair of the primary elevations to Piccadilly and Chatham Street will restore their former quality and improve their appearance and contribution to the wider streetscape. The proposal will reinforce an appreciation of the listed building's architectural value.
Roof	Existing roof to be removed and refurbished.	Negligible Adverse – the existing roof has previously been replaced/ altered, however there is the potential loss of historic fabric through the replacement of the roof which is a negative element of the proposals although the work is justified by the existing poor condition of the structure which has resulted in water ingress in multiple locations.
Interior		
Lower ground floor slab	Demolition of existing ground floor slab and replacement with new lowered slab to match finished floor level of adjacent new build element.	Neutral – the existing floor slab at ground floor level is non-original, having been raised in the 20 th century above the former level of the banking hall floor. The new lowered slab will facilitate level

		access across the ground floor between the listed building and new element.
Primary staircase	Demolition of original central staircase as part of the removal of the south-western building blocks (stair core, toilet blocks, lightwell).	<p>Minor-to-Moderate Adverse – though simple and functional in character, the stair is one of the surviving interior architectural features and the listed building and its removal will further diminish the ability to appreciate the interior historic character of the bank.</p> <p>The removal of the stair facilitates the connection of the listed building with the neighbouring new build element.</p>
Basement walls	Demolition of partitioning walls at basement level.	<p>Negligible Adverse – although the historic floorplan at basement level has been altered through previous scheme of works, the proposal will further diminish the legibility of the original layout and further restrict an appreciation of the original function of the space.</p> <p>Notwithstanding this, the basement level is considered to be of lesser interest than other areas of the building owing to its ancillary, functional character and former use, limiting the overall impact on the significance of the building.</p>
Ground floor walls	Demolition of existing internal walls including the staircase entrance corridor and lobby.	Minor Adverse – the ground floor plan has been largely diminished through previous alterations. The removal of original divisions between the banking hall, former office spaces and the entrance corridor from Piccadilly further restricts the ability to appreciate the original layout of the ground floor, the historic function of different areas, and former circulation pattern. However, mitigation for this impact has been provided through amending the proposed design to retain piers and the marble lining where possible.
Ground and first floor levels	Installation of new mezzanine level between ground and first floor levels. Alteration is facilitated by lowering of the ground floor slab	Minor Adverse – although the mezzanine level is located away from the area of the former banking hall which is maintained as a

	which provides additional height.	double-height space, the proposal is likely to be detrimental to the spatial quality of the ground floor level and diminish an appreciation of the internal architectural hierarchy of the building.
Levels 1-4 masonry walls	Structural openings in masonry walls to create connections between new hotel rooms.	Minor Adverse – the introduction of new openings in original partitions between walls detracts from the ability to appreciate and understand the historic floorplan of the listed building's interior.
Ground floor – Level 4	Insertion of partitions to create new bedrooms, ensuite facilities, and ancillary spaces such as storage.	Minor Adverse – in tandem with the new proposed openings across Levels 1-4, the insertion of new partitions will subdivide the existing spaces across the entirety of the interior. The harm identified is particularly derived from the partitions proposed at Levels 1-4 where the historic plan at each level is largely intact. The partitions will diminish from the ability to understand the historic floorplan of the listed building and subsequently the ability to appreciate the former function and historic interior of the listed building's interior.
Doors and windows in corridors	Infilling of high-level internal windows in corridor and existing doorways.	Negligible Adverse – the proposed alteration to historic openings and windows which formerly lined the corridor at each level which diminish an appreciation of the historic floorplan across the interior of the building.
Level 2 escape stair	Demolition of internal staircase that accesses external escape stair.	Neutral – stair is non-original and its removal does not affect the character or significance of the listed building.
Floor slabs	Small localised openings formed in existing floor slab on upper levels - required to enable risers and gravity water drainage system distribution from individual hotel room ensuites to basement level.	Negligible Adverse – impact to historic fabric is necessitated to enable insertion of new servicing to facilitate hotel function.
Ceilings and cornicing	Repair of existing plaster ceilings and architectural detailing.	Minor Beneficial – the restoration of historic architectural features where they exist throughout the building will improve the appearance of the building and contribute to its character. The

		works should be undertaken in a complementary manner that is sympathetic to the historic fabric.
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6.4 Summary of Direct Heritage Impact Assessment

The above assessment has identified how individual aspects of the proposed development will affect the significance of the listed building at 12 Piccadilly and an appreciation of its architectural and historical interest.

A number of adverse effects have been identified from various elements of the proposals, notably those works which will diminish an appreciation of the historic planform of the building’s interior, and those which necessitate removal of historic fabric, such as the demolition of the stair core and former toilet block. Beneficial aspects of the proposals have also been identified, including the restoration of the external facades through cleaning, repair, and the reinstatement of traditional timber sashes at the upper levels. It is understood that the proposed level of intervention is required to provide a viable hotel use which enables a fluid and accessible connection between the two building elements.

The overall effect on the listed building is judged to be **Minor Adverse** in nature, which would translate to the lower end of **less than substantial harm** to the significance of the listed building in planning terms, this will therefore need to be considered against para.208 of the NPPF.

6.5 Visual Impact Assessment (indirect)

In order to understand the indirect impact of the proposals on the setting of the listed building within the Site and other heritage assets in its local setting, a series of verified views have been prepared which illustrate how the proposed development will relate to its townscape context. A total of 14 views have been prepared by Virtual Planit, of which 9 are relevant for the purposes of this heritage assessment. The location of viewpoints has been informed by the preparation of a Zone of Theoretical Visibility ('ZTV') which highlights where the proposed development is likely to be visible from across the townscape. The identified viewpoints have been discussed and agreed with Manchester City Council during pre-application discussions.

The location of the viewpoints is demonstrated on the views map at **Figure 45** below which have been overlaid on the ZTV prepared by Chris Burnett Associates.



Figure 45: View location plan overlaid on ZTV, prepared by Chris Burnett Associates. The ZTV shows areas where the proposed development will theoretically be visible (areas shaded in green), as well as those areas where it will theoretically be occluded (areas shaded in red), either due to interposing development or topography. The heritage viewpoints are identified in blue whilst townscape views (assessed in the Townscape and Visual Impact Assessment, prepared by Chris Burnett Associates) are identified in red. The location of the Site is indicated by the yellow circle.

The views are presented in the follow scenarios:

- Existing: baseline photography

- Proposed: baseline photography + proposed development
- Cumulative: baseline photography + proposed development + cumulative schemes in the setting of the Site (where they are visible)

Cumulative images are only provided for those views where consented schemes are a visible feature in tandem with the proposed development.

View 1*Existing*

This view is experienced from the east side of Piccadilly, on the corner of Lena Street, looking in a north-west direction towards the Site. This view is experienced kinetically as one moves along Piccadilly in a northerly direction. The view forms part of a sequence with Views 2, 3, and 9 to the south. It illustrates the immediate local context of the Site, including the modern commercial building on the corner of Gore Street and the local road and pedestrian zones, whilst the view further north along Piccadilly is filtered by mature street trees. The view takes in the vacant plot within the southern section of the Site and the to the south of the subject site and the blind wall of the Grade II listed former bank building, which draws the attention of the viewer. The gap site is read as a negative element within the streetscape as the sense of enclosure along the streetscape is fragmented and the listed former bank building appears awkward and alienated in its corner position.

Proposed

The proposed development is seen to complete the streetscape of the island block occupied by the Site through the introduction of a new and restored frontage to Piccadilly. The proposals create a continuous streetscape to Piccadilly which reintegrate the listed former bank building and activate the street scene. The massing of the tower element is set away from the listed building by virtue of a lower connecting block which creates breathing space and a sense of visual separation. The fenestration pattern of the new build element reflects the proportions and architectural hierarchy of the listed building but the new element is articulated in contrasting material to reflect the varied material palette of the local architectural context in which the Site is experienced. There is an obvious increase in scale experienced in the view, but the new building reintroduces a welcome sense of enclosure to the streetscape and better defines the pedestrian realm.

As one moves north on Piccadilly, the restoration of the former bank's external envelope will become apparent, including its cleaned façade and return of traditional windows at the upper levels which will reinforce an appreciation of the building's high architectural value. The activation of the Site will draw people towards the listed building, encouraging movement towards the Site and enhance the vitality and animation of its immediate setting. Overall, the impact on the appreciation of the significance of 12 Piccadilly in this view is judged to be **Minor Beneficial**.

Cumulative

Cumulative schemes at 43-47 Piccadilly (yellow wireline) and Indigo Hotel (red wireline) are obscured in the background of the view by mature street trees. These schemes do not change the impact of the proposed development on the significance of the listed building at 12 Piccadilly and subsequently a **Minor Beneficial** effect is maintained in the cumulative context.

View 2*Existing*

This view is experienced from the junction of Piccadilly and Ducie Street, looking north-west towards the Site.

The view takes in the varied streetscape along Piccadilly, including the Grade II listed Joshua Hoyle Building (Mal Maison hotel) on the opposite side of the road, as well as modern commercial development and landscaped public realm in the foreground. The Site is largely obscured from view by interposing street trees, although one is able to identify the Grade II listed 12 Piccadilly through the canopy, including its blind eastern elevation. The gap site is largely obscured and its fragmenting effect on the streetscape is not obvious from this location although as one moves north on Piccadilly it becomes more conspicuous.

Proposed

The proposed development is a conspicuous addition to the streetscape along Piccadilly, appearing above the roofline of the modern element of the Malmaison hotel. The vertical emphasis of the tower mirrors the verticality of the bays of the Grade II listed Joshua Hoyle Building which are highlighted in glazed cream terracotta. The tower is visually separated from the listed building, with a sky gap separating the forms, and subsequently it is read as a layer of modern development in the former warehouse's local townscape setting.

As the viewer moves north on Piccadilly, the new building will be experienced in tandem with the retained listed bank on the Site, where the activation of the streetscape will be appreciated and will reinforce an appreciation of the building's special architectural and historic interest. The tower provides a new townscape feature as the viewer moves northward on Piccadilly, reinforcing the sense of entry and arrival on the journey from Piccadilly Station to the town centre. For these reasons, the impact of the proposed development on the heritage assets experienced in this view is judged to be **Neutral**.

Cumulative

Cumulative schemes at 67 Piccadilly (pink wireline), 43-47 Piccadilly (yellow wireline), and Hotel Indigo (red wireline), are visible in the background of the view, the latter of which is hardly perceived due to interposing development. The cumulative schemes do not change how the proposed development interacts with heritage assets in its setting or its effect on the listed building within the Site and subsequently the **Minor Beneficial** impact is maintained in the cumulative context.

View 3*Existing*

This view is experienced from the southern end of Station Approach, and outside the principal entrance to Manchester Piccadilly station, looking north-west towards the subject site. As a result, this view is activated by pedestrian traffic and buses as they approach the station. The view is enclosed to the west by the contemporary Piccadilly Place development and to the east by the wall of built form created by the sweeping curves of Gateway House. In the middle distance, the roofline of the Grade II listed Joshua Hoyle Building (Mal Maison Hotel) is visible, beyond which there is a layering of historic buildings which front the eastern side of Piccadilly. Beyond Gateway House is the 19 storey 111 Piccadilly building. Owing to separating distance and interposing development, the Site is not visible within the view.

Proposed

The proposed development will be highly visible from this location, reinforcing the sense of visual enclosure along Piccadilly and creating an architectural counterpoint to the existing tall building at 111 Piccadilly. The tall building introduces a new landmark structure to the skyline which encourages movement towards the city centre to the north. It is judged that the proposed development does not affect the significance of visible heritage assets within the view or the ability to appreciate this. The impact of the view in heritage terms is subsequently judged to be **Neutral**.

Cumulative

Cumulative schemes at 67 Piccadilly (pink wireline) and 43-47 Piccadilly (yellow wireline) are visible alongside the proposed development but are not considered to change the scheme's impact on heritage considerations within the view. The **Neutral** impact is subsequently maintained in the cumulative context.

View 4*Existing*

This view is experienced from a footbridge looking west towards the subject site. Within the foreground is the Rochdale Canal and former canal basin (now an open car park) which allows open views to the historic buildings in the middle-ground, including the Grade II* Dale Warehouse and the Grade II Former Horrocks, Crewdson and Company Warehouse, and taller modern development to the south and in the background. The modern development and alterations to the infrastructure surrounding the historic Rochdale Canal have altered the settings of historic buildings in this view and the experience is mainly of a modern cityscape.

Proposed

The proposed development is a highly conspicuous addition to the roofscape experienced in this view from the former Rochdale Canal basin. The tall building is read as a new element on the skyline, visually separated and therefore distinct from the surrounding buildings of scale and distinguished from historic development in the middle-ground through its contrasting materiality and vertical emphasis. The building has slender proportions and a highly articulated external envelope which aids the perception of its visual massing and its integration into the varied cityscape experienced in this view. Notwithstanding the building's appearance beyond designated heritage assets in the middle-ground, it is judged that the proposed development does not change how these assets are experienced or affect an appreciation of their significance, which is largely understood in close up views from their immediate setting. The proposed development is subsequently considered to have a **Neutral** impact on heritage assets experienced within this view.

View 5*Existing*

This view is experienced from the east end of Paton Street, looking in a south-west direction towards the subject site. The view is enclosed and channelled by the built form on either side of Paton Street, including the Grade II 68, Dale Street, and Nos.13, 15 and 19 Paton Street. The southern streetscape features a late 20th century building and the Grade II listed former townhouses at 2 and 4 Paton Street is terminated by the Grade II listed 12 Piccadilly; the enclosed, channelling nature of Paton Street scape encourages the focus of the viewer to fall on the Classical façade of the listed building within the Site. The gap site adjacent to the listed building is obscured from this location by interposing development. The viewpoint is located within the Stevenson Square Conservation Area.

Proposed

The proposed development appears conspicuously above the roofline of the Grade II listed Brunswick Hotel (comprising former townhouses at 2 & 4 Paton Street) and adjacent to the listed building within the Site. As one moves along Paton Street, the restoration of the bank's exterior envelope, including cleaning of the façade and reintroduction of traditional windows at the upper levels, in conjunction with the activation of the streetscape, will become more legible and will contribute to an enjoyment and appreciation of the historic streetscape along Paton Street and draw people towards the Site.

The tall building element provides an obvious contrast in scale to the fine grain historic development along Paton Street and this part of the Stevenson Square Conservation Area in general. The verticality of the building is reinforced by the articulation of its external envelope, including vertical bands of cladding which extend across the full length of the elevation. The tall building with its contemporary design and vertical glazing is visually distinct from the solidarity and robustness of the listed bank, which is reintegrated into a streetscape and the sense of fragmentation within the Site diminished.

Notwithstanding the above, the scale of the building is considered to detract from the former bank building's historic and former primacy on this island block, and this is evident in this view along Paton Street. Notwithstanding the architectural quality of the new-build element, it is considered that the proposed development detracts to a minor degree from an appreciation of 12 Piccadilly in the view. The other listed buildings along Paton Street are read as separate from the tall building, and the new building read as an additional layer in their urban context. Taking into consideration the high architectural quality of the proposal, the overall impact on the heritage assets experienced in this view is judged to be **Negligible Adverse**.

View 6*Existing*

This view is experienced from the junction of Market Street and High Street looking south-east towards the Site. The view is framed by the Grade II listed Rylands Building (formerly occupied by Debenhams) to the north-east and early 20th century commercial premises to the south, the largest of which is occupied by Primark. Market Street Tram Stop is seen in the foreground, and subsequently the view is activated by pedestrians and moving trams, whilst Piccadilly Gardens is identified in the middle ground by the presence of mature street trees. The view is terminated by the No.1 Piccadilly office building which punctuates the skyline with its strong horizontal emphasis. Taller development is seen in the distance beyond which marks the London Road/ Piccadilly corridor towards the train station. The viewpoint is located at the meeting point of the Upper King Street and Smithfield Conservation Areas.

Notwithstanding the presence of listed buildings and the viewpoint's location at the intersection of two conservation areas, the general townscape experienced in this view is of a mixed quality, and it does not provide the best perspective from which to appreciate the architectural quality of the Grade II listed Rylands building or other localised buildings of interest.

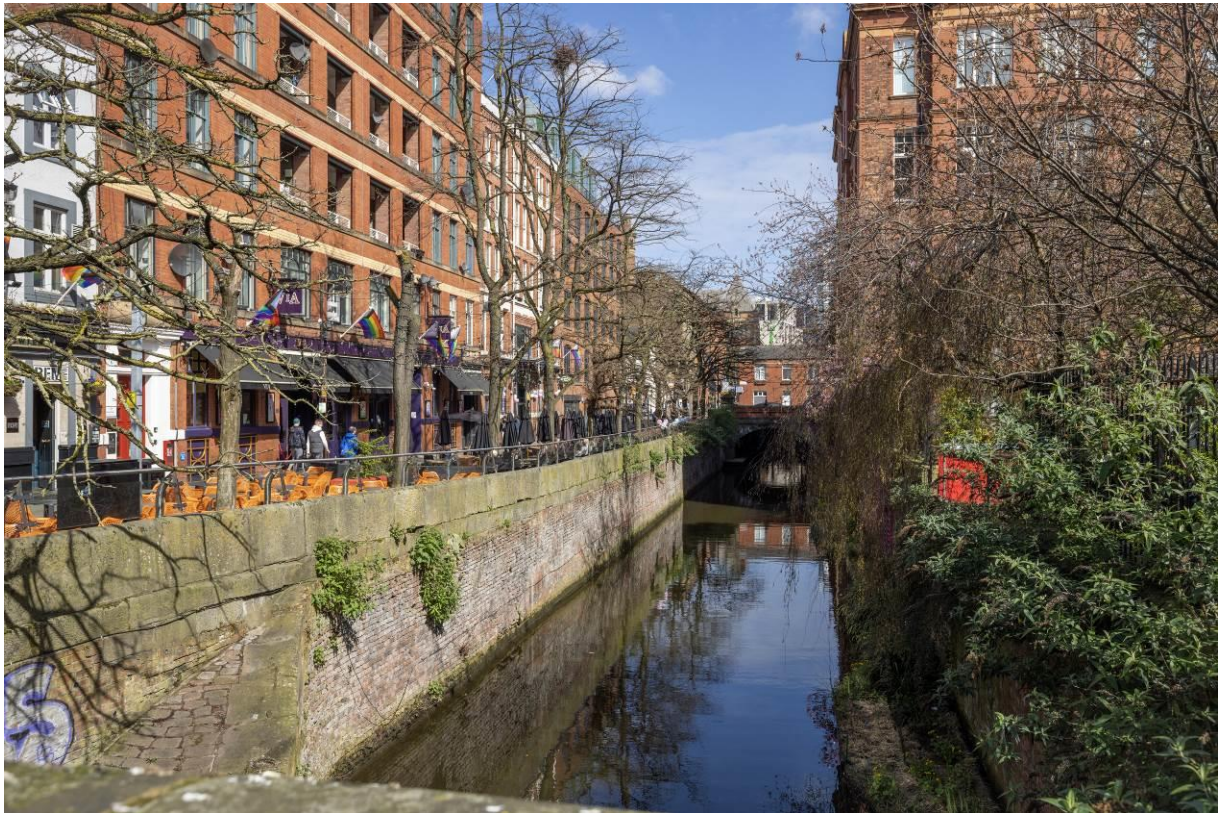
Proposed

The tall building element of the proposed development is seen to rise above the roofline of the existing building at No. 1 Piccadilly; it is read as a new marker on the skyline which creates a new visual focus and encourages movement towards Piccadilly Gardens and beyond. The tall building has a clear vertical emphasis which is reinforced through its detailed articulation, and this provides a clear contrast with the traditional, horizontality of the early 20th century commercial buildings experienced in the fore and middle-ground. Though conspicuous, the proposed development is not considered to affect how heritage assets within the view are experienced, appreciated and understood. For that reason, the indirect heritage impact of the proposed development in this view is judged to be **Neutral**.

Cumulative (not updated)



A glimpsed view of the cumulative scheme at 67 Piccadilly appears obliquely on the Piccadilly streetscape. Visually separated from the proposed development, the cumulative scheme does not change how the scheme interacts with its heritage context in the view. The **Neutral** impact of the proposed development is subsequently maintained in the cumulative context.

View 7*Existing*

The viewpoint is located on Sackville Street as it bridges the Rochdale Canal. The view looks north-east along the orientation of the canal and Canal Street towards the Site. Sackville Gardens is located just out of frame to the east, with mature planting framing the viewing corridor and filtering the view of the southern elevation of the Grade II listed Shena Simon Sixth Form College. The canal and Grade II retaining wall to Canal Street provides a linear, channelled emphasis within the view, and the viewer's focus is drawn towards the elevations of the caried buildings which front the western streetscape where there is a sense of rhythm and regularity. The view is terminated by the red brick elevation of 41 Chorlton Street, above which, in the background of the view, is the staged clocktower of the Grade II* City Police Courts. Mature trees and street furniture filter the built form within the view, an effect that will intensify during the summer months. The Site is not visible due to interposing development. The viewpoint is located within the Whitworth Street Conservation Area.

Proposed (not updated)



The proposed development appears in the background of the view, the upper levels of the tall building appearing above the roofscape of the buildings located along Canal Street. The mature street trees on Canal Street provide an obscuring filter which altogether restricts the visibility of the proposal, rendering it hardly perceptible through the winter canopy. The proposed development is not considered to change the focus of the view or effect the setting of heritage assets, or the character and appearance of the Whitworth Street Conservation Area as presently experienced in this view. The impact of the proposed development on its heritage context is therefore judged to be **Neutral**.

Cumulative (not updated)



The cumulative scheme at Port Street (green wireline) is just visible in the background of the view but it does not change the proposed development's interaction with its historic context or its effect on the character or value of the view. The impact of the proposed development in the cumulative context therefore continues to be **Neutral**.

View 8*Existing*

This view is located on Bloom Street, close to its junction with Chorlton Street to the south and looking in a north-easterly direction towards the Site. The view has a linear, channelled focus created by the alignment of Bloom Street as it extends to the north. The western streetscape is enclosed by built form comprising a non-descript late 20th century building, and the return elevation of the Grade II listed 8, Minshull Street. The eastern streetscape is partially open by virtue of a tree-lined car park, which built form appearing beyond this and comprising the Grade II listed 11, Bloom Street and Minshull House. The focal point of the view is the staged clocktower of the Grade II* City Police Courts. The tower projects above the roofline of the interposing development on Bloom Street and draws the attention of the viewer as they move north along the street. In the background, the view is terminated by the red brick elevation of the late 20th century 17, Aytoun Street. This stretch of Bloom Street has a secondary character and appears to be relatively quiet and un-trafficked.

Although this view enables an appreciation of the historic clock tower and its landmark quality, it is an incidental view and one which is characterised by low quality 20th century built form, car parking, and the rear elevations of buildings.

Proposed

The tall building element of the proposed development is visible in the background of the view, appearing above the roofline of 17, Aytoun Street. The tall building is seen to provide an architectural counterpoint to the distinctive and landmark tower of the Grade II* City Police Courts. Separated by a sky gap, the tall building mirrors the slender form of the tower and the articulated, sloping roof scape reflects the steep, slated pitched roof of the historic building. Whilst there is a clear visual separation between the two built forms, it is considered that the tall building forms a slight distraction from the historic tower as the focal point within the view. The proposal challenges the prominence of the historic structure within the view which is judged to diminish from an appreciation of its significance to a minor degree. For those reasons, the proposed development is considered to have a **Minor Adverse** impact on the setting of the Grade II* City Police Courts in this view.

View 9*Existing*

This view is located on a pedestrian island in the centre of the busy intersection between Fairfield Street and London Road, which becomes Piccadilly to the north. The view orientates north towards the Site. It takes in a highly varied cityscape, comprising of a mixture of modern and historic buildings which are experienced as layers in the view. The view has an open character by reason of the breadth of the road junction and the width of the main road travelling north. The entrance to Piccadilly station is out of frame to the east, the view activated by moving traffic and pedestrians moving towards the transport node.

The A6 is framed by built form; the eye is particularly drawn to the Edwardian, Grade II* Police and Fire Station, the red brick and yellow terracotta dressings of which provide a contrast to the clad envelopes of modern buildings in the middle and background of the view. A mature street tree filters the yellow and red brick exterior of the station concourse to the east, whilst the Grade II listed Former Goods Office to the station is viewed obliquely on the eastern streetscape.

In the distant background, a number of modern structures are perceived, including the pedestrian bridge outside the main entrance to the station, a large commercial development at 3033 London Road, and Rodwell Tower at 111 Piccadilly. The Site is not visible due to distance and interposing development.

Notwithstanding the prominence of the former police and fire station on the corner, the overall ability to appreciate the heritage interest of designated heritage assets is limited owing to the

dominance of the road infrastructure and the non-distinct character of modern commercial developments which characterise the view.

Proposed (proposed development is illustrated as a massing model – not rendered)



The tall building element of the proposed development appears in the background of the view, beyond the commercial building at 3033 London Road. The tall building sits within the existing height datum established by pre-existing modern buildings seen along London Road as it travels north. The new tall building is read as an addition to a an already varied cityscape and reinforces a sense of arrival and entry into the city centre. The fact the proposal is visible in the background does not change the focus of the view or an appreciation of the impressive corner presence and architectural detailing of the Grade II* listed Police and Fire Station on the corner with Fairfield Street. For these reasons, the indirect heritage impact of the proposed development within this view is judged to be **Neutral**.

Cumulative (proposed development is illustrated as a massing model – not rendered)



The cumulative scheme, 67 Piccadilly (pink wireline) is visible in the distant background of the view, beyond the proposed development. Owing to its scale and integration into the existing cityscape, it is not considered that the cumulative scheme changes the impact of the proposed development on the heritage context. A Neutral impact is therefore maintained in the cumulative context.

6.6 Visual Impact Assessment Conclusions

In most of the views, the proposed development is experienced as a **Neutral** addition to the wider setting of numerous heritage assets across the townscape, including commercial buildings on Piccadilly, such as the Grade II listed Rylands Building, and other assets further afield such as the Whitworth Street Conservation Area. In these views, the tall building is read and understood as forming part of a varied cityscape which comprises historic and modern built form in conjunction; the elegant, slender form of the tower creates a sense of verticality which reduces the overall visual proportions of the building and aids its integration into the skyline.

The close-up views, and those experienced in kinetic sequences along Piccadilly in particular, illustrate that the proposal reactivates the existing gap site and reintegrates 12 Piccadilly into an active and revitalised streetscape. The architecture of the lower levels of the new building provides subtle references to the historic bank which results in a contrasting, if complementary, pair of frontages. The restoration of the historic building's façade will also be evident in localised views of the Site, where the cleaned stonework and reinstated traditional windows at upper levels will return the building's historic formality and sense of status within the street. The overarching effect on the setting of 12 Piccadilly is considered to be **Minor Beneficial**.

The Visual Impact Assessment has identified two adverse effects: a **Negligible Adverse** impact on the historic buildings experienced in View 5, and a **Minor Adverse** effect on the setting of the Grade II* City Police Courts in View 8. These adverse effects are identified owing to the impact of the tower on the focus and character of these views as they are currently experienced. The impacts are identified as being at the lower end of the scale.

The impact on the heritage assets experienced in View 5 is derived primarily from the pure contrast in scale and grain between the fine, discrete townhouses and the tall building, and the minor sense of overbearing that the new building appears to have in relation to 12 Piccadilly. In the case of the City Police Courts, it is considered that the tall building challenges the primacy of the staged clock tower in View 8 to a minor degree, albeit the proposal does not backdrop the tower and is distinguished by its clearly legible contemporary architecture. The proposed development would not prevent these heritage assets from being experienced from other parts of their local setting, particularly the clock tower which is visible from many of the surrounding streets where the proposed development would be obscured or peripheral.

In both cases where adverse impacts have been identified, these impacts are derived from the experience of the historic buildings in one specific location looking in the direction of the Site. With the viewer facing away from the proposed development or approaching the historic buildings from a different location, the new tall building has the potential to be obscured completely or not perceived, and so no such effect will arise. The scheme is identified as affecting one element and component of the heritage assets' setting and does not diminish from the overall significance of these historic buildings. The impacts are also mitigated by a number of factors, including the high architectural quality of the proposed development, the completion of the streetscape and reintegration of 12 Piccadilly, the restoration of the listed building's exterior, and the introduction of a viable use which secures its long-term conservation and continued contribution to the local townscape.

6.7 Indirect Heritage Impact Assessment

As recommended in the revised Historic England guidance on the setting of historic buildings referenced above, the perceived indirect (visual and setting) impact upon the nearby heritage assets from proposed development has been assessed and the conclusions tabulated below. The impact assessment has been informed by the baseline significance appraisal in **Section 5** and follows the recommended ICOMOS scheme of Heritage Impact Assessment as defined by the Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011).

Unlike the Visual Impact Assessment above, the following assessment considers the impact of the proposed development on the setting of heritage assets holistically, rather than just considering the impact in one particular view. Effects that are associated with the Visual Impact Assessment above may be increased or reduced in the consideration of the overall effect on the appreciation of the asset's significance.

Table 7 defines the value of each heritage asset considers, assesses the identified scale of impact and the perceived effect of change in each case.

Table 7: Predicated Impacts of the Proposed Development on Significance of Heritage Assets in the Setting of the Site			
Heritage Asset and Map Reference (refer to Figure 2)	Significance Value	Scale of Impact	Significance of Impact
Listed Buildings			
12 Piccadilly (Grade II)	Medium	Moderate	Minor Beneficial
1) Joshua Hoyle Building (Grade II)	Medium	Negligible	Neutral
2) Grand Hotel (Grade II)	Medium	Negligible-Minor	Negligible-to-Minor Beneficial
3) Halls Building (Grade II)	Medium	Negligible	Neutral
4) 77-83, Piccadilly (Grade II)	Medium	Negligible	Neutral
5) The Brunswick Hotel (Grade II)	Medium	Negligible-Minor	Negligible-to-Minor Beneficial
6) 107, Piccadilly (Grade II)	Medium	Negligible-Minor	Negligible-to-Minor Beneficial
7) Nos. 13 & 15 and Attached Railings, Paton Street (Grade II)	Medium	Negligible	Neutral

Table 7: Predicated Impacts of the Proposed Development on Significance of Heritage Assets in the Setting of the Site			
Heritage Asset and Map Reference (refer to Figure 2)	Significance Value	Scale of Impact	Significance of Impact
8) 19, Paton Street (Grade II)	Medium	Negligible	Neutral
9) 68, Dale Street (Grade II)	Medium	Negligible	Neutral
10) City Police Courts (Grade II*)	High	Minor	Minor Adverse
Non-Designated Heritage Assets			
11) Indemnity House, Chatham Street (unlisted)	Low	Negligible	Negligible Beneficial
12) Waldorf, Gore Street (unlisted)	Low	Minor – to – Moderate	Minor Beneficial
Conservation Areas			
Stevenson Square Conservation Area	High	Negligible-Minor	Negligible-to-Minor Beneficial

6.7.1 Summary of Indirect Heritage Impact

The impact assessment above has identified that the proposed development would result in:

- 3 x Minor Beneficial impact
- 1 x Negligible-to-Minor Beneficial impact
- 4 x Negligible Beneficial impact
- 6 x Neutral impact
- 1 x Minor Adverse impact

The tabulated matrix above is generally consistent with recognised criteria as defined within ICOMOS Guidance (2011). This is not, however, intended to be prescriptive, and does not account for detailed design mitigation which has been developed with the principal aim of minimising impact on surrounding heritage assets and integrating the proposed development into its local context.

Whilst the scale of the development will incur some limited adverse impacts, the quality of the design and the enhancement to the locality through significant enhancements to the streetscape, the restoration of 12 Piccadilly and reintroduction of a viable use must also be taken into account.

It should be noted that the Proposed Development will deliver a number of public benefits which are defined in the Planning Statement prepared by Avison Young.

7 SUMMARY AND CONCLUSIONS

7.1 Statutory and Policy Requirements

The NPPF (2021) and the associated PPG emphasise the need for a thorough understanding of the significance of designated heritage assets to form the basis for the assessment of any development impact. The appraisal at **Section 5** has informed the Visual and Heritage Impact Assessments at **Section 6**.

The NPPF also requires that all planning proposals contribute to the achievement of “sustainable development” (**NPPF, Paragraph 8**), which in this case means the preservation of the significance, character, and appearance of the identified heritage assets. The NPPF establishes a clear hierarchy of significance for heritage assets, derived from their designated status. The fundamental objective is to avoid compromising designated heritage assets, such that any potential ‘harm’ from a development should be balanced against public benefits of the proposals so that the ‘harm’ is outweighed (**Paragraphs 207-209**).

7.2 Conclusions on Heritage Impact

The assessment of the proposed development has identified that through the direct works, the scheme has the potential to result in a **Minor Adverse** effect on the significance of the Grade II listed 12 Piccadilly overall. This overarching effect balances the direct and indirect impact of the Proposed Development on the significance of the listed building. Whilst the listed building’s setting will be improved by the infilling of the adjacent gap site with a high-quality building, and its subsequent reintegration to the Piccadilly streetscape, there are direct impacts which have been judged to negatively impact the significance of the former bank, such as the loss of the historic stair core. Together, the impacts are balanced out and judged to result in a **Minor Adverse** impact overall.

It has also been identified that the scheme has the potential to result in a **Minor Adverse** impact on the setting of the Grade II* listed City Policy Court. There will also be a range of **Negligible-to-Minor Beneficial** impacts on the settings of those heritage assets closed to the Site, including the Grade II listed The Grand, Brunswick Hotel, 107 Piccadilly, the non-designated Indemnity House and Waldorf Public House, and **Negligible-to-Minor Beneficial** impact on the character and appearance of the Stevenson Square Conservation Area.

As noted in **Section 6**, whilst the scale of the development will incur some limited adverse impacts, the quality of the scheme and the associated enhancement to the locality through significant enhancements to the streetscape, and reintroduction of a viable use into the currently disused historic building must also be taken into account. The **Minor Adverse** effect on the listed building within the Site translates to **less than substantial harm** in planning terms, although the effect is at the lower end of the scale.

When considered holistically, it is considered that the alterations discussed above are necessary to enable the former bank to take on a new, viable use and one which provides public access and activates the historic building. Sitting redundant for nearly 20 years and subject to a series of unfulfilled schemes, the proposed development has the potential to secure a future use for the

listed building that enables a continued appreciation of its architectural character and quality and its historic interest, and subsequently secure its future conservation. The low level of harm identified as resulting from the proposals is considered to be outweighed by the overarching benefits of the scheme, which include the considerable enhancement to its immediate setting through the introduction of a new quality high building in place of the existing gap site, as well as those other positive aspects outlined above.

8 REFERENCES

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

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

9 APPENDICES

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

Table 8: 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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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 9: Criteria for defining the effect and degree of direct and indirect heritage impact		
Definition of Magnitude and Nature of Heritage Impact.	Direct Heritage Impacts (<i>physical alteration or change to character</i>)	Indirect Heritage Impact (<i>visual change to the experience or setting of the building and its context</i>).
Major Adverse Impact. <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance.	Substantially harmful change to overarching character or setting of the identified designated heritage assets. Where the development severely erodes the heritage values of the identified heritage assets in the view, or the view as a whole, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse Impact. <i>Such less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset.	Less than substantial harm to overarching character or setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Minor Adverse Impact. <i>The negative impact will need to be balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to overarching character or setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage values of the assets in the view, or the view as a whole, or the ability to appreciate those values.
Negligible Adverse Impact. <i>This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric, their settings or significance</i>	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to

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

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

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

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

Table 10: Assessing the Significance of Impact

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

For Other Heritage Assets or Attributes	Significance of Impact (Either Adverse or Beneficial)				
Very High	Neutral	Slight	Slight/ Moderate	Large/very Large	Very Large
High	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/ Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight