

Crown Street, Phase 3

Manchester

Heritage Statement: Significance Appraisal & Impact Assessment

Prepared by



Stephen Levrant Heritage Architecture Ltd

Prepared for:

Renaker Build Ltd

January 2024

Revision 2.1

Crown Street, Phase 3, Manchester: Heritage Statement

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1. INTRODUCTION

1.1 Purpose of the Heritage Statement

- i) This Heritage Statement has been prepared by Heritage Architecture Ltd. in support of a Full Planning Application for the redevelopment of the Site known as Crown Street, Phase 3 (Partial Plot C and E of the Great Jackson Street Redevelopment Framework), Manchester (hereafter referred to as 'the Site'). This report is a revision to the previously submitted report prepared in relation to the application; it provides the additional assessment of nighttime views and clarifies the assessment of the proposals against paragraph 208 of the National Planning Policy Framework (revised edition, December 2023) which is concerned with the balancing of 'less than substantial harm' against the benefits of a proposal.
- ii) The c. 1.08 hectares Site is encompassed within the third phase of a multi-phase redevelopment of the area bounded by Silvercroft Street and Owen Street car park to the north, Melbourne Street and Plot F to the south, Owen Street and Deansgate Square to the east, and Crown Street Phase 2 to the west, currently under construction. The location of the Site is shown on the map at **Figure 1**.

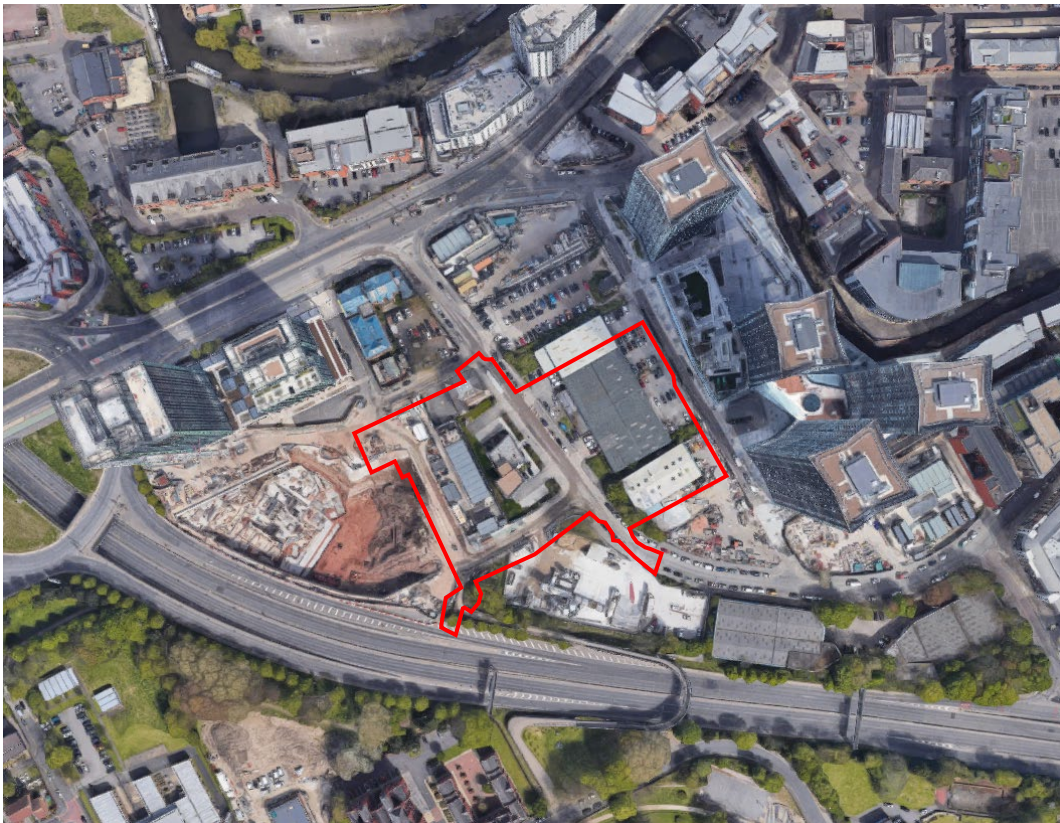


Figure 1: Aerial view of the Site and surrounding townscape context. The Site boundary is outlined in red, with plots C1 and C2 to the west and E1 and E2 to the east.

- iii) The Site is located to the south of Manchester City Centre and falls within the administrative boundary of Manchester City Council ('MCC', or 'the Council').
- iv) Full Planning Permission is sought for the erection of four residential towers, two of 51 storeys (Plots C7 and C8) and two of 47 storeys (Plots E1 and E2). The two pairs of towers will be set upon two podium level structures arranged around a central landscaped area. The proposals (hereafter referred to as the 'Proposed Development') will provide 1,670 residential units in addition to flexible commercial and community uses.
- v) The Proposed Development is subject to an Environmental Impact Assessment ('EIA'). Built Heritage, i.e. the subject of this report, has been scoped out as a topic owing to the fact it has been determined that the scheme will not incur any significant direct or indirect effects on heritage assets in the local and wider townscape setting of the Site. The assessment of built heritage effects resulting from the Proposed Development of the Phase 3 site is therefore contained exclusively within this Heritage Statement.
- vi) This report has been prepared alongside a separate Heritage Statement which provides an assessment of the associated redevelopment of what is referred to as 'Plot D' within the Great Jackson Street Redevelopment Framework. Plot D takes in an area of land to the south of Plots C1, C2, E1, and E2 (the Site). The Visual Impact Assessment of the Proposed Development at **Section 6.0** of this report features the proposals associated with both Phase 3 and Plot D; an effect for each is identified in association with each view for clarity and consistency across the two reports.
- vii) This Heritage Statement appraises identified features of the built historic environment within the context of the Site, providing a description of their significance in order to understand the potential impact of the Proposed Development on the ability to appreciate their heritage value. The impact of the Proposed Development on heritage assets within the setting of the Site will be assessed at **Section 6.0** of this report.
- viii) This Statement has been prepared in the context of relevant national and local heritage policy and guidance. In particular, the report has been prepared in accordance with the national policy requirement of National Planning Policy Framework ('NPPF', revised edition, December 2023) paragraph 200. This paragraph stipulates that Applicants should describe the significance of affected heritage assets, including any contribution made by their setting, in a manner that is proportionate to their special interest and enables an understanding of the potential impact of any proposal on this significance.
- ix) This Heritage Statement makes reference to the Townscape and Visual Impact Assessment ('TVIA') prepared by Chris Burnett Associates (included within the EIA) and should be read alongside this standalone assessment. This Heritage Statement should also be read in conjunction with the Application Drawings and Design and Access Statement ('DAS') prepared by Simpson Haugh, who are the scheme architects.

1.2 General Methodology

- i) This Heritage Statement is the result of an extensive process which synthesises literature and documentary research, building surveying and professional judgment. The documentary research was based upon primary and secondary sources, including maps, drawings and reports.
- i) The following sources have been consulted in the preparation of this Heritage Statement:
 - Historic Environment Record (HER).
 - Manchester University Archives.
 - Historic mapping (Ordnance Survey where appropriate).
 - Various online resources (including the National Heritage List for England and Britain From Above).
- ii) Surveys of the Site and surrounding areas were conducted in October 2022 by visual inspection in order to map out the immediate area surrounding the Site, to analyse the setting of the designated heritage assets that could be affected by the Proposed Development, and to consider the potential impact the Proposed Development could have on an appreciation of their special interest.

1.3 Authorship

- i) This report has been prepared by Stephen Levrant Heritage Architecture Ltd., an architectural practice specialising exclusively in the historic cultural environment.
- ii) Authors:
 - Anna Manley [BA(Hons), MA] – Heritage and Townscape Consultant
 - Sarah Stirling [BA(Hons), MA] – Historic Building Consultant

2. THE SITE & HERITAGE CONTEXT

2.1 Location and Site Description

- i) The Site which is the subject of the Proposed Development comprises partial Plots C and E and falls centrally within the wider regeneration area that is subject to the Great Jackson Street Development Framework (adopted 2018).
- ii) The Phase 3 site comprises two plots of land which fall to the east (Plots E1 and E2) and west (Plots C7 and C8) of Great Jackson Street, bounded to the east by Owen Street and to the west by the Crown Street Phase 2 site which is currently being redeveloped. The western part of the Site is bounded by Silvercroft Street to the north and Melbourne Street to the south. The northern and southern boundaries of the eastern part of the Site are bounded by existing sites featuring car parking and low-quality industrial buildings which fall within the regeneration area. A Site plan defining the plot areas is reproduced at **Figure 2**.

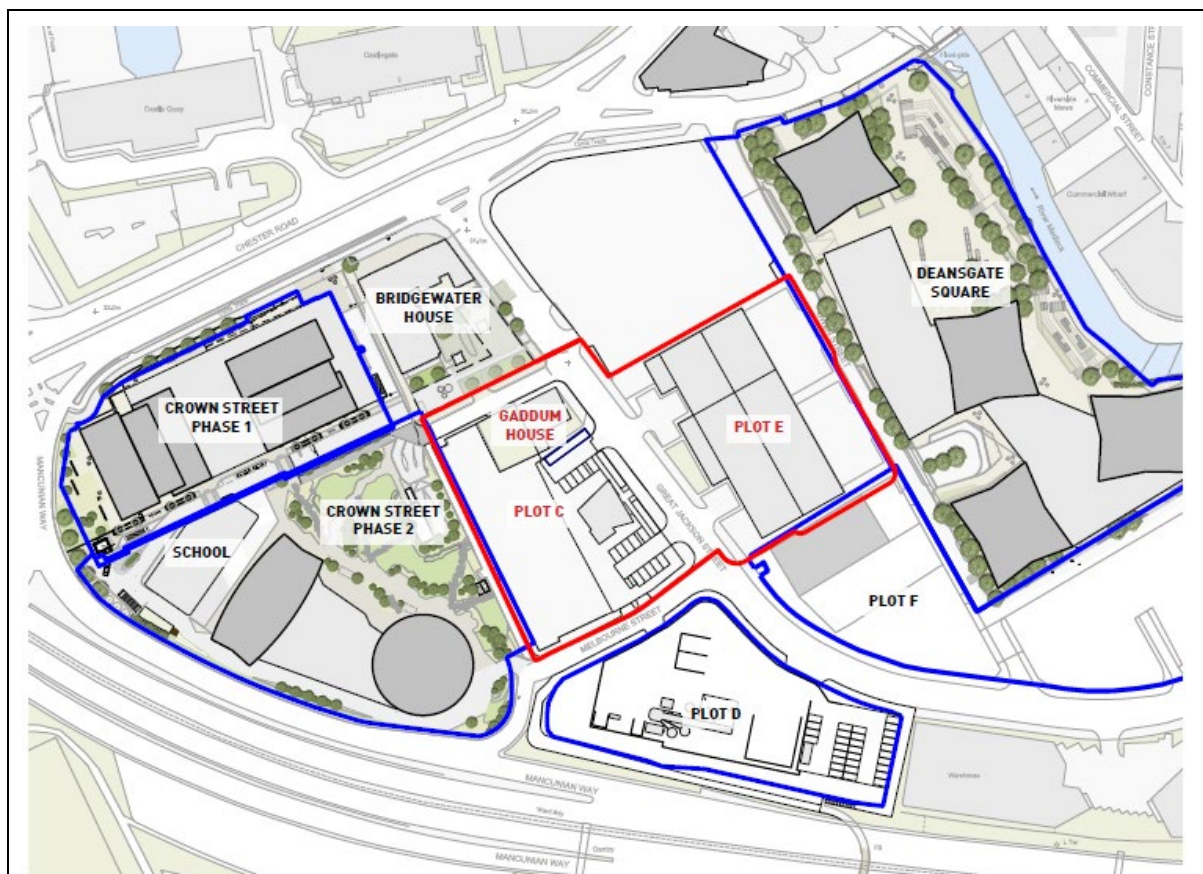


Figure 2: Plan showing the indicative Site area in red. Each of the plots within the Site are labelled. The areas in blue highlight other areas within the Great Jackson Street Development Framework area, including the associated Plot D to the south of the Site. Source: Simpson Haugh.

- iii) Historically, the Site was densely developed with streets of terraced housing, public houses, schools and industrial sites primarily dating to the early 19th century. The Site and the

immediate surrounding area was largely cleared of all buildings during the 1950s and 1960s. The clearance of built form was undertaken in conjunction with the major re-planning of Chester Road and the construction of the Mancunian Way dual carriageway and traffic island to the west of the Site.

- iv) In its existing condition, the Site comprises of a cleared site to the eastern plot and the Renaker Marketing Suite constructed from modular units and temporary office accommodation and storage containers in the western plot. The Site is split on a north-south axis by Great Jackson Street. The existing condition of the western part of the Site is reflected in the photograph at **Figure 3**.
- v) The Site's current context is characterised by an evolving urban landscape associated with the completed and ongoing redevelopment of plots within the Great Jackson Street Development Framework. Large, modern tower blocks are contrasted with late 20th century industrial development as the area is regenerated in phases. The Site's setting is presently activated by ongoing construction, including associated traffic and noise.



Figure 3: View from Great Jackson Street of the western part of the Site (Plots C1 and C2). Source: Google Maps.

2.2 Statutory Designations

- i) Statutory listing means that a building or structure is identified as being of special architectural or historic interest at a national level and is therefore protected through the planning system. The grading of listed buildings reflects the different levels of associated architectural and historic interest. Historic England defines that 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, warranting every effort to preserve them.

- ii) Given the nature of the scheme, the Proposed Development has the potential to impact the setting of designated heritage assets, including listed buildings, in the local and wider townscape surrounding the Site.
- iii) Whilst heritage assets within a 500m radius of the Site have been identified as the most sensitive to any potential impact from the Proposed Development, any additional heritage assets will be identified through the Visual Impact Assessment in **Section 7.0**.
- iv) There are 34 listed buildings, and one Scheduled Monument within a 500m radius of the Site (See **Figure 4** below). The heritage assets are identified in **Table 1**.

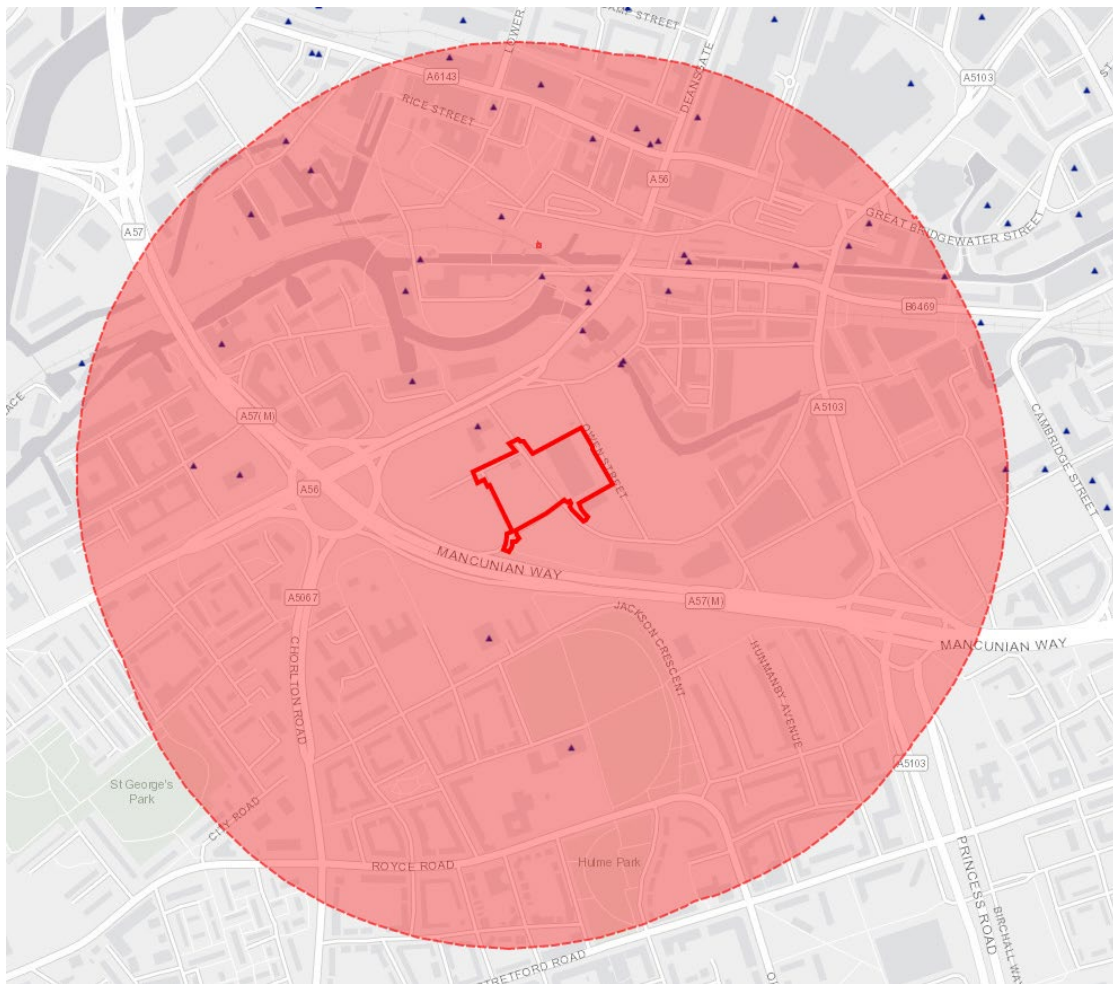


Figure 4: Map showing listed buildings (blue triangles) and single scheduled monument (red dot) within 500m of the Site boundary (area approximately outlined in red). Source: Historic England, National Heritage List for England ('NHLE').

Conservation Areas

- v) Conservation Areas are areas designated by Local Authorities that are deemed to have special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
- vi) The Site is located to the south of the southern boundary of the Castlefield Conservation Area, which forms the largest, designated Conservation Area in Manchester (see **Figure 5**). Castlefield Conservation Area is situated to the south-west side of the city centre; its focus is the Roman fort from which it derived its name i.e. 'castle in the field'.
- vii) Due to the height and scale of the Proposed Development, the Site has the potential to impact the character and appearance of the Conservation Area. The potential impact will be assessed within this report.
- viii) There are no other conservation areas within 500m of the Site boundary.

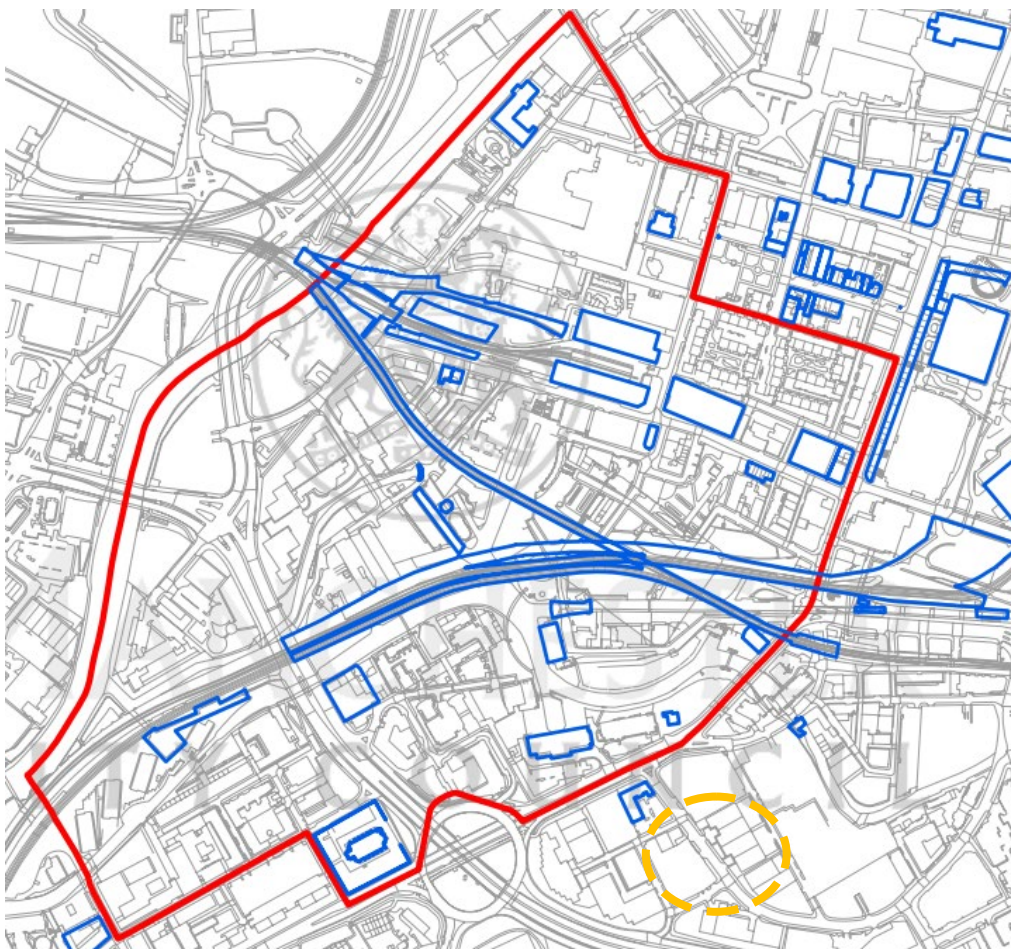




Figure 5: Map of Castlefield Conservation Area, outlined in red. Listed building and structures are outlined in blue. The location of the Site is indicated in yellow. Source: MCC website – Castlefield Conservation Area Appraisal Map.

2.3 Non-designated Heritage Assets

- i) Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identifies as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'. Manchester City Council does not have such a local list at the present time.
- ii) No non-designated heritage assets have been identified in the course of producing this report.

2.4 Heritage Baseline Summary

- i) The heritage baseline of this report (i.e. the heritage assets that will be considered) is summarised in **Table 1** below. The heritage assets within 500m of the Site boundary are identified on the map at **Figure 6**.

Table 1: Heritage Assets with Potential to be Impacted by the Proposed Development		
No. on Map	Name	Designation
Listed Buildings		
1	Church of St George	Grade II*
2	K6 Telephone Kiosk Beside South West Corner of Number 330 Deansgate	Grade II
3	235-291, Deansgate	Grade II
4	Museum of Science and Industry, Air and Space Museum	Grade II
5	The Giants Basin	Grade II
6	Rochdale Canal Lock Number 92 and Castle Street Bridge	Grade II
7	Former Congregational Chapel	Grade II
8	School House	Grade II
9	Castlefield Information Centre	Grade II
10	Merchants Warehouse	Grade II
11	Former Market Hall	Grade II
12	Bridgewater Canal Basin at Potato Wharf	Grade II
13	Former St Matthews Sunday School	Grade II
14	29-41, Liverpool Road	Grade II
15	Power Hall of Museum of Science and Industry	Grade II
16	Churchyard Walls, Gate Piers and Gates at Church of St George	Grade II
17	Castlefield Railway Viaduct from G-Mex to Dawson Street	Grade II
18	Pair of Culvert Arches over River Medlock and Associated Overflow Channel	Grade II
19	Deansgate Station	Grade II
20	13-17, Albion Street	Grade II
21	Boundary Stone on Knott Mill Bridge	Grade II
22	Floodgate on East Side of Knott Mill Bridge	Grade II
23	Rochdale Canal Lock Number 90, Approximately 30 Metres West of Albion Bridge	Grade II
24	Electricity Junction Box in Castlefield Canal Basin, Manchester (List Entry No. 1475255)	Grade II
25	Former Canal Flour Mills	Grade II

26	The Britons Protection Public House	Grade II
27	Middle Warehouse, at Former Castle Field Goods Yard	Grade II
28	Rochdale Canal Lock Keepers Cottage at Lock Number 91, Next to Gaythorn Tunnel	Grade II
29	Roman Catholic Church of St Wilfrid (Grade II)	Grade II
30	Electricity Junction Box on Castle Street, Manchester	Grade II
31	Rochdale Canal Lock Number 89 (Tib Lock), on South Side of Havelock Mills	Grade II
32	Electricity Junction Box in Castlefield Canal Basin, Manchester (List Entry No. 1475459)	Grade II
33	Rochdale Canal Lock Number 91 at East End of Gaythorn Tunnel	Grade II
34	Bridgewater Canal Offices	Grade II
Scheduled Monuments		
35	Remains Of Eastern Wall of The Roman Fort	Scheduled Monument
Conservation Areas		
N/A	Castlefield Conservation Area	N/A

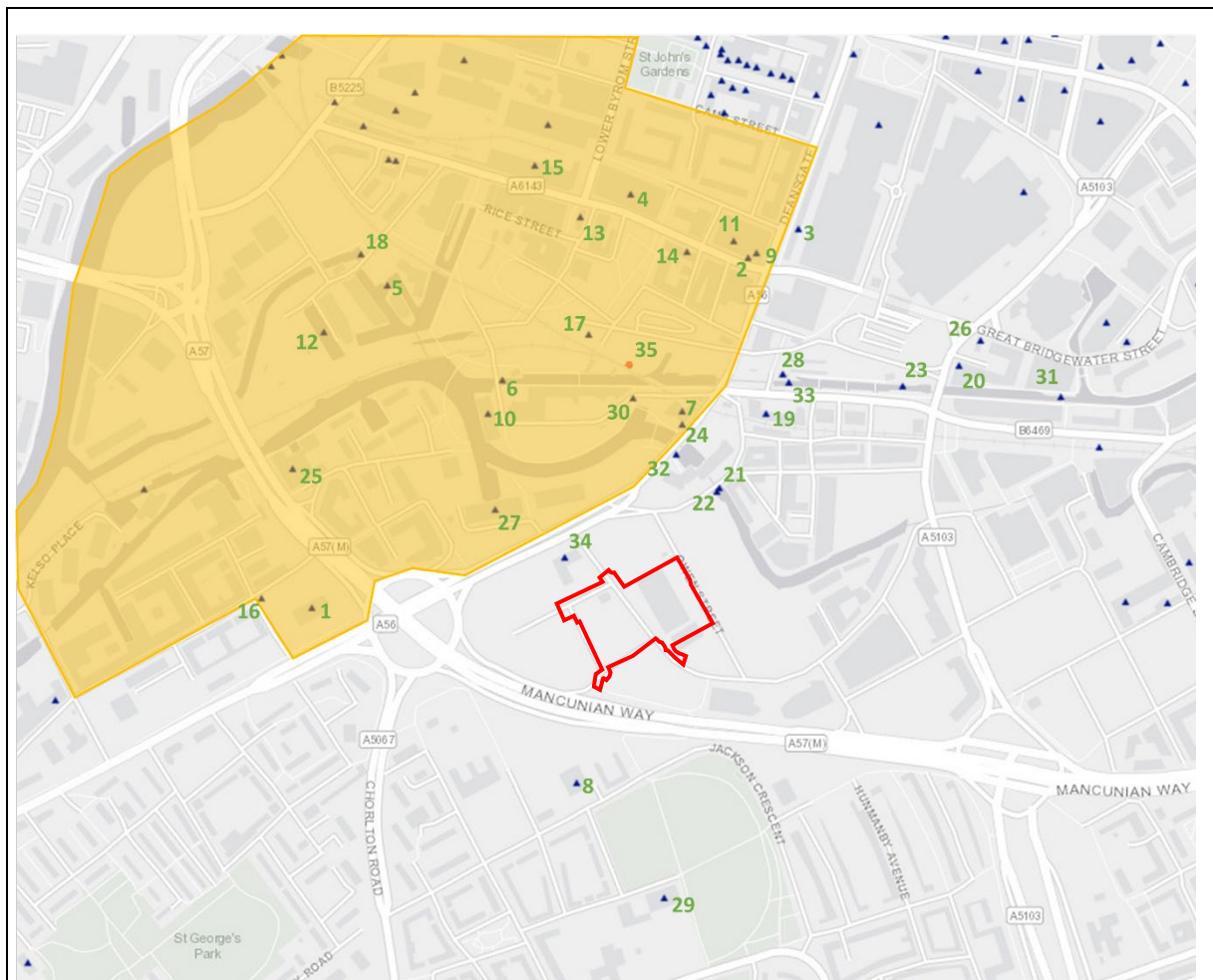


Figure 6: Heritage Asset Plan identifying heritage assets within 500m of the Site boundary. Numbers identify heritage assets in co-ordination with **Table 1** above. The area of Castlefield Conservation is shaded in yellow. The Site boundary is defined in red. Source: Base plan from Historic England, NHLE.

3. POLICY CONTEXT

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

- i) The Planning (Listed Buildings and Conservation Areas) Act 1990 provides the legislative framework which governs the specific protection for buildings and areas of special architectural or historic interest, over and above that provided by development management policies at a local level.
- ii) As the Site is within the setting of listed buildings, Section 66 of the Act is of relevance, as 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.
- iii) There is no statutory provision protecting the setting of conservation areas, although this does form a consideration of national guidance and local planning policy. For that reason, due regard has been given to Section 72 of the Act which embodies the *“general duty as respects conservation areas” and which ensures in the exercise of planning functions, that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”*.

3.2 National Planning Policy Framework (NPPF) (revised edition, December 2023)

- i. The NPPF constitutes the Government’s view of what sustainable development in England means in practice.

Design

- ii. **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”*.
- iii. At **Paragraph 135**, the NPPF establishes a set of principles that Local Authorities should ensure are at the forefront when considering planning policies and development proposals. These principles stipulate that developments should: function well and contribute to the overall quality of the area; be visually attractive through the use of high quality architecture, successful layouts and effective landscaping; be sympathetic to local townscape character and history (including the built environment and landscape setting); reinforce and maintain sense of place through considered arrangement of streets, spaces, typologies and materiality; optimise the potential of sites and create a sustainable mix of developments; and create spaces that are safe, inclusive and accessible to all.
- iv. **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”*.

- v. Read together, **Paragraphs 134 and 139** demonstrate the Government’s encouragement of Local Authorities to support schemes which embody high quality sustainable design.
- vi. It will be clear from this Statement that the proposals for the Site seek to provide a sustainable use and a high-quality scheme which accords with the definition of sustainable development provided within the NPPF.

Heritage

- vii. 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**).
- viii. **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.
- ix. 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**).
- x. **Paragraph 200** stipulates that Local Authorities should require applicants to describe the significance of any 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 Statement fulfils this requirement by providing an appraisal of the significance and settings of key heritage assets in the environs of the Site.
- xi. **Paragraphs 205-208** of the NPPF should be read together. In **Paragraph 205**, the NPPF stresses that *“great weight”* should be given to the conservation of designated heritage assets in the planning balance, defining that the *“more important the asset, the greater the weight should be.”*
- xii. **Paragraph 206** determines that *‘any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification’*.
- xiii. **Paragraph 207** establishes that *‘where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities*

should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm’.

- xiv. **Para 208** states that: *‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use’.*
- xv. 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 205**.

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

- i. 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 most recent amendment to the online guidance was published in July 2019. 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.
- ii. The following paragraphs are of particular relevance to the present application: *‘Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) (018 Reference ID: 18a-018-20190723).*
- iii. *‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the National Planning Policy Framework (paragraph 196, as updated to para 208 in recent NPPF update) requires that this harm should be weighed against the public benefits of the proposal including, where appropriate, securing the optimum viable use of that asset’ (016 Reference ID: 18a-016-20190723).*

3.4 Manchester City Council Core Strategy, 2012

- i. 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.
- ii. **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.

- iii. **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 Historic England Guidance

- i. In 2015 Historic England 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') have both been utilised in the preparation of Heritage Statement and in order to gain a full understanding of the relevant issues.
- ii. 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 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.
- iii. In terms of assessing the impacts of development proposals, this 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 advice has informed the approach taken in this Statement.
- iv. This Heritage Statement also accords with the guidance and approach established in *Historic England Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019) and *Conservation Principles, Policies and Guidance* (2017).
- v. Additional Historic England advice notes utilised within this report include Tall Buildings, Advice Note 4 (March, 2022). **Historic England Advice Note 4: Tall Buildings ('HEAN 4')**. The note supersedes a previous version from 2015 and takes into account recent updates to planning policy and legislation and recent experience of the development of tall buildings within the historic environment.
- vi. The purpose of the guidance is '*to support Local Planning Authorities, developers, communities and other stakeholders in dealing with tall buildings proposals within the legislative and planning framework relevant to the historic environment*'.

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

4. HISTORICAL DEVELOPMENT

4.1 Introduction

- i) In order to understand the character and quality of the Site, as a component of the surrounding townscape, it is first necessary to understand its historical development.
- ii) This section of the Statement 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 the city.

4.2 Historical Background and Development of the Immediate Area

- i) The Site was originally located in the historic District of Hulme, which derives its name from the Danish way of describing a small island, or an area of land surrounded by marsh. As Hulme is surrounded by water to three sides (the River Irwell, the Medlock, and the Cornbrook), one can imagine that the area would have been characterised by marshland, the area of dry land being desirable as a defensive position.
- ii) From its early beginnings as a Norse settlement, the area of Hulme remained predominantly in agricultural use until the 18th century. A notable development within this time is the construction of Hulme Hall, a large, half-timbered manor house which reportedly had its origins in either the 12th or 13th century (**Figure 7**). The hall was demolished in 1845, following its decline, and in order to allow for the intensification of local industrial infrastructure.



Figure 7: Etching of Hulme Hall as seen from the River Irwell on which banks it was constructed. Date unknown. Source: Greater Manchester Lives Image Architect, Image Ref. M79956.

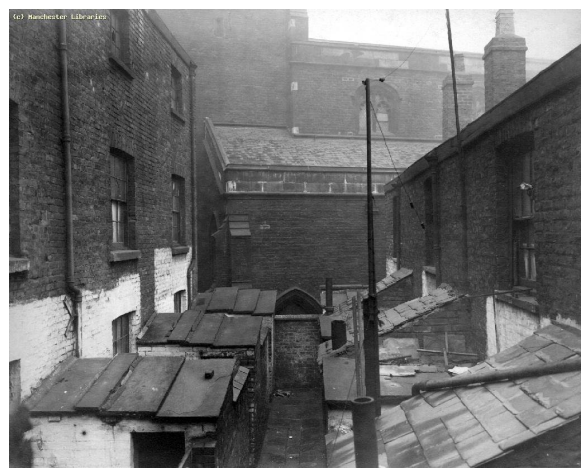


Figure 8: Housing on River Street, Hulme in 1932. The image reflects the dark, cramped nature of accommodation in the area. Source: Manchester Local Image Collection, Image Ref. m08300.

- iii) The landscape had already been changed by development associated with the Industrial Revolution, notably through the construction of the Bridgewater Canal, which opened in 1761 and terminated in the neighbouring district of Castlefield. The waterway was the first purpose-built canal in the world, and is attributed to the Duke of Bridgewater's engineer, James Brindley. The land on which the new canal was cut was owned by the Duke, and the subsequent canal network was built to carry coal from his mines in Worsley to Manchester. The canal enabled the more efficient transportation of coal and other goods, catalysing the expansion of Manchester's textile industry in the 18th century.
- iv) With the development of railway infrastructure in the 1830s and 1840s, including the completion of the Manchester, South Junction, and Altrincham Railway in 1849, the area surrounding the Site the area quickly became covered by intersecting levels of railway viaducts carrying the various lines across the area and into the city centre.

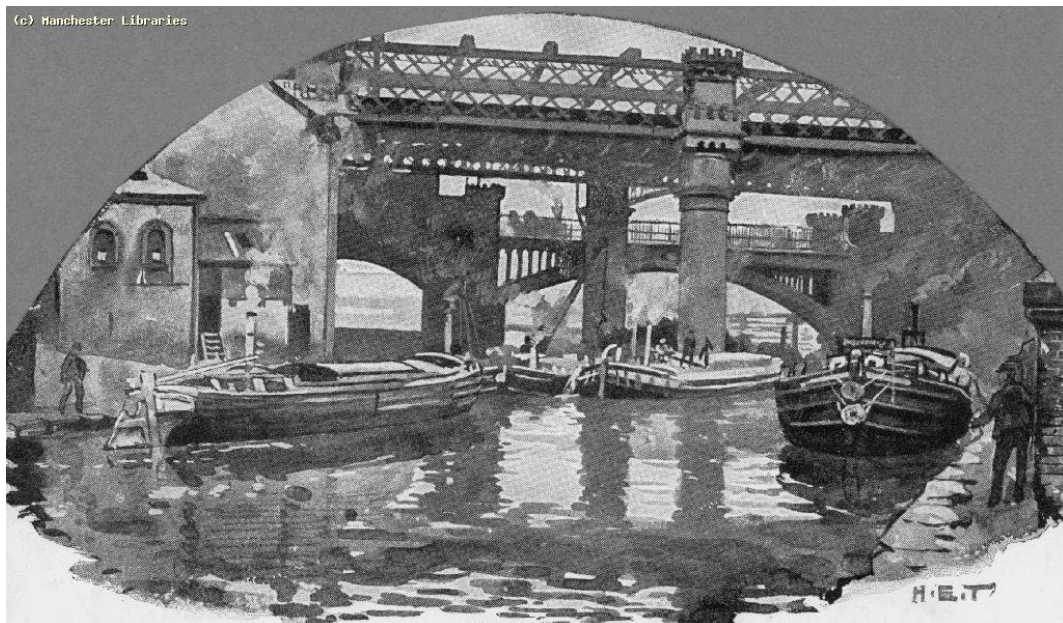


Figure 9: 1900 watercolour painting of the Old Bridgewater Canal Terminus in Castlefield. The painting shows the different levels and sense of enclosure creating by the intersection of waterways and rail viaducts. Source: Manchester Local Image Collection, Image Ref. m53977.

- v) A large number of warehouses were developed in the area, relying on the useful rail and canal connections for the transportation of raw materials and goods. Two prominent examples, the Merchants Warehouse and the Middle Warehouse, survive, located on the edge of the Bridgewater Canal Basin to the north of the Site.
- vi) The pace of development at the convergence of the 18th and 19th centuries led to Manchester being recognised as the fastest growing city in the world.
- vii) An associated effect of Hulme became increasingly urbanised was the explosion of its resident population, which by the early 19th century had increased approximately 50 times over. The massive population increase catalysed the hurried construction of low-cost housing to

accommodate the industrial workforces and their families. The housing was typically of poor quality, providing cramped accommodation and living conditions for residents. Much of the housing was constructed in a back-to-back fashion; poor quality construction and cramped conditions led to the quick decline of residential neighbourhoods into slums. So desperate were the conditions in Hulme, that in 1844, the Manchester Corporation was formed to rapidly pass legislation prohibiting the construction of further back-to-back dwellings. Examples of residential streets in close proximity to the Site are illustrated in **Figure 10** and **Figure 11**.



Figure 10: Looking east into Melbourne Street from Pryme Street in 1897. Source: Manchester Local Image Archive, Image Ref. m26303



Figure 11: Looking west into Silver Street from its junction with Great Jackson Street in 1954, showing the dwellings originally located at the rear (south) of the Former Bridgewater Canal Offices. Source: Manchester Local Image Archive, Image Ref. m26786.



Figure 12: Aerial photograph of 1934 looking across Manchester from the south-west. The Site is glimpsed in the aerial

image, highlighted by the red circle. The surviving Grade II listed Bridgewater Canal Offices acts as a local marker immediately to the north of the Site, highlighted by a yellow circle. The area directly to the east of the Site was occupied by Knott Mill, a large iron works plant, discernible on the aerial image by reason of its coarse grain warehouses which provide a contrast to the finer terrace development which surrounds it to the west and south. Source: Britain from Above, Image Ref. EPW045993.

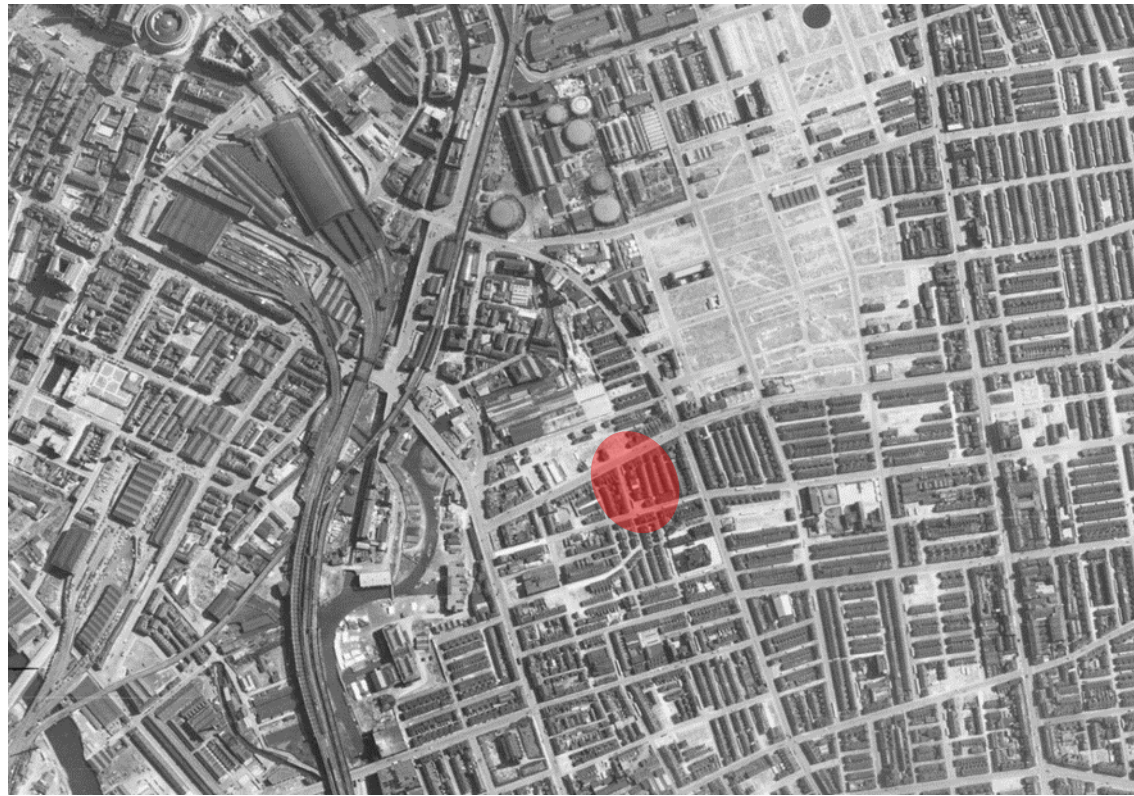


Figure 13: Aerial photograph of 1945 showing the sea of fine grain terraced housing to the south of city centre. The Site (highlighted in red) is discernible on the aerial image, its eastern part apparently having been recently cleared. Large swathes of housing are seen to have been cleared in the area to the west of the Site, reflecting the contemporary strive toward slum clearance. Source: Historic England Archive, Image Ref. raf_106g_uk_622_rs_4376.

- viii) The land surrounding the Site was developed in this way, as illustrated in the aerial images reproduced at **Figure 12** and **Figure 13**.
- ix) Much of the housing stock, notwithstanding its poor quality, survived into the mid-20th century before large areas were removed in programmes of slum clearance and redevelopment. With the decline of industry and the city's economic well-being from the mid-20th century, the abandonment of the use of the canals and associated industrial sites followed soon after, leaving the area largely derelict from the 1950s onwards.
- x) Programmes of slum clearance across the Hulme district commenced in full force throughout the 1950s and 1960s, although the aerial image at **Figure 13** suggests clearance had already begun in part at the close of the Second World War. Much of 19th century residential

development, largely organised in long terraced streets and gridded formations, was demolished. The Site appears to have been relatively unscathed by aerial bombing during the war, although the neighbouring industrial site of Knott's Mill, an iron works, was targeted resulting in the demolition of parts of the premises.

- xi) The construction of the Mancunian Way dual-carriageway and subsequent road realignment around the Site during the 1960s had a disconnecting effect, creating a poor pedestrian environment (see **Figure 14**) largely used for car parking and vehicular travel into the city across the wider Great Jackson Street area.



Figure 14: The construction of the new Chester Road car bridge in 1969, which was designed to carry vehicles over the newly created Mancunian Way. The southern gable end of the Former Bridgewater Canal Offices can be seen highlighted in yellow. The Site is obscured by development in the middle-ground. Source: Manchester Local Image Archive.

- xii) Over the past 30 years, the character and use of the area has experienced another phase of evolution associated with the regeneration of Castlefield and its redevelopment as a predominantly residential district, although also developed with offices, bars and visitor attractions. The area's historical industry identity has created an interesting and varied townscape which contributes to the richness and character of the area. The most striking development in the character of the area has been the recent redevelopment of neighbouring plots within the Great Jackson Street area which has introduced a number of large residential tower blocks. The redevelopment of the area marks the reintroduction of residents into the area surrounding the Site, reflecting a divergence from the industrial and commercial uses which characterise the recent nature and function of the local townscape.
- xiii) The Site has been developed in a piecemeal fashion with commercial and semi-industrial buildings including an office and warehouse, with a large area in south-western quadrant remaining undeveloped and used for car parking until the fairly recent completion of Renaker's marketing suite. The overarching appearance and quality of the Site is low, diminished by low quality buildings (excepting the recent marketing suite), hardstanding and scrubby vegetation.

4.3 Development and Description of the Site

- i) In order to understand how the Site and the area around it have developed in detail, historic maps have been interrogated. Through discursive commentary, the identification of salient features and useful contextual information has been analysed to inform an assessment of any features or assets that remain today. The map regression is presented in **Table 2** below.

Table 2: Historic Map regression

1794, Green – This late-18th century map shows the immediate area surrounding the Site some years after the construction of the Bridgewater Canal and canal basin to the north, and immediately prior to the construction of the Rochdale Canal.

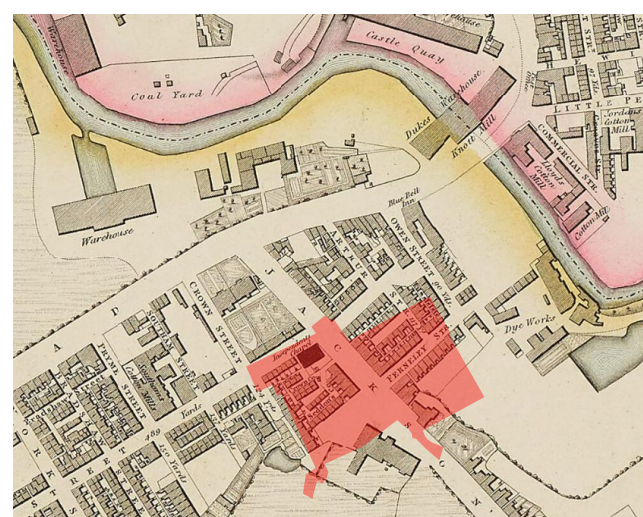
The map shows that several streets have been laid out around the Site, including Hulme Place immediately to the north, beyond which, fronting Chester Road, were two villas with landscaped gardens to the rear.

Within the north-western corner of the Site, was a brewery, adjacent to which was a pond or reservoir from which water was drawn for the brewing process. The southern part of the Site is seen to have comprised part of a plot called 'Mr Jacksons Farm', with a large building covering part of the south-western corner and smaller buildings to the eastern side of what is now Great Jackson Street. The eastern part of the Site comprised at this time of an enclosed area of land, presumably used for farming.



1832, Bancks & Co – By the beginning of the 1830s, the Site and building plots surrounding it can be seen to have been largely developed. The brewery on the Site has been removed, replaced with an 'Independents Chapel'. The rest of the Site was developed with fine grain, terraced residences on a series of small interconnecting streets: Crown Court and Seddon's Court to the west, and Ferneley, Arthur and Owen Streets to the west. Crown Street is defined to the western edge of the Site, Silver Street to the north, and 'Jackson Street' has been formalised and enlarged through the centre of the Site.

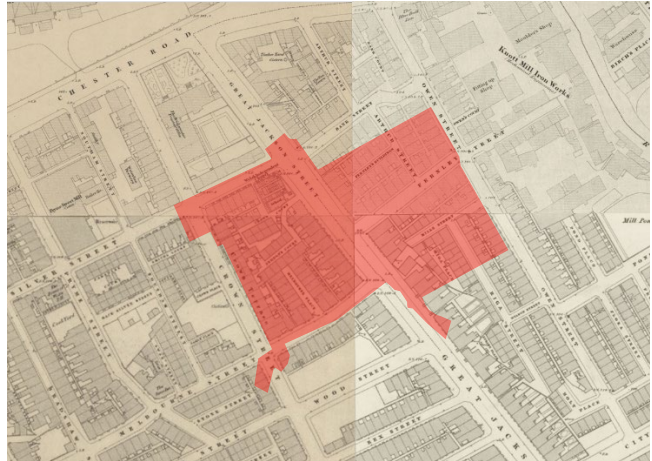
The large building to the southern boundary of the Site, presumably part of the former Jacksons Farm plot, remains, with open fields to the south.



1851 Ordnance Survey ('OS') (overlay of multiple sheets) - By the middle of the 19th century the area had become almost wholly developed, the built form around the Site comprising mainly of residential terraces but also with industrial sites, including the Knott Mill Iron Works to the east and Pryme Street Cotton Mill to the north-west, amongst smaller breweries and coal yards. By this time, the Bridgewater Canal Offices had been formally established in the plot to the north of the Site, with a new range constructed along the northern stretch of Crown Street.

The Site itself appears to have remained largely the same in character and form, although the chapel was now performing as Welsh Independent Chapel, Melbourne Place had been created in the south-western corner, increasing the residential density, and the remnant buildings associated with Jacksons Farm replaced with further housing which consumed the formerly open landscape to the south of the Site.

The intensification of the area surrounding the Site is evidenced on the map.



1922 OS – By the beginning of the 1920s the area surrounding the Site had changed very little.

The only noticeable change within the Site boundary is the clearance of Victorian housing on Seddon's Court and Crown Court within the interior of the north-western corner of the Site.



1956 OS – By the middle of the 20th century, the environs around the Site and within the boundary itself had started to change, with the clearance of several historic blocks of housing, including to the north of the Site where buildings fronting Chester Road were demolished.

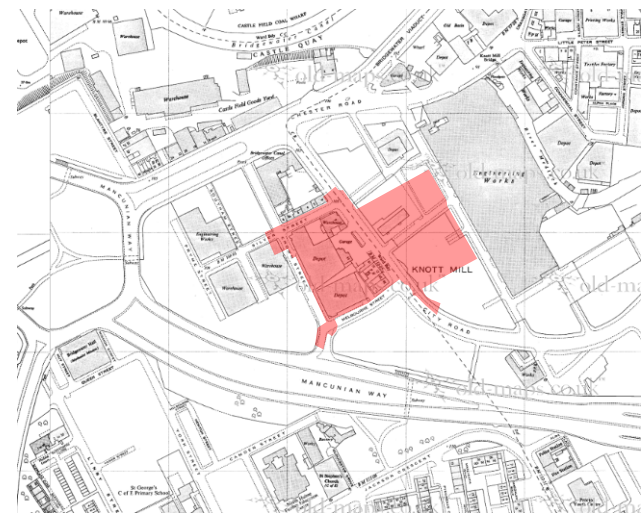
The eastern half of the Site was largely cleared by this point, with a remnant terrace on Ferneley Road and a number of houses fronting Great Jackson Street remaining.

The neighbouring Iron Works had been converted to an automobile engineering works at this point, reflecting the continuing industrial narrative of the area into the mid-20th century.



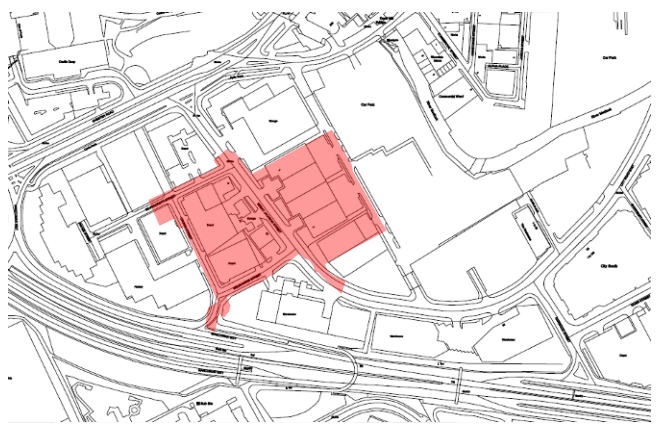
1969 OS – This map illustrates the widespread clearance of the area and the completed construction of the new, multi-lane Mancunian Way, dramatically altering the townscape surrounding the Site. The large dual carriageway is seen to sweep to the south-west of the Site, separating it from the land to the south, itself wholly redeveloped from this period onwards.

This map illustrates the total clearance of the eastern part of the Site, and the construction of a series of depots in the western half. The footprint of the former chapel in the north-eastern corner of the western half of the Site appears to have been maintained suggesting the retention of the building up to this point. Smaller structures are seen on the Site; it appears that a number of the former terraces fronting Great Jackson Street were retained in the southern portion of this plot to serve ancillary functions to the larger depots.



2004 OS – By 2004, the remaining terraces in the western part of the Site have been replaced with a large square building. In the eastern part of the Site, the commercial warehouse building that exists today appears to have been constructed.

A review of the Site's planning history reveals that the former chapel building to the corner of Silver Street and Great Jackson was demolished and replaced with a new modern office building in 1988 that sought to mirror the former's historic form and footprint (planning application ref. 031728).



Similar development is seen in the plots surrounding and in the wider environs of the Site, notably the former iron works (later an automobile engineering works) to the east was completely demolished by this point. A surviving remnant of the historic townscape is the Bridgewater Canal Offices to the north of the Site boundary, the structure and arrangement of which appears to closely reflect its original form as demonstrated in this map regression.	
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4.4 Summary

- xiv) This area has witnessed dramatic cycles of development and change which resulted from the rise and decline of industry and the related construction of workers' housing within the residential areas of Hulme and Castlefield from the early 19th to the mid-20th century.
- xv) The area was first developed in the late-18th century with small pockets of housing and industry growing up around established farmsteads, intensified with the construction of canals through the former agricultural landscape. The population density of the local area increased rapidly in the early to mid-19th century with an associated growth in industry, the arrival of the railways catalysed increasing the intensity of industrial activity.
- xvi) The decline of industry and wide-spread slum clearance programmes in the early and mid-20th century marked the next phase in the area's narrative; along with the major road re-planning in the 1950s and 1960s with the creation of the New Mancunian Waw, much of the built form and historic street network was lost.
- xvii) Following a renaissance in city centre living during the 1980s and 1990s, the area of Castlefield, to the north of the Site, was redeveloped for predominately residential uses, with new apartment buildings being constructed along City Road East, and the northern side of Chester Road, whereas the southern side of Chester Road was used as a location for light industrial units.
- xviii) The most recent phase of development in the setting of the Site has seen a shift from low quality industrial units and hardstanding to modern residential towers.
- xix) The Site itself has undergone two main phases of development: firstly, the laying out of residential terraces and chapel in the early 19th century, following which there were only relatively minor changes to street pattern and built form, and secondly, the removal of historic built forms from the 1950s onwards and their replacement with light industrial and commercial warehouses and depots. More recently, parts of the Site have been cleared to

accommodate Renaker's marketing suite. **There are no surviving elements of the Site's historic layout or built form.**

5. SIGNIFICANCE APPRAISAL

5.1 Introduction

- i) The purpose of the significance appraisal is to use recognised criteria to assess any potential heritage significance of the Site in addition to defining the significance of the heritage assets in its setting which could be affected by the Proposed Development. In the analysis below, the character of each asset and its heritage interest is defined, including the contribution its setting makes to an appreciation of this value.
- ii) The significance appraisal informs the subsequent Heritage Impact Assessment (HIA) which considers the impact of the Proposed Development upon the significance of heritage assets in the study area, including, where relevant, their physical fabric and their setting. This in turn allows, in a planning policy context, the extent of any identified “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 subsequent visual impact assessment presented at **Section 7.0**.

5.2 Methodology

- i) 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.
- ii) The assessment of significance accords with the requirements of the NPPF and uses Historic England’s methodology outlined in its *Advice Note 12* (2019), ‘Statements of Heritage Significance’. Historic England’s *Conservation Principles Policies and Guidance* (2008) and the revised guidance in *Good Practice Advice in Planning 3* (‘GPA3’), ‘The Setting of Heritage Assets’ (as reissued in Dec. 2017) have also been acknowledged as part of the following assessment.
- iii) 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.

- iv) The above terminology is consistent with the definitions of 'heritage significance' as stated within Annex 2 of the Glossary of the NPPF. The focus is on providing a necessary and proportionate amount of information based on the perceived level of an asset's heritage significance.

5.3 Statement of Significance of the Site

- i) The Site comprises two plots of land to the south of Chester Road and split centrally by Great Jackson Street. Taken as a whole, the two portions of the Site are bounded by Silver Street and surface car parking to the north, Owen Street to the east, Melbourne Street and a neighbouring commercial/light industrial street to the south, and the plot of the Crown Street Phase 2 development to the west.
- ii) The eastern portion of the Site is characterised by low, coarse grain commercial warehouses and areas of low-quality hardstanding and vegetation. The western half of the Site contains the Renaker marketing suite, a temporary, modular structure. To the rear, there are further modular blocks in office use. A 1980s office building is located in the north-east corner of the western portion of the Site, reflecting the earlier location and arrangement of a former chapel which historically stood within the Site.

Archaeological Interest

- iii) The Site has seen phases of redevelopment which have changed the character and use of the Site from residential to light industrial and commercial uses, reflecting the changing nature of this part of the city in the latter part of the 20th century. The Site is located a short distance from Castlefield, and close to Site where Roman finds have been discovered in the last ten years, consequently, there may be below ground archaeological remains relating to the Roman Occupation of the city and/or the development of the Castlefield/Hulme area from the mid-18th century.
- iv) It is possible, therefore, that the Site reflects some evidence of past human activity, however it is considered that the overall archaeological potential of the Site is **Negligible**, given the scale of intervention and change across the late 20th century.

Architectural and Aesthetic Interest

- v) The buildings on the Site are considered to be of no architectural or aesthetic significance. It is considered that the temporary units associated with Renaker are a neutral element of the Site. The late 1980s office building on the corner of Silver Street and Great Jackson Street mirrors the architectural character and form of the chapel that previously occupied this plot in a pastiche manner. It is not considered to be of any inherent architectural value. The overall quality of the Site is detracted from further by low quality hardstanding mostly used as car-parking and scrubby vegetation at boundary edges. The eastern, cleared portion of the Site is of no architectural or aesthetic interest.
- vi) The architectural and aesthetic interest of the Site is subsequently judged to be **None**.

Historic Interest

- vii) All of the historic development on the Site has been cleared, including former residential and communal buildings, as well as some erosion of the street networks which historically defined the Site. Whilst the phasing of the Site's development is of some limited interest for its reflection of the changing narrative of the local area across the 19th and 20th centuries and its connection with the area of Castlefield to the north and Hulme to the south, the historic industrial and residential narrative of the Site is no longer legible or appreciated. For that reason, the overarching historical interest of the Site is deemed to be **Negligible**.

Setting

- viii) The Site's setting comprises three main areas: the historic industrial area of Castlefield to the north, the A57 and the residential area of Hulme to the south and west, and the developing character area comprising high rise modern buildings to the east, and also partially to the west, beyond which is Deansgate and the periphery of the city centre.
- ix) The Site is accessed via secondary roads leading off from Great Jackson Street and Chester Road to the north. Owing to its existing light industrial and commercial uses, it is not an area that is commonly experienced by passers-by, with the exception of construction workers and employees in the immediate area. Its immediate setting is currently characterised by construction works associated with the development of tall building and residential scheme to the west, and subsequently the environmental quality of its setting at the time of writing is low.
- x) The closest listed building is the Grade II listed Bridgewater Canal Offices to the north, itself currently subject to a consented application for its restoration and redevelopment. It has been established in the appraisal of the Site's heritage context in **Table 7** in **Appendix IV** that the Site currently detracts from the setting of the listed building and does not aid an appreciation of its significance. Much of the Site's historic context is located to the north and north-east, from much of which the Site is physically and visually separated by means of interposing development. The sense of visual separation of the Site from the historic areas to the north and west has increased in recent years with the development of a number of tall buildings in the eastern part of the Great Jackson Development Street Framework.

5.4 Scope of Assessment

- i) The full list of heritage assets which fall within 500m of the Site boundary (and the additional assets which fall within 500m of the neighbouring Crown Street Phase 3 site) are identified in **Table 1**.
- ii) Through an appraisal of the Proposed Development and an understanding of the nature of the local townscape, Heritage Architecture have identified that a number of the assets within the 500m study area qualify to be scoped out of further assessment. Owing to separating distance, interposing development, or the nature of the asset, or all three, it is considered that the Proposed Development will not materially affect an appreciation of their significance. In all cases, it is considered that the wider setting of these assets makes a limited contribution to an appreciation of their significance, and so new development within the Site will not meaningfully change how they are experienced or understood. This scoping exercise has also been informed by the review of a Zone of Theoretical Visibility (ZTV) study (prepared by Chris Burnett Associates), which has highlighted areas where the Proposed Development (including the built form proposed for Plot D to the east of the Site) will be visible from across the wider townscape. This ZTV ('Zone of Theoretical Visibility') is reproduced at **Figure 15**.
- iii) The assets subsequently scoped out of further assessment are as follows (with corresponding number related to **Figure 6** and **Table 2**):
 - 2) K6 Telephone Kiosk Beside South West Corner of Number 330 Deansgate (Grade II)
 - 5) The Giants Basin (Grade II)
 - 18) Pair of Culvert Arches over River Medlock and Associated Overflow Channel (Grade II)
 - 21) Boundary Stone on Knott Mill Bridge (Grade II)
 - 22) Floodgate on East Side of Knott Mill Bridge (Grade II)
 - 23) Rochdale Canal Lock Number 90, Approximately 30 Metres West of Albion Bridge (Grade II)
 - 24) Electricity Junction Box in Castlefield Canal Basin, Manchester (List Entry No. 1475255) (Grade II)
 - 28) Rochdale Canal Lock Keepers Cottage at Lock Number 91, Next to Gaythorn Tunnel (Grade II)
 - 30) Electricity Junction Box on Castle Street, Manchester (Grade II)
 - 31) Rochdale Canal Lock Number 89 (Tib Lock), on South Side of Havelock Mills (Grade II)
 - 32) Electricity Junction Box in Castlefield Canal Basin, Manchester (List Entry No. 1475459) (Grade II)
 - 33) Rochdale Canal Lock Number 91 at East End of Gaythorn Tunnel (Grade II)

35) Remains Of Eastern Wall of The Roman Fort (Scheduled Monument)

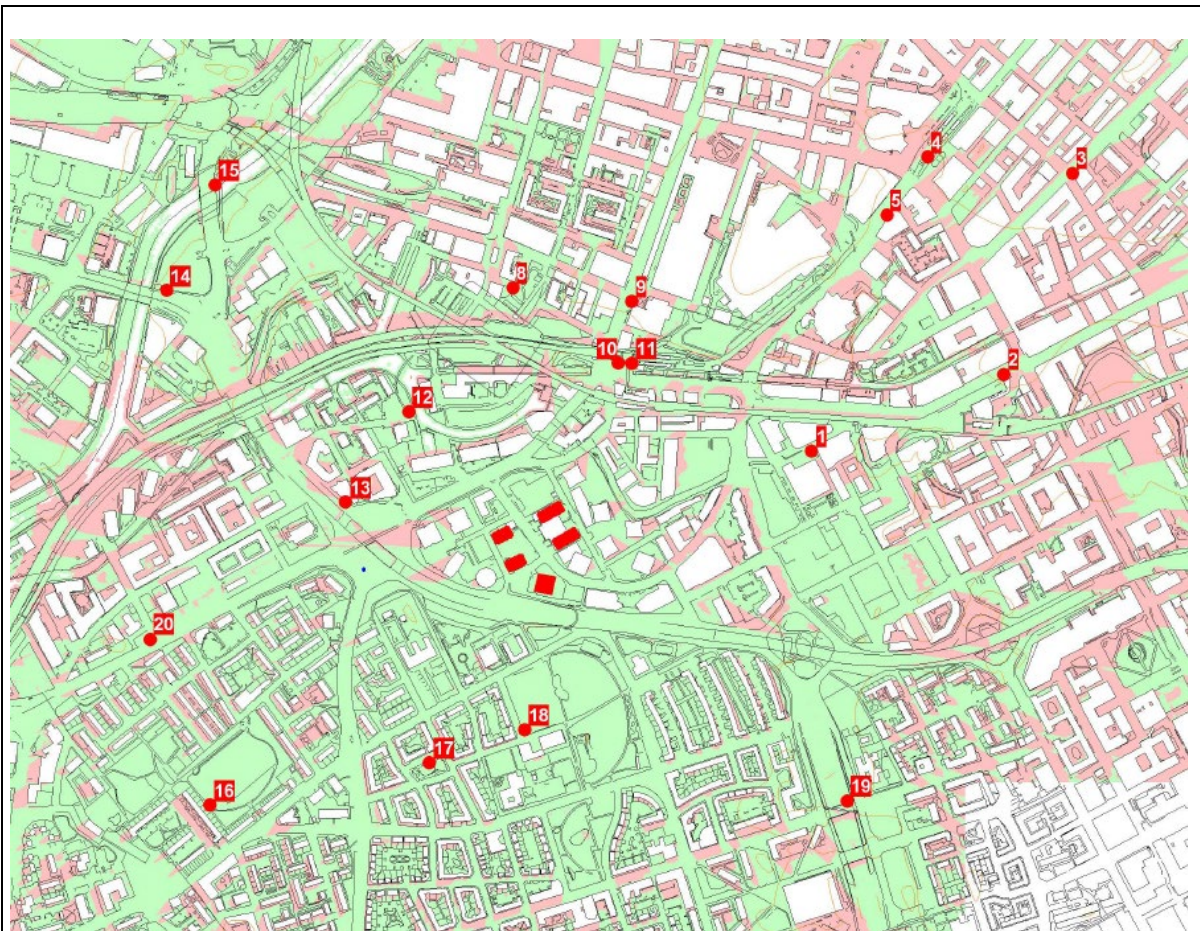


Figure 15: ZTV of the Proposed Development plus the Proposed Development within the neighbouring site of Plot D. The Site is outlined in red, with Plot D outlined in blue. The map shows the full selection of viewpoints selected for the purpose of the separate Heritage (this report) and Townscape and Visual Impact Assessments. The green shading reflects areas where the building envelope of the Proposed Development plus the Plot D scheme is visible, whilst the red shaded areas are where the scheme is occluded. Source: Chris Burnett Associates.

5.5 Significance of Appraisal of Heritage Assets in Study Area

- i) The significance of the scoped-in heritage assets, a summary of their setting and the contribution it makes to an appreciation of their heritage significance is set out in **Table 7** at **Appendix IV**. The information has been extracted in an appendix due to the number of heritage assets considered and the detail provided.
- ii) 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 **positive, neutral, or negative**, or a range depending on the asset and nature of its surroundings.

6. ASSESSMENT OF HERITAGE IMPACT

6.1 Introduction

- i) The existing Site has been shorn of much of its historic context following mass clearance of the area in the mid-20th century and the subsequent re-planning of key infrastructure routes around the Site in the 1960s.
- ii) 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.
- iii) The following assessment aims to identify the significance of identified views and analyse the potential visual impact of the Proposed Development on individual heritage assets identified in the views and as a whole.
- iv) The Visual 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). In accordance with the guide, a Zone of Theoretical Visibility ('ZTV') has been established and used to inform the selection of viewpoints in the local and wider environs of the Site. The ZTV shows the theoretical visual spread of the Proposed Development in the townscape.
- v) The views are presented in the following format:
 - **Existing** – existing scenario (including schemes currently under construction shown in wireline).
 - **Proposed** – existing scenario plus the Proposed Development.
 - **Cumulative** – existing scenario plus the Proposed Development and other committed developments that are visible (i.e. implemented or consented shown in wireline).
- vi) Existing and proposed night-time scenarios have also been provided for Views 11 and 12 to understand how this might change the experience of the building in relation to heritage assets from the day-time scenario, including understanding the potential of light pollution on the appreciation of heritage assets also experienced from these locations.
- vii) The schemes currently under construction and which appear in the views below as part of the baseline context (presented in existing, proposed and cumulative scenarios) are identified in the key below at **Figure 16**.
- viii) The schemes which form part of the cumulative context (and which therefore appear in the cumulative views) are identified in the key below at **Figure 17**.

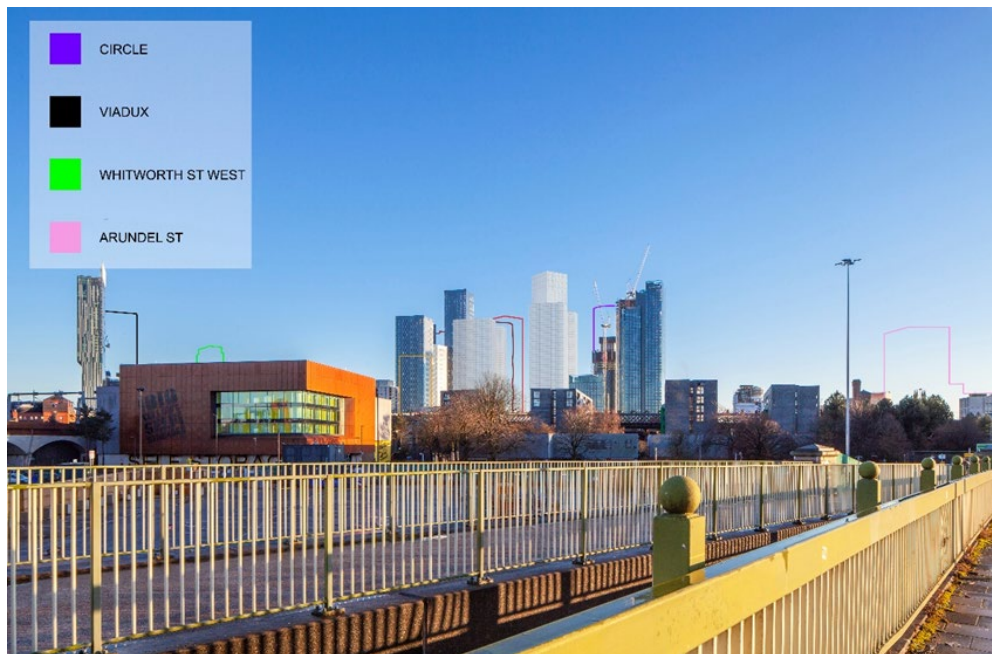


Figure 16: Key identifying schemes under construction and which consequently form part of the baseline against which the Proposed Development is assessed. Source: Ambiente.

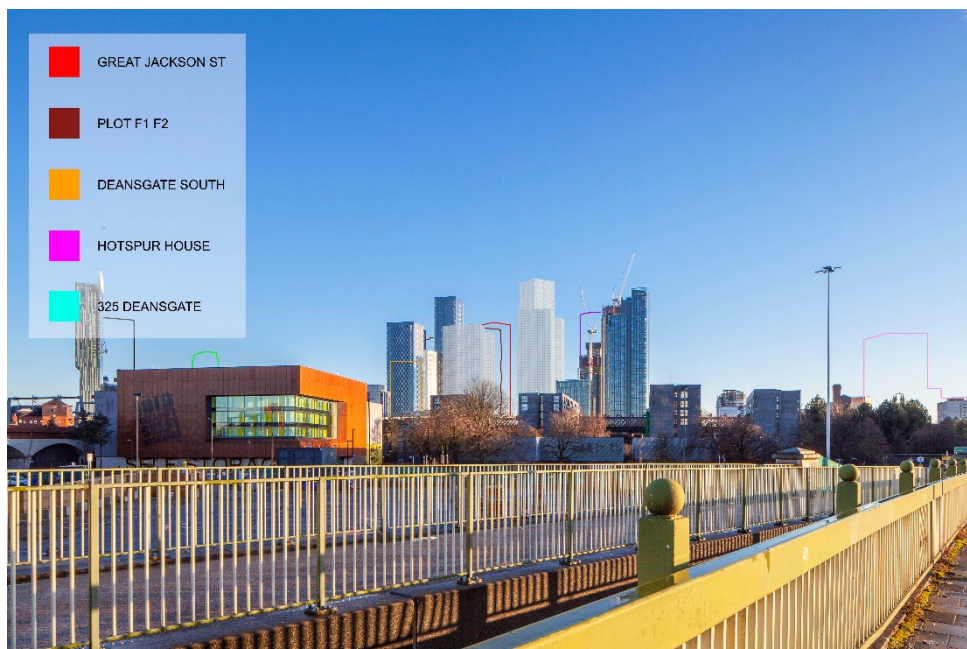


Figure 17: Key identifying committed schemes which consequently form part of the cumulative against which the Proposed Development is assessed. Source: Ambiente.

6.2 Methodology for Measuring Heritage Impact

- i) This assessment of the potential heritage impact concerns the visual impact of the proposals upon the settings of identified heritage assets. The contribution of the setting to significance in each case has been established in the significance assessment in the previous section in preparation for the following impact assessment. The relative importance and interest of each heritage asset is considered in the context of its surroundings and the extent to which its setting contributes to the interest and appreciation of the asset. Where they exist, historical relationships between heritage assets and their surroundings and other assets in the vicinity are considered. In some instances, these relationships may be understood in the light of historic research but may not be immediately or visually apparent.
- ii) 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 and the ability to appreciate its significance. Where the proposed changes are considered to enhance the setting or appreciation of a heritage asset, the impact on its significance will be deemed to be **beneficial**. Conversely, where the Proposed Development is considered to compromise its positive heritage interests, the impact on the significance 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 **Table 4, Appendix I** for the relative significance / values used in this Heritage Statement.

6.3 Determining the Overall Impact

- i) The nature of the effect – i.e. the overall impact - is a function of the importance of the asset and the magnitude of impact. The overarching effect of the Proposed Development on identified heritage assets is rated as: **Major, Moderate, Minor, Negligible or Neutral**, and is rated as adverse, beneficial or neutral.
- ii) The criteria for assessing the magnitude of impact and the nature of the effect are set out in **Table 5 and Table 6 (Appendix II and III)**, both direct heritage impacts and indirect heritage impacts are set out in **Table 5 (Appendix II)**. This follows the recommended approach to evaluating heritage impact derived by ICOMOS (2011)¹ and the tests set by Historic England's in the 2017 guidance on the evaluation of setting: *"The Setting of Heritage Assets"* ².
- iii) As defined above, the effect of the Proposed Development will be limited to indirect impacts on heritage assets in the setting of the Site.
- iv) The focus of the following section will therefore focus on the indirect (visual) impact upon the setting of identified heritage assets surrounding the Site. This principally relates to visual impact, but also takes into consideration any changed experience within the setting of the heritage assets in the view, including traffic, noise, accessibility, permeability and patterns of

¹ ICOMOS (2011), Guidance on Heritage Impact Assessments

² Historic England (2017), The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning Note 3 (Second Edition).

movement. As set out within Historic England's assessment checklist for assessing the impact on setting (provided in their 2017 guidance).

- v) The overall indirect impact of the Proposed Development upon the setting and appreciation of the significance of the identified heritage assets is assessed through a series of Accurate Visual Representations ('AVRs') which show the scheme in its local context and in tandem with adjacent/proximate heritage assets. The viewpoints for the AVRs have been selected to provide as full an understanding as possible of the indirect impacts of the Proposed Development on the surrounding context, including on heritage assets in the setting of the Site. Please refer to **Table 6** , **Appendix III** for the ICOMOS Guide on determining the significance of overall impact.
- vi) Mitigation in respect of any adverse impact upon the setting and significance of the identified listed buildings/structures is formulated upon the overall benefits of the Proposed Development.
- vii) The perceived benefits of a scheme 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. These can comprise 'heritage benefits' which could, for example, include improvements to the setting of listed buildings in the environs of the Site, and which come under the wider umbrella of 'public benefits'. The discussion of these wider public benefits falls outside the scope of this Heritage Statement and are addressed in the wider Planning Statement prepared by Deloitte.

6.4 Visual Impact Assessment

- i) The full viewpoint selection includes a number of townscape views that have been identified for the purposes of the Townscape and Visual Impact Assessment being prepared in relation to the Proposed Development (and the neighbouring Plot D site) by Chris Burnett Associates. The accurate visual representations ('ARVs') have been prepared by Ambiente Architectural Visualisation.
- ii) The Visual Impact Assessment provides a holistic assessment of both Plot D and Phase 3, addressing them each as the 'Proposed Development' but making it clear for each view which 'element' (Plot D or Phase 3) is being referred to. A conclusion for each element is provided for each view so that the assessment and identified effect for each part of the scheme can be read and understood independently of one another.
- iii) We have identified the views in the full set which are relevant for the purposes of the heritage asset in the map provided at below.

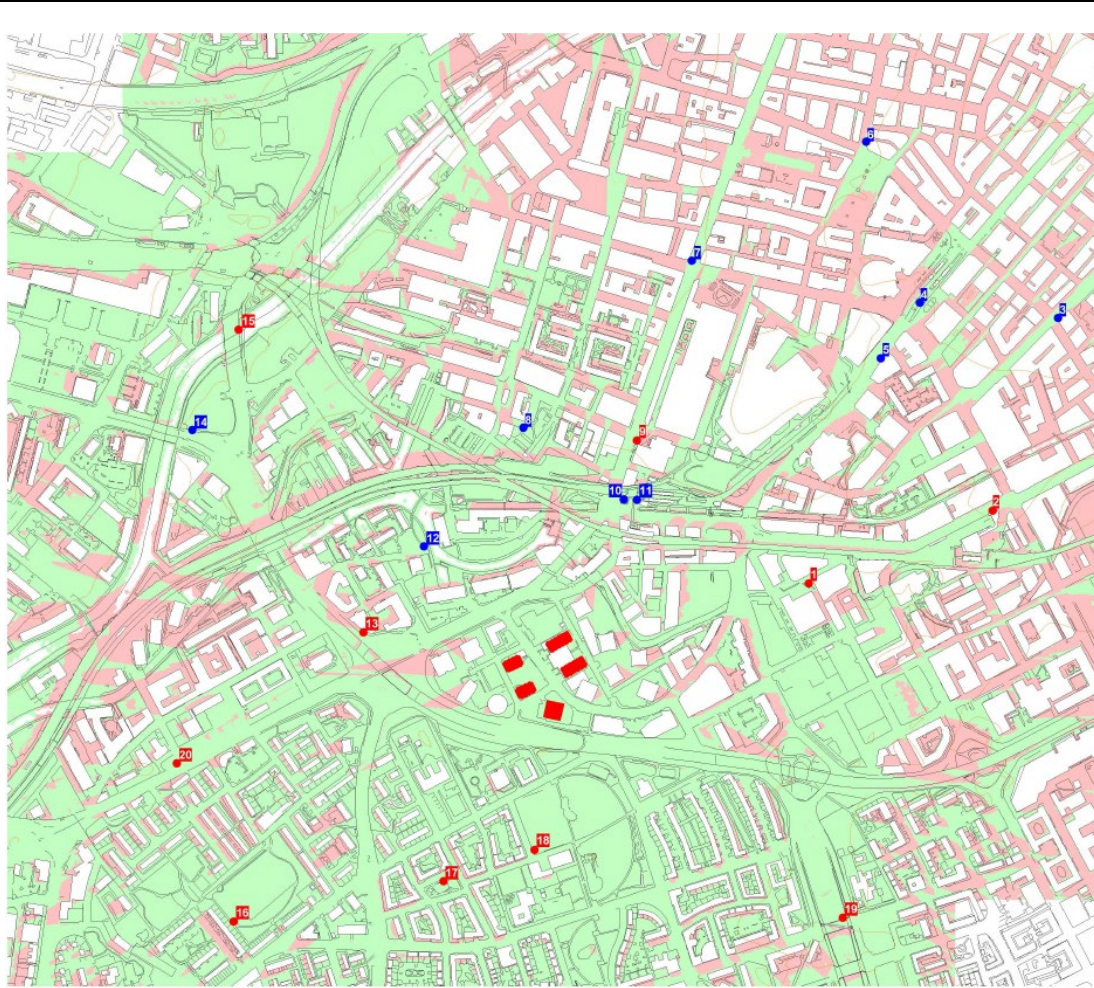


Figure 18: Map showing full views set prepared for the TVIA overlaid on ZTV for the Proposed Development in tandem with the neighbouring proposals at Phase 3. The extent of Plot D and 3 are indicated by the collection of red blocks. Areas shaded green are indicative of areas within the townscape the site would be visible, areas shaded pink are indicative of areas it will be screened.

Views which are utilised for the subsequent heritage and visual impact assessment are identified in blue.

Views selected for Townscape impacts are identified in red.

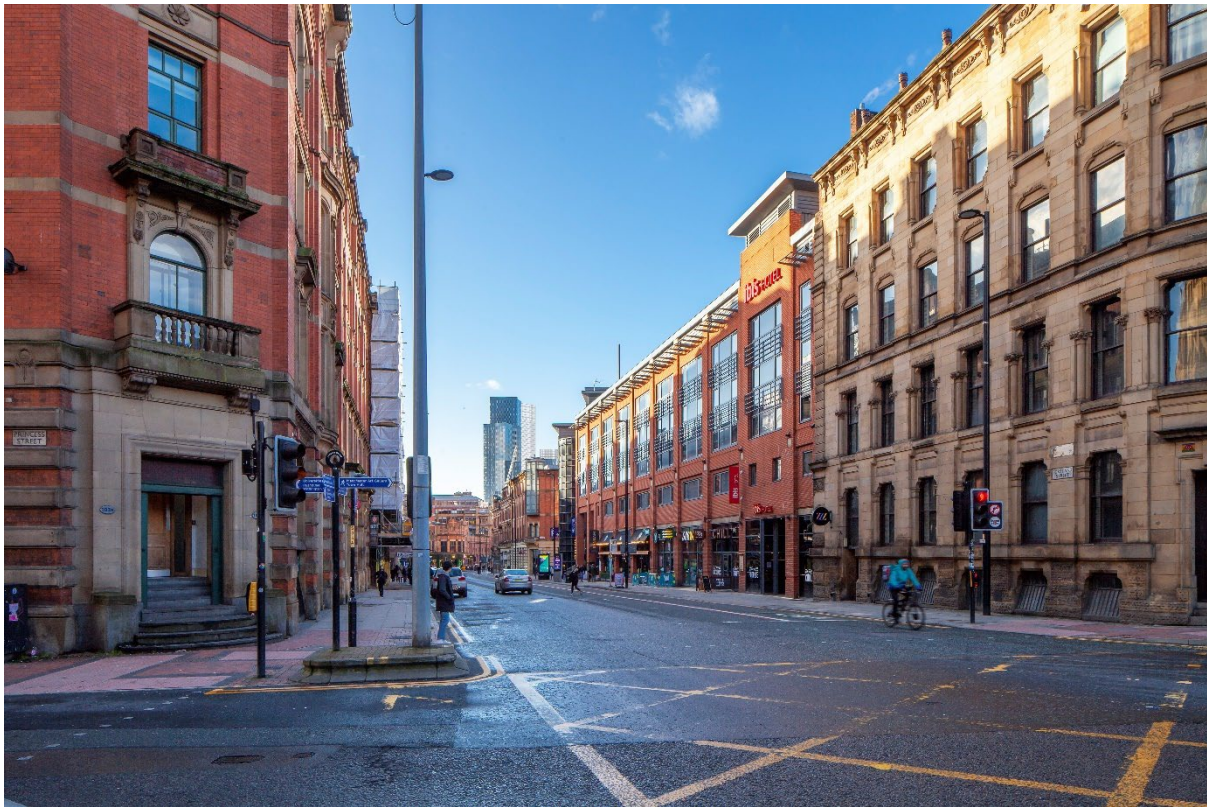
Source: Chris Burnett Associates.

6.5 View 3

Existing



- i) View 3 looks south along Portland Street at the point at which it intersects with Princess Street. The view is located on the boundary of the Whitworth Street Conservation Area (which takes in the left streetscape) and the George Street Conservation Area (which takes in the right streetscape). There is a consistency in the scale and materiality of built form within the middle-ground of the view, and a number of listed buildings are appreciated, some more easily in kinetic views travelling south on Portland Street. The Grade II listed No.36 Princess Street with its stone frontage is seen obliquely to the west, whilst the eastern streetscape contains a number of listed buildings including Basil House, 109 and 111 Portland Street, and 113-119 Portland Street, all Grade II listed.
- ii) Visible in the distant background and terminating the view at street level is the Grade II listed Canada House. The historic streetscape creates a sense of visual enclosure which channels the viewer's focus to the background, where the tall buildings of Deansgate Square project above the consistent ridgeline of Portland Street.

Proposed

- iii) The Proposed Development is visible in the distant background of the view. The uppermost levels of one of the towers forming the Phase 3 element is seen appearing above the roofline of the channelled streetscape, the majority of the tower is obscured by interposing built form.
- iv) The Plot D tower (subject of a separate Heritage Statement) is seen immediately behind the tallest tower of the Deansgate Square development. Together, the buildings forming Phase 3 and Plot D reinforce the presence of the tall, urban context at the southern end of Deansgate. The new towers do not change the composition of the view and its character, or materially alter the nature of the setting of heritage assets from this part of the city centre. The ability to appreciate the significance of Whitworth Street Conservation Area, George Street Conservation Area, No. 36 Princess Street, Basil House, 109 and 111 Portland Street, 113-119 Portland Street, and Canada House (all Grade II listed) is therefore demonstrably not affected by the Proposed Development.
- v) For the reasons set out above, it is considered that within this view, the Phase 3 element of the Proposed Development will have a **Neutral** effect on the appreciation of the above specified heritage assets.
- vi) It is assessed that Plot D will also have a **Neutral** effect on the appreciation of heritage assets experienced within the view.
- vii) As stated within **Table 5 (Appendix II)**, a neutral effect does not equate to no visual change, but rather, when the development does not affect the architectural, aesthetic and historic

interest of the heritage assets in the view, or the ability to appreciate its significance to any measurable degree.

Cumulative

- viii) In the cumulative context, the Proposed Development is seen in tandem with the consented schemes outlined in light red (Great Jackson Street) and dark red (Plot F1, F2), both of which take the form of tall buildings and which are located to the west of the Site. The cumulative schemes will increase the density of development in the background of the view and introduce a greater sense of enclosure to the streetscape along Portland Street. Notwithstanding this, it is considered that the cumulative schemes do not materially change the impact the Proposed Development has on the setting of heritage assets experienced in this view. The impact from both Phase 3 and Plot D elements therefore remains **Neutral**.

6.6 View 4

Existing



- i) View 4 looks south along Lower Mosely Street, from St Peter's Square, which is the focus of the St Peter's Square Conservation Area. The view is experienced from the busy junction of St Peter Street and Lower Mosley Street, which is largely dominated by the Metrolink, with overhead cables, tram lines and signage providing an element of visual clutter. The nature of the view reinforces the focus down Little Mosely Street, enclosed to the south-west by the Grade II* Midland Hotel. The glazed terracotta building is a visual landmark and draws the attention of viewers as they move through this part of the city centre. The channelled nature of the view means that the eye is drawn to tall buildings in the background which terminate the viewing corridor. These buildings are read as being distant and separate from the more varied and historic townscape in the foreground. The green wireline outlines the envelope of the Whitworth Street West scheme currently under development.

Proposed

- ii) The part of the Proposed Development that is the subject of this Heritage Statement, Phase 3, is not visible in this view, the four towers obscured by interposing built form and the existing and emerging towers which terminate the view. The uppermost levels of the tower forming the Plot D element of the scheme are seen appearing above the existing tall building at 14 Albion Street. The presence of the Plot D tower reinforces the tall building context in the background of the view, but it does not change the character of the view or materially alter the setting of heritage assets experienced within it.
- iii) For the reasons set out above, it is considered that within this view, the Phase 3 element of the Proposed Development will have a **Neutral** effect on the appreciation of the significance of St Peter's Square Conservation Area and the Grade II* Midland Hotel.
- iv) It is assessed that Plot D will also have a **Neutral** effect on the appreciation of the same heritage assets.

Cumulative

- v) In the cumulative context, the Plot D element of the Proposed Development is seen in tandem with the consented schemes outlined in light red (Great Jackson Street) and dark red (Plot F1, F2), and with the scheme under construction outlined in light green (Whitworth Street West). All take the form of towers, and together they increase the density of development in the background of the view and introduce a greater sense of enclosure to the streetscape along Lower Mosley Street.
- vi) The towers to the west of the Site, outlined in dark and light red, enclose the existing sky gap and contribute the creation of a wall of development which terminates the view. It is considered that this effect would be delivered regardless of the Proposed Development considering it is set beyond the existing tall buildings in the view and only the upper levels of the Plot D element are visible.
- vii) For this reason, it is considered that the cumulative schemes will not materially change the impact the Proposed Development has on the setting of heritage assets experienced in this view. There will continue to be a **Neutral** effect resultant from the Phase 3 element and a **Neutral** effect resultant from the Plot D element.

6.7 View 5

Existing



- i) View 5 is experienced from Lower Mosely Street at the point at which it meets with Windmill Street. The view looks towards tall buildings in the distance within the Great Jackson Street Development Framework area and at Deansgate Square. As the viewer moves south on Lower Mosely Street, the monumental, curved form of the Grade II* listed GMEC (former Manchester Central Station) becomes prominent and the visual focus, with areas of public realm creating a sense of space around it. The curve of the historic building's roof form is juxtaposed by the upright, vertical forms of the towers in the background, particularly the Beetham Tower which is seen from this location to project above the roofline of the former station building, and which will soon be seen alongside the Whitworth Street West scheme, outlined in light green, and Viadux, outlined in black. Notwithstanding this, the structural, landmark quality of the building is still legible and appreciated in its local setting.
- ii) The foreground of the view is characterised by transport infrastructure; the tram lines, signage and associated infrastructure paraphernalia create an element of visual clutter and street level and mean that people experiencing the view will most likely be focussed on wayfinding. Just perceived in the background of the view, backdropped by the towers beyond, is the Grade II listed Briton's Protection public house. Its light-coloured façade provides a contrast to the surrounding built form but its architectural detail and overarching heritage value is not readily discerned across this distance. The viewer would also experience the Grade II* Midland Hotel as they progress along Lower Mosely Street, its south-eastern corner just appreciated in this

view. This view takes in an area of much-altered urban townscape which is characterised by the juxtaposition of old and new built forms.

Proposed

- iii) Both the Phase 3 and Plot D elements of the Proposed Development are obscured by the schemes currently under construction: Whitworth Street West (outlined in light green) and Viadux (outlined in black). The tall buildings may be visible in glimpsed views as one moves from this precise location however it is considered that the Proposed Development, where visible, will not change the character of any views across the townscape or meaningfully alter the setting of heritage assets experienced in this area of the city centre.
- iv) For the reasons set out above, it is considered that within this view, the Phase 3 element of the Proposed Development will have a **Neutral** effect on the appreciation of the significance of the Grade II* GMEX, Grade II* Midland Hotel, and the Grade II Briton's Protection Public House.
- v) It is assessed that Plot D will have a **Neutral** effect on the appreciation of the same heritage assets.

Cumulative

- vi) In the cumulative context, the Proposed Development continues to be obscured by interposing schemes and the effects for both the Phase 3 and Plot D elements subsequently remain as **Neutral**.

6.8 View 6

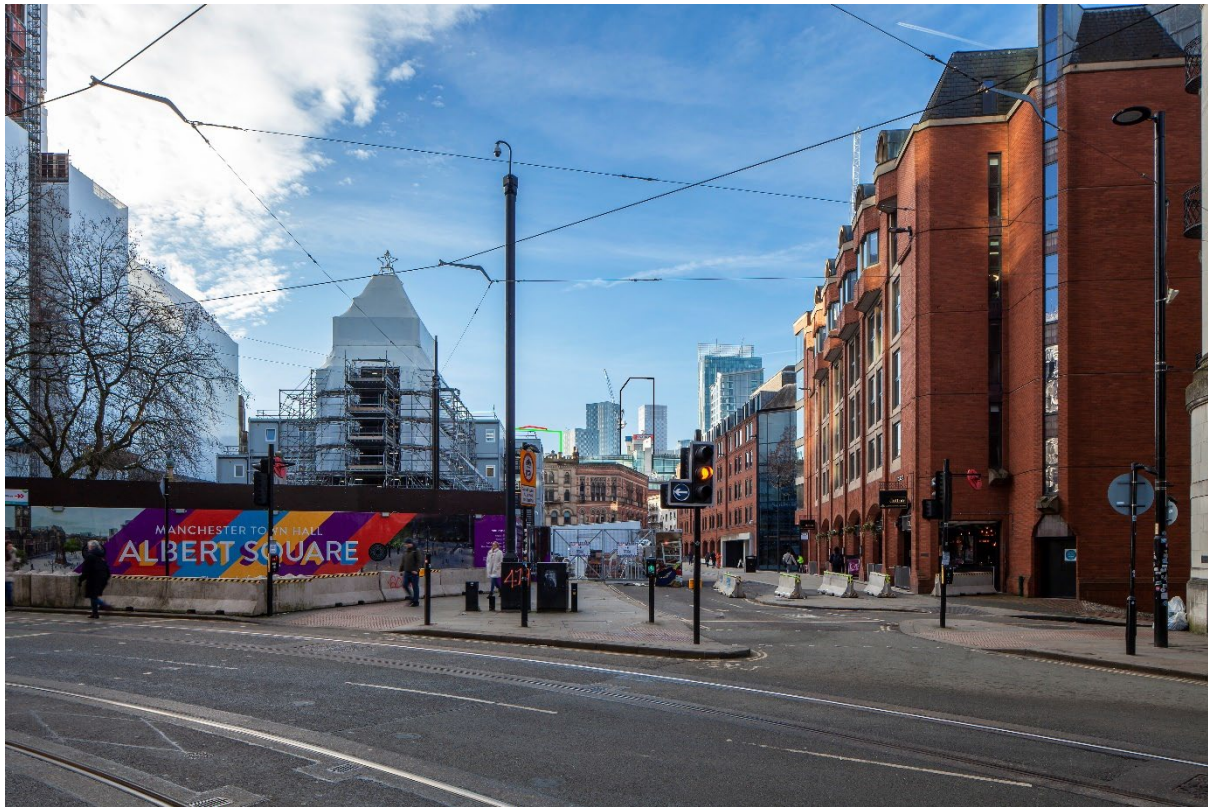
Existing



- i) View 6 is taken from the junction of Princess Street and Cooper Street, an active pedestrian route into the city centre. The view is experienced from the boundary of the Albert's Square Conservation Area, looking south out of the city centre from the north-western corner of Albert Square. At the time of writing, the Grade I listed Town Hall and the collection of designated heritage assets within its immediate setting (Albert Square) are covered with scaffolding affixed and the site surrounded in hoardings due to renovation works expected to be completed by 2024. Other heritage assets seen within the view include the Grade II* Memorial Hall, the Grade II listed Albert Chambers and Carlton House, visible on the southern edge of the square. The buildings to the east of the square present a collection of passive late-20th century office blocks of minimal architectural interest. The southern aspect of the square contains a number of listed buildings which make a positive contribution to the setting of the Town Hall and to the character and appearance of the designated conservation area.
- ii) In the backdrop, partially obscured from view, is the Beetham Tower and tall buildings at Deansgate Square. In construction and outlined in black is the Viadux scheme, which will eventually form a prominent marker on the skyline, and Whitworth Street West scheme (outlined in green), which is set off from the centre of the view. Together, the tall buildings are read as a separate and distant layer of the townscape, beyond the immediate focus of the historic townscape in the local environs of the viewpoint.

Proposed

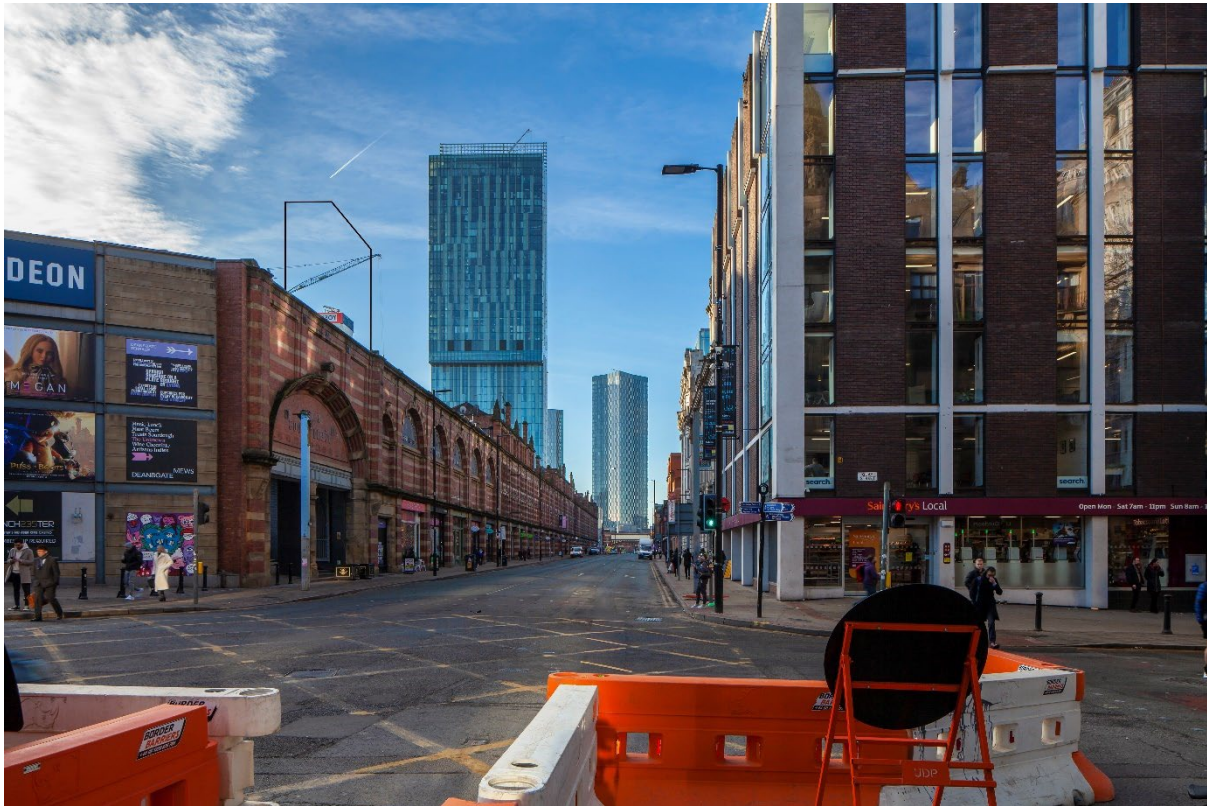
- iii) The part of the Proposed Development that is the subject of this Heritage Statement, Phase 3, is not visible in this view, the four towers obscured by interposing built form. The Plot D element of the scheme appears in the background, its lower levels obscured by interposing development and part of its tower obscured by the emerging form of the Viadux scheme (outlined in black). The tall building is seen alongside existing tower development at Deansgate Square and in conjunction with the Beetham Tower and 14 Waterloo Street. The presence of the Plot D tower reinforces the tall building context in the view, and adds a new element to the skyline, however it is considered that the character of the view is unaltered, and there is no material change to how heritage assets in this area are experienced or appreciated within their setting.
- iv) As it is completely screened from view from this location, the Phase 3 element of the Proposed Development will have a **Neutral** effect on the appreciation of the significance of the Albert's Square Conservation Area, the Grade I listed Town Hall and Memorial (and other listed structures within the Square), the Grade II* Memorial Hall, the Grade II listed Albert Chambers and Carlton House, and any other heritage assets experienced within the view.
- v) It is assessed that Plot D will also have a **Neutral** effect on the appreciation of the same heritage assets.

Cumulative

- vi) The Plot D element of the Proposed Development is visible in tandem with a cumulative scheme outlined in light red, Great Jackson Street, although the majority of this scheme is obscured by interposing buildings. It is not considered that the cumulative scheme will change the impact of the Proposed Development on the setting and appreciation of significance of heritage assets experienced in the view. The finding remains as a **Neutral** effect resulting from both Phase 3 and Plot D elements of the Proposed Development.

6.9 View 7

Existing



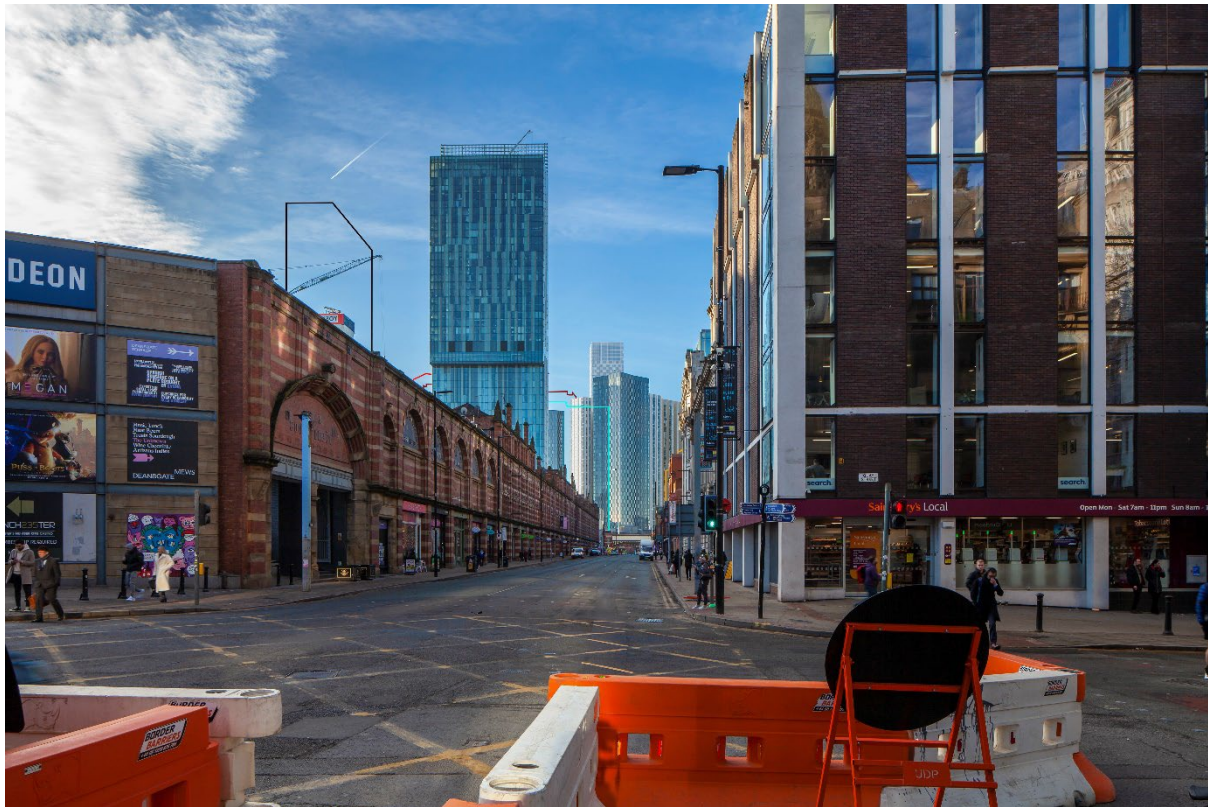
- i) View 7 is experienced from the junction of Deansgate, Peter Street and Quay Street, a busy road intersection activated by moving cars and cyclists and crossing pedestrians. The viewpoint is located within the Deansgate Square/Peter Street Conservation. The focus of the viewer is drawn toward the Grade II listed Deansgate Terrace (Former Entrance to Deansgate Goods Station Including Numbers 223 to 233 and 235-291, Deansgate) which extends southwards along Deansgate. The extensive and repetitive architectural form of the terrace creates a sense of rhythm along the streetscape which draws the eye along the road. The horizontality of the group of listed structures is juxtaposed by the verticality of the Beetham Tower and the Deansgate Square developments, seen to project upwards in the middle and further distance of the view, appearing behind and beyond the terracotta terrace. This effect will be reinforced by the Viadux scheme (outlined in black) which is currently under construction. The terrace demonstrably obscures clear views of the Grade II* listed Great Northern Warehouse from this location.
- ii) Development on the west side of the road is experienced obliquely from this position, although the viewer will become aware of further listed buildings as they move south along the road, including the Grade II listed Castlefield Information Centre on the corner of Deansgate and Liverpool Road.

Proposed

- iii) Both elements of the Proposed Development, Phase 3 and Plot D, are visible in this view along Deansgate, terminating the background with the towers which step up in height from 47 to 71 storeys.
- iv) The Phase 3 element, of which three of the 47-51 storey towers are visible, sits to either side of the existing West Tower of the Deansgate Square development.
- v) The 71 storey Plot D element rises above West Tower, its middle and lower levels obscured by the interposing built form. Considered as a whole, the addition of the towers increases the intensity of the wall of built form experienced in the background of the view and removes the prominence of West Tower on the skyline. This effect also creates some distraction and conflict with the profile and position of the Grade II listed 235-291, Deansgate Terrace. Overall though, it is considered that the Proposed Development does not change the character of the view or materially alter the setting of heritage assets experienced from this location to anything above a negligible degree. There is a clear distinction between the historic and modern elements of the townscape, and the rhythm and repeating form of the listed terrace as it progresses along Deansgate is still readily appreciated and a focal point of the view.
- vi) For the reasons set out above, it is considered that within this view, the Phase 3 element of the Proposed Development will have a **Negligible Adverse** effect on the appreciation of the significance of the Deansgate Square/Peter Street Conservation Area and the Grade II listed Deansgate Terrace (Former Entrance to Deansgate Goods Station Including Numbers 223 to

233 and 235-291, Deansgate). Phase 3 is identified as having a **Neutral** effect on the setting and appreciation of significance of the Grade II* Northern Warehouse.

- vii) It is assessed that Plot D will have a **Neutral** effect on the appreciation of the Deansgate Square/Peter Street Conservation Area and the Grade II listed Deansgate Terrace (Former Entrance to Deansgate Goods Station Including Numbers 223 to 233 and 235-291, Deansgate) and a **Neutral** effect on the setting and appreciation of significance of the Grade II* Northern Warehouse.

Cumulative

- viii) The Proposed Development is seen alongside cumulative schemes outlined in turquoise (325 Deansgate), light red (Great Jackson Street) and dark red (Plot F1, F2), which are visible to varying degrees. The schemes outlined in dark red and light red are background additions, and largely obscured by the interposing form of the Beetham tower. The scheme outlined in turquoise, 325 Deansgate, largely obscures the form of one of the towers forming Phase 3 of the Proposed Development, reducing the prominence of this part of the scheme to some extent. Other towers within the Phase 3 element remain visible to the west of West Tower of the Deansgate Square development, with the Plot D tower appearing above it, incurring a **neutral effect**.
- ix) Overall, it is considered that the cumulative schemes will result in some additional, visual change in this view, although due to the relative distance from these sites to the heritage assets in the foreground of the view, the overall impact on their setting is considered to be negligible. The effects are therefore as identified in the “proposed” context, with Phase 3 identified as having a **Negligible Adverse** effect on the Deansgate Square/Peter Street Conservation Area and the Grade II listed Deansgate Terrace (Former Entrance to Deansgate Goods Station Including Numbers 223 to 233 and 235-291, Deansgate) and a **Neutral** effect on the setting and appreciation of significance of the Grade II* Northern Warehouse.

6.10 View 8

Existing



- i) Viewpoint 8 is experienced from Castlefield Urban Heritage Park, which forms a small greenspace to the south of Liverpool Road. Mature trees and shrubbery enclose the space and contribute positively to the overall character of the view. The view has been selected as Heritage Park conveys some townscape value as well as high heritage by virtue of the park containing a Scheduled Ancient Monument of high archaeological and historic interest.
- ii) From this open greenspace, a series of tall buildings are visible in its setting, including the towers and emerging schemes at Deansgate Square, Castlefield Basin, and Crown Street, within the Great Jackson Street Development Framework area, and including the 'Circle' scheme, outlined in indigo. The buildings are read as a layer of modern urban development in the background, separate and distinct from the more historic and leafy environs of the park. The view looks toward the Grade II listed Castlefield Railway Viaduct, which plays a part in segregating the townscape and creating a sense of visual separation between fore and background.

Proposed

- iii) The Proposed Development, including both Phase 3 and Plot D elements, are visible in this view from Castlefield Urban Heritage Park. The collection of tall buildings appear in the background of the view, beyond the Grade II listed Castlefield Viaduct; they are seen alongside tall buildings including Beetham Tower and the developments at Deansgate Square and Crown Street, including ongoing construction works. The scheme is subsequently understood as forming part of this existing and emerging urban context.
- iv) The Phase 3 element of the Proposed Development in particular is seen to increase the density of development in the backdrop of the urban park, creating a greater sense of visual enclosure to the south. The listed Canal Viaduct is already experienced in a varied urban context, including tall and modern developments; though the Phase 3 element increases the density of built form in its setting, it is not considered that the scheme changes how the viaduct is appreciated from this location in Castlefield Urban Heritage Park to anything above a negligible degree. There is an increased element of distraction caused by the increased intensity of tall building forms beyond the viaduct, although one is still able to appreciate its structural form and continuing functionality.
- v) For the reasons identified above, it is considered that within this view, the Phase 3 element of the Proposed Development will have a **Negligible Adverse** effect on the appreciation of the significance of the viaduct. It is assessed that Plot D will have a **Neutral** effect on the appreciation of the viaduct. Both Phase 3 and Plot D will incur some **Negligible adverse impact** on the setting of the Castlefield Conservation Area.

Cumulative

- vi) In the cumulative context, the consented scheme highlighted in yellow will obscure a portion of both the Phase 3 and Plot D elements of the scheme. A further scheme (Great Jackson Street), outlined in light red, is seen in the background beyond the Deansgate Square collection of towers. The cumulative schemes are not considered to change the assessment of the Proposed Development and subsequently the impacts are as defined in the 'proposed context'.

6.11 View 10

Existing



- i) View 10 looks south-west along Deansgate and takes in a layered townscape comprising historic and modern buildings and structures. The view looks toward the Grade II listed Castlefield Railway Viaduct and the Grade II listed Deansgate Station, the curved corner profile of which is visible to the south-east of the viewer. Beyond the viaduct, the elegant open-belfry tower of the Grade II listed Former Congregational Chapel is visible, backdropped by the light and bright materiality of a modern residential building on the Castlefield Basin. The historic buildings and structures are read as a layer of built form, associated together by their red brick materiality and common scale. The buildings mark the eastern boundary of the Castlefield Conservation Area.
- ii) Beyond the viaduct, the tall buildings of Deansgate Square and the emerging context at Crown Street, including the 'Circle' scheme outlined in indigo, creates a marked juxtaposition to the historic townscape in the middle-ground, albeit the towers are read and understood as being visually and physically separate. The presence of cranes and construction activity in the background reflects the dynamic, evolving nature of the townscape in this part of the Site's setting. The ability to appreciate the intersecting historical transport links and visual relationship between the listed viaduct structures is legible and appreciated.

Proposed

- iii) The Phase 3 element of the Proposed Development is visible in this view from Deansgate, looking south toward the Site. The four towers, which step up in height from 47 to 51 storeys, are experienced in the background, and integrated into the urban scene comprising of existing tall buildings at Deansgate Square and seen in tandem with ongoing construction works within the Crown Street area. The buildings sit within the height datum of tall buildings experienced from this location and are appreciated as individual forms with the exception of the easternmost tower which is largely obscured by West Tower at Deansgate Square. The 71 storey tower forming Plot D is obscured from this position by interposing built form, although it would likely become visible as the viewer moved from this exact location, where it would be understood as forming part of the tall building cluster to the south.
- iv) The Proposed Development appears beyond the Grade II listed Castlefield Railway Viaduct and Deansgate Station, where it is understood as forming part of a layer of development that contrasts with the historic structures in the middle-ground. This is reinforced by the contrast in materiality between the old and new elements, and also the vertical emphasis of the Proposed Development in contrast to the horizontal accent of the viaduct in particular. Given the existing context and relationship, it is considered that the Proposed Development does not alter the setting of the listed structures in a manner that changes an appreciation of their significance, notwithstanding the increased density of modern buildings in their locality to anything more than a negligible degree. There is an increased level of visual enclosure to the south, and an intensification of built form which creates a small level of distraction from heritage assets within the view.

- v) For the reasons set out above, it is considered that within this view, the Phase 3 element of the Proposed Development will have a **Negligible Adverse** effect on the appreciation of the significance of the Grade II listed Castlefield Railway Viaduct, Deansgate Station, the Former Congregational Chapel, and the Castlefield Conservation Area.
- vi) Although not visible from this precise location, it is considered that the Plot D element of the Proposed Development will also have a **Neutral** effect on the appreciation of the above heritage assets in locations close to this viewpoint.

Cumulative

- vii) In the cumulative context, the consented scheme highlighted in yellow (Deansgate South) will obscure part of the Phase 3 element of the scheme. A further scheme (Plot F1, F2), outlined in dark red, is seen in the background beyond the Deansgate Square collection of towers, and alongside the Phase 3 elements of the scheme. From this position, the cumulative schemes are not seen in tandem with the Plot D element of the Proposed Development however it is likely they will be visible together from other positions nearby. The cumulative schemes are not considered to change the assessment of the Proposed Development and subsequently the impacts are as defined in the 'proposed context', **Negligible Adverse** for Phase 3 and **Neutral** for Plot D elements of the scheme.

6.12 View 11

Existing



- i) View 11 is taken from an elevated position on the pedestrian bridge connecting the Grade II listed viaducts at the junction of Deansgate and Whitworth Street. The view takes in the rooftops of buildings in the middle-ground, including the Grade II listed Deansgate Station, and looks towards the tall buildings at Deansgate Square and Crown Street, including the 'Circle' scheme outlined in indigo. The focus of the view is drawn towards the existing collection of tall buildings, the coarseness and square envelopes of which juxtapose the varying and finer grain development in the fore and middle-ground. The historic and modern areas of townscape are read as separate and distinct layers, their contrasting materialises reinforcing the sense of visual separation. The presence of cranes reflects the dynamic and evolving nature of the view, from which the tall building context to the north is becoming increasingly more prominent.

Proposed

- ii) In this elevated position from the pedestrian bridge connecting two viaducts, the effect of the Proposed Development on the setting of heritage assets is much the same as defined above for View 10. The profile of the upper levels of the Plot D element of the scheme is just visible beyond West Tower within the Deansgate Square development, although it is mostly obscured by interposing built form.
- iii) The Proposed Development, the visible parts of which is mostly made up of the Phase 3 element, appears beyond the Grade II listed Castlefield Railway Viaduct and Deansgate Station, where it is understood as forming part of a layer of development that contrasts with the historic structures in the middle-ground. This is reinforced by the contrast in materiality between the old and new elements, and also the vertical emphasis of the Proposed Development in contrast to the horizontal accent of the viaduct in particular. Given the existing context and relationship, it is considered that the Proposed Development alters the setting of the listed structures in a manner that changes an appreciation of their significance, notwithstanding the increased density of modern buildings in their locality to a negligible degree only. There is an increased level of visual enclosure to the south, and an intensification of built form which creates a small level of distraction from heritage assets within the view.
- iv) For the reasons set out above, it is considered that within this view, the Phase 3 element of the Proposed Development will have a **Negligible Adverse** effect on the appreciation of the significance of the Grade II listed Castlefield Railway Viaduct, Deansgate Station, the Former Congregational Chapel, and the Castlefield Conservation Area.

- v) Although not visible from this precise location, it is considered that the Plot D element of the Proposed Development will also have a **Neutral** effect on the appreciation of the above heritage assets in locations close to this viewpoint.

Cumulative

- vi) In the cumulative context, the consented scheme highlighted in yellow (Deansgate South) will obscure part of the Phase 3 element of the scheme. A further scheme (Plot F1, F2), outlined in dark red, is seen in the background beyond the Deansgate Square collection of towers, and alongside the Phase 3 elements of the scheme. From this position, the cumulative schemes are not seen in tandem with the Plot D element of the Proposed Development however it is likely they will be visible together from other positions nearby. The cumulative schemes are not considered to change the assessment of the Proposed Development and subsequently the impacts are as defined in the 'proposed context', **Negligible Adverse** for Phase 3 and **Neutral** for Plot D elements of the scheme.

6.13 View 11 – Night View

Existing



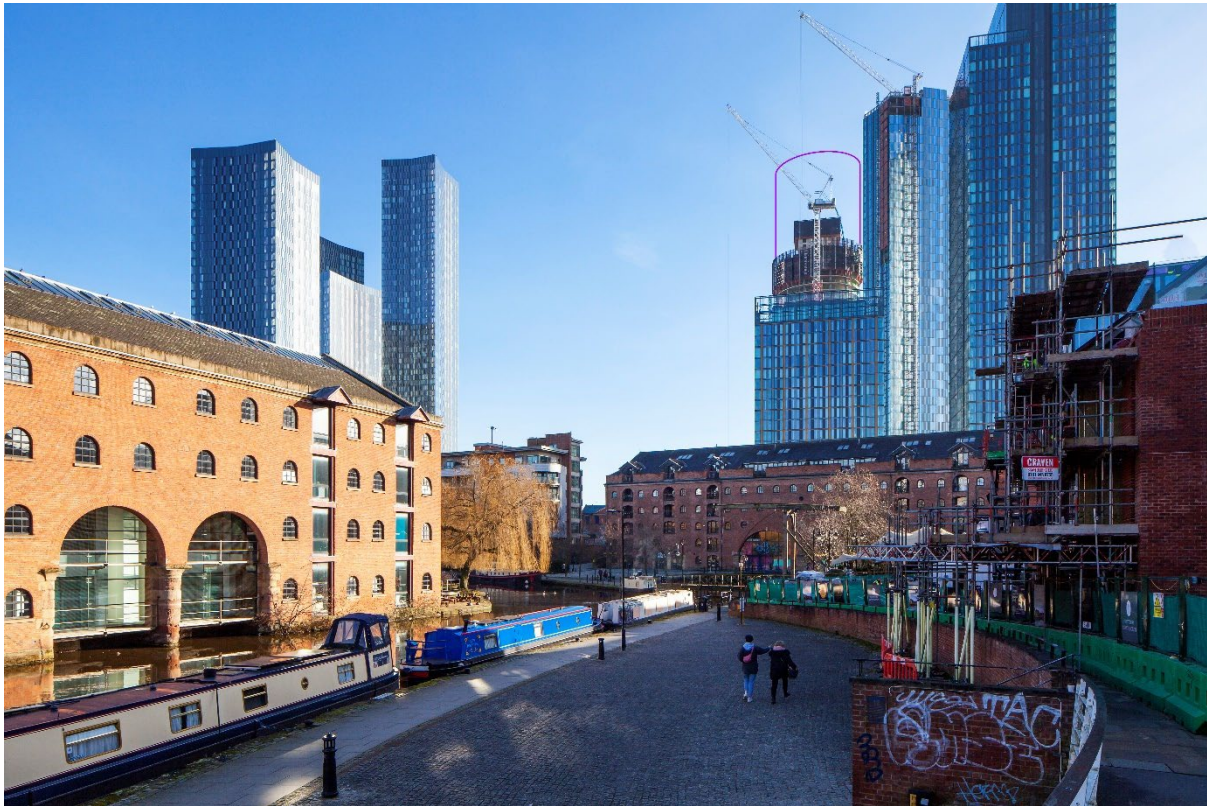
- i) View 11 is taken from an elevated position at night on the pedestrian bridge connecting the Grade II listed viaducts at the junction of Deansgate and Whitworth Street. The view takes in the rooftops of buildings in the middle-ground, including the Grade II listed Deansgate Station, and looks towards the tall buildings at Deansgate Square and Crown Street, including the 'Circle' scheme, the development of which has progressed since the daytime photography was prepared.
- ii) The night time setting reinforces the focus of the view towards the tall buildings in the background; their illuminated forms reinforce their vertical, linear forms and their contrast with the more varied and ad hoc historic built forms in the fore and middle-ground of the view. Again, this reinforces the visual distinction between the historic and modern layers of townscape experienced in the view.

Proposed

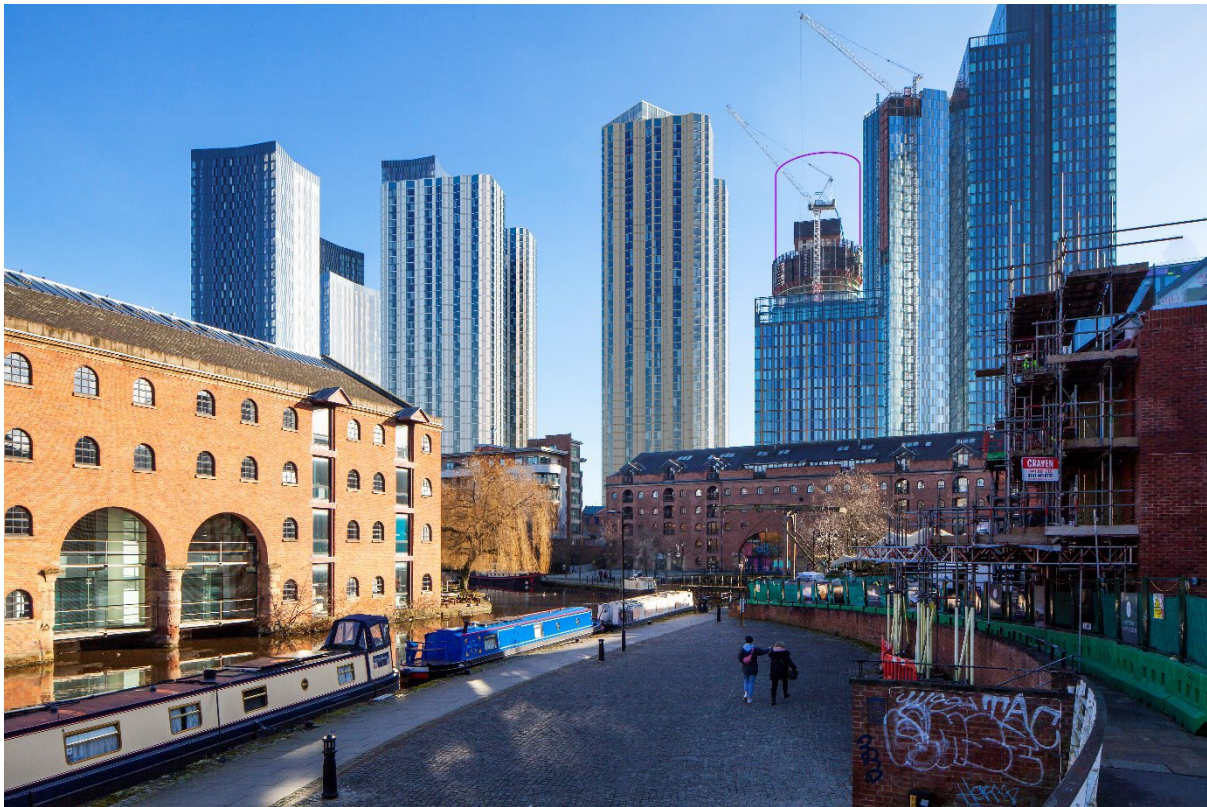
- iii) In this night time scene, the effect of the Proposed Development on the setting of heritage assets is much the same as defined above for View 11. The profile of the upper levels of the Plot D element of the scheme is just visible beyond West Tower within the Deansgate Square development, although it is mostly obscured by interposing built form and is read as a continuation of the upper levels of the visible block of the Phase 3 element. The lighter external materiality of the Phase 3 element makes it appear less heavy and solid in contrast to the existing Deansgate Square developments, and the towers (both Phase 3 and Plot D) are read as background elements. The contrast between the Proposed Development, its tall building context and the historic buildings and structures in the fore and middle-ground are maintained in the night time setting, and perhaps reinforced owing to the apparent linear quality of the tall buildings and their regularity and geometric quality in comparison to the varied, softer profiles of the red brick-built forms experienced in the view.
- iv) The Proposed Development, and Phase 3 in particular, reinforces the prominence and focus of the tall building context in the view. It is therefore concluded that the Phase 3 element will continue to result in a **Negligible Adverse** impact on the appreciation of the significance of the Grade II listed Castlefield Railway Viaduct, Deansgate Station, the Former Congregational Chapel, and the Castlefield Conservation Area. The impact of the Plot D scheme remains **Neutral**, owing to the fact it is largely obscured within the view and not particularly prominent.

6.14 View 12

Existing



- i) View 12 looks southwards from the edge of Castlefield Basin, away from the city centre. The view is layered in character, the middle-ground taken up by the Grade II listed Middle Warehouse, a prominent feature of the Castlefield Basin which forms the head of the Bridgewater Canal at its junction with the River Medlock and the Rochdale Canal. To the north, and appearing to the left hand side of the view, is the Grade II listed Merchants Warehouse. These buildings are read together, their former industrial heritage easily discerned, and their relationship with the canal preserved. Together, they form a prime example of the character and appearance of the Castlefield Conservation Area and they contribute to the positive character of this area.
- ii) A number of high-rise developments can be seen projecting above the historic and residential townscape in the background, notably the Deansgate Square development and tall buildings at Crown Street, including the emerging Circle scheme, outlined in indigo.
- iii) This locality is considered to be where the principal interest and heritage values of the conservation area are at their strongest in the intersection between industrial and transport heritage and associated buildings and structures. The area is characterised by strong, intuitive and easily understood visual and historical associations between heritage assets, including the various canal warehouses, the canal itself and its ancillary structures, as well as semi-natural features such as rock outcrops, and the railway structures to the north.

Proposed

- iv) In this view from edge of Castlefield Basin, both Phase 3 and Plot D elements of the Proposed Development are visible, although the tallest element (Plot D, 71 storeys in height) is located at the greatest distance and largely obscured by the lower towers of Phase 3. The new tall buildings are a noticeable addition to the view, appearing prominently in the background above the roofscape of the Grade II listed Middle Warehouse and modern development to the east, and beyond the Grade II listed Merchants Warehouse.
- v) Experienced in tandem with existing tall buildings at Deansgate Square and Crown Street, the Proposed Development increases the level of visual enclosure to the south of the canal basin. The western towers of Phase 3 draw the eye up from the façade of the historic Middle Warehouse, and so reduces to some extent the visual focus on the listed building, albeit its roofline is already punctuated by the presence of tall buildings in the background. One is still able to appreciate the architectural and historical significance of the listed warehouse building and its relationship to the surrounding canal infrastructure. Overall, it is considered that the Proposed Development introduces a noticeable change to the setting of the Grade II listed former warehouse, reducing to a minor extent an appreciation of its historic form and prominence in views across the canal basin. Whilst the Proposed Development is also appreciated alongside the Grade II listed Merchants Warehouse, it is not considered that the presence of the tall buildings has the same effect, mainly due to proximity and the continued ability to appreciate and focus on the historic industrial building to the east.

- vi) For the reasons set out above, it is considered that within this view, the Phase 3 element of the Proposed Development will have a **Minor Adverse** effect on the appreciation of the significance of the Grade II listed Middle Warehouse. In terms of the Grade II Merchants Warehouse and the Castlefield Conservation Area, Phase 3 is considered to have a **Negligible Adverse** effect on an appreciation of its significance owing to the fact that the ability to appreciate the relationship between the historic structures and the integrity of old and new is maintained in views from this location.
- vii) Owing to the high degree to which it is occluded, it is considered that the Plot D element of the Proposed Development will have a **Neutral** effect on the appreciation of the above heritage assets from this location in the canal basin.
- viii) If Plot D was erected in isolation, the impact on the Castlefield Conservation Area would be **negligible adverse**.

Cumulative

- ix) In the cumulative context, the Proposed Development is visible in tandem with consented schemes outlined in yellow (Deansgate South), dark red (Plot F1, F2), and light red (Great Jackson Street). The cumulative schemes are not considered to change the effect or previous assessment of the Proposed Development and subsequently the impacts are as defined in the 'proposed context', with the Phase 3 element identified as having a **Minor Adverse** effect on the Grade II listed Middle Warehouse and a **Negligible Adverse** impact on the Grade II listed Merchants Warehouse and the Castlefield Conservation Area, and the Plot D element having a **Neutral** impact on all heritage assets.

6.15 View 12 – Night View

Existing



- i) In the night time setting, the contrast between the historic former warehouses in the fore and middle-ground of the view and the existing tall building context at Deansgate Square and Crown Street is reinforced. At night and owing to their illumination which reinforces areas of light and shadow, the architectural features and characteristics of the historic buildings are exposed to a greater extent, particularly those of the Grade II listed Merchant Warehouse to left hand side of the view. The industrial character and heritage of Castlefield Conservation Area is still readily appreciated at night.

Proposed

- ii) In this view from edge of Castlefield Basin, both Phase 3 and Plot D elements of the Proposed Development are visible, although the tallest element (Plot D, 71 storeys in height) is located at the greatest distance and largely obscured by the lower towers of Phase 3. The new tall buildings are a noticeable addition to the view, appearing prominently in the background above the roofscape of the Grade II listed Middle Warehouse and modern development to the east, and beyond the Grade II listed Merchants Warehouse.
- iii) The effects of the Proposed Development on the experience of heritage assets within the view are largely the same as in the daytime setting, although arguably the darkness and illumination of the built forms reinforces the visual contrast between the historic buildings in the fore and middle-ground and the tall buildings beyond. The tall buildings which form the Proposed Development do not change the existing relationship between these two distinct layers of the urban townscape, although they do increase the intensity of the visual enclosure and prominence of the tall building background context in the night time view. Overall, it is considered that within the night time view, the Phase 3 element of the Proposed Development will continue to have a **Minor Adverse** effect on the appreciation of the significance of the Grade II listed Middle Warehouse. In terms of the Grade II Merchants Warehouse and the Castlefield Conservation Area, Phases 3 are considered to have a **Negligible Adverse** effect on an appreciation of their significance owing to the fact that the ability to appreciate the relationship between the historic structures and the integrity of old and new is maintained in views from this location.

- iv) Owing to the high degree to which it is occluded, it is considered that the Plot D element of the Proposed Development will have a **Neutral** effect on the appreciation of the above heritage assets from this location in the canal basin.

6.16 View 14

Existing



- i) View 14 is taken from a pedestrian island on the busy, heavily trafficked A57, looking south-east toward the Great Jackson Development Framework area. This is primarily a townscape view, although it has been included in this assessment by reason of the visibility of the Grade II listed
- ii) Former Canal Flour Mills and the tower of the Grade II* listed Church of St George in the background of the view. The foreground of the view is dominated by the multi-lane carriageway of the road and activated by moving traffic in a number of directions. Railings, pedestrian crossings and signage provide visual clutter in the view.
- iii) Recent residential developments form the middle-ground, beyond which are the tall buildings forming the Deansgate Square development and the Great Jackson Street Development Framework area. Schemes currently under construction and shown in the baseline view include Viadux (outlined in black), the Circle scheme (outlined in indigo), and Arundel Street (outlined in pink).

- iv) The uppermost part of the listed former mill is seen to rise above the railway bridge in the middle-ground of the view; although experienced at some distance, one is able to appreciate the historic form of the mill, its chimney largely appreciated against a clear sky background. Similarly, the upper stages of the Grade II* listed church's tower are just visible above the railway bridge and against a backdrop of modern development in the background.

Proposed



- v) Both the Phase 3 and Plot D elements of the Proposed Development are visible in the view, appearing in the background and creating a new addition to the collection of tall buildings which mark the location of Deansgate Square and Crown Street in the distance. The tall building context is read as a layer in the urban townscape and is clearly visually separate from the lower modern development in the middle-ground and also from the few historic structures which are glimpsed in the view. Notwithstanding the visual prominence of the Proposed Development, it is not considered that the new towers materially alter the setting of the visible heritage assets, already experienced against a backdrop of tall buildings.
- vi) For the reason defined above, it is considered that within this view, both Phase 3 and D will have a **Neutral** effect on the appreciation of the significance of the Grade II listed Former Canal Flower Mills and a **negligible adverse impact** on the Grade II* listed Church of St George.

Cumulative

- vii) In the cumulative context, the Proposed Development is viewed alongside consented schemes shown in dark red (Part F1, F2) and light red (seen in a partial glimpse, Great Jackson Street). The cumulative schemes do not change how the Proposed Development interacts with the heritage assets in its setting and subsequently the impacts are as defined in the 'proposed context'.

6.17 Indirect Heritage Impact Assessment

- i) As recommended in the revised Historic England guidance on the setting of historic buildings referenced above, the perceived indirect (visual and setting) impact upon the nearby heritage assets from the Plot D element of the Proposed Development 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).
- ii) These values have been established within the following table (**Table 3**) 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 Plot D element of the Proposed Development.
- iii) The impacts identified in the following analysis have been further considered in line with Paragraph 205 of the NPPF and as such identifies the level of 'harm' (if any) that the Proposed Development will have on all of the heritage assets scoped into the assessment. Where a finding of 'less than substantial harm' has been identified, the level/gradient of this harm has been defined, as recommended by paragraph 18a-018-20190723 of the PPG.

Table 3 – Predicted Impacts of Phase 3 element of the Proposed Development upon Appreciation of Significance of Heritage Assets

No. ref.	Heritage Asset and Designation	Significance Value	Scale of Impact	Significance of effect	Harm
Listed Buildings					
1	Church of St George (Grade II*)	High	Negligible	Negligible Adverse	Less than substantial (negligible)
3	235-291, Deansgate (Grade II)	Medium	Negligible	Negligible Adverse	Less than substantial (negligible)
4	Museum of Science and Industry, Air and Space Museum (Grade II)	Medium	Negligible	Neutral	No harm
6	Rochdale Canal Lock Number 92 and Castle Street Bridge	Medium	Negligible	Neutral	No harm

	(Grade II)				
7	Former Congregational Chapel (Grade II)	Medium	Negligible	Negligible adverse	Less than substantial (negligible)
8	School House (Grade II)	Medium	Negligible	Neutral	No harm
9	Castlefield Information Centre (Grade II)	Medium	Negligible	Neutral	No harm
10	Merchants Warehouse (Grade II)	Medium	Negligible	Negligible adverse	Less than substantial (negligible)
11	Former Market Hall (Grade II)	Medium	Negligible	Neutral	No harm
12	Bridgewater Canal Basin at Potato Wharf (Grade II)	Medium	Negligible	Neutral	No harm
13	Former St Matthews Sunday School (Grade II)	Medium	Negligible	Neutral	No harm
14	29-41, Liverpool Road (Grade II)	Medium	Negligible	Neutral	No harm
15	Power Hall of Museum of Science and Industry (Grade II)	Medium	Negligible	Neutral	No harm
16	Churchyard Walls, Gate Piers and	Medium	Negligible	Neutral	No harm

	Gates at Church of St George (Grade II)				
17	Castlefield Railway Viaduct from G-Mex to Dawson Street (Grade II)	Medium	Negligible	Negligible Adverse	Less than substantial (negligible)
19	<u>Deansgate Station</u> (Grade II)	Medium	Negligible	Negligible Adverse	Less than substantial (negligible)
20	13-17, Albion Street (Grade II)	Medium	Negligible	Neutral	No harm
25	Former Canal Flour Mills (Grade II)	Medium	Negligible	Neutral	No harm
26	The Britons Protection Public House (Grade II)	Medium	Negligible	Neutral	No harm
27	Middle Warehouse, at Former Castle Field Goods Yard (Grade II)	Medium	Negligible	Minor Adverse	Less than substantial (lower end)
29	Roman Catholic Church of St Wilfrid (Grade II)	Medium	Negligible	Neutral	No harm
34	Bridgewater Canal Offices	Medium	Minor	Minor Adverse	Less than substantial (lower end)
Conservation Areas					
N/A	Castlefield Conservation Area	High	Negligible	Negligible Adverse	Less than substantial (negligible)

N/A	Deansgate Street	Peter	High	Negligible	Negligible adverse	Less than substantial (negligible)
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6.18 Summary

- i) The impact assessment above has identified that the Phase 3 element of the Proposed Development would result in:
 - 14 instances of Neutral indirect impact
 - 8 instances of Negligible Adverse indirect impact
 - 2 instances of Minor Adverse indirect impact
- ii) The tabulated matrix above is generally consistent with recognised criteria as defined within ICOMOS Guidance (2011). This is not, however, intended to be prescriptive, and does not account for detailed design mitigation which has been developed with the principal aim of minimising impact on surrounding heritage assets and integrating the Proposed Development into its local context.
- iii) The assessment has identified 2 instances of Minor Adverse impact and 8 instances of Negligible Adverse impact upon the settings of heritage assets. This equates to a low level of ‘less than substantial harm’. Whilst negligible harm is very slight, relevant case law has stipulated that even negligible harm must be taken into relevant consideration in the Planning balance, with particular reference to paragraph 208³ of the NPPF. This ensures that great weight is applied to preserving the significance of heritage assets and their settings in the wider planning balance.
- iv) In undertaking the assessment, this report has been mindful of the considerable weight attached to the preservation or enhancement of the setting of heritage assets. This was clarified by the Court of Appeal judgement, *Barnwell Minor Wind Energy vs. East Northamptonshire et al*⁴; the Court held that in enacting Section 66(1) of the 1990 Planning and Listed Buildings Act, Parliament intended that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.

³ *James Hall and Company Limited) v City of Bradford Metropolitan District Council* [2019] EWHC 2899: *There is no intermediate bracket at the bottom end of the less than substantial category of harm for something which is limited, or even negligible, but nevertheless has a harmful impact. The fact that the harm may be limited or negligible will plainly go to the weight to be given to it as recognised in Paragraph 193 NPPF. However, in my judgment, minimal harm must fall to be considered within the category of less than substantial harm.*

⁴ *Barnwell Manor Wind Energy vs East Northamptonshire et al* [2014] EWCA Civ 13.

- v) Whilst the scale of the development will incur some limited adverse impacts, the quality of the design and the enhancement to the locality through, for example, improvements to public realm, must also be taken into account. These changes to the existing condition of the sites formed of the Phase 3 and Plot D elements of the Proposed Development will contribute to the creation of a thriving environment from which the surrounding heritage assets will benefit from.
- vi) It should be noted that the Proposed Development will deliver a number of public benefits, defined in the Planning Statement submitted in support of the scheme, but including:
- The creation of new public realm that is well designed and attractive to residents, employees of local businesses and visitors and provides leisure and amenity to users.
 - Improved quality of environment and sense of place, including the reinforcement and consolidation of the emerging mixed-use neighbourhood in the Crown Street area that has been catalysed by neighbouring developments.
 - Introduction of traffic-calming methods on Great Jackson Street to improve the overall environmental quality of the Crown Street area and enhance the pedestrian experience.

7. CONCLUSIONS

7.1 Introduction

- i) It is a fundamental requirement of the NPPF (2023) that planning proposals deliver “sustainable development” (**Paragraph 8**). In order to meet this key planning objective, it is essential that the Proposed Development delivers a long-term, viable use for the Site, whilst avoiding any unnecessary and unmitigated negative impacts on the surrounding historic environment. This Heritage Statement has analysed the Phase 3 element of the Proposed Development and undertaken an evaluation of the potential effects the scheme may have on designated heritage assets in its setting.
- ii) This evaluation has been informed by an understanding of the nature of the Phase 3 scheme: its scale, form, uses, materiality, landscaping and public realm elements. It has also been informed by an understanding of the existing nature of the Site, and the relationship it has with heritage assets in the local townscape.
- iii) The assessment in **Section 6.0** has been aided by a Visual Impact Assessment which has demonstrated how the Proposed Development (Phase 3, the subject of this Heritage Statement, and neighbouring Plot D) will appear in tandem with some of the heritage assets in its setting in a selection of views.
- iv) For those listed buildings not experienced in the selected views reproduced in **Section 6.0**, the assessment has been based on a detailed understanding of the heritage asset: their character; the elements that contribute to their significance; their setting and how this contributes to an appreciation of their special interest; and, importantly, their existing relationship with the Site.
- v) The ZTV provided at **Figure 18** has aided the understanding of the extent of intervisibility between the Proposed Development (including both Phase 3 and Plot D elements) and the heritage assets being considered. The assessment has also been informed by Heritage Architecture Ltd.’s detailed understanding of this part of the city, including the character and form of the townscape, the existing level of intervisibility between historic and modern parts of the townscape, and the particular sensitivity of certain views or buildings in this part of Manchester.

7.2 Significance and Heritage Impact

- i) The assessment in **Section 6.0** has determined that, for a majority of the heritage assets reviewed as part of this Heritage Statement, the Proposed Development will have a **Neutral** impact. In most cases, this effect reflects the finding that the Proposed Development may be visible in tandem with historic buildings or areas in its setting, but it is determined that the scheme will not change how the heritage asset’s significance is appreciated in its setting or change the manner in which it is experienced and understood. In some cases, it appears that the Proposed Development is not experienced in views alongside heritage assets, and subsequently there is no change to how they are experienced.

- ii) A contributing factor to the identification of a high number of **Neutral** effects (14 of the total number of heritage assets reviewed) is the fact that the existing context of the Site and this area of Manchester is already robustly characterised by tall buildings, and there is an existing appreciation of historic buildings, structures and areas alongside tall and modern development. In most cases, the Phase 3 scheme is understood as a reinforcement of this context and relationship, rather than as material change or alteration to the setting of heritage assets. This is demonstrable in the views produced at **Section 6.0**. In most cases, the Proposed Development is understood as forming part of an established layer of townscape comprising tall, modern buildings which is separate to the historic buildings experienced most frequently in close up views. For the majority of the heritage assets, our evaluation has determined that the Proposed Development is understood and experienced as a peripheral feature which does not affect an appreciation of their significance.
- iii) Heritage Architecture Ltd.'s assessment has identified seven **Negligible Adverse** effects on heritage assets from the Phase 3 proposals, namely: Castlefield Conservation Area, the Grade II* listed Church of St George, and the Grade II listed Merchants Warehouse, Deansgate Station, 235-291 Deansgate terrace, and the Former Congregational Chapel. For each of these assets, the **Negligible Adverse** effect identified from the Phase 3 scheme arises from the perceived impact that the increase in scale and massing on the Site will have in views in which the above assets are experienced. For example, Views 10 and 11 (including the night time scenario for the latter) show how the Phase 3 element of the Proposed Development increases the sense of visual enclosure in the setting of historic buildings and structures around Deansgate Station. The increased intensification of built form in the wider setting of the assets at this location is considered to distract, to a very limited extent, from the appreciation of this group's architectural and historical significance when viewed from the north looking south. The effect is mitigated by the light architectural treatment of the visible towers, and changes and diminishes as one moves closer to the historic buildings or changes position. From other locations in their setting, the Proposed Development is wholly peripheral to an experience of the historic structures and does not affect an appreciation of them.
- iv) With regard to the Castlefield Conservation Area, the ZTV at **Figure 18** has demonstrated that the Proposed Development (Phase 3 plus Plot D) will be visible from many areas across the historic townscape. A **Negligible Adverse** effect is identified for the same reasons as ascribed above, and related primarily to the incremental intensification of tall building forms which serve to distract to a very limited extent an appreciation and understanding of the historic townscape. Again, this effect is mitigated by the high-quality design of the Phase 3 towers, their complementary relationship to the existing tall building schemes, and their provision of high quality public realm in the local setting of the conservation area.
- v) The assessment in **Section 6.0** has identified a total of two **Minor Adverse** effects on the Grade II listed Middle Warehouse and Bridgewater House, respectively. In the case of the Middle Warehouse, this impact is associated primarily with the visual impact identified in View 12 (and including the night time scenario), where the addition of the Phase 3 towers beyond the roofscape of the historic building create an element of distraction which detract to

a minor extent from an appreciation of the warehouse as a focus in the view and its position at the southern edge of the canal basin. This is an effect which will lessen and change when appreciated from other parts of the building's setting, including when looking away from the Proposed Development or out from the warehouse, hence the 'minor' nature of the impact. As with the other adverse impacts identified, the effect is mitigated by the high architectural quality of the Proposed Development, particularly its light materiality which serves to reduce and soften its profile on the skyline beyond the warehouse.

- vi) With regard to the **Minor Adverse** effect on the Grade II listed Bridgewater House, this impact is identified primarily because of the proposed increase in scale and density in the building's immediate setting. It is accepted that the historic setting of the listed building has been diminished to a high degree and is now characterised by a mixture of low-quality brownfield sites and modern, high-rise development. Notwithstanding this, given the scale of the Proposed Development and its proximity to the listed building, it is considered that there will be a material change to its setting and how it is experienced in local views, such as from Chester Road and Castle Quay, where the 18th century building will be appreciated against a backdrop of modern built form, reducing an appreciation of its symmetrical and Classically informed roofscape. It is judged that this visual impact will diminish an appreciation of Bridgewater House's overarching architectural significance to a minor degree.
- vii) Conversely, the Phase 3 scheme is of a high architectural quality and will inevitably enhance the quality and character of the Site; the Proposed Development will introduce new public uses into the setting of the listed building which will encourage movement toward it and activity within its locality. The podium level of the Proposed Development will create a human scale which will create an architectural relationship with the listed building and wider Conservation Area context. Furthermore, the high-quality public realm proposals will create valuable green space in the listed building's setting, creating a new destination in the townscape which may provide better opportunity for an appreciation of the historic building.

7.3 Mitigation

- i) Following analysis of initial key views, it was evident the height and massing of the proposals would incur some adverse, visual impact upon the setting of designated heritage assets within the wider townscape of the Site. The project team has sought to minimise this impact where possible through the design of the Phase 3 element of the Proposed Development, including its light-coloured materiality which softens its visual profile and prominence in views across the local and wider townscape, and the arrangement of the towers. Fenestration details and the articulation of the facades has been designed to create an appearance of slenderness and elegance, mechanisms which again have sought to reduce the visual massing of the scheme in views across the city and in which include sensitive heritage assets.

7.4 Statutory and Policy Requirements

- i) The **Planning 1990 (Listed Building and Conservation Areas) Act** and the **National Planning Policy Framework** (revised edition, December 2023), set out the Government's planning

legislation and policies for England and how these are expected to be applied. The relevant local planning policies contained within the **Manchester Core Strategy (2012)** have also been considered.

- ii) In order to comply with the relevant NPPF tests, where any harm to designated heritage assets is identified this must be given great weight. For heritage harm falling within the ‘less than substantial harm’ category, this is to be balanced against the public benefits of the proposals when carrying out the paragraph 208 heritage balance.
- iii) The Planning Practice Guide (2014, amended 2019) emphasises that, *“what matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting”* (Paragraph: 018 Reference ID: 18a-018-20190723). The Impact Assessment at **Section 6.0** of this Heritage Statement has demonstrated that the Proposed Development for Phase 3 would incur 8 instances of **Negligible** and 2 instances of **Minor Adverse** impact on the built historic environment. In most cases, the Proposed Development is considered to incur **Neutral** effects (14 identified) on other assets in its setting. On balance, it is evident the degree of ‘harm’ will be minimal, placing it on the lower end of the less than substantial scale.
- iv) The current proposals have sought to minimise the indirect harm to heritage assets in the setting of the Site through delivering a high-quality scheme that utilises light-coloured materials and a vertical expression to reduce prominence in views where the significance of heritage assets is also appreciated.
- v) Notwithstanding the embedded mitigation, the instances of adverse impact upon the settings of designated heritage assets identified in the assessment within the Heritage Statement equate to **“less than substantial”** harm in planning terms. It will be clear this harm will need to be appropriately balanced against the public benefits of the scheme as required by Paragraph 208 the NPPF (2023). These public benefits and the embodied mini heritage balance are discussed in detail in the Planning Statement prepared by Deloitte in support of the Proposed Development.
- vi) In summary, the Proposed Development will transition an underutilised and low-quality brownfield site into a dynamic, mixed-use scheme that utilises high-quality architecture and landscaped amenity space to reinforce and consolidate the emerging neighbourhood around Crown Street. The creation of new public uses will draw people to the Site, enhancing the vitality of the local area and create a new destination which encourages movement towards the Site.
- vii) Consequently, the Proposed Development is judged to be consistent with the desirability of new development making a positive contribution to local character and distinctiveness and accords with the requirements of the NPPF (paragraph 203), statutory and local policy.

8. REFERENCES

The following sources have been referenced and used to inform this report. Due to its name change all publications by English Heritage are referred to as Historic England.

1. Planning (Listed Buildings & Conservation Areas) Act 1990.
2. National Planning Policy Framework (revised edition, December 2023).
3. Planning Practice Guide, Historic Environment (published 2014, updated 2019).
4. Historic England, Conservation Principles. Policies and Guidance (2008).
5. Historic England, The Setting of Heritage Assets (2017).
6. Historic England, Historic Environment Good Practice Advice in Planning. Note 2: Decision-Taking in the Historic Environment (2015).
7. Historic England, Statements of Heritage Significance (2019).
8. Historic England, Tall Buildings Guidance (2022).

APPENDICES

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

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

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

Appendix II: Assessing the Magnitude of Change or Impact

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

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

Table 5: Criteria for defining the effect and degree of direct and indirect heritage impact

Definition of magnitude and nature of heritage impact.	Direct heritage impacts	Indirect heritage impact
Major adverse Impact. <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, 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 understand and appreciate its architectural and historic interest and thus results in total loss of significance.
Moderate Adverse Impact. <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 its heritage interest.
Minor Adverse Impact. <i>The negative impact on the setting or overall character will need to be clearly 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 heritage asset and its setting, such that it is noticeably changed.
Negligible adverse impact. <i>This does not mean that there will be no physical or visual change, rather that the resultant difference would not</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	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,

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

Appendix III: Assessing the Significance of Impact

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

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

Table 6: 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

Appendix IV: Appraisal of Heritage Assets

The table below provides an appraisal of the heritage assets within the setting of the Site, including a description of their form and a summary of their setting, including the contribution that makes to an appreciation of their significance.

Table 7: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 6)		Designation	Summary Description (extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance and Potential of Proposed Development to Impact Significance
Listed Buildings				
1	Church of St George	Grade II*	Church. 1826-8, by Francis Goodwin, restored 1884 by J.S.Crowther. Sandstone ashlar, slate roofs. Gothick Perpendicular style. Nave with west tower, north and south aisles under parallel roofs, diagonal porches at west ends of these, and high polygonal apse. Tall west tower of 4 unequal stages, with set-back buttresses completed as tall octagonal traceried pinnacles with embattled tops and crocketed spirelets. The church is considered to be of High heritage significance, its special interest derived in its historical and architectural interest.	The historic setting of the church has been almost entirely lost as a result of extensive development throughout the 20th century, notably the construction of the A56 Chester Road and the A57(M) Mancunian Way to the south and east of the building respectively. To the north of the church, the historic grid iron layout of streets remains in place albeit the majority of the warehouses have been demolished and replaced with early 21st century apartment buildings. The sole surviving aspect of the historic setting of the church is in its immediate surroundings, the churchyard and the separately listed churchyard walls/gate piers discussed below. In the context of the Site, the historic setting of the church has been almost entirely lost to recent development and busy, multi-lane road networks, which has removed all historic urban form between it and the Site, and consequently the significance of the church as whole is best appreciated from its immediate surroundings, whilst the tower can be appreciated from medium and long-range views when travelling east and west along Chester Road where the building can be clearly appreciated as having landmark quality.

Table 7: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 6)		Designation	Summary Description (extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance and Potential of Proposed Development to Impact Significance
Listed Buildings				
				Overall, the building’s setting is considered to make a negative contribution to an appreciation of its special interest. The Site itself currently makes no contribution to an appreciation of the church’s significance, although given the proximity of the Site to the listed building, there is some potential for the Proposed Development to have a meaningful impact upon its setting.
3	235-291, Deansgate	Grade II	Row of shops and offices forming screen wall to site of former Deansgate Goods Station. c.1899. Red brick with sandstone dressings and slate roofs (concealed). Very long range of 29 units. Four and 2 storeys, the 4-bay centre and ends 4-storeyed; with strong horizontal emphasis derived from continuous cornices to ground and 2nd floors, and sandstone sill-bands, imposts bands and intermediate bands, counteracted by vertical pilasters terminating in tall chimneys or finials. Each bay has a shop or shops at ground floor, and 4 sashed windows on each floor above, the centre pair at 1st floor linked by a single pediment. Very striking feature of the street, and forms a group with Nos 223 to 233 (including entrance to goods	The continual frontage of Deansgate Terrace is viewed in conjunction with the Former Entrance to Deansgate Goods Station (separately listed at Grade II), of which it has group value and conveys the former industrial character of the area. The listed building also shares group value with the Grade II* listed Warehouse to the rear, and the structures form part of a coherent historic grouping. Later development in the setting of the building is varied in quality, the Lightbox development to the south is identified as a detracting feature in the building’s setting, diminishing the legibility and appreciation of its historic form, particularly when viewed from the junction of Deansgate and Great Bridgewater Street. Overall, the building’s setting makes a mixed contribution to an appreciation of its significance, including positive and negative elements. The Site currently makes no contribution to an appreciation of its significance. Linear views along Deansgate means that there is potential for the

Table 7: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 6)		Designation	Summary Description (extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance and Potential of Proposed Development to Impact Significance
Listed Buildings				
			station), from which this item continues. The listed building to be considered of Medium heritage significance, its special interest derived in its architectural and historical interest and in particular, the extent of its length along Deansgate and its relationship with the Grade II* listed Great Northern Warehouse.	Proposed Development to be viewed in conjunction with the listed building.
4	Museum of Science and Industry, Air and Space Museum	Grade II	Formerly known as: Lower Campfield Market LIVERPOOL ROAD. Market hall, now museum. 1876, by Mangnall and Littlewood. Cast-iron and wood with slate and glass roofs. Large rectangular plan in the form of a nave with north and south aisles under parallel roofs, and north and south transepts to the centre and both ends. Two storeys, 1:3:1:3:1 bays, the centre and ends gabled, and the centre both wider and higher. Cast-iron columns with crocket caps, each bay divided horizontally by a moulded cornice, with small columns and decorated cast-iron railings below this and large-paned glazing above. Forms group with former Higher Campfield Market Hall to east (q.v.), by	The Air Space Museum benefits from being experienced alongside the collective group of listed buildings associated with the Former Liverpool Railway Station. Despite the degree of contemporary development in the surrounding townscape, the contribution of setting to significance is thus considered to be overwhelmingly positive. In its existing form, the Site makes no contribution to an appreciation of its special interest. Whilst there is potential for a visual relationship between the listed building and the Proposed Development, due to separating distance and interposing built form it is unlikely that the Proposed Development will meaningfully affect an appreciation of the former market's significance or the experience of it within its setting.

Table 7: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 6)		Designation	Summary Description (extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance and Potential of Proposed Development to Impact Significance
Listed Buildings				
			same architects in very similar style. The building is considered to be of Medium heritage significance, its special interest derived in its historical and architectural value, including its former market hall use which remains legible in its form and character.	
6	Rochdale Canal Lock Number 92 and Castle Street Bridge	Grade II	Canal bridge with attached ramp on west side and lock on east side. c.1804, altered. Coursed squared millstone grit, wooden gates. The bridge has a single segmental arch with rusticated voussoirs, keystone and arch-band, a plain band above, slab-wall parapets curved round at the outer ends, and a ramp at right-angles to the north-west corner. Lock of 14-foot width, with pairs of gates at both ends; overflow tunnel with circular brick-lined shaft to south side of Castle Street. The lock is the last in a series of 9 on the extension linking the Rochdale and Bridgewater Canals. The lock is considered to be of Medium heritage significance, its special interest derived primarily in its industrial historical	The setting of this collection of listed structures has been well preserved and redeveloped in an historically sensitive and contextually appropriate manner. Neighbouring heritage assets include the Grade II listed Castlefield Railway Viaduct and Merchants Warehouse amongst others. These buildings and structures strongly communicate the former industrial character of the area and facilitate an understanding of the bridge and the lock, and subsequently an appreciation of their significance. Their continued use in the manner for which they were originally designed further reinforces their significance and an appreciation of it. The contribution of the structures' setting is therefore considered to make a positive contribution to an appreciation of their significance. The Site currently makes no contribution to an appreciation of the structures' significance. Given the alignment of the Site and the heritage asset, it is likely the Proposed Development will be a visible aspect of the lock and bridge's setting. Notwithstanding this, tall buildings are an existing characteristic of the asset's setting and it is

Table 7: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 6)		Designation	Summary Description (extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance and Potential of Proposed Development to Impact Significance
Listed Buildings				
			identity and its connection to the surrounding former industrial landscape.	not considered that the presence of new buildings in the wider townscape will change or negatively affect an appreciation of the lock and bridge in their immediate, historic setting.
7	Former Congregational Chapel	Grade II	Formerly listed as No.378 Artingstalls Auctioneers) 20/06/88 GV II Former Congregational Chapel.1858, by Edward Walters; altered. Red brick (part of facade now painted blue), slate roofs. Italianate style. Gable to road. Nave and aisles which incorporate porches at the front ends, with tall square tower rising from south aisle behind porch, all over a basement storey (probably originally the schoolroom). The gabled east front has a three bay pedimented centre with pilasters, coupled round-headed windows at the lower level and tall round-headed recessed windows above, with carved imposts and glazing with coloured margin panes, a saw-tooth band above the windows, and bracketed cornice to the pediment which contains a crude wheel window. The flanking porches	The Congregational Chapel is situated at a prominent location on the northern side of Chester Road where it leads on towards Deansgate. Despite the extent of contemporary development within the surrounding townscape, the listed building retains its landmark quality within the gateway point into the city centre. Its elegant, open-belfry tower is appreciated against a clear sky background despite the presence of tall modern buildings in its setting. Overall, the building's setting is considered to make an overarchingly positive contribution to an appreciation of its significance. The Site currently makes no contribution to an appreciation of the chapel's significance. Despite the extent of built form in the chapel's setting, it will be clear there is some potential for the Proposed Development to be visible in the wider townscape and potentially affect an appreciation of the listed building.

Table 7: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 6)		Designation	Summary Description (extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance and Potential of Proposed Development to Impact Significance
Listed Buildings				
			have round-headed doorways with elaborate moulded surrounds including panelled pilasters with carved capitals, and round-headed panelled double doors with glazed top panels; and panels above the doors with oculi in wreath surrounds. The chapel is considered to be of Medium heritage significance, its special interest derived in its historical and architectural value, particularly its tower which has a local landmark quality.	
8	School House	Grade II	School, now apartments. 1908. Red brick with Welsh slate hipped roof and brick wall stacks. Simple Jacobean style, with various small blocks brought together. 3 and 4 storeys. 9-window range in all across front of mullion and transom windows with canted bay in centre and recessed windows to side, the 1st floor with pediments on consoles. To the sides of the bay the 2-window sections are surmounted by gables with corner stacks. This stack feature is repeated elsewhere on the building. Entrances to sides. Pavilion roofs, 2 with miniature lantern	The setting of the former school has changed dramatically since the 1960s, with the Mancunian Way being constructed along the rear of the property, separating it from the townscape to the north. The original street pattern to the south, east and west has also been eroded, with all surrounding historic buildings demolished. From the south, the building is experienced against a backdrop of new tall buildings within the Great Jackson Street Development Framework Area. These buildings are read as a distinct part of the heritage asset's setting and do not impede an understanding of its architectural and historic significance. Overall, the building's setting is considered to make a neutral contribution to an appreciation of its special interest. In its existing form, the Site makes no contribution to the asset's

Table 7: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 6)		Designation	Summary Description (extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance and Potential of Proposed Development to Impact Significance
Listed Buildings				
			louvres. A plaque on the central bay records that this was the 48th municipal school. The former schoolhouse is considered to be of Medium heritage significance which is derived in its architectural and historical significance, including the legibility of its former institutional use.	setting or an appreciation of its significance. It is likely there will be a visual relationship between the Proposed Development and the Site and so there is potential for the scheme to affect how the asset is experienced and appreciated.
9	Castlefield Information Centre	Grade II	Formerly known as: Nos.322 TO 330 Deansgate Free Library DEANSGATE. Includes: No.2 LIVERPOOL ROAD. Library over shops, now visitor' centre and urban studies centre.1882, by George Meek; altered. Red brick with sandstone dressings, slate roof. Rectangular plan with curved corners to the front. Romanesque style. Rear linked to former Higher Campfield Market Hall, Liverpool Road (q.v.). The former library is considered to be of Medium heritage significance; its special interest is derived in its architectural and historical interest. The building's former institutional use and its relationship with	The listed building is situated at the southern end of Deansgate and surrounded by an eclectic variety of architectural building styles and periods. The connection to the Grade II listed Market Hall to the west means that the building is experienced and understood as forming part of a collection of public buildings. The mirroring of the building's curved corner façade at the junction of Deansgate and Liverpool by the Grade II listed 235-291 Deansgate Terrace to the west and building to the south creates a townscape set-piece that enables an appreciate of the asset's prominent corner profile. The overarching contribution of the building's setting to an appreciation of its significance is considered to be neutral. The Site currently makes no contribution to an appreciation of the building's significance, being physically and visually separated. It is likely that there will be a visual relationship between the heritage asset

Table 7: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 6)		Designation	Summary Description (extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance and Potential of Proposed Development to Impact Significance
Listed Buildings				
			surrounding historic building contributes to its significance.	and the Proposed Development owing to its scale and visibility along Deansgate and subsequently there is potential for the scheme to affect the listed building’s setting.
10	Merchants Warehouse	Grade II	Canal warehouse serving Bridgewater Canal terminus. Dated 1823 on pier between shipping holes; altered, fire-damaged and now derelict. Brown brick in English garden wall bond, with some sandstone dressings, slate roof (damaged). Rectangular plan of 6 structural bays occupying whole of west end of north quay. Distinctive feature of Bridgewater Canal terminus Site, of considerable historical interest. The former warehouse is considered to be of Medium heritage significance, its special interest derived in its architectural and historical interest as a former industrial structure and its relationship with the surrounding former industrial townscape.	The warehouse retains a considerable area and form of its original setting both in respect of the surviving cobble sett streets, to the east side and the Bridgewater Canal to the west. Within a wider context, the Bridgewater Viaduct is visible to the north and the neighbouring Middle Warehouse, of a similar age and type, may be seen within the immediate area of the basin. Where much more recent residential and office blocks have been added within vacant plots around the canal, these have tended to respect the proportions and the materials of the original warehouses surrounding them, thus leaving the overall historic environment intact, or at least with a sense of continuity and coherence. The former industrial function of the building is legible and its setting is considered to make a positive contribution to an appreciation of its significance. In its existing form, the Site makes no contribution to an appreciation of the listed building’s significance. It is likely that there will be a visual relationship between the heritage asset and the Proposed Development owing to its scale and visibility across the canal, canal basin, and Chester Road to the south and subsequently there is potential for the scheme to affect the listed building’s setting.

Table 7: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 6)		Designation	Summary Description (extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance and Potential of Proposed Development to Impact Significance
Listed Buildings				
11	Former Market Hall	Grade II	MANCHESTER LIVERPOOL ROAD (North side) Former Market Hall 17/05/74 GV II Formerly known as: Higher Campfield Market LIVERPOOL ROAD. Market hall. 1878, by Mangnall and Littlewood. Cast-iron and wood, with roof of corrugated sheet and glass. Square plan formed by cruciform intersecting naves with aisles in the angles. The building is considered to be of Medium heritage significance, its special interest derived in its historical and architectural value, including its former market hall use which remains legible in its form and character.	The listed building is situated at the southern end of Deansgate and surrounded by an eclectic variety of architectural building styles and periods. The connection to the Grade II listed Castlefield Information Centre to the east and visual relationship with the Grade II listed Museum of Science and Industry, Air and Space Museum (formerly a market hall) means that the building is experienced and understood as forming part of a collection of public buildings. The building is set back from the main thoroughfare of Deansgate and so its immediate setting of the building is quieter. Tall buildings form an existing visible component of the building's wider setting. Overall, the building's setting is considered to make a neutral contribution to an appreciation of its significance. The Site makes no contribution to an appreciation of the listed building and is physically and visually separated from it. Owing to the scale of the Proposed Development, it may be visible in the wider setting of the heritage asset; the degree to which it will impact an appreciation of the listed building is determined in the HIA.
12	Bridgewater Canal Basin at Potato Wharf	Grade II	Canal basin. Probably c.1760-5, by James Brindley, for Duke of Bridgewater. Branches off north side of Bridgewater canal near Castlefield terminus. Lined with stone blocks. Forms group with the	The former industrial wharf extends to the north of the Bridgewater Canal, beneath the Grade II listed Castlefield Railway Viaduct. It is sandwiched between two modern residential blocks arranged on a north-south axis which, in tandem with the viaduct, create a sense of enclosure within the immediate setting of the wharf. The ability to

Table 7: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 6)		Designation	Summary Description (extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance and Potential of Proposed Development to Impact Significance
Listed Buildings				
			circular overflow basin slightly to the east (known as Giant's Basin) and with Castlefield Railway Viaduct. The basin is considered to be of Medium heritage significance; its special interest is derived in its historical interest and its legibility as a former industrial structure. Its continued use as a basin reinforces an appreciation of its special interest.	understand the wharf as a former industrial structure has been diminished to some extent, although there is consistency and a sense of industrial character in the mass and proportions of the new residential development that defines its immediate setting. In southward views, the wharf is experienced in tandem with tall buildings within the Great Jackson Street Development Framework area, although the viaduct creates a sense of visual separation between the two. Overall, the asset's setting is considered to make a neutral contribution to an appreciation of its significance. The Site is separated visually from the heritage asset and makes no contribution to an appreciation of its significance. Owing to its scale and the visual corridor (partly limited by the viaduct), there will be a visual relationship between the Proposed Development and the wharf and so there is potential for the scheme to affect its setting.
13	Former St Matthews Sunday School	Grade II	Mission church and Sunday School, now office. Dated 1827 over door; altered. Red brick in Flemish bond with some sandstone dressings (roof not visible). Rectangular plan with apsidal south end, on island site. Simple Gothic style. Gable to street, two storeys and cellar, three bays, symmetrical, with pilastered corners, 1st-floor sill-band; slightly raised centre with two semicircular steps up to 2-centred arched doorway which has	The listed building occupies a small island site with Liverpool Road to the north, Rice Street to the south, Duke Street to the east, and Wellington Place to the west. The building's apsidal southern end is surrounded by an area of hardstanding public realm, with street trees enclosing Wellington Place to the west; it is from this aspect where the architectural significance of the building is best appreciated. The former Sunday School's setting includes buildings of mixed architectural styles and periods, including listed public buildings on Liverpool Road which contribute to an appreciation of the asset as forming part of a series of buildings built to serve the local community. Modern buildings on Wellington Place and to the southern side of Rice

Table 7: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 6)		Designation	Summary Description (extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance and Potential of Proposed Development to Impact Significance
Listed Buildings				
			fanlight with intersecting glazing bars, a large stone plaque above the door inscribed "SUNDAY SCHOOL / MDCCCXXVII", a large 2-centred arched 3-light window at 1st-floor with intersecting glazing bars, and another stone plaque above this (worn inscription illegible); smaller 2-centred arched windows to both floors of the outer bays, with Y-tracery; gable parapet with oculus (now open, the roof lowered). Five-window sides in similar style. The former Sunday school is considered to be of Medium heritage significance. The building's special interest is derived in its architectural and historical significance, particularly its legibility as a former ecclesiastical building and its semi-circular southern elevation.	Street lack architectural quality and do not reflect their historic surroundings. Overall, the building's setting is considered to make a neutral contribution to an appreciation of its significance. The Site is visually and physically separated from the listed building and makes no contribution to an appreciation of its special interest. There is potential for the Proposed Development to form a visible part of the wider setting of the listed building.
14	29-41, Liverpool Road	Grade II	Row of 7 garret workshop houses, now shops etc. c.1820-30, altered. Red brick (Nos.29-35 now painted white), slate roofs. Double-depth plan, each house single-fronted. Three storeys, one window each; ground floors all altered; segmental-	The listed building is located on the south side of Liverpool Road, proximate to other listed buildings on the north side of the road. Due to the domestic scale and position of the building, the row of terraced houses/shops is only appreciated from Liverpool Road when viewed travelling east or west. A wider appreciation of the building is limited owing to the nature of the surrounding street network. Overall, the

Table 7: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 6)		Designation	Summary Description (extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance and Potential of Proposed Development to Impact Significance
Listed Buildings				
			headed windows at 1st floor, all with altered glazing but Nos 35 and 37 sashed; mostly horizontal-rectangular windows at 2nd floor (5 lights with small panes at No.31, 5 lights with altered glazing at No.33, 3 altered lights flanked by 2 blocked lights at No.41); remains of wooden modillioned eaves to Nos 35-9; ridge chimneys to Nos 35 and 37. The row of former workshop houses is considered to be of Medium heritage significance. Special interest is derived in the terrace's blended historical identity, combining domestic and industrial uses, and the value of the former workshop houses as a group and for their reflection of the industrial identity of the area.	contribution of the building's setting to an appreciation of its significance is considered to be neutral. The Site is visually and physically separated from the listed building and makes no contribution to an appreciation of its significance. Owing to the relatively limited experience of the listed building, it is unlikely the Proposed Development will have a meaningful effect on its setting or change an appreciation of its significance.
15	Power Hall of Museum of Science and Industry	Grade II	Railway goods transfer shed, now museum exhibition hall. 1855, for London and North Western Railway. Red brick with some sandstone dressings, hipped slate roof. High group value with other railway buildings. The building is considered to be of	The Power Hall benefits from being experienced alongside the collective group of listed buildings associated with the Former Liverpool Railway Station. Despite the degree of contemporary development in the surrounding townscape, the contribution of setting to significance is thus considered to be neutral. The Site currently makes no contribution to an appreciation of the building's significance. There is potential for the Proposed

Table 7: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 6)		Designation	Summary Description (extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance and Potential of Proposed Development to Impact Significance
Listed Buildings				
			Medium heritage significance; special interest is derived in its former industrial use, clearly legible and appreciated in its form and scale.	Development to form a visible part of the wider setting of the listed building although it is likely it will be largely peripheral to an experience of the heritage asset.
16	Churchyard Walls, Gate Piers and Gates at Church of St George	Grade II	Churchyard walls, gate piers and gates. Probably 1826-8, by Francis Goodwin. Sandstone ashlar walls and piers, cast-iron gates. Dwarf stone walls on north, west and south sides, and part of east side of churchyard; in each side, a pair of octagonal gate piers with chamfered plinths, buttressed angles and traceried Gothic panels, and caps with carved shields in the sides, and cast-iron bar-railing gates with Perpendicular-traceried top panels. The railings are considered to be of Medium heritage significance, their value primarily derived in their relationship with the Grade II* listed Church of St George and their role in defining the churchyard.	As seen with St Georges church itself, the historic setting of the walls and gate piers have been almost entirely lost to modern redevelopment and road networks, resulting in these perimeter features being solely appreciated from within the churchyard and the setting of the adjacent church as discussed above. Notwithstanding this, the railways are understood as forming part of the historic churchyard of St George, and subsequently its setting is considered to contribute both positively and negatively to an appreciation of the structure's setting. The Site currently makes no contribution to an appreciation of the railings' significance. Whilst the Proposed Development will most likely be a visual element of the railings' setting, it is unlikely the scheme will meaningfully affect its significance or an appreciation of it.
17	Castlefield Railway Viaduct from G-Mex to Dawson Street	Grade II	Railway viaduct. c.1880. Cast iron and wrought iron; red brick to east of Duke Street. Runs south-west from former	The railway viaduct forms a distinct and dominant structure within the Castlefield Conservation Area, stretching east to west across the townscape. Given the extent of the structure, its setting varies in

Table 7: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 6)		Designation	Summary Description (extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance and Potential of Proposed Development to Impact Significance
Listed Buildings				
			Central Station, then westwards, dividing into two over Castlefield and rejoining west of River Medlock. Cast iron drum piers rising to square castellated towers supporting metal lattice parapet. Castellated brick piers with stone dressings to Gothic style skew bridges over River Medlock and roadways. To east of Duke Street viaduct is of brick with segmental arches and castellated brick piers. At western end a blue brick bridge over Dawson Street. The railway viaduct is considered to be a heritage asset of Medium significance; its special interest is derived in its historical and architectural interest and its inextricable connection to the evolution of industry in Manchester. The continued use of the viaduct in the manner in which it was originally designed contributes to its significance.	quality and contribution to an appreciation of its significance. For the most part, the structure is experienced in conjunction with other industrial buildings and structures which help to convey an understanding and appreciation of its historical interest. Overall, the contribution of setting to an appreciation of significance ranges from positive to negative, the latter effect being identified where the form of the viaduct is interrupted or obscured by later, unsympathetic development. The Site makes no contribution to an appreciation of the viaduct's special interest although the Proposed Development will be a visual element from large stretches of the structure. It will be clear therefore that there is potential for the Proposed Development to have a meaningful impact upon the setting of the viaduct.
19	Deansgate Station	Grade II	Railway station. Dated 1896. Built of red brick with blue brick bands and stone and terracotta dressings, slate roof almost entirely hidden from the street. On a very	Deansgate station lies between two distinct areas of the city centre, specifically the commercial area along Deansgate running north-east from the station and the Castlefield area to the south-west. The station is almost entirely understood and appreciated when viewed

Table 7: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 6)		Designation	Summary Description (extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance and Potential of Proposed Development to Impact Significance
Listed Buildings				
			angular Site with the entrance at the sharply curved corner. Two stories in a Baronial style. Paired entrances on the corner with terracotta surround, pointed arch doorways with mock portcullises, gabled heads on colonettes, paired between the doors. Deansgate Station is considered to be of Medium heritage significance; its special interest is derived in its historical and architectural significance. The significance of the building is contributed to and upheld by its continued use in the function for which it was originally designed.	from its principal curved corner elevation on the corner of Deansgate and Whitworth Street West, where its setting is largely intact. Tall, modern buildings form a prominent part of the station's setting to the south where the structures are seen to project into the skyline in the distance. This is understood as being new development in the distance, leaving the historic context in the immediate environs of the building as a whole substantially intact. The legibility of the station and its connection with surrounding railway infrastructure has been retained and is readily appreciated. For that reason, the building's setting is considered to make a positive contribution to an appreciation of its significance. The Site makes no contribution to an appreciation of the building's significance. It will be clear, given the extent of visibility of existing tall buildings to the south, that there is potential for the Proposed Development to have a meaningful impact upon the setting of the station.
20	13-17, Albion Street	Grade II	Warehouse, now offices. c.1860-70; altered. Red brick with sandstone dressings, slate roof. Shallow U-plan. Venetian Gothic style. Four storeys and basement, a 9-bay facade, the left corner canted back, with pilasters and sill-bands	The former warehouse is located in an area which is heavily characterised by modern transport infrastructure. The majority of historic buildings within the setting of the former warehouse have been demolished. The contribution of setting to significance is subsequently considered to be negative .

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Listed Buildings				
			to the upper floors, and brick corbelled frieze; segmental-headed doorway in corner, and pointed-segmental arcaded windows at ground floor of left return wall, linked by impost bands, but altered showroom windows in front wall; 3-light windows to the upper floors, those at 1st and 2nd floors with cusped tracery and those at 2nd floor segmental-headed, and those at 3rd floor with pointed-arched lights. Hipped roof. Rear and interior altered. The listed building at 13-17 Albion Street is considered to be of Medium heritage significance; its special interest is derived in its architectural and historical interest, and the legibility of its former industrial use.	The Site is visually and physically separated from the listed building and makes no contribution to an appreciation of its significance. There is potential for the listed building and Proposed Development to be experienced together in long distance views although there is a significant amount of interposing development and so it is likely the effect, if one is identified, will not be meaningful.
25	Former Canal Flour Mills	Grade II	Flour mills, now warehouses [now residences], etc, and partly unoccupied at time of survey. 1896, by William Waddington. Red brick (part now painted), 4-span slate roof. Irregular plan within a square, on structural axis parallel to Egerton Street, with north end to	The former mill is located in an area which is heavily characterised by modern transport infrastructure. The majority of historic buildings within the setting of the former warehouse have been demolished, although the warehouse is seen in conjunction with the tower of the Grade II* listed Church of St George to the south. Overall, public appreciation of the historic structure is quite limited, and although modern residential development to the west has been designated in a

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Listed Buildings			
		Bridgewater Canal and integral canal basin entered through shipping hole. Utilitarian style with Italianate features. Four storeys over basement, plus a tower and campanile-style chimney; with pilastered facades of 6 unequal bays to Egerton Street and 4 unequal gables at the south end. Each bay has a Lombard frieze, the first 5 to Egerton Street with pairs of windows and the 6th bay with 3 windows, mostly segmental-headed except for a single round-headed opening from ground to 1st floor of the 1st bay and all those at top floor which are square-headed and shorter; all basement openings and most ground floor windows now blocked. South return wall has a wide 3-bay gable with central flat, then a 2-bay gable, and two single-bay gables, all completely altered at ground floor but otherwise with fenestration like that at the front except the top floor which has stepped round-headed windows. The north end has (inter alia) a large shipping hole; and a square sprinkler tower with narrow 2-bay sides which have round-headed lancets and corbel tables, a machicolated parapet	largely characteristic and complementary manner, the overall contribution of setting to significance is subsequently considered to be negative. The Site is not visible in conjunction with the listed building and makes no contribution to an appreciation of its significance. It is likely that the Proposed Development will form a visible element of its wider townscape setting and so there is potential for an impact, the extent of which will be determined in the HIA.

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Listed Buildings				
			(enclosing the water tank), and a square chimney at the north east corner in similar style. Interior (as reported by GMAU 1989): intact loading and unloading facilities for canal boats; timber floors supported by steel beams and cast-iron columns; disused pump in basement for artesian well. Included as unusually complete example of flour mill related to canal. The building is considered to be of Medium heritage significance, its special interest derived in its historical and architectural interest, including the legibility of its historical industrial function.	
26	The Britons Protection Public House	Grade II	Public house. Early C19, internally remodelled c.1930. MATERIALS: red brick, the front painted at ground floor and roughcast and whitened above. Slate roof. PLAN: double depth plan with added rear wings. Long bar at front parallel to street with corridor and further rooms behind. EXTERIOR: 3 storeys over cellars. Symmetrical facade. Ground floor	The public house is located within a much-altered, urban townscape context. The listed building is experienced alongside road and Metrolink transport networks, standing somewhat isolated. The contribution of setting to significance is thus considered to be negative. The Site is visually and physically separated from the listed building and makes no contribution to an appreciation of its significance. There is potential for the listed building and Proposed Development to be

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Listed Buildings				
			doorways at both ends and in the centre, all with pilastered jambs with foliate capitals. 2 pairs of windows with altered glazing and over these plain fascia board with pairs of foliate consoles at ends and cornice over. Upper floors have simple pilasters at corners, terminating below top of parapet. 2 tripartite sash windows on each upper floor and 4-pane sash window in centre of second floor, all with moulded architraves, those at first floor, taller, with cornices on consoles, and that in centre of second floor with floating cornice. High parapet stepped up over centre. Rear, most windows altered. The public house is considered to be of Medium heritage significance; special interest is derived in its architectural and historical significance. This significance is reinforced and upheld by the fact that it remains in use as a public house as originally designed.	experienced together in long distance views although there is a significant amount of interposing development and so it is likely the effect, if one is identified, will not be meaningful.
27	Middle Warehouse, at Former Castle Field Goods Yard	Grade II	Canal warehouse, unoccupied at time of survey. 1828-31; altered in C20. Red brick with some sandstone dressings (and some	The former Middle Warehouse, now in use as converted offices and residences, has lost much of its setting facing the A56 Chester Road due to the quantity of demolition and the presence of extensive

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Listed Buildings			
		C20 concrete); roof concealed. Large rectangular plan except for central projection at rear. Five storeys, a 26-window range, symmetrical, with a 10-window centre (probably formerly pedimented) dominated by a giant segmental blank arch containing a pair of segmental arched shipping holes, with a low sandstone pier in the centre and responds at the sides, a blank medallion in the centre of the blank arch and keystones to all arches; windows here and in the outer ranges mostly small and round-headed with raised sills, but those in the outer ranges arranged in pairs between former 5-stage loading slots altered as windows (C20 full-height fire-escapes added near both ends). Plain stone band over top storey, and plain parapet (replaced over the centre by a concrete flat-roofed penthouse). Four-stage loading slot in right-hand return wall. Rear has windows similar to those at front, and added C20 concrete hoppers. Interior: remains of loading hoists visible in shipping holes. History: similar to former Duke's grain warehouse on Bridgewater	surface car parks in this area. The sole remaining link to the building's historic industrial context to the south is the former Bridgewater Canal Offices (see above) which lie on the opposite side of the A56. To the opposite side, however, along the Bridgewater Canal, considerably more contextual setting survives in the form of the canal itself, retained cobble sett streets, and a number of contemporary warehouses of similar form and style. Where more modern buildings have been added, or historic structures converted, this has tended to respect the proportions and form of the older industrial buildings in the area thus allowing this area a degree of historical and spatial coherence. The Site is located across the A56 to the south, although it currently makes no contribution to an appreciation of the heritage asset's significance. Given its proximity, the Proposed Development will be a visible feature of the asset's setting, which already comprises a number of tall buildings to the south, and therefore it is clear that there is potential for a meaningful setting impact.

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Listed Buildings				
			Canal at Liverpool, built 1811. Very prominent feature of Site, enhanced by restoration of basin leading to shipping hole during course of survey. The former warehouse is considered to be of Medium heritage significance, its special interest derived in its architectural and historical interest as a former industrial structure and its relationship with the surrounding former industrial townscape.	
29	Roman Catholic Church of St Wilfrid (Grade II)	Grade II	Roman Catholic church. 1842, by Augustus Welby Northmore Pugin. Red brick in English bond, with sandstone dressings and slate roof. Early English style. Nave with north and south aisles, confessionals attached to south aisle, uncompleted north-west tower, chancel with north chapel. The 6-bay nave has small lancet clerestory windows, and its west end has a 2-centred arched west doorway with double-chamfered surround. The north-west corner contains the base of an intended tower.	St Wilfred's Church is appreciated primarily from the immediately surrounding streets, and when viewed looking south and west across Hulme Park. Its historic townscape setting has been altogether lost through redevelopment of the area in the post-war period. The greenery to the north, east and south of the church provides an attractive local setting for the church. Tall buildings form an existing and prominent element of the church's setting to the north. Overall, its setting is considered to make a neutral contribution to an appreciation of its significance. In the context of the Site, the church is located at a considerable distance to the south and is disconnected both visually and physically. The Site makes no contribution to an appreciation of the church's

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Listed Buildings				
			The church is considered to be of Medium heritage significance; its special interest is derived in its historical and architectural interest, including its association with prominent architect, Pugin, and its association with the historical development of the residential neighbourhood of Hulme.	significance. Owing to the low scale of interposing development, it is likely there will be a visual relationship between the church and the Proposed Development, and so there is potential for a setting impact, albeit it will be experienced alongside existing tall buildings to the north.
34	Bridgewater Canal Offices	Grade II	Pair of c1760s Georgian townhouses, later converted and extended for the use of the Bridgewater Canal offices in the 1840s. Red brick in Flemish bond, with sandstone dressings and slate roof. L-plan. Georgian style. Two storeys, 10 bays in all but designed to resemble 2 symmetrical 5-bay houses, each with a 3-bay pedimented centre breaking forwards very slightly; with a rendered plinth, 1st-floor sill-band, modillioned wooden eaves cornice and coped gables; 12-pane sashed windows with flat-arched heads. The former Canal Offices are considered to be of Medium heritage significance. Special interest is derived in their architectural and historical interest,	The former Bridgewater Canal Offices retain their elegant, classical frontage fronting onto Chester Road, but are otherwise almost entirely devoid of any historic context or setting as a result of the extensive demolition across the Site from the 1950s. They do however face, and still relate to, the Grade II listed Middle Warehouse on the opposite side (north) of Chester Road (see below) and this now provides the only historical link to its former function and setting. Recent development within the Great Jackson Street Development Framework Area has seen a further phase of change and evolution in the setting of the listed building. Ongoing construction works and the associated environmental effects detract from an appreciation of the building in its immediate setting and so overall its contribution is considered to be negative. The Site is located immediately to the south of the listed building, and in its current contribution arguably detracts from its setting an

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			particularly their evolution from domestic to industrial/commercial use. They are a surviving remnant of an industrial townscape in the setting of the Site and have an important connection to the former industrial area of Castlefield to the north.	appreciation of its significance by reason of its non-complementary built form and for its lack of legible historical connection. Given the proximity, the Proposed Development will have a meaningful impact on the setting of the listed building, the nature of which is to be determined in the HIA.
Conservation Areas				
N/A	Castlefield Conservation Area	N/A	Castlefield Conservation Area is the largest conservation area in Manchester. The focus of the Conservation Area is the Castlefield Basin and Liverpool Road areas, as these areas contain a large number of listed buildings which best represent the development of the railways and canal related industry in this part of the city. The numerous viaducts and bridges constructed as part of the development of the three different railway lines across the Castlefield basin now dominates the character of this area, creating a unique multi-level environment which straddles	Given the extent of Castlefield Conservation Area, it has a broad setting that varies in townscape character, form and quality, with different areas making differing contributions to an appreciation of the historic industrial townscape. The setting of the conservation area to the north is formed by the River Irwell and defined by the boundary between Manchester and Salford. The river has a separating effect, albeit the remnants of industrial development along the riverside reflect the former function and character of the area. To the north and east are further designated conservation areas, including St John Street and Deansgate, within which the townscape and built form quality is generally high, and reflective of different phases or nature of Manchester's historic development. The ring-road to the south of the conservation area is identified as a negative feature of its setting, and which historically carved through the townscape, creating isolated pockets of former industrial land. The Site, and the wider Great Jackson Street Framework Area, reflects the most dynamic and evolving part of the conservation area's setting. In all, the contribution

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Listed Buildings			
		streets, warehouses and canals, extending across Deansgate. In recent years the area has been redeveloped for residential, commercial and recreational use which has restored something of the former historic urban grain to the area making it a popular and vibrant place to experience. The central part of the canal basin forms the focus of high-end bars, restaurants and tourist destination, which spills out onto the atmospheric canal sidings. A long-standing lack of investment and regeneration at the eastern extremity of the Conservation Area where it meets with Deansgate is evident in the character and form of the townscape. This difference in character, appearance and uses is due to its proximity to, and lack of connectivity with the popular basin area of Castlefield. Notwithstanding this, the character and visual link of the dynamic, multi-level, 19th	of Castlefield Conservation Area's setting to an appreciation of its significance is considered to range from positive to negative. In its existing form, with the exception of a minor reflection of the former industrial nature of the area to the south of Castlefield, it is considered that the Site makes no contribution to an understanding of the significance of the heritage asset. Indeed, in its existing state it could be considered that the Site is a detracting feature of the conservation area's setting, with low quality built form and lack of identity. Given its proximity, there will be a visual relationship between the Proposed Development and the designated historic townscape and subsequently potential for a meaningful impact on how its significance is appreciated.

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			century transport infrastructure is still a fundamental characteristic of the Castlefield Conservation Area and is contributed to by the richness of built forms and sympathetic and contextually appropriate modern development. Overall, and for the reasons described above, the Conservation Area is considered to be of High heritage significance.	

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