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**Cheetham
Hill Road,
Manchester**

Heritage Statement

Prepared by



Stephen Levrant Heritage Architecture Ltd

Canada House, Chepstow Street, Manchester, M1 5FW

www.heritagearchitecture.co.uk

Prepared for:

**ZX Cheetham Hill
Developments Limited**

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33-41 Cheetham Hill Road, Manchester - Heritage Statement

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1. INTRODUCTION

1.1 Purpose of the Heritage Statement

This **Heritage Statement** has been prepared on behalf of ZX Cheetham Hill Developments Limited by Stephen Levrant Heritage Architecture Ltd, a specialist practice of conservation architects, surveyors, planners and heritage consultants which specialises in the historic environment.

The brief required Stephen Levrant Heritage Architecture Ltd to assess the visual impact of the proposed redevelopment of a largely cleared site at 33-41 Cheetham Hill Road, Manchester (The Site - **Figures 1 & 2, below**) on the built historic environment. The Local Planning Authority (LPA) is Manchester City Council (MCC).

The Site falls within the Great Ducie Street Strategic Regeneration Framework ('SRF') which was adopted by the LPA in 2018. The Site is referred to as Plot 58 within the SRF and identified as being an appropriate location for a development reaching between 16 and 20 storeys.

The current Proposals seek to redevelop the Site and establish a new, part 17 / part 23-storey residential building. The Site does not contain any listed buildings and is not located within any designated conservation areas; however, it will be clear there is potential for it to result in some visual impact upon the immediate and wider built historic environment.

A Heritage Statement is therefore required in order to assess the residual heritage interest of the Site and identify nearby designated heritage assets which have the potential to be affected by the development proposals. The conclusions of this initial assessment will be outlined in **Section 5.7: Statement of Significance**. This baseline assessment will inform the ensuing Heritage Impact Assessment (**Section 6**).



Figure 1: An aerial view looking north along Cheetham Hill towards the Site (shaded red). (Source: Google maps, 2023).



Figure 1a: Current view of the Site as seen looking west across Cheetham Hill Road. (Source: November 2023, SLHA)

This Statement, and the preceding conservation advice to the client, has been prepared in the context of relevant national and local heritage planning policy.

The following report should be read in conjunction with the Design and Access statement prepared by Hawkins Brown.

1.2 General Methodology – focus on proportionality

This Heritage Statement is framed by the requirements of the **Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66 and 72**. This is necessary because the 1990 Act requires that the Local Planning Authority (LPA) must treat the desirability of preserving the character, fabric and settings of designated heritage assets as issues which are afforded great weight (rather than simply as material considerations) as defined by **NPPF paragraph 205**.

The LPAs assessment of potential harm to the character, fabric or setting of a listed building, or to the character and appearance of a conservation area, must be an evidence-based planning judgment. This is because the weight which the authority applies to determine the degree of direct (physical) or indirect (visual) impact must be *proportionate* to the relative significance of the identified heritage asset.

Thus, ‘*less-than-substantial*’ harm should not be afforded the same weight as that defined as being ‘*substantial*’. The NPPF also stresses that all analysis and evidence must be **proportionate** to the relative significance of the heritage asset and the impact of the Proposed Development. This fundamental requirement informs the methodology used in this Heritage Statement.

The analysis of heritage significance and impact in this Heritage Statement accords with the requirements of the **paragraph 200** of the NPPF and Historic England’s October 2019 guidance, as it presents sufficient and proportionate evidence to enable the Council, “*to reach an informed decision*”.

The conclusions of this Heritage Statement are thus based on the, *“need to be proportionate to the significance of the heritage assets [potentially] affected, and the impact on the significance of those heritage assets”*.

As the largely cleared Site contains no buildings of heritage interest and yields no heritage significance, the Heritage Impact Assessment (**Section 6**) will comprise an assessment of the **indirect (visual) heritage impacts**, as defined by ICOMOS in its 2011 guidance, as *“changes to the experience of the Site, or the setting of other heritage assets. Indirect, or visual, heritage impacts on setting refers to perceptible visual effects on the experience and/or character of heritage assets beyond the development footprint”*.

The assessment of relative significance is a comparative process, and for this reason it relies heavily on the analysis of a range of information, including local knowledge. It aims to establish whether a component of the area is of local, regional, national or international significance, and therefore merit appropriate consideration in the Planning process.

1.3 Research sources

This Heritage Statement is the result of an extensive process which synthesises relevant evidence sourced from: documentary research, site analysis, building surveying, and professional judgment. The documentary research was based upon primary and secondary sources, including maps and reports.

Visual surveys of the Site were conducted in January 2023, in order to map out and identify the relative heritage interest of the Site and its contribution to the setting of surrounding heritage assets within the wider townscape, and to establish the most appropriate locations for key views from which to assess visual impact. The purpose is to define the contribution of the built form to the appreciation and understanding of the special interest of the area.

1.4 Authorship

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

Author:

Lee Hutchings BA (Hons) – Associate Heritage Consultant

2. THE SITE AND HERITAGE CONTEXT

2.1 Location and site description

The Site is located to the north of Manchester city centre, and forms a largely cleared former petrol garage site, forming a city block bounded by Cheetham Hill Road, Carnarvon Street and Gibson Place. (Figures 1 & 2).

The Site's townscape context is highly varied, with high quality and interesting historic buildings sitting cheek-by-jowl with poor quality, late 20th century buildings, largely commercial or light industrial in character.

The busy road infrastructure to the north-east of the Manchester AO Arena, and which continues along Cheetham Hill Road, detracts from the quality and enjoyment of the townscape and aids the isolation of remnant historic buildings from one another and their local setting. The inclusion of the Site and its locality within the Great Ducie Street SRF area means that the townscape is subject to future evolution and change as the area is redeveloped and regenerated.

To the east of the Site (outside of the SRF boundary), the townscape has been transformed by modern redevelopment which provides residential development in tall buildings fronting the pavement along Cheetham Hill Road and extending to Red Bank to the east.



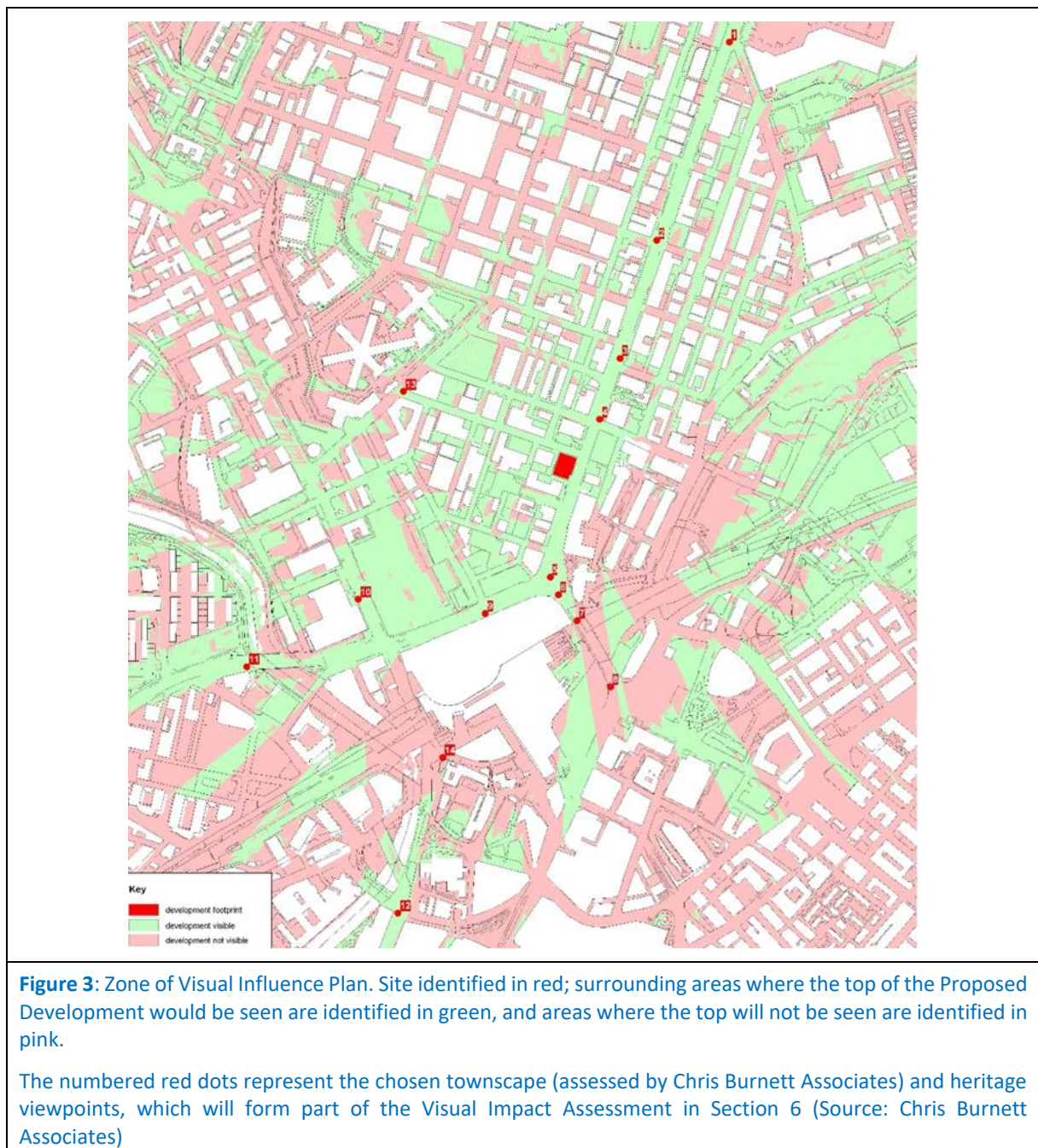
Figure 2: Map showing the location of the Site shaded red.

2.2 Area of Analysis

Consideration has been given to the relevant part of Manchester City centre that surrounds the Site. The choice of study area has been made following consideration of the potential impact of the proposals would have on significant short-to-long-range views across the townscape.

Due to the proposed scale of the Proposed Development, an initial study area of a **500m radius** was proposed, assisted by on-site surveys and the information provided by the Zone of Visual Influence (ZVI) study (Chris Burnett Associates) (**Figure 3, below**).

The 500m study area provides a focus for assessment but is not intended to be prescriptive; listed buildings outside of the study area which have the potential to be affected by the proposals will be included within the Visual Impact Assessment (VIA) where relevant.



2.3 Statutory Designations

2.3.1 Listed Buildings

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.

It will be clear that the redevelopment of the largely cleared Site will have the potential to indirectly impact the settings of a number of listed buildings in the surrounding area. The listed buildings within a 500m study area have been identified in **Figure 4 (below)** and those that are considered to be susceptible to indirect impacts from the Proposed Development have been listed in **Table 1**.

This area of analysis has captured 22 listed buildings, however, due to the density typology surrounding the Site and the visibility of the development from surrounding streets/buildings, as highlighted on the Zone of Visual Influence plan (ZVI) provided by Chris Burnett Associates (**Figure 3**), it is considered that a considerable number of listed buildings will not be susceptible to potential indirect impacts from the Proposed Development of the Site, and, consequently, have been scoped out of assessment within this report. Consequently, a total of 7 listed buildings (shaded orange in **Table 1 below**) have been considered to form part of the subsequent Heritage Visual Impact Assessment in **Section 6**.

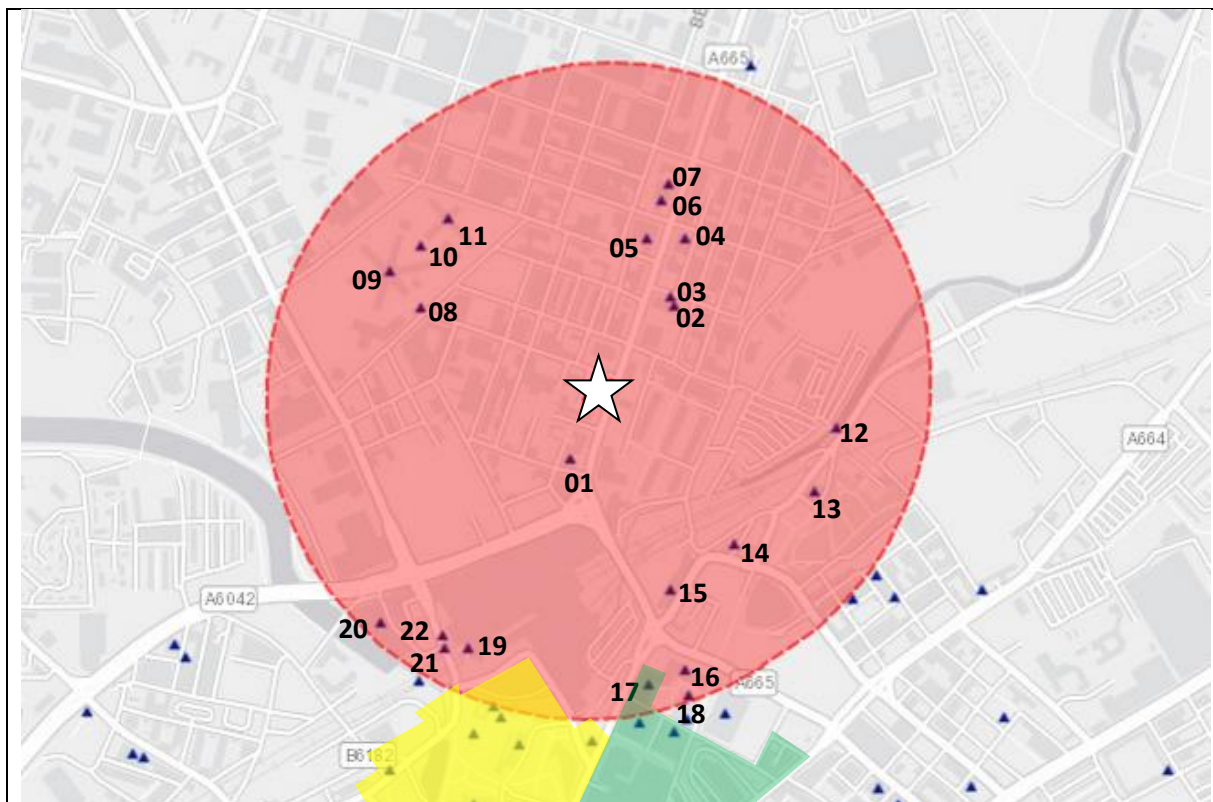


Figure 4: Designated heritage asset plan. The study area (500m radius) is indicated by the red circle, with the Site (indicated by white star). Listed Buildings are indicated by blue triangles, those which are considered to have the potential to be impacted by the Proposed Development are shaded orange in Table 1, below. The Cathedral Conservation Area is shown shaded yellow, and the Shudehill Conservation Area is shaded green. (Source: Historic England)

2.3.2 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.

As demonstrated in **Figure 4**, above, the Site is not situated within a designated Conservation Area. Due to the proposed scale of the development, however, it will be clear there is some potential for the development to be viewed from select points within the wider townscape. The ZVI (**Figure 3, above**) has demonstrated there will be **limited visibility** from the Cathedral Conservation Area Conservation Area, to the south of the Site, and **no visibility** from the Shudehill Conservation Area. The potential impact upon the character and appearance of the Cathedral Conservation Area will thus be tested within the Heritage Impact Assessment (HIA).

Table 1: Designated Heritage Assets within the 500m study area which have the potential to be indirectly (visually) impacted by the Proposed Development

Asset Number on Fig 4 above	Name / descriptor	Grade	List Entry Number	Potential to be indirectly impacted by the Proposed Development and scoped in for assessment
01	FORMER SYNAGOGUE	II	1208420	Yes
02	ROMAN CATHOLIC CHURCH OF ST CHAD AND PRESBYTERY ST CHADS PRESBYTERY	II	1208542	Yes
03	CHURCHYARD WALLS OF ROMAN CATHOLIC CHURCH OF ST CHAD	II	1197786	Yes
04	FORMER FREE LIBRARY	II	1293124	Yes
05	KNOWSLEY HOTEL	II	1197784	Yes
06	CHEETHAM TOWN HALL (FORMER)	II	1208440	Yes
07	CHEETHAM TOWN HALL ANNEXE (FORMER)	II	1283065	Yes
08	GATEHOUSE OF HMP MANCHESTER	II	1254670	No
09	MAIN PRISON BLOCK OF HMP MANCHESTER	II	1254636	No
10	THE TOWER OF HMP MANCHESTER	II	1254672	No
11	FORMER BOYS PRISON BLOCK OF HMP MANCHESTER	II	1254635	No

12	UNION BRIDGE	II	1255163	No
13	CHARTER STREET MISSION (FORMERLY CHARTER STREET RAGGED SCHOOL AND WORKING GIRLS' HOME)	II	1461979	No
14	ASHTON HOUSE	II	1197764	No
15	PARKERS HOTEL	II	1208963	No
16	NEW CENTURY HOUSE, INCLUDING ITS ATTACHED CONFERENCE HALL AND ABSTRACT CONCRETE RELIEF WALL IN THE ENTRANCE PIAZZA	II	1255052	No
17	COOPERATIVE WHOLESALE SOCIETY BUILDING TO NORTH OF JUNCTION WITH HANOVER STREET	II	1197765	No
18	COOPERATIVE SOCIETY BUILDING	II	1247472	No
19	VICTORIA STATION INCLUDING CONCOURSE TO REAR WITH RESTAURANT AND BOOKING HALL	II	1254725	No
20	MIDDLE BRIDGE	II	1392488	No
21	NORTH BRIDGE	II	1392698	No
22	MANCHESTER PARCEL POST OFFICE	II	1389630	No
	Cathedral Conservation Area	/	/	Yes
	Shudehill Conservation Area	/	/	No

2.4 Archaeological potential

It is considered that the risk of encountering below-ground archaeology is low, due to the Site having originally been part of the open parkland connected to Strangeways Hall and then later the location of early-19th century terraced houses. Please refer to the Desk Based Assessment by Salford Archaeology for further detail.

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 is within the setting of a number of listed buildings, **Section 66(1)** 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 are two designated areas 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 on the setting of relevant Conservation Areas and any associated effect on their character and appearance is a consideration of this Heritage Statement.

3.2 The National Planning Policy Framework (‘NPPF’) (2023)

The revised NPPF was published on 20 December 2023. The NPPF constitutes the Government’s view of what sustainable development in England means in practice.

Design

Chapter 12 (Design) of the NPPF establishes the Government’s framework and approach towards design. The NPPF states at **Paragraph 131** that “*good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*”.

Paragraph 139 states that developments that are that not well designed should be refused by Local Authorities (including and especially where proposals fail to reflect local design policies and government design guidance). Conversely, the NPPF states in the same paragraph that “*significant weight*” should be given to schemes that reflect local policy requirements and government guidance on design, and those that reflect “*innovative designs which promote high levels of sustainability*”.

Read together, **Paragraphs 131 and 139** demonstrate the Government’s encouragement of Local Authorities to support schemes which embody high quality sustainable design.

It will be clear from this Heritage Statement that the Proposed Development seeks to provide a sustainable use and a high-quality scheme which accords with the definition of sustainable development provided within the NPPF.

Heritage

The NPPF identifies the protection and enhancement of the built and historic environment as a key component of one of three overarching objectives (an environmental objective) of the planning system required to achieve sustainable development (*Paragraph 8, point c*).

Chapter 16 (Conserving and Enhancing the Historic Environment) sets out the Government’s detailed approach and policies relative to the historic environment in a planning context, its conservation and enhancement.

The focus of the Government’s planning policy guidance is to ensure that account is always taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation (**Paragraph 196, point a**).

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 settings of key heritage assets in the local environs of the Site.

Paragraphs 205-209 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 harm 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**.

3.3 Planning Practice Guidance (‘PPG’) (2014 and as subsequently amended)

The PPG is an online document which is amended as required by the Government. It provides current advice to assist with the interpretation of the NPPF. The section “conserving and enhancing the historic environment” of the current iteration of the PPG has been reviewed and referenced in the course of producing this Heritage Statement.

3.4 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 relevance.

Policy CC9 (Design and Heritage) states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, Conservation Areas, and Scheduled Monuments. The policy also establishes that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

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

3.5 Unitary Development Plan for the City of Manchester, 1995

The Unitary Development Plan (the 'UDP') for Manchester was adopted by the Council in 1995. The Core Strategy, adopted in 2011 and referred to above, replaced significant elements of the UDP, though there are saved policies which are extant, and which are relevant to a consideration of the impact of development proposals on heritage assets.

Development Control **Policies 18.1 and 19.1** are saved from the UDP and address conservation areas and listed buildings respectively. The policies stipulate the careful consideration is given to development proposals which affect the respective heritage assets, providing a series of provisions to consider such as relationships between new and old buildings, and promote their preservation and enhancement.

3.6 Historic England Guidance

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

In particular, this Heritage Statement takes account of the advice contained within the revised version of GPA3 on understanding what constitutes the setting of a listed building, Conservation Area, or other heritage asset. Furthermore, this Heritage Statement relies on the guidance provided on the identification of assets and their settings which have the potential to be affected by development proposals, as well as the approach to the selection of indicative key views of a Proposed Development in a context which includes heritage assets and heritage sensitivities.

In terms of assessing the impacts of development proposals, this Heritage Statement takes account of the advice in GPA3 which states that *"setting and views are matters of qualitative and expert*

judgement [...] technical analyses [and] should be seen primarily as material supporting a clearly expressed and non-technical narrative argument that sets out ‘what matters and why’ in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them.”

This Heritage Statement also accords with the guidance and approach established in Historic England’s ‘Statements of Heritage Significance: Analysing Significance in Heritage Assets’ (2019) (‘GPA12’).

3.7 Historic England Advice Note 4: Tall Buildings (‘HEAN 4’)

HE’s revised guidance on tall buildings was published on 4 March 2022. The note supersedes a previous version from 2015 and takes into account recent updates to planning policy, legislation, and recent experience of the development of tall buildings within the historic environment.

The purpose of the guidance is defined by HE as follows:

“Its purpose 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. HISTORY AND DEVELOPMENT

4.1 Introduction

In order to understand the relative significance of the Site and its contribution to surrounding historic environment, 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 Site in the context of the development of Manchester city centre.

4.2 History and development of the immediate area and the Site

The earliest known use of the Site is forming part of the original landscaped grounds of the nearby Strangeways Hall. The date of the Hall is unknown but is thought to date to the Elizabethan/Jacobean period, forming a timber-framed manner house that was later extended during the 18th century.

The Hall was part of the estate of Cheetham family in the township of Cheetham, and from the 14th to the 17th century it was home to the De Strangeways family, of which the Hall, surrounding area and later the prison were all named after.

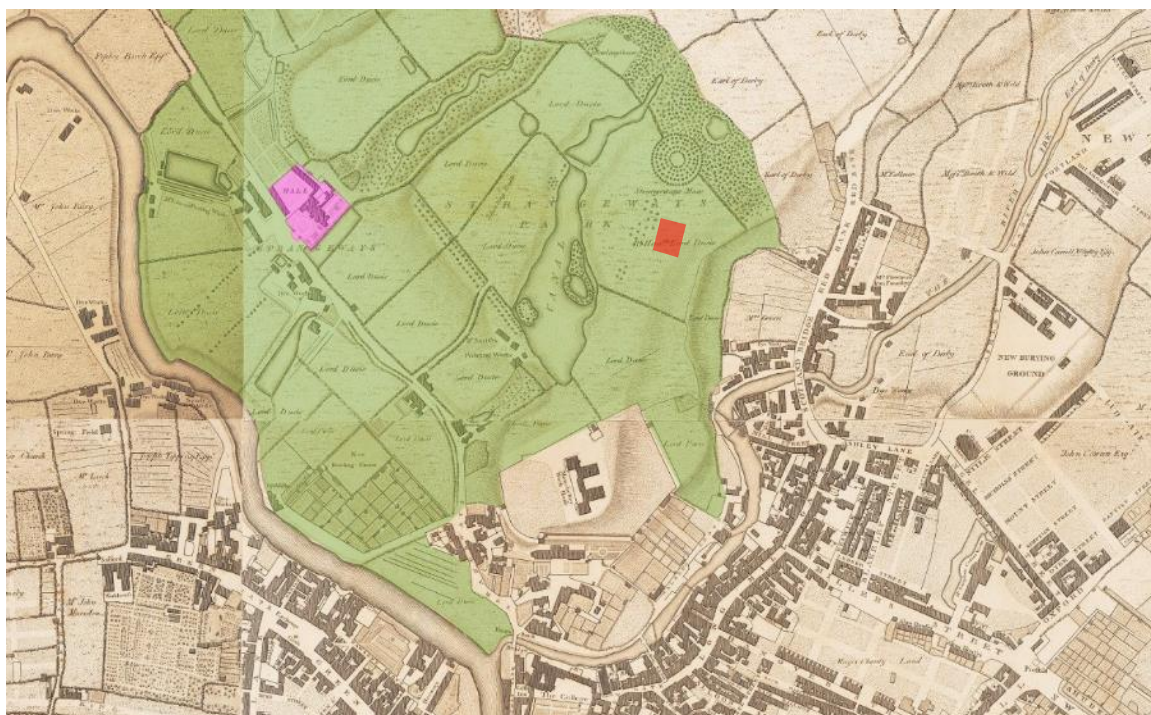


Figure 5: 1794 Map showing Strangeways Hall shaded purple, and the approximate extent of its grounds shaded green. The Site is shown marked red. (Source: Manchester University Archives)

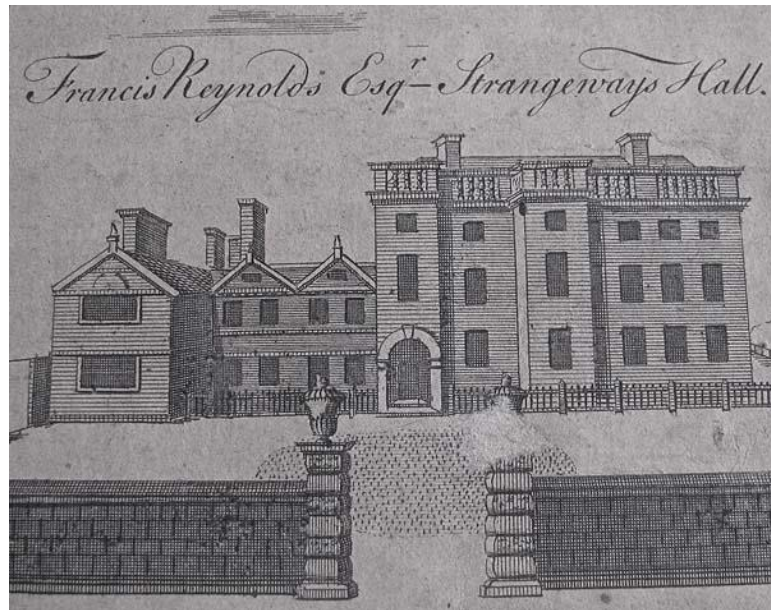


Figure 6: A mid-18th century etching of the front of Strangeways Hall (Source: Chethams Library)

The Hall was surrounded, primarily to the north/north-east, by swathes of pleasure gardens and rural grounds, including woodlands, ponds, bowling green, a maze and shooting butts. However, by the late-18th century the growing industrialisation of the town of Manchester was quickly growing and extending towards the rural Strangeways, leading the owners of the Hall to allow parts of the grounds to be the site of dye works and a brewery.



Figure 7: 1809 Dean & Pigot - The Site lies within the parkland associated with the Strangeways estate to the west, characterised by open its open landscape, pleasure grounds, large ponds, and woodland. The alignment of Cheetham Hill Road is marked as 'Intended Road', reflecting the ambition for the expansion and development of this area to the north of the town centre. (Source: Manchester University Archives)

In 1816 the then owners of the Hall/estate, the Reynolds-Moreton family, the Earl's of Ducie, appointed land surveyor William Johnson as estate agent and alongside the Lord Ducie oversaw the partial development of the grounds of the hall to form a new gridwork of streets and lower middle, and middle class housing in the early 1820s.

By 1819 a new street (marked “New Road” on Figure 9 below) had been constructed running north-east from the junction of Bridge Street (now Trinity Way) and Miller Street (now Cheetham Hill Road) (see **Figure 8**). The new road was named York Street by 1832 (see **Figure 9**), and eventually became renamed Cheetham Hill Road by the late-19th century (**Figure 11**).

As the area developed, a number of the new streets were constructed to its east and west sides, with a number being named after family members related to Strangeways Hall, including Catherine, Francis, Augustus, Julia, Great Ducie and Moreton Streets.



Figure 8: 1819 Pigot A Plan of Manchester and Salford – By 1819 Cheetham Hill Road can be seen to have been secretly completed and marked as “New Road”. The Site still remains undeveloped. (Source: Manchester University Archives)

By the date of the 1832 map in **Figure 9** below the Site is shown as being developed for the first time. The map shows that the Site now forms a terraced row of four terraced houses and one double-fronted house, which forms one of two terraced rows on the western side of the street.

By 1850 (**Figure 10**) Caernarvon Street has been constructed to the northern side of the Site, establishing the Site's current northern boundary, and a narrow rear alleyway immediately behind to the west. The original row of houses can also be seen to have been extended south-westwards along York Street and into Denbigh Street to form Park Place.

The Hall was demolished in 1858-9 in order to construct the present HM Strangeways Prison, the design of which was won by architect Alfred Waterhouse. The prison was commissioned to replace the New Bailey Prison in Salford, which closed in 1868. The new prison's 71m tall ventilation tower quickly became a local landmark, and still characterises views across the local townscape today.



Figure 9: 1832 Bancks & Co.'s Plan of Manchester & Salford, with their Environs - The 1832 map reflects the gradual urbanisation of the area around Cheetham Hill Road (at this point titled 'York Road'), including the development of residential terraces and industrial premises.

Denbigh Street, which would subsequently become Park Place, has been laid out, providing access to a detached villa in landscaped grounds situated on the edge of the waterbody formerly within the Strangeways estate. (Source: Manchester University Archives)

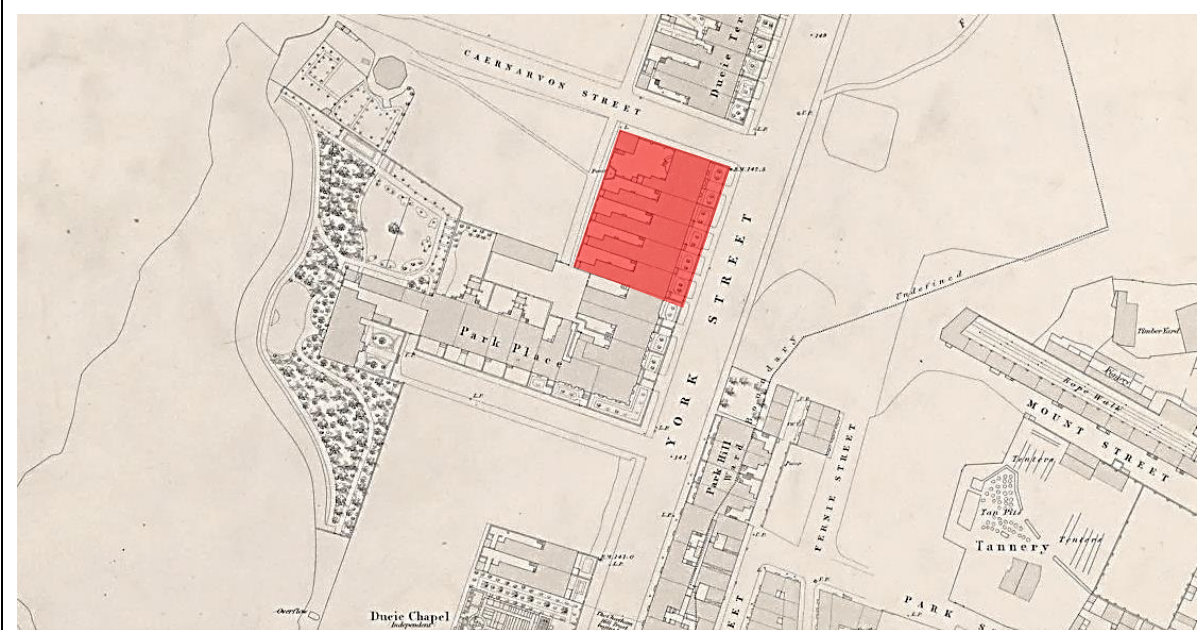


Figure 10: 1850 OS – By the mid-19th century, Park Place (formerly Denbigh Street) had been developed with terraced properties, turning the corner onto Cheetham Hill Road. The Site remains unaltered. The plots to the south of the Site have also been developed, including a pair of terraced houses and a methodist chapel, here labelled as 'Ducie Chapel'. (Source: Manchester University Archives)

The urbanisation of the surrounding landscape continued into the 19th century, combining industrial development (largely related to the manufacture and processing of textiles) and residential expansion. Hartwell, Hyde and Pevsner (The Buildings of England, Lancashire: Manchester and the South-East, 2004) highlights that the remnant Victorian buildings along Cheetham Hill Road reflecting the former prosperity of the area.

A large proportion of that prosperity was resultant of the influx of Jewish families into this area of Manchester from the mid-19th century onwards. Many of these families were retailers who established premises along Cheetham Hill Road, creating a vibrant and animated neighbourhood to the north of the city centre. This first phase of migration would set a precedent for the future development of the townscape around Cheetham Hill Road which would be characterised by its ethnic diversity and cultural richness.

By the 1890s (**Figure 8**) the rear alleyway to the west of the Site can be seen to have been extended and named Gibson Place.

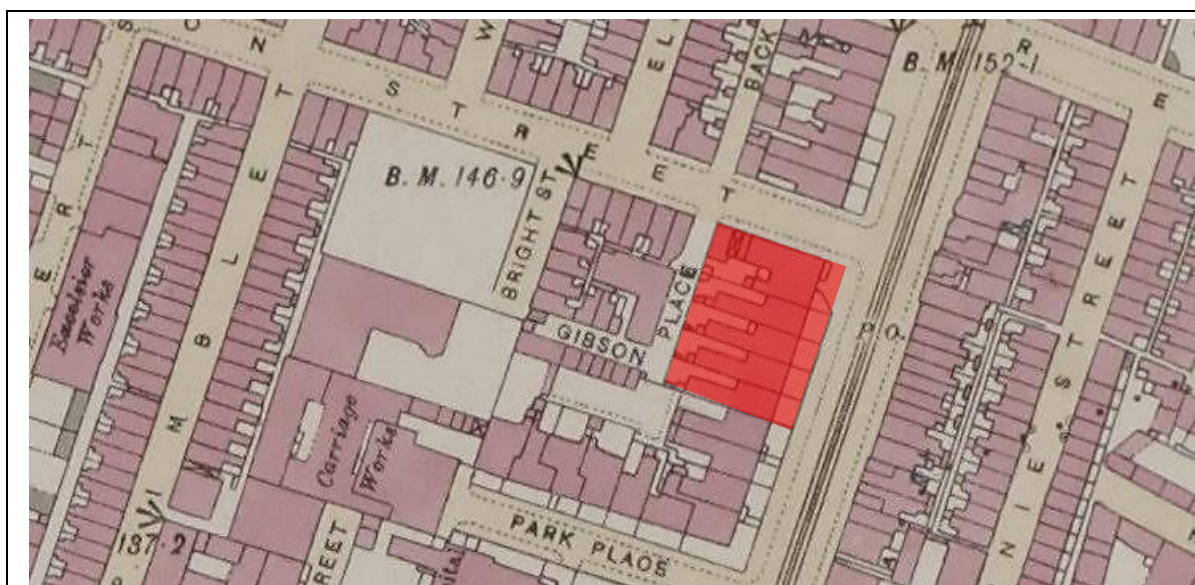


Figure 8: 1892 OS – By the early-1890s all surrounding vacant plots have been fully developed with terraced houses, shops and religious buildings. The Site remains unaltered apart from a new outrigger to the northern side of the Site. (Source: Manchester University Archives)



Figure 9: Cheetham Hill Road as seen in 1900. (Source: Manchester Local Archives)



Figure 10: Cheetham Hill Road as seen in 1925. (Source: Manchester Local Archives)

The Site remained unaltered until the beginning of the Second World War, when in December 1940 the two terraced houses to the southern end of the Site's terrace were hit by a direct bomb, with the southernmost house being destroyed and the adjacent house being badly damaged (**Figure 11**).



Figure 11: 1940-41 Blitz map, utilised from the 1932-1935 OS maps - Red circles indicate fire bombs; blue circles indicate high explosives; hatched shading indicates damaged buildings and red shading indicates demolished buildings.



Figure 12: An aerial view looking south across the Site in 1946 showing that the southern two terraced houses (top) have been demolished and site remains cleared. (Source: Britain From Above)



Figure 13: An aerial view looking south-east across the Site in 1949. The rears of the two surviving terraced houses and larger, double-fronted house can be seen highlighted. (Source: Britain From Above)

By the 1950s, the southern end of the Site remained devoid of built form, with a large number of similarly cleared bomb sites surrounding the Site (see **Figure 14 below**). At some time in the 1950s/60s, the remaining three houses on the Site were demolished and a petrol filling station was constructed across the Site. The petrol garage latterly became used for car sales and repairs, and closed in c2018.



Figure 14: 1956 OS - This map shows that the Site remained partially cleared into the mid-1950s (Source: <https://luna.manchester.ac.uk>)



Figure 15: Looking north at the Site from Cheetham Hill Road in 2017, showing the last use of the former petrol garage as being a car showroom and repairs (Source: Google maps)

4.3 Summary of History and Development

- The Site was originally part of the large Strangeways Hall estate and was located in the Halls grounds.
- Cheetham Hill Road was constructed partially through the Hall's estate in the c1810s, and originally called York Street.
- The Site was first developed as a row of four terraced houses and one, larger, double-fronted house by 1832.
- The Site remained unaltered until bomb damage in 1940 destroyed the southernmost house and badly damaged the adjacent house, resulting on their demolition.
- The two southern houses were demolished by 1946 and the site of the two houses was left cleared into the mid-1950s.

At some time in the c1960s/70s the remaining three houses were demolished and a single-storey petrol garage was constructed across the site, closing in the c2000s.

- There are some existing structures/buildings present on the site associated with its most recent use as a car dealership / car wash facility, albeit these do not have any heritage value.

5. SIGNIFICANCE APPRAISAL

5.1 Introduction

The purpose of the significance appraisal is to use recognised criteria to assess the relative heritage significance of designated heritage assets which have the potential to be impacted by the Proposed Development. The existing Site will also be assessed, with particular regard to the contribution the Site makes to the ability to understand and appreciate the heritage significance of surrounding Listed Buildings and Conservation Areas. This will provide a baseline for the relative ‘magnitude of change’ and ‘scale of impact’ which is to be assessed within the subsequent Heritage Impact Assessment (HIA).

This in turn allows, in a planning policy context, the extent of “harm” upon any heritage asset incurred by the proposals to be established within the terms defined by the NPPF. In particular, the assessment of significance of setting informs the choice of heritage views which form a key part of the following Visual Impact Assessment.

5.2 Methodology

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

The assessment of significance accords with the requirements of the NPPF and uses Historic England’s methodology outlined in its 2019 document, “*Statements of Heritage Significance*”. Historic England’s “*Conservation Principles Policies and Guidance*” 2008 and the revised guidance on “*Setting of Heritage Assets*” (as reissued in Dec. 2017) have also been acknowledged as part of the following assessment.

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

➤ **Archaeological interest**

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

➤ **Architectural and artistic interest**

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

➤ **Historic Interest**

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

The analysis of the significance allows for an assessment of the current integrity and authenticity of the Site and its contribution to the settings of nearby designated heritage assets. The focus is on providing necessary and proportionate amount of information based on the perceived level of heritage significance (refer to **Table 2, below** for full definitions of heritage significance as defined in this present report).

Table 2: Definition of significance terms used in this Heritage Statement
High heritage significance relates to those components 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 their archaeological, architectural, artistic or historic interest.
Medium heritage significance relates to those components 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 their archaeological, architectural, artistic or historic interest.
Low heritage significance relates to those components 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 building’s evidential historic aesthetic or communal values.
No significance /Detrimental features and elements that do not contain any special interest. These can <i>detract from the significance</i> of the building and maybe evidence of poor craftsmanship or ad-hoc refurbishments.
Unknown heritage significance features or components where the relative importance or interest requires determination by further investigation.

5.3 Significance Appraisal - The Site

The Site comprises a vacant plot of land on the corner of Cheetham Hill Road and Caernarvon Street. Historically, the Site have been developed two times, firstly in the c1820s/30s by the construction of five houses, and in the c1950s/60s with the construction of a petrol garage.

The Site contains no remaining historic fabric relating to the 19th century residential dwellings, and therefore yields **no heritage interest**. As a largely cleared former petrol filling station which is overgrown , hoarded and retains vestiges of late-20th century station structures, the Site has an **adverse impact on the local streetscape setting** as it highlights the fragmented nature of the urban form in this location. **Figures 15-7 below** illustrate the Site as existing.



Figure 15: Looking west towards the Site from Cheetham Hill Road as existing illustrating the derelict nature of the Site and fragmented urban grain.



Figure 16: Looking south-west along Cheetham Hill Road showing the graffiti-ridden hoarded site boundary and surrounding multi-phase development.



Figure 17: Looking west towards the Site from the junction of Cheetham Hill Road (left) and Caernarvon Street (right).

5.4 Appraisal of Heritage Assets in the Setting of the Site

The heritage assets which have the potential to be impacted by the proposed redevelopment of the Site have been identified in **Table 1**. The architectural and historical value and the contribution of setting to an appreciation of the significance of these heritage assets is explored in **Table 3 below**.

As there are no heritage assets within the Site boundary, the Proposed Development only has the potential to result in indirect impacts on these heritage assets, i.e. through change to their setting or change to how they are experienced in views.

The importance of ‘setting’ lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance. Thus, it is the contribution of setting to the significance of the heritage asset which should be established at this stage in the process. For the purposes of this appraisal, the contribution of the Site to the setting and appreciation of the significance of any given heritage asset is defined in order to provide an understanding of how that contribution might change through the Proposed Development.

Due to the derelict and unkempt character and appearance of the Site, it is considered to make a **negative contribution** to the setting of all nearby heritage assets.

5.5 Listed Buildings – Contribution of setting to significance

The heritage assets which have the potential to be impacted by proposed redevelopment of the Site have been identified in **Section 2.2**. The contribution of setting to the significance of these heritage assets will be explored in **Table 3, below**.

The scope of potential impact upon heritage assets can involve impacts upon their setting as well as any physical impact. The importance of ‘setting’ lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance. Therefore, it is the contribution of setting to the significance of the heritage asset which should be established at this stage in the process. For these purposes, the contribution of setting to the significance of any given heritage asset is considered to be either **high, medium, low, negligible, or neutral** (refer to **Table 2** above for complete definitions).

Table 3: Contribution of setting to significance of identified listed buildings			
Number given on Figure 4	Name and Grade	Summary of architectural and historic interest from list description	Contribution of setting to significance and relationship to the Site
01	FORMER SYNAGOGUE Grade II	Methodist chapel, subsequently synagogue, now occupied by a Law Chambers firm. c.1840. Sandstone ashlar (roof concealed). Rectangular plan on corner site. Classical style. Two storeys over basement; single-storey 3-bay facade, symmetrical, the centre breaking forwards and pedimented; with plinth, pilasters, and entablature with cornice and high parapet.	The listed building sits on the west side of Cheetham Hill Road. As with other buildings in this area, the local setting of the building is wholly fragmented, consisting of numerous phases of development and infill which has detracted from the character and quality of the local townscape. However, the building is a visible and prominent feature of the streetscape as one moves along Cheetham Hill Road from the south, and is seen in conjunction with other historic buildings including the tower of the Church of St Chad in the background. Its immediate context includes low quality late 20th century development, as well as tall residential development to the east. Tall buildings are therefore a defining and prominent feature of the listed building’s setting. Consequently, the contribution of setting to the significance of the listed building is considered to be low. Overall, the existing site makes a neutral contribution to the setting of the listed building due to the distance between the two.
02 & 03	ROMAN CATHOLIC CHURCH OF ST CHAD AND	A Roman Catholic church with attached presbytery, now an oratory, of 1847, by Weightman	The listed building sits on the west side of Cheetham Hill Road. The local setting of the building is wholly fragmented, comprising numerous phases of development and infill

Table 3: Contribution of setting to significance of identified listed buildings

Number given on Figure 4	Name and Grade	Summary of architectural and historic interest from list description	Contribution of setting to significance and relationship to the Site
	PRESBYTERY ST CHADS PRESBYTERY and CHURCHYARD WALLS Grade II/ Grade II	and Hadfield of buff sandstone in Perpendicular Gothic style. The Roman Catholic Church of St Chad and attached presbytery, and boundary walls, a Catholic church with attached presbytery, now an oratory, of 1847, by Weightman and Hadfield, is listed at Grade II for the following principal reasons: Architectural interest: imposing building in Gothic style by the notable practice of Weightman and Hadfield, with a striking south-west tower with expressed polygonal stair turret, and good decorative carving including statuary, gargoyles and figurative hoodmould stops. The ensemble is enhanced by the inclusion of a large presbytery in complementary Gothic style with good surviving interior features, and boundary walls with timber gates and some surviving railings. The listed building has group value with the Grade II listed First World War Memorial Cross in its churchyard.	which has detracted from the character and quality of the local townscape. Traditional buildings that have survived have largely been altered and their original architectural quality diminished. Notwithstanding this, the church sits within a loose group of historic buildings on Cheetham Hill Road which communicate the development and former character of the area. These include the listed library and former synagogue to the north, and the listed public house and former town hall complex on the west side of Cheetham Hill Road. Tall buildings are a visible feature of the building's setting in long views south towards the city centre and Deansgate. The residential towers at the southern end of Cheetham Hill Road backdrop the tower of the church in views from the north. This has diminished an appreciation of the structural, landmark quality of the church in views south along the road. The negative appearance of the hoarded Site is intervisible with the church in long range views along Cheetham Hill Road. Consequently, the contribution of setting to the significance of the listed building is considered to be low/medium. Overall, the existing site makes a neutral contribution to the setting of the listed building due to the distance between the two.
04	FORMER FREE LIBRARY Grade II	Public library, now used as part of commercial clothing business. Dated 1876 on frieze. Yellow brick with gritstone dressings. Rectangular plan on corner site. Italianate style. Two storeys and basement, a symmetrical facade of 3 unequal bays, with pilasters, frieze inscribed "CHEETHAM BRANCH MANCHESTER FREE LIBRARY ERECTED AD 1876". Forms group with No.122 (former New Synagogue) to right (q.v.).	The local setting of the building remains largely unaltered apart from inappropriate refurbishments to neighbouring non-listed buildings. The former library sits within a group of historic buildings on Cheetham Hill Road, including the adjacent former unlisted former synagogue (south), the listed public house and former town hall complex to the west, and the prominent tower of the listed Church of St Chad further south, all of which communicate the development and former character of the area.

Table 3: Contribution of setting to significance of identified listed buildings

Number given on Figure 4	Name and Grade	Summary of architectural and historic interest from list description	Contribution of setting to significance and relationship to the Site
			Tall buildings are a visible feature of the building's setting in long views south towards the city centre and Deansgate. Consequently, the contribution of setting to the significance of the listed building is considered to be medium. Overall, the existing site makes a neutral contribution to the setting of the listed building due to the distance between the two.
05	KNOWSLEY HOTEL Grade II	Hotel, now public house and shop. Mid to later C19; altered. Red brick with sandstone quoins and dressings (roof concealed). Rectangular plan on corner site. Three storeys over cellars.	The listed pub sits within a group of historic buildings on Cheetham Hill Road, including the listed former public library and unlisted former synagogue to the east, former town hall complex further north, and a number of unlisted historic buildings to either side of Cheetham Hill Road, all of which communicate the development and former character of the area. Traditional buildings that have survived have largely been altered and their original architectural quality diminished. Tall buildings are a visible feature of the building's setting in long views south towards the city centre and Deansgate. Consequently, the contribution of setting to the significance of the listed building is considered to be low/medium. Overall, the existing site makes a neutral contribution to the setting of the listed building due to the distance between the two.
06	CHEETHAM TOWN HALL (FORMER) Grade II	Former town hall. 1853-5, by T.Bird; altered. Red brick in Flemish bond, with sandstone dressings and slate roofs. Approximately rectangular plan with side wings. Italianate style. Two storeys. The ground floor has a central round-headed doorway with ornamented stone surround and panelled double doors...and attached to the centre (slightly offset to the left) an added 3-bay iron porte-	The listed building sits on the west side of Cheetham Hill Road. The local setting of the building is partially diminished by the construction of a number of late-20th century buildings to the opposite, eastern side of the road. The adjacent Grade II Town Hall annexe building has a direct historic functional relationship with the former town hall and contributes to an appreciation and understanding of its historic significance. Traditional buildings that have survived have largely been altered and their original architectural quality diminished.

Table 3: Contribution of setting to significance of identified listed buildings

Number given on Figure 4	Name and Grade	Summary of architectural and historic interest from list description	Contribution of setting to significance and relationship to the Site
		cohere with slender columns, open-work spandrels, moulded cornice with finials and open-work cresting, and mono-pitched glazed roof with elaborate wrought-iron ornamental balcony at the back. Forms group with Town Hall Annexe to right (q.v.). Has group value with the neighbouring Town Hall annexe building.	The former municipal building sits within a loose group of historic buildings on Cheetham Hill Road, including the listed library and former synagogue to the east side of the road, and further south the Church of St Chad, and the listed public house, all of which communicate the development and former character of the area. Tall buildings are a visible feature of the building's setting in long views south towards the city centre and Deansgate. Consequently, the contribution of setting to the significance of the listed building is considered to be medium. Overall, the existing site makes a neutral contribution to the setting of the listed building due to the distance between the two.
07	CHEETHAM TOWN HALL ANNEXE (FORMER) Grade II	Poor Law Union office, subsequently town hall annexe. 1861-2. Red brick in Flemish bond with sandstone dressings and hipped slate roofs with side-wall chimneys. Rectangular plan. Italianate style. One and 2 storeys. Forms group with No.107, former Cheetham Town Hall to left (q. v.) Has group value with the neighbouring former Town Hall building.	The local setting of the building is partially diminished by the construction of a number of late-20th century buildings to the opposite, eastern side of the road. The neighbouring Town Hall building has a direct historic functional relationship with the former annexe and contributes to an appreciation and understanding of its historic significance. The former municipal building sits within a loose group of historic buildings on Cheetham Hill Road, including the listed library and former synagogue to the east side of the road, and further south the Church of St Chad, and the listed public house, all of which communicate the development and former character of the area. Tall buildings are a visible feature of the building's setting in long views south towards the city centre and Deansgate. Consequently, the contribution of setting to the significance of the listed building is considered to be medium. Overall, the existing site makes a neutral contribution to the setting of the listed building due to the distance between the two.

5.6 Conservation Areas

5.6.1 The Cathedral Conservation Area

The Cathedral area has been the ecclesiastical and scholastic centre of Manchester since the earliest times. To the south and east the two buildings the Cathedral and Chetham's Hospital School], and the confined solemnity of the Cathedral Yard, are effectively separated from the rest of the city centre by a partial ring of Victorian commercial buildings, including the impressive Corn and MCC's online summary of the conservation area's local setting states:

'To the north and west the Cathedral overlooks the broad width of the busy Victoria Street and the deep cut of the River Irwell, both of which traverse the area, and beyond, into Salford, to the extensive cobbled forecourt of the disused Exchange Station which forms the western boundary of the area'.

The former Chetham Hospital complex to the north provides an important insight into the historical context of the Cathedral which enables an understanding and appreciation of its architectural and historical significance.

The architectural and historical value of the Cathedral Conservation Area is High owing to its inclusion of highly graded listed buildings which reflect the history and development of Manchester from the Saxon period onwards and which, as noted above, embodies the city's ecclesiastical and scholastic centre. The survival of the buildings within the Conservation Area and their adaptation to suit changing requirements and withstand the growth and expansion of the city is testament to their local and national significance. experienced as an important historical grouping to the north of the city centre.

The wider townscape setting of the conservation area is wholly varied, reflecting the piecemeal redevelopment of this part of the city. Tall and large buildings are a visible and prominent feature of the asset's setting, albeit there is a sense of breathing space around the Cathedral in particular which reinforces its tower to be appreciated as a landmark within the surrounding townscape.

The Site is not currently intervisible with the conservation area and makes **no contribution** to an appreciation of its significance.

5.7 Statement of Significance

The statement of significance provides further details and a summary of the Site's relative architectural and historic interest.

- The Site comprises a largely vacant plot of land which in a disused and deteriorating condition; it has a poor relationship to the streetscape of both Cheetham Hill Road and Caernarvon Street. The poor relationship of the Site to adjacent and nearby heritage assets is discussed below.
- As the Site contains no evidence of historic fabric/structures, it yields **no heritage interest**.
- Historically, the Site has been developed two times, firstly in the c1820s/30s by the construction of five houses, and in the c1950s/60s with the construction of a petrol garage.

- The Site is located a close distance from 7 listed buildings and 1 conservation area, as described above. However, due to the distance and low-height of existing perimeter hoarding, the negative character and appearance of the Site, this is not intervisible from the setting of any identified listed buildings or conservation area.

6. HERITAGE IMPACT ASSESSMENT

6.1 Introduction

The Site contains no listed buildings and is not located within a conservation area. It will be clear, therefore, that there is no potential for the Proposed Development to incur any direct heritage impacts, i.e. physical impacts on historic fabric. The following assessment will therefore focus on the indirect impact of the Proposed Development on the surrounding historic environment, i.e. its visual impact and/or setting impact.

The following assessment aims to identify the potential impact the Proposed Development could have on an appreciation of the significance of heritage assets in the locality of the Site. This assessment has been informed by an understanding of the character and form of the Proposed Development, and by a series of views that have been prepared which show the scheme in its context, which includes heritage assets.

The Heritage Impact Assessment utilises the guidance set out in Historic England's The Setting of Heritage Assets (December 2017) and ICOMOS guidance on Heritage Impact Assessments (2011).

A total of fourteen (14no) views have been prepared by Chris Burnett Associates for the Townscape and Visual Impact Assessment ('TVIA'); their locations are indicated on the plan at **Figure 18**. The viewpoints have been selected and agreed in consultation with MCC.

A selection of six (5no) of these views has informed the subsequent Heritage Impact Assessment as they illustrate the relationship of the Proposed Development and heritage assets in its local and wider townscape setting.

6.2 Methodology for Measuring Heritage Impact

The assessment of the potential heritage impact concerns the indirect (setting and/or visual impact) of the Proposed Development on the identified heritage assets. The contribution of the setting to the significance in each asset has been established in **Table 3** as part of the baseline appraisal.

The magnitude of impact is a product of the extent of change which is likely to result from the Proposed Development on the setting of the identified heritage assets. Where the proposed changes are considered to *enhance* the setting or appreciation of a heritage asset, the impact will be deemed to be beneficial. Conversely, where the Proposed Development is considered to *compromise* an appreciation of its significance, the impact will be deemed adverse. Where an impact is considered to make *no material change* to the understanding and appreciation of an asset's significance, the resultant impact will be neutral.

This impact is assessed in consideration of the asset's relative significance. Please refer to tables in **Appendix ii** for the relative significance / values used in this Heritage Statement.

6.3 Determining the overall impact

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

The overall impact of the Proposed Development upon the setting and context of the identified heritage assets is assessed in light of the consideration of the identified heritage views and the effect of the development in each case to arrive at a conclusion as to the effect of the proposals. This gives particular consideration to the overall effects upon key heritage assets (listed buildings and conservation areas) which may form part of the Site, exist in close proximity to it, or be frequently visible in a series of views in conjunction with the proposals. Please refer to **Appendix iii** for ICOMOS Guide on determining significance of overall impact.

Mitigation in respect of any adverse impact upon the setting, and / or the context of the identified listed buildings is formulated upon the overall benefits of the Proposed Development. Benefits relate to both the place in which the development will be constructed, as well as benefits to the wider community or society as a whole. Discussion of such benefits fall outside the scope of the Heritage Statement and are expounded in the wider Planning Statement.

6.4 Visual Impact Assessment (Indirect)

Figure 18, below, provides a baseline map with the relative locations of key heritage viewpoints, which have been agreed with the LPA (Manchester City Council; MCC) to be assessed for the potential heritage impact. These view locations (**views 2, 3, 5, 12 and 14**) will form the Visual Impact Assessment below.

The selected views have been scoped in where; a) there is a baseline value to the view, in heritage terms, and b) where the Proposed Development was visible, and c) sensitive / key viewpoints which test whether the Proposed Development would be visible. Additional views will be assessed by Chris Burnett Associates as part of the wider Townscape Visual Impact Assessment (TVIA).

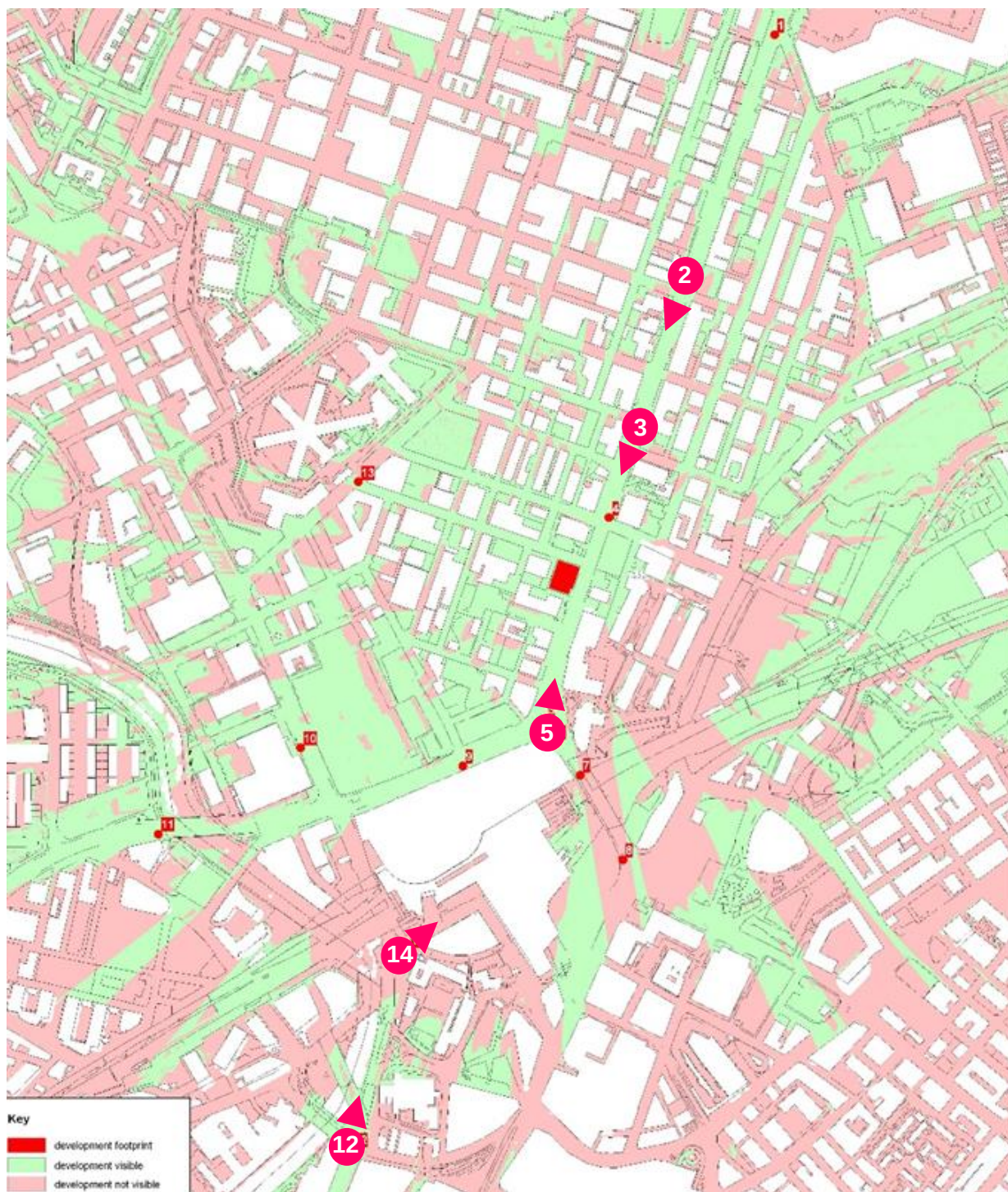


Figure 18: Plan of the six (5no) heritage viewpoints assessed (denoted by pink markers). Additional viewpoints will be assessed in the accompanying TVIA report by Chris Burnett Associates.

6.5.1 Viewpoint 2

Existing

The view illustrates a kinetic view moving south-west towards the Site along Cheetham Hill Road from its junction with Derby Street (left and right) towards View 3 and View 4.

The view demonstrates the 2-3 storey early-to-mid-19th century buildings (unlisted) to the east and west sides of Cheetham Hill Road, which present a coherent street wall and are largely aligned to the back of the pavement. The Grade II listed Cheetham Town Hall and Grade II listed Town Hall Extension buildings are discernible to the immediate right of the view forming a cohesive group of grander, former public buildings, set slightly back from the pavement line, whilst further south on the west side of the street is the Grade II listed Knowsley Hotel.

Largely obscured from this location is the tower of the Grade II listed Roman Catholic Church of St Chad to the left mid-distance, which, although partially visible in the distance, is better experienced when moving further south along Cheetham Hill Road. To the extreme right of the view is an example of one of the many mid-20th century cleared sites which, like the Site, has been used as a petrol garage and now a car washing business. The car washing site clearly illustrates how this type of development has adversely fragmented the historic urban form and continuous street wall.

To the far distance can be seen a collection of recent high-rise residential developments forming Deansgate Square and other adjacent towers, which partially terminate the view.

The existing view does not best represent the heritage interests of the Grade II listed Knowsley Hotel, which is better experienced when moving further south along Cheetham Hill Road. However, the heritage interests of the Grade II listed Cheetham Town Hall and Grade II listed Town Hall Extension are well represented from this viewing place.

Proposed

This view demonstrates how the views south along Cheetham Hill Road allow the Proposed Development to be seen in conjunction with moving further towards existing and established tall buildings at Deansgate and within the city centre to the south.

Although the increase in scale of the Proposed Development is notable in comparison to all other buildings within the view, it does not materially change or alter how the listed Cheetham Town Hall, and Town Hall Extension in the foreground are experienced or appreciated within the streetscape.

Consequently, it is considered that the Proposed Development will result in **no impact** to the settings of the Grade II listed Cheetham Town Hall, the Grade II listed Town Hall Extension and the Grade II listed Knowsley Hotel, but will result in a **negligible adverse impact** on the setting of the Grade II Roman Catholic Church of St Chad.



View 2: Existing



View 2: Proposed

6.5.2 Viewpoint 3

Existing

The view illustrates a kinetic view moving further south-west towards the Site along Cheetham Hill Road from View 2 above.

To the left can be seen the top half of the Grade II listed Roman Catholic Church of St Chad's tower, which, although obscured by a billboard, still dominates the view towards the location of the Site. To the immediate left of the view is a large, cleared plot of land, which has been overgrown and undeveloped for a number of years.

To the back (south-west) of the listed church tower can be seen the modern Hallmark apartment building, which is located further south-west along Cheetham Hill Road, whilst to the right (west) of Cheetham Hill Road are a number of unlisted, 19th century terraced houses that are now a range of shops and businesses, and a fragmented row of 19th and mid-to-late-20th century shops and businesses further south-west.

The view illustrates the fragmented urban form to this part of Cheetham Hill Road, despite allowing for long range views towards the city centre.

Although partially visible, the existing view does not best represent the heritage interests of the Grade II listed Roman Catholic Church of St Chad which is better experienced when moving further south along Cheetham Hill Road.

Proposed

The Proposed Development will be fully visible within this view and can be seen to somewhat change the experience of the dominance of Grade II listed Church of St Chad's tower by introducing a further dominant high-rise feature to the background and reducing its sense of architectural hierarchy within the streetscape.

However, the new tower will introduce a new landmark feature in the streetscape, which will introduce much needed vibrancy and activity to this fragmented and underused southern end of Cheetham Hill Road.

Consequently, the view is considered to result in a **minor adverse impact** in terms of impact on the setting of the Grade II listed Church St Chad within the view.



View 3: Existing



View 3: Proposed

6.5.3 Viewpoint 5

Existing

This view is experienced from the south-western end of Cheetham Hill Road, looking north-east towards the Site to the left.

To the far left of the view is the Grade II listed former Synagogue, and to its north is the red brick and decorative terracotta of the unlisted former hotel at No. 30 Cheetham Hill Road, which forms a group with the listed former Synagogue.

Moving further north-east towards the Site are two single-storey, mid-20th century buildings forming a covered garage and an office building to either side of Park Place, whilst the Site can be seen adjacent to these two low-rise buildings, forming a hoarded plot. To the right of the view is the large, modern Park Inn Hotel on the eastern side of Cheetham Hill Road.

This view illustrates the varied and fragmented urban form of Cheetham Hill Road, which changes from isolated instances of historic buildings, to low-rise, mid-20th century commercial developments and petrol garages, to cleared gap sites.

This view demonstrates the heritage interests of the Grade II listed former Synagogue well within the view.

Proposed

The tower element of the Proposed Development will be entirely visible from this viewing place, providing a dominant punctuation to the skyline and a juxtapose to the largely horizontal, open, linear forms across the centre of the view.

The stepping back and lowering of the southern bays of the south elevation of the proposed tower is clearly articulated from this viewing place, helping to brake up the overall mass of the tower and adding additional interest to the otherwise flat elevations.

The dominant height and mass of the Proposed Development will result in a minor visual intrusion to the remaining low-rise height of the Grade II Listed former Synagogue and adjacent unlisted 19th century former hotel, but will be seen to herald the start of development on the eastern side of Cheetham Hill Road, which will actively reconnect the currently fragmented urban form and character, encouraging further exploration into the Cheetham Hill district.

Consequently, the view is considered to result in a **minor adverse impact** in terms of impact on the setting of the Grade II listed former Synagogue within the view.



View 5: Existing



View 5: Proposed

6.5.4 Viewpoint 12

Existing

This view is experienced looking north along Cathedral Approach/Victoria Street towards the Site.

This view is taken from the western boundary of the Cathedral Conservation Area and illustrates the immediate setting and context of the Grade I listed Manchester Cathedral, which forms the focus of the Conservation Area.

The view is dominated by the tower of the Cathedral to the right, whilst the left (west) of the view is dominated by a number of recently completed office developments on the Salford side of the River Irwell. Terminating the view to the centre can be seen the large AO Arena.

This view demonstrates the heritage interests of the Grade I listed Manchester Cathedral well within the view, but does not demonstrate well the heritage interests of the Cathedral Conservation Area, which is better appreciated when moving further north and east.

Proposed

The Proposed Development will be largely concealed from view by existing buildings to the mid-distance of this view location, with only the uppermost floor levels being visible at a far distance behind, which will be understood as a incidental continuation of the existing streetscape and urban form.

Consequently, it is considered that the Proposed Development will not affect the setting of the Cathedral Conservation Area and will have **no impact** on the setting of the Grade I listed Manchester Cathedral from this view location, and therefore the impact is considered to be **neutral**.



View 12: Existing



View 12: Proposed

6.5.5 Viewpoint 14

Existing

This view is experienced from the junction of Hunts Bank Approach (right) and Victoria Street (left) looking east towards the location of the Site to the distance.

Hunts Bank Approach can be seen to rise gradually eastwards towards the principal elevation of the Grade II listed Victoria Railway Station, which terminated the centre of the view. To the right (south) of the view is the Stoller Hall of the Manchester College of Music, whilst to the left foreground of the view is dominated by an expanse of mid-19th century buff stone retaining wall, connected to the original construction of the railway station beyond. Above this is part of the large AO Arena, which forms a medium-rise office building at this corner location.

The view is experienced from the northern corner of the Cathedral Conservation Area, which extends eastwards to the elevation of the station and northwards to the Arena.

This view partially demonstrates the heritage interests of the Grade II listed Manchester Cathedral well within the view, but is not the best place from which to appreciate the significance of the Cathedral Conservation Area, which is better appreciated when moving further south.

Proposed

The Proposed Development will not be visible from this view location. Consequently, it is considered that the Proposed Development will not affect the setting of the Cathedral Conservation Area and will have **no impact** on the setting of the Grade II listed Victoria Railway Station from this view location, and therefore the impact is considered to be **neutral**.



View 14: Existing



View 14: Proposed

6.6 Visual (indirect) Impact Assessment – Summary

As recommended in the revised Historic England guidance on the Settings of Historic Buildings referenced above, the perceived indirect (visual) impact upon the nearby heritage assets have been tabulated below. The impact assessment has been informed by the baseline significance appraisal above 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).

These values have been established within the following table (**Table 4**) assessing the scale of impact and the perceived effect of change in each case as regard each of the designated heritage assets identified which could potentially be affected by the Proposed Development.

Table 4 – Predicted impacts of the Proposed Development upon significance of setting to Heritage Assets				
No. ref. (on Fig 4)	Heritage Asset and designation	Significance value	Predicted Scale of impact	Significance of the effect of change, or overall impact
01	FORMER SYNAGOGUE (Grade II)	Medium	Moderate change	Minor adverse
02	ROMAN CATHOLIC CHURCH OF ST CHAD AND PRESBYTERY ST CHADS PRESBYTERY (Grade II)	Medium	Moderate change	Negligible-to-Minor adverse
03	CHURCHYARD WALLS OF ROMAN CATHOLIC CHURCH OF ST CHAD (Grade II)	Medium	No change	Neutral
04	FORMER FREE LIBRARY (Grade II)	Medium	No change	Neutral
05	KNOWSLEY HOTEL (Grade II)	Medium	No change	Neutral
06	CHEETHAM TOWN HALL (FORMER) (Grade II)	Medium	No change	Neutral
07	CHEETHAM TOWN HALL ANNEXE (FORMER) (Grade II)	Medium	No change	Neutral
/	Cathedral Conservation Area	Medium	No change	Neutral
/	Shudehill Conservation Area	Medium	No change	Neutral

6.7 Conclusions

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 take into account the existing character of the areas around the site.

For instance, despite the proximity of the Proposed Development to the Cathedral and Shudehill Conservation Areas, the relative impact upon the designated area's significance will be neutral, due to the typography and established buildings and new developments within the boundary of the areas. This is demonstrated within Figure 4 (ZVI study).

It is however recognised that within certain views, particularly short range views of the Site, the Proposed Development will incur a greater visual change and incur a level of harm upon the settings of heritage assets within the view. The Proposed Development has been demonstrated to result in one instance of minor adverse impact upon the Grade II listed former Synagogue and one instance of negligible adverse impact upon the Grade II listed Roman Catholic Church of St Chad and St Chads Presbytery, amounting to some 'less than substantial harm', albeit at the lower end of this scale.

In the case of the former Synagogue, this is due to the development creating a visually intrusive new high-rise element within the listed building's setting, which will be entirely visible from the listed buildings' primary location from which to understand and appreciate its setting. Regarding the Roman Catholic Church of St Chad and St Chads Presbytery, although the church's setting is much altered, the addition of the Proposed Development to the opposite side of Cheetham Hill Road introduces a new high-rise built form, which will result in a moderate change to the setting of the building which will create a dominant, visual intrusion when viewed in conjunction.

However, the fact that the Site as existing has an adverse impact on the local streetscape, does not contribute to the settings of any identified heritage assets, and that the Proposed Development will actively remove the adverse visual impact the Site current presents, and introduce activity and vibrancy to this fragmented streetscape within the immediate setting of the listed buildings, should be taken into consideration.

The Site falls within the Great Ducie Street Strategic Regeneration Framework ('SRF') which was adopted by the LPA in 2018. The Site is referred to as Plot 58 within the SRF and identified as being an appropriate location for a development reaching between 16 and 20 storeys. Although the current proposals present a building of three additional stories to this figure, it is not considered that the additional height will incur any additional, adverse visual intrusion to the identified heritage assets.

7. PLANNING POLICY ASSESSMENT AND CONCLUSION

7.1 Introduction

The NPPF (2023) and the associated Planning Practice Guide 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 Heritage Significance Appraisal (Part 1 of this report) has informed the Heritage Impact Assessment (Part 2) which demonstrates that the cumulative impact of the development proposals would have an overall minor adverse impact upon the built historic environment.

The Proposed Development addresses the need to redevelop the currently dilapidated and unused site at Cheetham Hill Road. In regenerating the area and bringing the Site into active use, the proposals introduce a sense of cohesion and activity, which will herald the beginning of the redevelopment of the western side of Cheetham Hill Road, as seen successfully undertaken on the eastern side in recent years.

7.2 Statutory and policy requirements

The NPPF requires that all planning proposals contribute to the achievement of “*sustainable development*” (**NPPF. Paragraph 8**), which in this case means the preservation of the fabric, character and appearance of the identified heritage assets. This requires a clear and proportionate evaluation of the significance and impact on the identified heritage asset as has been outlined in Parts 1 and 2 of this Heritage Statement.

The NPPF establishes a clear hierarchy of significance for heritage assets, derived from their designated status. The fundamental objective is to avoid compromising designated heritage assets, such that any potential ‘harm’ from a development must be balanced against the potential advantages of the public benefits that may outweigh any harm (**paragraph 208**).

The Proposed Development only detracts to a minimal degree from the ability to appreciate the special interest of the heritage assets despite the evident changes to their settings. The cumulative impact of the proposals would avoid any unmitigated conflict with the conservation of the identified designated heritage assets overall. Thus, the proposal meets the requirements of NPPF, paragraphs **205 and 206**.

7.3 Balanced impact on the heritage asset and historic environment

The Proposed Development will herald further investment in this part of Manchester, which is currently underutilised and lacking a coherent urban form. The Proposals will clearly make a positive contribution to the vitality of this part of the city centre, which is currently being redeveloped in line with the Great Ducie Street Strategic Regeneration Framework (‘SRF’).

Consequently, the Proposed Development is demonstrably consistent with national and local policy, in particular, the proposals accord with local planning policy EN2 (Tall Buildings) and accords with the requirements of the NPPF, **paragraph 196 point c**.

Where the proposals have been demonstrated to result in instances of adverse impact upon the built historic environment, the perceived level of harm (less than substantial) is required to be outweighed by the public benefits brought about by the Proposed Development as per the requirements outlined within the NPPF **paragraph 208**. Please refer to Planning statement by Euan Kellie for public benefits.

8. APPENDICES

8.1 Appendix i: Definition of Significance Terms used in this Heritage Statement

Table 5: The hierarchy and definition of heritage significance relevant to the redevelopment of the Site (tailored from ICOMOS & Historic England guidance)

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

8.2 Appendix ii: Assessing the Magnitude of Change or Impact

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

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

Table 6: Criteria for defining the effect and degree of direct and indirect heritage impact		
Definition of magnitude and nature of heritage impact.	Direct heritage impacts (physical alteration or change to character)	Indirect heritage impact (visual change to the experience or setting of the building and its context).
Major adverse <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage interest of the identified heritage assets in the view, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse <i>less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate those values.
Minor Adverse <i>The negative impact will need to be balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage interest of the assets in the view, or the ability to appreciate those values.

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

<i>with clear beneficial enhancement of its heritage values.</i>		Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
Major beneficial <i>The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage values.</i>	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage values.	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage interest. 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, or the ability to appreciate its significance.

8.3 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 ICOMOS Guidance, this is a general guide and is not intended to be prescriptive.

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

Table 7: Assessing the Significance of Impact

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