

NXQ

Lever Street, Manchester

ES Appendix 7.1 Heritage Assessment

Revision 02 10.04.2024

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1. Introduction

- 1.1 This Heritage Assessment has been prepared by Turley Heritage on behalf of Soller Nine in connection with a full planning application for an office-led mixed use development (the 'Proposed Development') at Lever Street, Manchester (the 'Site'). The formal description of development is as follows:

Full planning application for part-retention, conversion and extension of existing buildings; selective demolition; the erection of a ground floor + 17 storey building comprising new office space (Use Class E) with ground floor reception area and ancillary uses; supporting infrastructure and ancillary facilities, roof top plant, and landscaping.

- 1.2 The purpose of this Heritage Assessment is to assess the impact of the Proposed Development on the significance of built heritage assets. It forms a technical appendix to **Chapter 7 of the Environmental Statement (ES)** and has been prepared as part of an Environment Impact Assessment (EIA) process. The Built Heritage ES Chapter considers only those heritage assets where significant likely effects were identified during the EIA Scoping and draws on the conclusions of the assessment work contained in this Heritage Assessment. This Heritage Assessment considers all heritage assets where potential for their significance to be affected by the Proposed Development has been identified. Both documents address built-heritage assets only.
- 1.3 The Site is located at a key intersection with the Northern Quarter and Stevenson Square Conservation area located to the west, NOMA to the North, Ancoats to the east and the Piccadilly Basin to the South. There are a number of listed buildings within the surrounding area including the grade II* Daily Express Building diagonally opposite the Site on Great Ancoats Street.
- 1.4 In determining the submitted full planning application, Manchester City Council (MCC) has a statutory duty under s66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the special interest and setting of listed buildings. The setting of conservation areas is not protected by primary legislation; the National Planning Policy Framework (NPPF, 2023) does however state that the setting of a designated heritage asset (including conservation areas) can contribute to its significance.
- 1.5 The National Planning Policy Framework ('NPPF') provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, Paragraph 200 states the following:
- "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."*¹

¹ DLHC (2023) National Planning Policy Framework (NPPF), Paragraph 200

- 1.6 To comply with these requirements, **Section 2** of this Assessment describes the Site, its context, history and development. **Section 3** identifies the relevant heritage assets that may be affected by the Proposed Development. **Section 4** provides an assessment of the significance and setting of the identified heritage assets, proportionate to both the importance of the asset and the likely impacts. The assessment is undertaken on the basis of published information, archival research and on-site visual surveys.
- 1.7 **Section 5** provides an assessment of the impact of the Proposed Development on the significance of identified designated heritage assets, in light of the statutory duty of the Planning (Listed Buildings and Conservation Areas) Act 1990, national and local planning policy for the historic environment, and including Historic England guidance on '*Managing Significance in Decision Taking in the Historic Environment*'² (GPA 2), '*The Setting of Heritage Assets*'³ (GPA 3), and '*Statements of Heritage Significance*'⁴ (Advice Note 12). **Section 6** provides a summary and conclusion to the Heritage Assessment.

² Historic England (2015) Historic Environment Good Practice in Planning Note 2, Managing Significance in Decision Taking in the Historic Environment

³ Historic England (2017) Historic Environment Good Practice in Planning Note 3, The Setting of Heritage Assets (2nd edition)

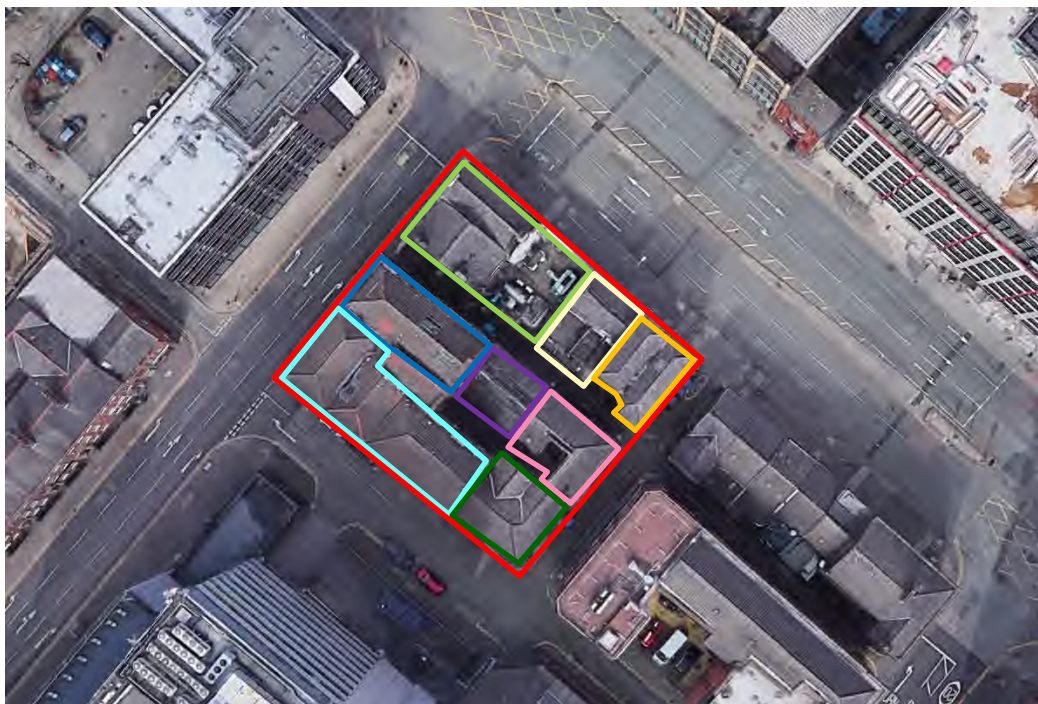
⁴ Historic England (2019) Statements of Heritage Significance: Analysing Significance in Heritage Assets, Advice Note 12

2. Site Context and Historic Development

The Site

- 2.1 The Site (**Figure 2.1**) is located at the junction between Great Ancoats Street and Lever Street and is bounded by Little Liver Street to the south east and Houldsworth Street to the south west. Little Ancoats Street runs through the centre of the Site. It is located at a key intersection with the Northern Quarter and Stevenson Square Conservation area located to the west, NOMA to the North, Ancoats to the east and the Piccadilly Basin to the South.

Figure 2.1: Satellite View of the Application Site⁵



- 2.2 Within the Site is a collection of buildings including:
- 32 Great Ancoats Street, Former Land O' Cakes Hotel and currently in use as Bem Brasil restaurant (Highlighted in **Green**)
 - 56 Lever Street and 25 Houldsworth Street (Highlighted in **Light Blue**)
 - 58 Lever Street (Highlighted in **Blue**)
 - 40-42 Great Ancoats Street (Highlighted in **Orange**)
 - 36-38 Great Ancoats Street (Highlighted in **Yellow**)
 - 65-67 Lever Street (Highlighted in **Pink**)

⁵ Google (2021) Google Maps: Great Ancoats Street, Manchester

- Former Bakery, Little Ancoats Street (Highlighted in **Purple**)
- 27 Houldsworth Street and 63 Little Lever Street (Highlighted in **Dark Green**)

The Northern Quarter

- 2.3 Although not a conservation area or formal heritage designation, the Site forms part of the Northern Quarter of Manchester; sitting at its northern edge on Great Ancoats Street which separates the Northern Quarter from Ancoats. The distinct character and culture which has developed within the Northern Quarter provides context to the conservation areas in this part of the city and has been a consideration in developing proposals for the Site.
- 2.4 During the 18th century, the area had been planned for middle-class residential development but Manchester's rapid growth at the end of the century brought pressure for industrial and commercial development as well as working class housing. As a result, the area developed piecemeal and without uniformity; leading to high variety in its character, layout and building typology. Brick-built Georgian townhouses and artisan houses, purpose built warehouses, Victorian pubs, markets, commercial chambers, multi-storeyed steel-framed Edwardian warehouses and post-war office blocks all exist in close proximity to one another.
- 2.5 The closure of Smithfield Market in the 1970s and the opening of the Arndale Centre nearby, which separated the Northern Quarter from the city's retail core, started the economic decline of the area. Since the mid-1990s regeneration has made the area an important and distinctive element of Manchester city centre; a process which began around 1987 with the designation of the Smithfield and Stevenson Square conservation areas by MCC. A Council-commissioned regeneration study (1993) established the name 'Northern Quarter' and the area was targeted as a focus for creative activities and 'alternative' shopping.
- 2.6 In 2008 Historic England published a book on 'Manchester's Northern Quarter' which recorded its built heritage, but also recognised the importance of the area's intangible heritage arising from its idiosyncrasy, cultural associations and *"individual counter-cultural nature."* The publication describes the area as follows:

*"Overall there a few places where it displays the architectural good manners of its 18th century residential origin, or the functional consistency of Manchester's better known warehouse districts. Rather than purity, the area presents an arresting hotch-potch of form and function that is at once vital, complex and hybrid – the legacy of a rich multi layered past. It is a microcosm of Manchester's history, from its early industrial expansion, through its commercial heyday and decline to a new climate of regeneration."*⁶

⁶ Historic England (2008) The Northern Quarter available at: historicengland.org.uk/images-books/publications/manchesters-northern-quarter/

Site Context

- 2.7 The Site is bounded by Great Ancoats Street to the north, which forms part of the city's inner ring road. It is a wide street having five lanes with a large central reservation and pavements either side. Whilst some street trees have been introduced, the context to the north of the Site is dominated by traffic and associated infrastructure. Built form along Great Ancoats Street is highly varied in scale, height, massing, date, style and materiality as are the uses with a mix of office, residential, hotel and other commercial uses such as retail, public houses and restaurants. There is a strong back of pavement building line along this part of the street which provides some consistency in an otherwise varied urban townscape.
- 2.8 Whilst there are some examples of surviving late 18th and early 19th century townhouses along Great Ancoats Street east of the Site, these are heavily altered and some have been rebuilt. Later 19th and early 20th century commercial buildings, which have greater architectural detailing, have survived more intact and most have been statutorily listed. The grade II* Daily Express Building with its dark glazed curved form, is a highly prominent and distinctive building diagonally opposite the Site. It marked a step-change in the scale and height of development along this part of the street, with later 20th and 21st century development being of a similar or greater scale and height.

Figure 2.2: View looking north east towards the Site and the city centre from Great Ancoats Street



Figure 2.3: View of the Site and wider context looking east along Great Ancoats Street, out of the city centre.



- 2.9 Lever Street is one of several main streets linking Ancoats and Piccadilly and, adjacent to the Site, it is three lanes wide. There is a greater survival of historic buildings in comparison to Great Ancoats Street and therefore a more consistent townscape arising from the predominance of red brick and the use of classical styles and proportions. Building heights in historic buildings range from two to five storeys and typically increase in their scale and ornamentation towards Piccadilly. Notwithstanding, this historic townscape is interposed with a series of larger, late 20th and early 21st century developments which contrast the earlier built form in their scale, height, design and materiality. This includes the Travelodge immediately opposite the Site, Griffin House to the immediate south of the Site, and the Hive beyond it.

Figure 2.4: View looking south along Lever Street proximate to the Site (56 Lever Street is in the left of the image)



- 2.10 By comparison Houldsworth Street and Little Lever Street are secondary, service roads with the latter being particularly narrow. The rears of buildings and their service yards front these streets along with smaller, more modest and/or historically functional buildings. The predominate building material is red brick with the exception of Griffin House, which has its service yard to Houldsworth Street, and some limited examples of stucco. Building heights vary from two storeys to 11 storeys plus (Griffin House) and there is a strong sense of enclosure due to the narrow width of the streets (albeit, the street becomes wider at the junction with Lever Street).

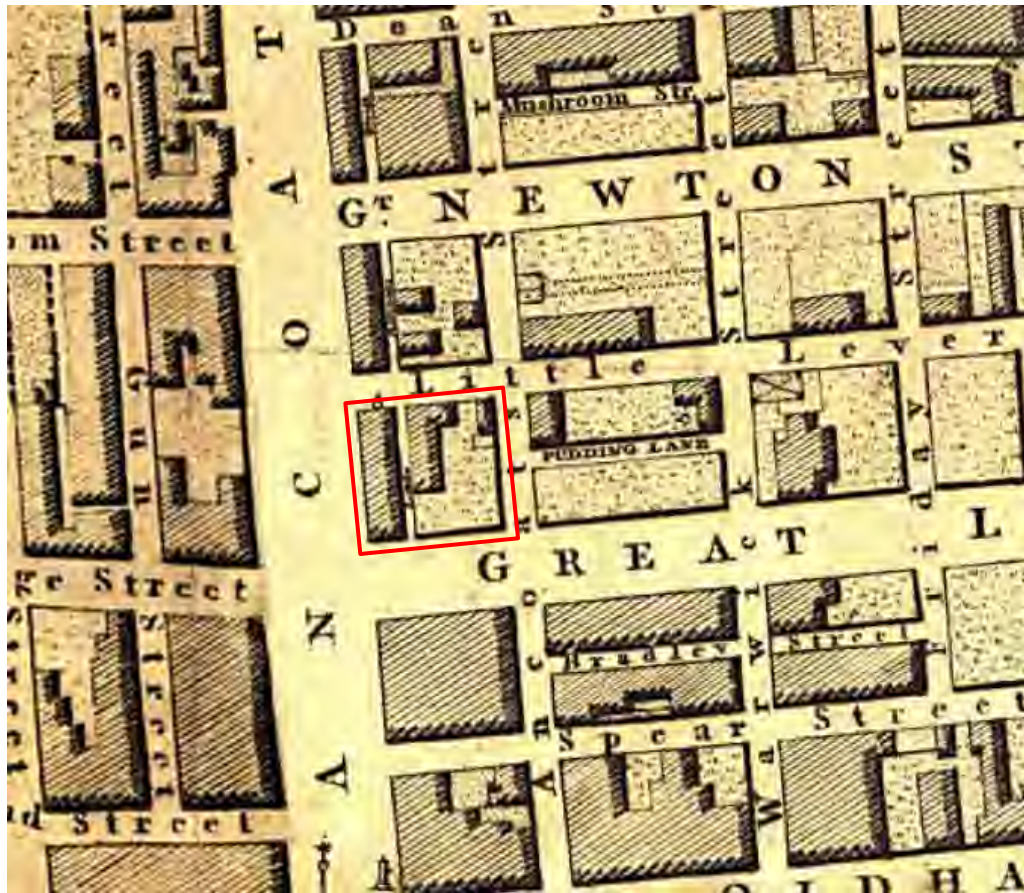
Historic Development

- 2.11 Prior to the late 18th century, this area of Manchester principally consisted of open countryside and was owned by Sir Ashton Lever of Alkrington.⁷ In approximately 1780, a 25 acre block was acquired by William Stevenson who laid out a grid of streets focussed on Stevenson Square and bounded by Oldham Street, Great Ancoats Street, Back Piccadilly and Newton Street.⁸

⁷ Hartwell, Clare (2002) Pevsner Architectural Guides: Manchester

⁸ Hartwell, Clare (2002) Pevsner Architectural Guides: Manchester

Figure 2.5: 1793 Laurent Map



- 2.12 The Site is first illustrated on the 1793 Laurent Map of Manchester (**Figure 2.5**) which shows that the land to the north of Great Ancoats Street had been built upon by this time, together with areas of development to Little Ancoats Street. Sources indicate that the Griffin Inn at the corner of Great Ancoats Street and Great Lever Street (Lever Street) was established by 1791 and included an 'attached brewhouse'.⁹ The remainder of the Site consisted of vacant land.
- 2.13 The 1794 Green Map of Manchester (**Figure 2.6**) provides a clearer illustration of the buildings on the Site by 1794. This shows the Griffin Inn to the north and a collection of buildings to Great Ancoats Street, Little Lever Street, Little Ancoats Street and Ancoats Street (Houldsworth Street).

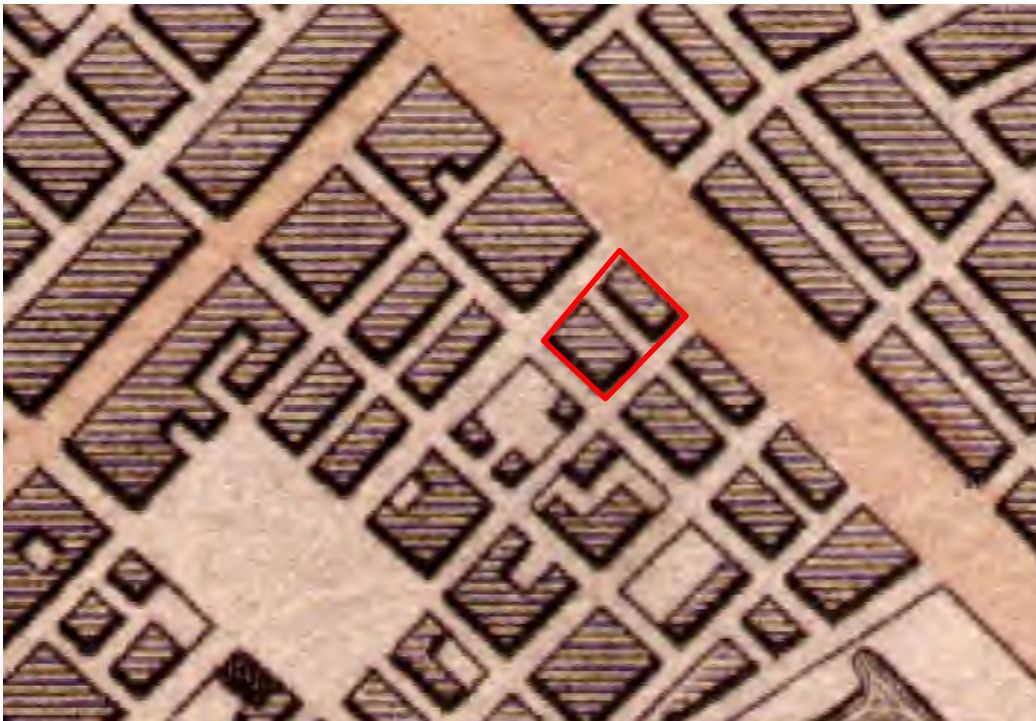
⁹ Richardson, Neil (1987) The Old Pubs of Ancoats

Figure 2.6: 1794 Green Map



- 2.14 The 1819 Johnson Map (**Figure 2.7**) confirms that the Site was completely developed by the early 19th century but with little other detail to understand the layout and use of the buildings.

Figure 2.7: 1819 Johnson Map



- 2.15 Sources confirm that the Griffin Inn remained in use as a public house into the early 19th century and is noted as the birthplace of the National Charter Association (NCA).¹⁰

¹⁰ History Workshop (2020) National Charter Association [URL: <https://www.historyworkshop.org.uk>]

In July 1840 a convention of twenty-three delegates met at ‘the Griffin Inn, Great Ancoats Street, Manchester’.¹¹ Elected by Chartist bodies from across Britain, their purpose was to form a plan for reorganising the movement following a year of repression, in which much of their leadership had been imprisoned, transported, or forced into exile. On July 20, 1840, delegates agreed a plan for a permanent organisation of Chartist groups across the country within one society to be called “*The National Charter Association of Great Britain*”.¹²

Figure 2.8: 1850-51 Ordnance Survey Map



- 2.16 Between 1840 and 1850-51, the Griffin Inn was renamed ‘The Land O’Cakes’ Public House as confirmed by the 1850-51 Ordnance Survey Map (Figure 2.8). The phrase was historically used to describe Scotland and Scottish Oatcakes.¹³ It is not clear why the public house was renamed but is likely to have been due to the building being acquired by a different brewery and/or other improvements. Adjoining the public house to Lever Street was a separate building (perhaps a small dwelling or store).
- 2.17 The wider Site is shown on the 1850-51 map and this shows the full extent of buildings and their uses during the mid-19th century. The public house is located to the north, a Tin Plate Manufactory had been constructed (likely in c.1830-40) to the west and a collection of residential dwellings (phased between the late 18th and early 19th century) built to the south east. The buildings to Great Ancoats Street appear to be purpose

¹¹ History Workshop (2020) National Charter Association [URL: <https://www.historyworkshop.org.uk>]

¹² History Workshop (2020) National Charter Association [URL: <https://www.historyworkshop.org.uk>]

¹³ Robert Burns (2021) Encyclopedia: Land O’Cakes [URL: www.robertburns.org/encyclopedia]

- Conversion and adaptation of the former tannery at the centre of the Site into a bakery.
- Incorporation of the neighbouring dwelling into the Land O’Cakes Public House.

Figure 2.10: 1891 Town Plan of Manchester



- 2.19 The various changes undertaken in the mid to late 19th century are further illustrated on the 1891 Town Plan of Manchester (**Figure 2.10**). The building to the corner of Little Ancoats Street and Little Lever Street is no longer identified as a public house on this or subsequent historic maps suggesting the use was for only a short period. The Land O’Cakes is believed to have been acquired by Threlfalls Brewery during this time and renamed the ‘Land O’Cakes Hotel.

Figure 2.11: 1908 Ordnance Survey Map



2.20 In the early 20th century, the 1908 Ordnance Survey map (**Figure 2.11**) shows that the former public house to Little Ancoats Street and Little Liver Street had been partially subdivided. The 1922-23 Ordnance Survey map shows a similar arrangement.

Figure 2.12: Aerial View of Great Ancoats Street c.1927 [Ref: m67632] (Manchester Local Image Collection)



Figure 2.13: Aerial View of Great Ancoats Street c.1938 [Ref: m11349] (Manchester Local Image Collection)



- 2.21 The built form of the Site is first illustrated on an aerial photograph of the area from 1927 (**Figure 2.12**). This shows the public house fronting Great Ancoats Street and the rear elevations of the commercial premises and the warehouses to Lever Street and Houldsworth Street. Archival research at Manchester Archives confirms that 36-38 Great Ancoats Street was extensively altered internally and its façade was rebuilt in approximately 1931 for Berylne, Bailey & Co. Similarly, the Land O’Cakes Hotel was subject to alterations (externally and internally) in 1934 which also involved the demolition of the neighbouring buildings and the construction of a single storey extension. The 1938 aerial of the area (**Figure 2.13**) shows the extent of these changes.

Figure 2.14: 1948-53 Ordnance Survey Map



- 2.22 The enlarged Land O’Cakes Hotel is more clearly illustrated on the 1948-53 Ordnance Survey map (**Figure 2.14**). The grouping of other buildings including 36-38 and 40-42

Great Ancoats Street can also be seen. At some point between 1949 and 1954, the warehouses at 56-58 Lever Street and 25 Houldsworth Street were merged to form one large premises. This is likely to have coincided with internal and external alterations to the buildings on Houldsworth Street in 1948 for Morcosia Coats Ltd.

Figure 2.15: 1960-64 Ordnance Survey Map



Figure 2.16: 1965 Aerial Photograph¹⁴



¹⁴ Makepeace, Chris (2007) Manchester: A Century of Events, People and Places over the last 100 Years.

- 2.23 An aerial photograph from 1965 (**Figure 2.16**) partially shows the alterations undertaken to the warehouses on Houldsworth Street (the glare in the photograph is from the construction of a glazed brick stair core that still exists). Further changes were also undertaken to the elevations of the Land O'Cakes Hotel around this time and are illustrated further at **Figure 2.16**. It also shows the Methodist Church to the south of the Site which was cleared and replaced with Griffin House in the post-war period.

Figure 2.17: Lever Street showing the Application Site c.1966 [Ref: m02573 & m02574] (Manchester Local Image Collection)



- 2.24 Historic photographs from 1966 (**Figure 2.17**) confirm that 58 Lever Street (and likely the wider building complex) was occupied by W. M. Stills & Sons. The company was established in 1874 and is noted as being a manufacturer of commercial catering equipment by 1961.¹⁵

¹⁵ Graces Guide (2021) W. M. Still & Sons [URL: https://www.gracesguide.co.uk/W._M._Still_and_Sons]

Figure 2.18: Lever Street showing the Application Site c.1967 [Ref: m02583] (Manchester Local Image Collection)



- 2.25 The Site is illustrated further on a number of historic photographs from 1967 (**Figures 2.18 and 2.19**) which shows the other uses including the Land O'Cakes Hotel, Berlyne Bailey & Co Ltd (36-38 Great Ancoats Street) and Wilkinsons Butchers (40-42 Great Ancoats Street).

Figure 2.19: Great Ancoats Street showing the Application Site c.1967 [Ref: m01970 & m01971] (Manchester Local Image Collection)



Figure 2.20: Land O’Cakes Hotel c.1967 [Ref: m11312] (Manchester Local Image Collection)



- 2.26 Threlfall's Brewery was acquired by Whitbread in 1967 and which would have included the Land O’Cakes Hotel. Historic photographs between 1967 and 1970 (**Figures 2.20 and 2.21**) show that there were no significant changes to the exterior of the building during this time with the exception of a replacement sign.

Figure 2.21: Land O’Cakes Hotel c.1970 [Ref: m49841] (Manchester Local Image Collection)



Figure 2.22: Great Ancoats Street c.1980s¹⁶



2.27 More recently during the late 20th and early 21st century, the buildings on the Site have been subject to numerous alterations including:

- Removal of traditional shopfronts to 36-38 and 40-42 Great Ancoats Street and their replacement with modern shopfronts.
- The warehouse at Lever Street/Houldsworth Street was altered including replacement windows, painting and infilling existing openings.
- Modern shopfronts were added to the Land O’Cakes Hotel together with replacement signage and modern UPVC windows. The faience tiles to the exterior have also been painted.
- The Land O’Cakes Hotel was renamed the ‘New Land ‘O’ Cakes’ and then the ‘Lord Atterbury’ before eventually closing in 2005. In c.2007 it reopened as the Bem Brasil restaurant.

2.28 As found today, the buildings within the Site are altered and converted to commercial uses. In addition to Ben Brasil, the ground floors of properties along Great Ancoats Street are in use as takeaways. Whereas the warehouses are in a derelict and declining condition.

Summary of Site Context and Historic Development

- The Site was developed from the late 18th century as part of the development of the part of Manchester which is now known as the Northern Quarter, laid out on

¹⁶ Never Ending Pub Crawl (2016) Manchester [URL: <https://neverendingpubcrawl.blogspot.com/2016/09/>]

a grid pattern. By 1819 the Site was fully developed with a mixture of residential and commercial development.

- During the 19th century properties on the Site were changed and adapted, most notably with the addition of the tin plate manufactory as well as the late 19th century warehouses on the corner of Lever St and Houldsworth Street which remain extant today. The change from residential to commercial industrial development, often related to the textile industry, reflected wider changes within this part of Manchester.
- Into the 20th century, the Site and its surrounding context continued to evolve. The 1930s Daily Express Building with its Streamline Moderne architecture and curtain walling marked a step change in height and scale on Great Ancoats Street and a move away from traditional construction. The Threlfalls Brewery also sought to update the Griffin Public House on the corner of the Site at Lever Street and Great Ancoats Street at this time, which was extended and clad in faience.
- The post-war period and late 20th century saw the redevelopment and amalgamation of plots adjacent to the Site with Griffin House and the Travelodge, to the south and west respectively, dating from this period. The surrounding context has continued to evolve and today provides a varied urban environment. The buildings within the Site are in varying condition and uses with some, including the two warehouses, in a derelict state.

3. Heritage Assets

Introduction

3.1 The NPPF (2023) defines a heritage asset as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.”¹⁷

3.2 This section of the Heritage Assessment identifies those heritage assets, both designated and non-designated, with potential for their significance to be affected by the Proposed Development. The significance of those identified assets and the impact of the Proposed Development upon that significance, is then considered in the subsequent sections of this report.

3.3 Only those assets with potential to experience significant environmental effects as a result of the Proposed Development are included within the ES Chapter. The Design Manual for Roads and Bridges (DMRB) advises that the effect on the cultural heritage resource is not significant when the impact does not substantially diminish the heritage interest of the cultural heritage resource.¹⁸ Whether an effect is significant is a matter of professional judgement.

3.4 A Heritage Asset Plan is provided at **Figure 7.2 of the ES**.

Study Area

3.5 The identification of assets for assessment has been informed by site visits completed by a team of IHBC and/or RTPI accredited heritage professionals during 2023 and 2024 and a Zone of Theoretical Visibility (ZTV) (**Figure 7.1 of the ES**). For the purposes of the ES, a Study Area of 750m has been determined, taking into account:

- The nature and scope of the Proposed Scheme;
- The proximity of heritage assets to the Proposed Scheme;
- The degree of inter-visibility between the heritage assets and the Site taking into consideration, for instance, changes in topography, interposing townscape and landscape features and seasonal changes; and
- The significance of the relevant heritage assets and the contribution made by setting, including historic or functional relationships.

3.6 The Study Area has been used as a guide and basis for identifying which assets may be affected by the Proposed Development. All assets within the 750m study area were considered in identifying those assets likely to be affected and to be included in the

¹⁷ DLHC (2023) National Planning Policy Framework (NPPF), Annex 2: Glossary

¹⁸ Highways England (2020) The 'Design Manual for Roads and Bridges' ((LA 104 Environmental Assessment and Monitoring) and (LA 106 Cultural Heritage Assessment))

Heritage Assessment. Heritage assets within the 750m Study Area that will not be affected by the Proposed Scheme, due to the nature and extent of their significance (including functional or historic connections and the contribution made by setting) and/or the limited or lack of intervisibility, are not considered as part of the ES Chapter or the Heritage Assessment.

- 3.7 Based on the considerations set out at Paragraph 3.5, it was concluded that there were no heritage assets outside the 750m Study Area, that would experience significant environmental effects as a result of the Proposed Development. Whilst the ZTV indicates that there will be visibility of the Proposed Development beyond the 750m Study Area, this will be limited and will be experienced as part of the existing and emerging city centre backdrop. As such, the 750m Study Area was concluded to be an appropriate, reasonable and proportionate Study Area to capture potential significant effects.

Designated Heritage Assets

Conservation Areas

- 3.8 The Site is not within a conservation area. The following conservation areas listed in **Table 3.1** are however close to the Site and there is potential for their character and appearance to be affected by the Proposed Development.

Table 3.1: Conservation areas with potential to be affected by the Proposed Development

Conservation Area	Date of designation
Stevenson Square Conservation Area	February 1987
Ancoats Conservation Area	June 1989
Smithfield Conservation Area	February 1987
Shudehill Conservation Area	February 1987
George Street Conservation Area	June 1985

- 3.9 Whilst there is no formal Character Appraisal or Management Plan for the Ancoats, Stevenson Square, Smithfield, Shudehill or George Street Conservation Areas, MCC has described the history and character of the designated areas on its website and reference has been made to those descriptions, as appropriate, in preparing this Heritage Assessment, supplemented and supported by additional assessment.

Listed Buildings

- 3.10 There are a number of listed buildings near to the Site. Those with potential for their significance to be affected by the Proposed Development are listed in **Table 3.2** below. These have been grouped where proximity, group value or shared setting considerations apply.

Table 3.2: Listed Buildings with potential to be affected by the Proposed Development

Listed Building	Grade	Date of designation	List entry number
Daily Express Building	II*	3 Oct 1974	1218285
Britannia Hotel	II*	25 Feb 1952	1246952
Brownsfield Mill	II*	11 Nov 1988	1207994
Former Rochdale Canal warehouse	II*	3 Oct 1974	1254689
Deck Mill Old Mill	II*	19 Jun 1988	1247473
Sedgwick Mill	II	19 Jun 1988	1270856
Derros Building	II	5 May 1998	1119732
Former doctor's surgery	II	16 Aug 2022	1482727
69 -77 Lever Street (including 10 Bradley Street) and 4, 6 and 8 Bradley Street and attached screen walls (Grouped)	II	3 Oct 1974	1291495
		8 Jun 1984	1197808
Crown and Kettle Public House	II	3 Oct 1974	1246276
72 to 76 Newton Street	II	6 Jun 1994	1271382
The City Public House	II	3 Oct 1974	1271456
Marlsbro House	II	18 Nov 2019	1466846
Cooperative Quarter Group	II		
- Cooperative Wholesale Building to north of junction with Hanover Street		6 Jun 1994	1197765
- New Century House		24 Nov 1995	1255052
- Cooperative Society Building		6 Jun 1994	1247472
- Holyoake House		20 Jun 1988	1291969
- CIS Building		24 Nov 1995	1270494
- Cooperative Society Building		6 Jun 1994	1200849
- Cooperative Wholesale Society		20 Jun 1988	1025287
Lower Lever Street Group	II		
- 8 Lever Street		3 Oct 1974	1219353
- 10 Lever Street		3 Oct 1974	1200802
- 12 & 14 Lever Street		3 Oct 1974	1219363
Upper Lever Street Group	II		
- Watts Brothers		6 Jun 1994	1200803
- 25 and 27 Dale Street		6 Jun 1994	1197771
- 22 Dale Street		6 June 1994	1283060

Listed Building	Grade	Date of designation	List entry number
Newton Street Group	II		
- Kingsley House		5 Jun 1994	1271451
- Nos 17-25 Newton St		5 Jun 1994	1246267
- 29 & 31 Dale St		6 Jun 1994	1209666
- 45 & 47 Newton St		5 Jun 1994	1246268
- 49 Newton St		5 Jun 1994	1271452
- Bradley House		5 Jun 1994	1197772
- Newton Buildings		19 Jun 1988	1246388
Back Piccadilly Group	II		
- 47 Piccadilly including warehouse facing Back Piccadilly		6 Jun 1994	1271231
- 49 Piccadilly		6 Jun 1994	1246670
- Gardens Hotel and shops		6 Jun 1994	1246920
- Clayton House, 59 Piccadilly and 61 Piccadilly		6 Jun 1994	1246671
- St Margarets Chambers		6 Jun 1994	1246265

Non-Designated Heritage Assets

- 3.11 The NPPF identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing). Historic England's guidance on 'Managing Significance in Decision Taking in the Historic Environment' (2015)¹⁹ states that:

"Non-designated heritage assets include those that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering the application."

- 3.12 MCC does not hold a list of local heritage assets. The Greater Manchester Historic Environment Record (HER) was consulted in January 2024 and there were no entries within the Site. Notwithstanding, the buildings within the Site have a degree of local architectural and/or historic interest; the nature and extent of which has been assessed at **Appendix 1**. National Planning Practice Guidance (NPPG) provides the following guidance from the Government on the identification of non-designated heritage assets:

¹⁹ Historic England (2015) Historic Environment Good Practice Advice in Planning Note 2, Managing Significance in Decision Taking in the Historic Environment

“A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.”²⁰

3.13 Taking the above guidance into account, the following buildings within the Site have been identified as having potential to be considered non-designated heritage assets and have been assessed as such within this report:

- **Former Land O’ Cakes/ Bem Brazil**
- **58 Lever Street**
- **56 Lever Street and 25 Houldsworth Street**
- **40-42 Great Ancoats Street**
- **27 Houldsworth Street and Little Lever Street**

3.14 There are a number of HER entries near to the Site. The following have been identified as non-designated heritage assets and also as having the potential for their significance to be affected by the Proposed Development:

Figure 3.1: Non-designated heritage assets with potential to be affected by the Proposed Development

HER Entry	HER reference
Virginia House	6424.1.0
The Hudson Buildings	6427.1.0

²⁰ DLUHC (2023) Planning Practice Guidance, Paragraph: 039 Reference ID: 18a-039-20190723

4. Significance of the Heritage Assets

Introduction

- 4.1 The NPPF defines the significance of a heritage asset as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”²¹

- 4.2 Historic England has published Good Practice Advice (GPA) on ‘*Managing Significance in Decision-Taking in the Historic Environment*’²² to assist in assessing the significance of heritage assets. This guidance has informed the following assessments of significance and provides information to assist in implementing historic environment policy in the NPPF and the related guidance given in the NPPG. It also provides a suggested staged approach to decision-making where there may be a potential impact on the historic environment:

- “1. Understand the significance of the affected assets;*
- 2. Understand the impact of the proposal on that significance;*
- 3. Avoid, minimise and mitigate impact in a way that meets the objectives of the Framework;*
- 4. Look for opportunities to better reveal or enhance significance;*
- 5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;*
- 6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.”²³*

Designated Heritage Assets

Conservation Areas

- 4.3 Conservation areas are “*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.*”²⁴

²¹ DLHC (2023) National Planning Policy Framework (NPPF) – Annex 2: Glossary

²² Historic England (2015) *Managing Significance in Decision-Taking in the Historic Environment*. Historic Environment Good Practice Advice in Planning: 2

²³ Historic England (2015) *Managing Significance in Decision-Taking in the Historic Environment*. Historic Environment Good Practice Advice in Planning: 2

²⁴s69(1) Planning (Listed Buildings and Conservation Areas) Act 1900

- 4.4 Historic England has published guidance²⁵ in respect of conservation areas which provides a framework for the appraisal and assessment of the special interest and significance of a conservation area.

Listed Buildings

- 4.5 Listed buildings are defined as designated heritage assets that hold special architectural or historic interest. The Principles of Selection for Listed Buildings (revised 2018) are published by the Department for Digital, Culture, Media and Sport (DCMS) and are supported by Historic England's Listing Selection Guides for each building type.

Setting

- 4.6 The NPPF defines the setting of a heritage asset as:

"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."²⁶

- 4.7 Historic England has published guidance in respect of the setting of heritage assets, providing detail on understanding setting and the associated assessment of the impact of any changes. The guidance confirms, at Paragraph 9, that setting itself is not a heritage asset, nor a heritage designation, rather its importance lies in what it contributes to the significance of the relevant heritage asset itself.

- 4.8 Further guidance on the definition of setting and how it should be taken into account is set out in NPPG. Paragraph 013 (Historic Environment) sets out that:

"The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places."

- 4.9 The Court of Appeal judgement *Catesby Estates Ltd v Steer* (2018) EWCA Civ 1967 confirmed that historic, social and economic connections are relevant in determining the setting of heritage assets and the contribution it makes to significance.

- 4.10 The Historic England guidance sets out a step by step process for the proportionate assessment of the significance of a heritage asset that may be affected by a proposal at Paragraph 19. This involves:

- Step 1: Identify which heritage assets and their settings are affected
- Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

²⁵ Historic England (2019) Advice Note 1 (Second Edition) Conservation Area Appraisal, Designation and Management

²⁶ DLHC, National Planning Policy Framework (NPPF) 2023 – Annex 2: Glossary

- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it
- Step 4: Explore ways to maximise enhancement and avoid or minimise harm
- Step 5: Make and document the decision and monitor outcomes

Assessments of Significance

Listed Buildings

Daily Express Building (grade II*)

Summary of Architectural and Historic Interest

Figure 4.1: The Daily Express Building from Great Ancoats Street



- 4.11 The Daily Express Building is a former newspaper offices and printworks built in 1939 to the designs of important 20th century modernist architect Sir Owen Williams. The building is roughly rectilinear in plan and is orientated parallel to Great Ancoats Street. It is built of a steel frame and used pioneering glazed curtain walling technology. The Daily Express building was built to replace an earlier printing building, with the Express having been on the same site since 1927. The building was required to accommodate existing growth at the Daily Express during the 1930s.

- 4.12 The building is of six storeys with the two top storeys set back to the northwestern end of the building. It features clear glazing with black glass bands distinguishing each storey, all flush with rounded corners, and cantilever roof rails. It has raised lettering reading “EXPRESS BUILDING” to the Great Ancoats Street elevation. Originally, the main hall and newspaper printing press were visible along Great Ancoats Street. However, the glass was made reflective in the 1990s during its conversion, preventing visibility to the interior from the street.
- 4.13 In summary, the Daily Express Building has architectural interest as an impressive example of the Streamline Moderne style featuring Art Deco motifs, including rounded corners, setbacks and a simple contrasting clear and black glass curtain wall. It draws historic interest from its association with the Daily Express newspaper and the architect Sir Owen Williams, as well as being an early example of the use of glazed curtain walling.

Contribution of Setting to Significance

- 4.14 The Daily Express Building is on the northeastern side of Great Ancoats Street (as described in Section 2 of this report) and at the southwestern extent of the Ancoats Conservation Area. As such, it is experienced within a varied and evolving city centre context, with a more consistent and historic context to the north.
- 4.15 The Daily Express Building fronts onto Great Ancoats Street where the architectural form and detailing of the Express Building, such as the curved corners and curtain wall glazing, are best appreciated from in front of the building and on approach. Due to the building’s location at the junction of the streets, it can also be appreciated in views from the northern section of Lever Street.
- 4.16 The Daily Express Building is experienced as part of a varied urban townscape along Great Ancoats Street, which has seen considerable change in the later 20th and early 21st century and includes a number of tall buildings including 78 Newton Street and Nuovo Apartments. Due to its scale and distinctive Streamline Moderne form, the building has a strong presence within this section of Great Ancoats Street and these views contribute to the appreciation of the building’s architectural interest. Due to the linear street form and intervening development, it is not readily experienced at a greater distance.
- 4.17 The listed building is also experienced from George Leigh Street and, to a lesser degree, Luna Street which are more intimate and quieter spaces. Views from these streets are secondary to the principal views from Great Ancoats Street but nonetheless, provide a sense of the building’s architectural interest and contribute to the asset’s significance. The recent ‘2 Express’ Building to the north of the listed building, makes clear reference to the Daily Express Building in its design without pastiche and subtly reinforces the key design elements of the Daily Express Building. Beyond this, the Daily Express Building deviates architecturally from other buildings in the area and is not experienced as part of a contemporary or architecturally consistent townscape.

Britannia Hotel (grade II*)

Summary of Architectural and Historic Interest

Figure 4.2: The Britannia Hotel from Portland Street



4.18 The Britannia Hotel is a grade II* listed former general warehouse, now hotel, built to the designs of Travis and Mangnall in 1851-56. It has been generally regarded as one of Manchester's largest and most grandiose warehouses. It is large and rectangular in plan, orientated parallel to Portland Street, and is of five storeys with a basement and roof pavilions, 23 bays and is symmetrical in design. It is constructed of red brick with a sandstone ashlar façade and granite base.

4.19 It retains a number of classical architectural features including channelled rustication to the ground, first and second floors, and cornices over the second, third and fourth floors. It has a variety of window openings to each floor, and all windows are recessed. The ground floor features round arched windows with stepped voussoirs and keystones with herms and ship-prows. The first floor windows are square headed with balustrades and detailing including swan-neck pediments and urn finials. The second floor has square headed windows with colonette-in-antis screens. Those at the third floor are rounded arched with imposts and keystones, and those at the fourth floor are square headed set in colonnades of short square columns. Each pavilion has a cornice, parapet and two large round windows. The roof features four pavilions. Each pavilion stands a storey above the rest of the building, and features a balustraded parapet, large wheel windows and strapwork.

- 4.20 The Britannia Hotel represents the eclectic Palazzo style and is widely regarded as Manchester's finest warehouse. The building derives historic interest from its association with the architects Travis and Magnall, and as the largest former 19th century wholesale drapery in Manchester.

Contribution of Setting to Significance

- 4.21 The Britannia Hotel is located on the southeast side of Portland Street, a major thoroughfare in the city centre. To the south is Manchester One, a large scale high rise building of late 20th century date set back from the frontage, to the northwest further late 20th century developments. The hotel is situated on its own street block.
- 4.22 Britannia Hotel is experienced in a busy and varied urban environment and within a concentration of post-war buildings at this northern end of Portland Street. Although this building once would have been prominent adjacent earlier 19th century development, the surrounding townscape has seen considerable change in the later 20th and early 21st century. The size and grandeur of the Britannia Hotel and its relative isolation on its street block ensures it remains a prominent building within the context of large scale and tall late 20th century buildings. Being surrounded by post-war development, the visual link between the Britannia Hotel and other 19th century warehouses along Portland Street is important in retaining the building's historic context.
- 4.23 The key view of the listed building is immediately to the front of the asset at the junction with New York Street where its principal elevation can be experienced in full. Due to the street alignment and height and scale of surrounding development, the listed building is less readily appreciable away from its immediate surroundings on Portland Street. The set back of Manchester One, does provide views of the asset's south west elevation which, although secondary, is architecturally impressive and provides a sense of the building's grandeur and eclectic style.

Brownsfield Mill (grade II*)

Summary of Architectural and Historic Interest

Figure 4.3: Brownsfield Mill and the Former Rochdale Canal from the Rochdale Canal



- 4.24 Brownsfield Mill is a grade II* listed former spinning mill, now in residential use, built in the early to mid-19th century following the creation of the Rochdale Canal. It is built in red brick and is roughly L-shaped in plan form. The eastern range is the earliest and extends to seven storeys and 12 bays. It has regular fenestration with a series of small rectangular windows with stone sills and cambered brick heads. The western range is of a later phase of construction, and features similar fenestration as the eastern range and has loading bays. To the north, the building features a large circular stair tower with a tall circular chimney that stands above the prevailing roofline of the mill. The building includes some modern additions following its conversion for residential use, including an escape stair on the building's north-eastern elevation.
- 4.25 The building has architectural interest as a former steam powered cotton spinning mill with a timber frame construction and an internal engine house, unusual for its underground boilers and chimney contained within the stair tower. It derives historic interest as the oldest mill of this arrangement in Manchester. The listed building entry notes that the building is a rare surviving example of a type of construction employing heavy timber and cast iron, a system which provided load-bearing strength (well-suited to room-and-power mills in which upper floors would also be used for very heavy machinery) and slow-burn properties. The 19th century mill building of Brownsfield Mill

provides evidence for the evolution of industrial buildings that played a part in the history of Manchester.

Contribution of Setting to Significance

- 4.26 Brownsfield Mill is situated on the southwestern side of Great Ancoats Street, immediately adjacent the Rochdale Canal to the south. To the northwest is a development site which has consent for residential development of up to 33 storeys (planning application reference 132489/FO/2021).
- 4.27 The setting of Brownsfield Mill has changed considerably since its construction in the 19th century, when it would have been one of the larger scale buildings within its context. The spatial relationship between the mill and the adjacent Rochdale Canal contributes to its significance, enabling understanding of the important inter-relationship between the creation of the canal and the establishment of industry within this area. Today the mill is experienced in conjunction with buildings in a variety of dates, styles, massing and height. The ability to experience the asset in combination with other industrial heritage from the period including the Rochdale Canal Warehouse (grade II* listed) provides an understanding of its historic context.
- 4.28 The robust height, scale and massing of the mill and distinction of its red brick alongside more modern developments, gives the asset a degree of presence despite its altered setting. Due to the height, scale and density of the surrounding townscape, the asset is not readily appreciated within longer distance views.

Former Rochdale Canal Warehouse (grade II*)

Summary of Architectural and Historic Interest

- 4.29 The grade II* listed Former Rochdale Canal Warehouse was constructed in 1836 as a warehouse for textiles and has since been converted to apartments on the upper floors and commercial space on the ground floor. The former warehouse, which has a long-narrow plan (aligned east-west) and is six-storeys in height, is of brown brick construction. It features round arched windows of varying sizes, differing by bay. Two adjacent semi-circular shipping holes, dressed in sandstone and with raised keystones, are incorporated at ground floor level in bay seven to nine of the building. The northern elevation of the building has three multi-stage loading slots, the two outermost of which retain their crane gear. When originally constructed, the building was a demonstration of the innovation and prestige of the new Rochdale Canal and the commercial aspirations of those responsible for its construction. The building has been subject to later alterations, including most recently conversion works during the 21st century to create residential properties. Key changes have included the balanced addition of glass clad stair cores at the northeastern and southwestern ends of the building, the alteration of windows and for domestic use, and modern dormer style additions at roof level. The Former Rochdale Canal Warehouse has architectural and historic interest as an example of an early 19th century warehouse building which provides evidence for the evolution of industrial buildings in Manchester.

Contribution of Setting to Significance

- 4.30 The Former Rochdale Canal Warehouse is located adjacent to the Rochdale Canal, to the south of Tariff Street and to the north of the Piccadilly Marina. The building is bounded by Brewer Street and Tariff Street to the north, east and west, and to the

south by a pedestrianised area overlooking Piccadilly Marina. To the north is a development site which has consent for two residential apartment buildings, up to 12 storeys in height (planning application reference 135675/FO/2022). To the southeast is a modern 11 storey apartment building built in 2019 (Burlington House), and to the southwest is a modern 7 storey apartment building built in 2003-05.

- 4.31 The setting of the former Rochdale Canal Warehouse has changed considerably since it was built in the early 19th century, when there were wharfs to the south and southeast of the building and industrial buildings to the north and west. The current cleared nature of the surrounding area to the north means that the building is visible and prominent over a larger area. These views to the building were not an intentional element of its design and are the incidental result of late 20th and early 21st demolitions.
- 4.32 The spatial relationship of the former Rochdale Canal Warehouse to the adjacent canal and canal basin contributes to significance, enabling an understanding of the important inter-relationship between the creation of the waterway and the establishment of industry in this area. The asset is also experienced in conjunction with other 19th century industrial buildings, such as Brownsfield Mill (grade II* listed) which provides an understanding of its historic context. Recent development has sustained these relationships despite introducing modern development close to the assets.
- 4.33 The height, scale and massing of the warehouse, alongside more modern developments, gives the building a degree of presence despite its altered setting. Due to the height, scale and density of the surrounding townscape, the asset is not readily appreciated within longer distance views.

Decker Mill and Old Mill (grade II* listed building)

Figure 4.4: View of Decker and Old Mill (right) and Sedgwick Mill with Royal Mill (left) from Ancoats Marina



Summary of Architectural and Historic Interest

- 4.34 Old Mill dates from the late 18th century (c.1798) and is one of the oldest surviving cotton-spinning mills in the region and the earliest surviving in Manchester. Decker Mill is an extension added in the early 19th century (c.1802) to its east. Both mills are 11 bays wide and seven storeys high and are constructed from brown brick with hipped slate roofs. They combine to form a continuous range, parallel to the Rochdale Canal, with the original 11 bays of Old Mill extended by the 10 bay Decker Mill. The building includes small windows with flat arched brick heads and a stair tower to the rear serving both mills. Also to the rear is a detached engine house (later 19th century replacement) with an octagonal stack with moulded cap. The interior of the building is constructed from cast iron columns and timber beams.
- 4.35 The building is of historic interest as a cotton-spinning mill from the late 18th century and early 19th century. The building is also of interest as one of the oldest surviving cotton-spinning mills in the region and the earliest surviving in Manchester. The building is also of interest as forming part of Murray's Mill complex.

Contribution made by Setting to Significance

- 4.36 Old Mill and Decker Mill forms a continuous block and is bounded by Redhill Street and the Rochdale Canal to its south, Murray Street to its west and Bengal Street to its east. To the north of the building is a detached mid-19th century engine house, beyond which is the former canal basin for the mill.
- 4.37 The building is primarily experienced from the marina to the southeast, allowing for the full extent of both Old Mill and Decker Mill to be appreciated. Due to the open

nature of the surrounding area to the east and south, the building is visible from various points. It is from these points that clear and uninterrupted views of the building are obtained. The projecting octagonal chimneystack is best appreciated from this point. It is also read as part of the wider mill complex, allowing for an appreciation of the development of Ancoats. The building is experienced more directly along Redhill Street and Murray Street, allowing for an appreciation of its architectural detailing and form of construction. From this point it is viewed in the context of the neighbouring offices and warehouses to the northwest, allowing for an understanding of its group value. The building is also experienced from its east along Bengal Street where it is clearly read as part of a group of mills, with its stair tower, engine house, offices and former canal basin. The former role and function of these buildings is best appreciated from this point.

- 4.38 The building has a strong association with the Ancoats area and the other mills within the vicinity, helping to illustrate the development of cotton-spinning from the late 18th century up until the mid-20th century. The building also has an association with the other mills that formed part of Murray's mill complex.

Sedgwick Mill including Sedgwick New Mill (grade II listed building)

Summary of Architectural and Historic Interest

- 4.39 Sedgwick Mill dates to the early to mid-19th century (c.1818-20) and consists of a cotton spinning mill. Sedgwick New Mill was added later in the mid to late 19th century (c.1868) as a doubling mill. Sedgwick Mill was built by the architect James Lowe and is 8 storeys high with a U-plan form. The building is constructed from red brick with sandstone dressings and has a 17 bay range and 8 bay wings. These wings are linked by a narrow north range of c.1820 and later building of 1905. The original entrance in the west wing is accessed via a stone vouissor arch. Fireproof internal construction in which cast iron columns support cast iron beams and transverse brick arches was modified in the 1960's in order to accommodate larger mules: new columns on new alignments were inserted by William Fairbairn. Sedgwick New Mill forms parallel range to north of the site, and adjoins the west wing of Sedgwick Mill. It is five storeys with 15 bays with wide segmentally arched windows in each bay.
- 4.40 Sedgwick Mill and Sedgwick New Mill are of historic interest as cotton spinning mills and doubling mills dating from the early to late 19th century. Sedgwick Mill is of interest as an early example of fireproof construction in a large-scale building. The buildings are also of interest as forming part of Murray's Mill complex.

Contribution made by Setting to Significance

- 4.41 Sedgwick Mill is situated on a prominent corner along Redhill Street and Murray Street to its south and east respectively. Further south is the Rochdale Canal. To the north of the building is a modern residential development. To the west is the neighbouring Royal Mills (grade II* listed).
- 4.42 The building is principally experienced from its south east along the Rochdale Canal towpath, allowing for both the principal elevations and its corner position to be fully appreciated. Further to the south east, the marina allows for clear and uninterrupted views of the building. There are also distant views of the building along Old Mill Street. It is also from this point that the building is read as part of the wider mill complex,

allowing for an appreciation of the development of Ancoats and the McConnel & Kennedy Mills. The building is also experienced in more close proximity along Murray Street to the west, allowing for a direct appreciation of its architectural interest and form of construction. The relationship and tight urban grain of the area between the neighbouring mills is also appreciated from this point.

- 4.43 The building has a strong association with the Ancoats area and the other mills within the vicinity, helping to illustrate the development of cotton-spinning from the late 18th century up until the mid-20th century. The building also has an association with the other mills that formed part of Murray's mill complex.

Derros Building (grade II)

Summary of Architectural and Historic Interest

Figure 4.5: The Derros Building from Great Ancoats Street



- 4.44 The grade II listed Derros Building is a former women's shelter and rescue home built in the Arts and Crafts style to the design of Walter Richard Sharp in 1899. The building is narrow and linear in form and is built of red brick with decorative buff terracotta banding. It is of three storeys with a modern shopfront with canted entrance to the

ground floor, oriel window to the first floor and a jettied gable to the western attic level. The building retains a number of architectural features, including mock Tudor detailing such as the blind timber-framed arcading and mullioned and transomed window frames with stained and leaded windows. The women's shelter and rescue home was designed to provide non-institutional support for women, specifically for domestic servants, in the industrial district of Ancoats. The shelter comprised temporary accommodation, training facilities, as well as a coffee tavern to the ground floor. The Derros Building derives architectural interest as a good example of a late-19th century Arts and Crafts style building. It has historic interest as an early example of a building dedicated to the social welfare of women in Manchester.

Contribution of Setting to Significance

- 4.45 The Derros Building is situated in the southwestern extent of the Ancoats Conservation Area on the northeastern side of Great Ancoats Street, at the junction with George Leigh Street. It abuts the early 20th century Hudson Buildings to the southeast; a former warehouse built in 1924 with a sandstone façade and classical detailing. Beyond this, the grade II listed Former Doctor's Surgery is situated to the southeast which is assessed below. It is set within an established, varied and evolving city centre context, as previously described.
- 4.46 Its principal elevation addresses Great Ancoats Street. Due to the street alignment combined with the scale and height of the surrounding townscape, the architectural interest of the building is primarily experienced in close proximity from Great Ancoats Street where architectural details, such as the oriel window and jettied gable, are best appreciated. In views along Great Ancoats Street, it is viewed in conjunction with buildings of a variety of dates, styles, massing, height and materiality.
- 4.47 In combination with the adjacent Hudson Buildings and the grade II listed Former Doctors Surgery, the Derros Building forms part of a short section of historic townscape which, though different in style, complements the architectural character of the listed building. There are some surviving 19th century buildings within the wider surroundings which also contribute to an understanding of the historic context of the asset. Beyond this, the wider, more varied townscape is concluded to be neutral in terms of its contribution to the significance and appreciation of the listed building.

Former Doctor's Surgery (grade II)

Summary of Architectural and Historic Interest

Figure 4.6: The Former Doctor's Surgery from Great Ancoats Street



- 4.48 The Former Doctor's Surgery is a grade II listed 19th century former surgery dating to around 1887, with possible origins as a house in the early-19th century. It is roughly L-plan in form, and is built of red brick in Flemish bond, slate roof and timber windows. The ground floor has two round arched windows with moulded brick flowers in the tympanum. The building has an oriel window to the first floor with stained and leaded windows, and scalloped slate roof. It has four square headed single pane sash windows to the second floor. It has a moulded brick cornice and slate roof. The Former Doctor's Surgery derives architectural and historic interest as a 19th century bespoke refurbishment of a house for use by a doctor which is a rare survival of the typology

within a heavily urbanised city context. It represents a well preserved example of a converted house with distinctive Arts and Crafts style detailing, including decorative brickwork, oriel window and stained and leaded patterned glazing.

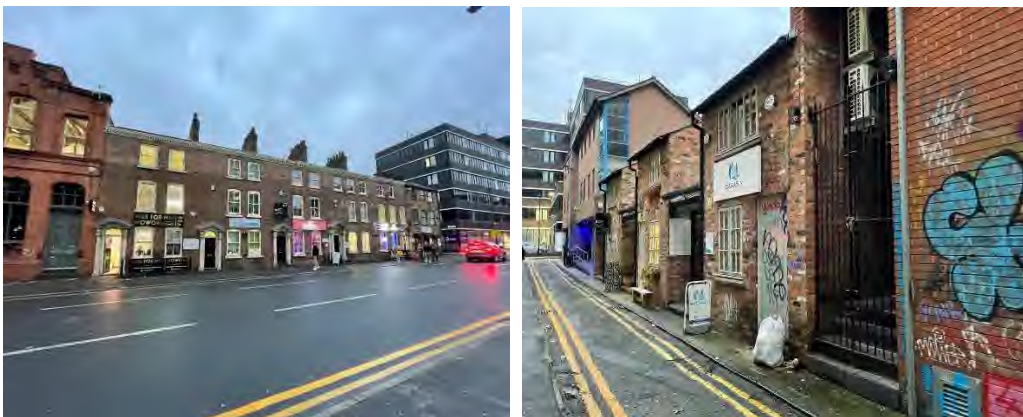
Contribution of Setting to Significance

- 4.49 This building is situated in the southwestern extent of the Ancoats Conservation Area. The Former Doctor's Surgery is located on the northeastern side of Great Ancoats Street, fronting onto the street. It abuts the early 20th century Hudson Buildings to the northwest (described above). Beyond this, the grade II listed Derros Building is situated to the northwest which is assessed above. It is set within an established, varied and evolving city centre context on Great Ancoats Street as previously described.
- 4.50 The principal elevation fronts Great Ancoats Street. The street alignment combined with the surrounding townscape, means that the architectural features, such as the Arts and Crafts style detailing, are best appreciated in close views from Great Ancoats Street. In views along Great Ancoats Street it is experienced in combination with buildings of varying dates, styles, massing, height and materiality.
- 4.51 In its immediate environs, the building is experienced as part of a short section of historic townscape, including the Hudson Buildings and the grade II listed Derros Building. Although these are of different materials and styles, they complement the architectural character of the listed building. There are some surviving 19th century buildings within the wider surroundings which also contribute to an understanding of the historic context of the asset. Beyond this, the wider, more varied townscape is concluded to be neutral in terms of its contribution to the significance and appreciation of the listed building.

69 -77 Lever Street (including 10 Bradley Street) and 4, 6 and 8 Bradley Street and attached screen walls (Grouped) (grade II)

Summary of Architectural and Historic Interest

Figure 4.7: 69-77 Lever Street from Lever Street (left) and 4, 6 and 8 Bradley Street from Bradley Street (right)



- 4.52 69-77 Lever Street (including 10 Bradley Street) and 4, 6 and 8 Bradley Street and attached screen walls are grade II listed residential dwellings dating to the late 18th to

early 19th century. 69-77 Lever Street comprises five town houses built of brown brick in Flemish bond with a slate roof. Each town house is of three storeys with a basement.

- 4.53 The town houses retain 18th century classical detailing. The entry to each town house has a doorway flanked by a pair of Tuscan pilasters with a fanlight and open pediment above the door. Nos. 75 and 77 have fluted entablatures. The ground and first floors of each town house has two segmental arched sash windows, with two or three square headed sash windows to the second floor. It has dentilled wooden eaves and four ridge chimney stacks. 4, 6 and 8 Bradley Street adjoin, and form a group, with the rear of 69-77 Lever Street. 4, 6 and 8 Bradley Street comprise six small dwellings across three blocks, constructed of orange and red brick in English garden wall bond each block with a mono-pitched roof linked by screen walls. Each block is of two storeys with an entryway and segmental arched window to the ground floor, and square headed window to the first floor.
- 4.54 It is suggested in the listing description that these buildings originated as service buildings to 69-73 Lever Street. Together, this group of buildings formed a part of the original development of the site between 1787 and 1794 by Charles Bradley. This group of buildings has architectural and historic interest as rare examples of late 18th century residential dwellings with classical detailing in Manchester city centre.

Contribution of Setting to Significance

- 4.55 This group of buildings is located in the northern extent of Stevenson Square Conservation Area. 69-77 Lever Street is situated on the northwestern side of Lever Street, and 4, 6 and 8 Bradley Street are located on the southeastern side of Bradley Street. Architectural detailing is focused on 69-77 Lever Street's southeastern principal elevation. This group of buildings is bound to the east by Lever Street, and to the west by the more enclosed and intimate Bradley Street. Beyond this, they are bound to the north and south by 19th century buildings on the same urban street block.
- 4.56 This group of buildings was built on a street block which had been developed as part of the grid pattern laid out by Stevenson in 1780. The hierarchical relationship between the listed buildings and ability to appreciate the 18th century layout contributes to their significance. The street arrangement, combined with the listed buildings' modest heights, means that their architectural features are primarily experienced in close views from Lever Street and Bradley Street.
- 4.57 69-77 Lever Street is experienced in conjunction with two 19th century brick built buildings on the same building line, creating a small area of historic townscape. Historic buildings survive along Lever Street resulting in a more consistent townscape comprising brick built buildings with classical detailing comparative to these listed buildings. These buildings contribute to the understanding of the buildings within their historic context. Nevertheless, this historic townscape is interposed with a series of larger, late 20th and early 21st century developments which contrast the earlier built form in their scale, height, design and materiality, including the Hive, Travelodge and Griffin House which form part of the varied city centre context but do not contribute to the significance of these listed buildings.

Crown and Kettle Public House (grade II)

Summary of Architectural and Historic Interest

Figure 4.8: Crown and Kettle Public House from Great Ancoats Street



- 4.58 The grade II listed Crown and Kettle Public House dates to the early 19th century. The building is constructed of brick with stone dressings. It is of two storeys and is roughly L-plan in form with a hipped slate roof. It retains a number of architectural features including tall transomed two light square headed windows to the ground floor with curvilinear tracery and linked hoodmoulds. The upper storey has shorter square headed two light windows with cusped lights and linked hoodmoulds. The listing description states that the building is thought to have been used as a courtroom associated with the former market close to the building. The building has architectural interest as a good example of 19th century neo-Gothic architecture. It has historic interest due to its age within a city centre context, as well as its potential former use as a courtroom.

Contribution of Setting to Significance

- 4.59 The Crown and Kettle Public House is situated on the corner of a street block at the junction of Oldham Road and Great Ancoats Street, within the southwestern extent of the Ancoats conservation area. It abuts the early-20th century Virginia House; a renovated office with terracotta façade and classical styling. It is bound to the northwest and southwest by the inner ring road.

- 4.60 This building is experienced in conjunction with 20th and 21st century development of varying heights, scale and materiality along Great Ancoats Street, which form a varied city centre context but do not make a meaningful contribution to the significance of the listed building. The architectural interest of the building is best appreciated in close views at the junction of Great Ancoats Street and Oldham Road. Despite the surrounding road network and the greater height and scale of some surrounding development along Great Ancoats Street, the asset retains a degree of prominence due to its corner location and distinctive neo-Gothic architectural detailing enabling the appreciation of the asset's architectural interest.

72 to 76 Newton Street (grade II)

Summary of Architectural and Historic Interest

Figure 4.9: 72 to 76 Newton Street from Newton Street



- 4.61 72 to 76 Newton Street are grade II listed former merchants' and manufacturers' warehouses, now offices, dating to 1860-80 and designed in a simple Palazzo style. They are built of red brick in Flemish bond with sandstone dressings and a hipped slate roof. The building is rectilinear in plan and orientated parallel to the street. It has a robust scale and is of four storeys with a basement. It has three entrances from Newton Street, comprising round arched doorways flanked by stone pilasters with keystones, panelled spandrels and cornices on consoles. It has a regular and rhythmic fenestration with segmental arched windows to the first, second and third floor, and

round arched windows to the fourth floor. The first, second and third floor windows are set in square headed recesses with stepped heads. The building features continuous sill bands to each floor. Together, this results in a degree of regularity and unification across the building. The building has architectural interest as it represents a good example of a mid-19th century warehouse in the simple palazzo style. The building has historic interest as an example of a mid-19th century warehouse building which provides evidence for the evolution of industrial buildings in Manchester.

Contribution of Setting to Significance

- 4.62 72 to 76 Newton Street is situated on the southeastern side of Newton Street. To the northwest, on the opposite side of the Newton Street, is the 19th century Newton Mill; a brick built former mill with classical styling. To the northeast is a 13 storey apartment building built in 2017. To the southwest is a single storey modern garage and storage building. Beyond this, modern built form along Great Ancoats Streets to the northeast is visible. As such, it is experienced within a varied and evolving city centre context, with a more consistent and historic context to the northwest.
- 4.63 There has been some change to the surrounding townscape in the late 20th and early 21st century. The asset is, therefore, experienced in conjunction with modern development of varying heights, scale and materiality visible towards Great Ancoats Street and Newton Street, which makes a neutral contribution to the significance of the listed building.
- 4.64 The street arrangement and the prevailing building height, scale and massing mean that 72 to 76 Newton Street is experienced in close views and in conjunction with the former mill on the opposite side of the street. This allows the building to be appreciated in its historic and functional context as part of the industrial development in Manchester, which contributes to its historic interest.

The City Public House (grade II)

Summary of Architectural and Historic Interest

Figure 4.10: The City Public House from Oldham Street



- 4.65 The City Public House is a grade II listed public house, formerly known as The King's Arms and Coronation Public House, originating from the late 18th century and altered in 1870. The building is narrow and rectangular in plan, and is of three storeys and two bays. It is built of brick with stucco to the front elevation. The building retains a number of architectural features representing the classical style. The ground floor has round arched doorway and windows and ground floor with radiating glazing bars in the fanlights and are separated by pilasters with scrolled capitals with carved floral panels below the windows. Above this are two sash windows to both the first and second floors, and a large panel between floors painted "THE CITY". A panel to the first floor depicts the arrival of William and Mary, welcomed by Britannia curtsying and presenting a crown. Another panel to the second floor contains the Royal Arms. These decorative panels add to its overall significance as a good example of a late 18th century public house.

Contribution of Setting to Significance

- 4.66 The City Public House fronts onto the northwestern side of Oldham Street, within the eastern extent of Smithfield conservation area. To the southwest is a range of 19th and 20th century shops which are of a similar height and form to the listed building; though altered. To the northeast is late 20th century development of greater height and scale. Beyond this, to the northeast, is the junction of Oldham Street and Great Ancoats Street, where there are buildings of varying styles, dates, heights, scale and materiality as previously described.
- 4.67 The City Public House is primarily experienced from Oldham Street where the architectural interest of its principal elevation can be appreciated. It is experienced in conjunction with 19th and 20th century shops within the same street block where there is a more consistent townscape. Though altered, this provides a sense of the asset's historic context as part of the 19th century commercial development in Manchester which contributes to its historic interest.
- 4.68 Great Ancoats Street acts as a terminus to the prevailing townscape. More distanced views along the Oldham Street and from Great Ancoats Street are not concluded to contribute to the appreciation of the asset's significance and the intervening distance and oblique angles do not allow the architectural interest including the panels to be fully appreciated.

Marlsbro House

Summary of Architectural and Historic Interest

Figure 4.11: Marlsboro House from Newton Street



- 4.69 Marlsbro House is a grade II listed former factory built in 1823, designed by important 19th century industrial engineers Wren and Bennett. The building is rectangular in plan and is of four storeys. It has a large massing at 16 bays in length and is built of red brick with applied modern cement render in a checked pattern of light and dark grey which, along with its modern windows, has considerably altered its external 19th architectural character and interest. Ground floor entrances and window openings have modern steel shutters. The interior features unusual structural technology, including heavy timber floorboards supported by cast-iron columns and cast-iron ring beams built into the brick walls. It is a rare early example of heavy timber floor construction, and has an unusual roof variation using both iron and timber, and incorporation of iron ring-beams in the walls. The building, therefore, primarily derives architectural and historic interest from its method of construction rather than its external appearance.

Contribution of Setting to Significance

- 4.70 Marlsboro House is situated on the southeastern side of Newton Street. It forms the full eastern side of the street block it is situated on, and is bound to the north, south and west by Newton Street, Faraday Street and Hilton Street. To the northeast are modern single storey garages and storage units.

- 4.71 Due to the exterior alterations, the significance of Marlsboro House as a 19th century former factory is not readily appreciable. Notwithstanding, it has a degree of group value with other 19th century industrial buildings in the immediate surroundings in illustrating the industrial development of Manchester's Northern Quarter. As set out above, the significance of the asset principally resides in its unusual structural technology and this is appreciated from internal inspection of the structural components. Taking this, and the extensive exterior alterations into account, it is concluded that setting makes a very limited contribution to significance of the asset.

Cooperative Quarter Group (all grade II)

Summary of Architectural and Historic Interest

Figure 4.12: The Cooperative College (showing the CIS building and Holyoake House) from Hanover Street



- 4.72 A group of grade II listed buildings relating to the Cooperative movement are situated in c. 600m northwest of the Site. This group comprises the Cooperative Wholesale Building to the north of the junction with Hanover Street, New Century House, Cooperative Society Building, Holyoake House, Cooperative Insurance Society (CIS) Building and the Cooperative Society Building. The international Cooperative was founded in Rochdale in the mid-19th century and Manchester played a vital role in its development which is linked to Manchester's social and industrial history.
- 4.73 This group of buildings form a part of the establishment and growth of the Cooperative Wholesale Society (CWS) and later the Cooperative College in Manchester in 1919,

when it was first housed in Holyoake House. The Cooperative Central Board was established in 1869, before changing its name to the Cooperative Union. It spent the first 40 years of its existence operating out of a variety of rented premises in the Long Millgate district of Manchester. The grouping includes the following buildings:

- In 1905-09, the Cooperative Wholesale Society building was built to the design of F. E. L. Harris following the growth of the union. The building is rectangular in plan, and is of four storeys with a basement and attic. It is constructed of red brick with dressings of polished granite and sandstone. It retains architectural features representing the neo-Baroque style, including giant engaged Ionic columns, an arcade to the attic storey and a range of windows including large canted mullion and transom windows. The main entrance to the northwestern façade comprises a granite surround and a rounded arch opening with a keystone, partially engaged Doric columns, flanking niches and a frieze with the lettering "COOPERATIVE WHOLESALE SOCIETY LIMITED".
- Holyoake House was built in 1911 to the designs of F. E. L. Harris. It is of three storeys and a basement, and is roughly rectangular in plan with a chamfered corner to Redfern Street. It retains a number of architectural features, including channelled rustication to most of the façade, giant fluted Ionic pilasters to the upper floors, and a variety of window surrounds consisting of pediments, quoins, keystones and modillioned cornices.
- The Cooperative College was expanded in 1928 with the construction of the Cooperative Wholesale Society Building to the designs of W. A. Johnson. It is of five storeys and is roughly rectangular in plan, built of sandstone ashlar. The principal elevation is at the junction of Hanover Street and Corporation Street. It retains architectural detailing indicative of the classical style, including channelled rustication, large rounded arch windows with radiating glazing bars, and giant Composite pilasters.
- The college was expanded again in 1937-42 with the construction of two office buildings to the designs of W. A. Johnson in a modernist style. The office buildings are built of buff brick and are of seven storeys and five storeys respectively. They feature curved glazing and continuous window ranges with metal casements.
- The CIS Building and New Century House were built to the designs of G.S. Hay, chief architect of the Cooperative Wholesale Society with Gordon Tait of Sir John Burnet, Tait and Partners in 1959-63. The CIS building comprises a 26-storey office tower with a steel frame construction and an adjacent 5-storey podium block built of reinforced concrete. New Century House has a L-shaped plan and a tower and slab composition formed by a 14-storey tower with a 2-storey conference hall attached to the rear. It has a double height boardroom at the top floor with lavish interior styling. Both buildings use of glass curtain-wallings with black vitreous enamelled-steel panels set between the floor levels; an early use of technology to withstand pollution. Both buildings were also of the first large commercial buildings in England to have air conditioning.

- 4.74 These buildings have architectural interest as good examples of 20th century architecture, ranging in styles such as neo-Baroque and modernism, forming a dynamic street frontage. Together, they derive their historic interest from their association with the Cooperative Group and its establishment and growth in Manchester. Individually, the buildings have historic interest due to their association with notable architects, including Gordon T. Tait, George S. Hay, and W. A. Johnson who were all official architects of the Cooperative Group. The CIS Building and New Century House have historic interest through their early uses of curtain wall and air conditioning technology in large commercial buildings. The buildings have an imposing scale and massing, illustrating the importance of the wider Cooperative movement.

Contribution of Setting to Significance

- 4.75 The Cooperative Quarter group of buildings are situated over three street blocks, bound by the inner ring road to the north, Corporation Street to the west and Ballon Street to the south. The group of buildings are intersected by Hanover Street, Dantzic Street, and Federation Street, but remain intervisible with each other. Beyond this, the group of buildings is surrounded by a varied and evolving townscape context which includes two 21 and 26 storey apartment buildings built in 2022 to the northwest, the 11 storey 4 Angel Square to the north, Shudehill Bus Station to the southeast and the Printworks to the south. Beyond this, to the north, is the Cooperative headquarters built in the early 2010s comprising a 14 storey office building.
- 4.76 The buildings within this grouping front onto Corporation Street and the inner ring road, where their architectural interest is best experienced. There is an associative relationship with the 2010 Cooperative Headquarters. The remaining city centre context provides a varied backdrop but does not meaningfully contribute to the significance of the listed buildings beyond the historic context provided by Manchester's 19th century industrial and commercial development.
- 4.77 Due to its height, the CIS building is experienced in views across the city centre. At the time of its construction it was a dominant element within the city skyline, though that prominence has been reduced by the additional tall buildings subsequently erected in the city. Whilst the upper storeys of the building are appreciated in glimpsed and incidental views across the city, the CIS building is primarily experienced in views from Rochdale Road, Great Ancoats Street the junction of Great Ancoats Street and Oldham Street to the northeast. Its scale and presence contribute to the building's historic interest as it illustrates the importance of the Cooperative movement into the late 20th century.
- 4.78 The remaining buildings are notably lower in height and are therefore experienced within a reduced area. The buildings have strong group value due to their shared association with the Cooperative movement, which is enhanced by their proximity and intervisibility. This is primarily experienced along Hanover Street; an intimate street where secondary elevations are experienced sequentially. However the variety in their styles limits the legibility of their group value.

Lower Lever Street Group (all grade II)

Summary of Architectural and Historic Interest

Figure 4.13: Lower Lever Street group from Lever Street



- 4.79 A group of grade II listed buildings relating to the residential and commercial development of Manchester are situated along Lever Street. This group of buildings comprise 8 Lever Street, 10 Lever Street, 12 & 14 Lever Street and 22 Dale Street.
- 4.80 Nos. 8, 10, 12 and 14 Lever Street are former town houses, now shops, built in the early 19th century. They are rectangular in plan and three storeys in height with basement below. They are built of brown brick in Flemish bond, and 12 & 14 has stucco over brick to the principal (west) façade. This group of buildings have regular fenestration with sash windows with cambered brick headers to nos. 8 and 10. No 12 and 14 has a mix of modern awning, sash and fixed windows. Each building features a doorway with an architrave and Tuscan engaged columns to no. 8, and Corinthian engaged columns to 12 and 14. This group of buildings is of a similar form, massing, and historical grouping.
- 4.81 These buildings have architectural interest as good examples of 19th century polite residential architecture with classical detailing. They derive their historic interest as they represent the impact of a growing population and Industrial Revolution on the built environment in Manchester's Northern Quarter.

Contribution of Setting to Significance

- 4.82 This group of buildings is located in the southwestern extent of Stevenson Square Conservation Area. The buildings are situated on the eastern side of Lever Street, on a street block which had been developed as part of the grid pattern laid out by Stevenson in 1780. They adjoin 22 Dale Street, a grade II listed former warehouse discussed below. Architectural detailing is focused on the principal elevations to Lever Street and Dale Street. To the south is Back Piccadilly and to the west by Lever Street. Enclosing the group to the east is 19th and 20th century built development completing the street block they are situated on. On the opposite side of Lever Street is a later 20th century T-plan 8 storey office block.
- 4.83 In views northeast and southeast along Lever Street, the buildings are experienced in combination with 19th century buildings of a similar style and materiality, although they are the only former town houses in this localised townscape. This allows the building to be appreciated in its historic context as part of the 19th century commercial and residential development in Manchester, contributing to their historic interest. The street alignment combined with the surrounding townscape and small scale of the buildings, means that their architectural forma and features are best appreciated in close views from Lever Street.
- 4.84 The buildings are experienced in combination with buildings of varying dates, styles, massing, height and materiality. Defined street blocks become less pronounced with changes in the building line as a result of the modern office block on the opposite side of Lever Street. This element of setting makes a neutral contribution to the group's significance.

Upper Lever Street Group (all grade II)

Summary of Architectural and Historic Interest

Figure 4.14: Upper Lever Street Group from Lever Street



- 4.85 A group of grade II listed buildings relating to commercial and industrial development of Manchester are located along Lever Street. This group of buildings comprise Watts Brothers, 25 and 27 Dale Street, and 22 Dale Street:
- Watts Brothers is a former hardware and furniture warehouse, now offices, built in 1898. It is built of red brick in Flemish bond with red sandstone dressings. The

building is rectangular in plan and is of four storeys with an attic level. It retains a number of architectural features reflecting the Elizabethan revival style, including large shaped gabled dormers with a pediment to the outer bays and tall mullioned windows to each floor. The main entrance from Lever Street has carved spandrels, keystone and a prominent cornice with ball finials on elongated consoles.

- 25 and 27 Dale Street is a former textile warehouse and workshop built in 1860-70. It is built of red brick in Flemish bond with sandstone dressings and plinth. It is rectangular in plan and four storeys and an attic. Its principal (west) elevation is symmetrical and retains classical detailing indicative of mid-19th century neo-classical architecture. It has a large entrance to Dale Street, comprising a rounded arched entrance with rusticated ashlar surround, large carved keystone, cornice and large ornamental cast-iron grill above the doorway. It has regular fenestration and features sash windows. It has a prominent cornice to the fourth floor.
- 22 Dale Street is a former textiles warehouse, now offices, built in 1900. It is roughly L-plan in form and five storeys with an attic level. It is built of red brick with sandstone and granite dressings. The building has a canted corner at the junction of Dale Street and Lever Street with a turret above. The façade to Lever Street is symmetrical, and retains several architectural features representing the neo-Baroque and Elizabethan revival style, including giant rounded arched windows with banded pilaster surrounds and spandrels carved with foliate relief, shallow canted bay windows and tall mullioned windows. The building has a two pedimented gabled dormers to the outer bays of the Lever Street façade.

- 4.86 These buildings have architectural interest as imposing examples of mid-19th to early-20th century warehouses within Manchester's Northern Quarter executed in neo-classical and Elizabethan revival architecture and illustrate the development of the Manchester warehouse typology. They derive their historic interest as they represent the impact of Industrial Revolution on Manchester from the mid-19th century to the turn of the century.

Contribution of Setting to Significance

- 4.87 This group of buildings is located in the southwestern extent of Stevenson Square Conservation Area. The buildings are situated on the eastern side of Lever Street, on two street blocks which had been developed as part of the grid pattern laid out by Stevenson in 1780. These are delineated by Dale Street, Lever Street, Bunsen Street, Little Lever Street and Stevenson Square. On the opposite site of Lever Street, to the northwest, is the grade II listed former warehouse (Stevendale House) dated to 1903, and a later 20th century T-plan 8 storey office block.
- 4.88 The group of buildings form part of a largely consistent historic townscape which emphasises the architectural characteristics of the individual assets in terms of their scale, height, massing, proportions and materiality. Their group value as 19th to early 20th century warehouses and their shared townscape values positively contribute to their significance. It also contributes to their historic interest in enabling the

understanding of their historical context related to industrial development of Manchester's Northern Quarter.

- 4.89 Due to the height and density of the surrounding city centre context, the assets are not readily experienced beyond local views along Lever Street, the junction with Dale Street and the northeastern end of Piccadilly Gardens. Within these localised views, their architectural interest and group value is appreciated.

Newton Street Group (all grade II)

Summary of Architectural and Historic Interest

Figure 4.15: Newton Street group from Newton Street



- 4.90 A group of 19th and early 20th century grade II listed buildings relating to commercial and warehouse development located along Newton Street
- Kingsley House and nos. 17-25 Newton Street date to the early 19th century, and are former textile warehouses and offices, now solely offices. Stylistically, these two buildings are similar and may have been built under the designs of the same architect. They are each roughly rectangular in plan with curved corners and are of three storeys and two attic storeys. Both are built of red brick in Flemish bond with sandstone dressings. The buildings retain classical detailing such as entrances from Newton Street with pedimented architrave and rustication to 17-25 Newton Street. Kingsley House is topped with four chimney stacks rising above a parapet. 17-25 Newton Street has more elaborate roofline detailing, including six chimney stacks alternating with pediments with ball finials to the attic storey.
 - 29 and 31 Dale Street is a former warehouse, workshops and offices built in 1909 to the design of W and G Higginbottom. The building is rectangular in plan and is of four storeys with a two storey attic. It has a symmetrical façade to the southern elevation. It is built of red brick with limestone dressings. The building has a number of architectural features reflecting the neo-Baroque style and Elizabethan revival. Its central main entrance to Dale Street has a large rounded arch surround spanning two storeys with an open pediment and rusticated Doric pilasters. It has a range of windows, including square headed mullioned windows, canted bay windows and segmental arched windows with banded

surrounds. It features a central pedimented gable. This building adjoins 45 and 47 Newton Street to the north.

- 45 and 47 Newton Street is a former textile warehouse dating to the mid to late 19th century. It is built of red brick with sandstone dressings with channelled ashlar to the ground floor. It is rectangular in plan and of five storeys. It retains regular fenestration to the Newton Street elevation and has segmental arched windows with cambered brick headers. The building is attached to 49 Newton Street to the north.
- 49 Newton Street is a former cotton goods warehouse dating to the mid to late 19th century. It is built of red brick in Flemish bond with gritstone dressings. It is U-plan in form and is of five storeys. It retains a number of architectural features reflecting classical detailing, including rusticated gritstone to the ground floor and very regular fenestration. The main entrance to Newton Street features a rounded arched door opening with a keystone and lions-head carving.
- Bradley House is a former shipping warehouse dating to the later 19th century. The listing description suggests that this building was built for Kessler & Co. The building is built of brown brick in Flemish bond with sandstone dressings. It is wedge-shaped in plan, owing to its position on an earlier street block and is of five storeys. It has a very narrow frontage to Dale Street. The building retains classical detailing, including channelled pilasters to the ground floor and a large heavy cornice to the second floor. It has regular fenestration including sash windows in cambered brick square headed surrounds.
- Newton Buildings is a former hat manufacturers' premises built in 1900. It is built of red brick with buff terracotta dressings. It is roughly rectangular in plan and is of five storeys with an attic level. The building retains a number of architectural features relating to the neo-Baroque style, including giant rounded arches with quoined surrounds and keystones filled with glazed screens. The main entrance to Newton Street has a rounded arched doorway with an architrave including two pilasters, large segmental arched pediment, and carved keystone.

- 4.91 These buildings have architectural interest as good examples of mid-19th to early-20th century commercial architecture with classical detailing, some of which is attributed to the neo-Baroque style. Together they create an area of high density, largely consistent townscape that is distinct to Manchester and its warehouse typology. They have historic interest in reflecting the impact of a growing population and the Industrial Revolution on buildings in Manchester's Northern Quarter and the development of the Manchester warehouse typology (with the exception of the Newton Building which is a former hat manufacturers' premises).

Contribution of Setting to Significance

- 4.92 This group of buildings is located on Newton Street within the Stevenson Square Conservation Area; an area developed as part of the grid pattern laid out by Stevenson in 1780. To the south is Back Piccadilly, to the north is Dale Street and to the east is Newton Street.

- 4.93 The assets are experienced as part of a historic townscape on Newton Street defined by 19th and early 20th century industrial buildings of a similar massing, scale, height, materiality and style. This contributes to their historic interest as it enables the understanding of their historical context related to industrial development in Manchester's Northern Quarter. The consistency of the historic townscape emphasises the architectural characteristics of the individual assets in terms of their scale, height, massing, proportions and materiality.
- 4.94 At the junction of Newton Street and Hilton Street, the assets are intermittently experienced in combination with the 18th century townhouses at 45, 47, and 47a Hilton Street, which also contribute to the understanding of the asset's historic context and the area's development. Piccadilly Gardens to the southwest acts as a terminus to the prevailing townscape, with its late 20th and early 21st century buildings. This wider, more varied city centre context does not meaningfully contribute to the significance of the assets.

Back Piccadilly Group (all grade II)

Summary of Architectural and Historic Interest

Figure 4.16: Back Piccadilly Group from Piccadilly



4.95 A group of grade II listed buildings situated along Back Piccadilly dating from the late-18th century to early-20th century and of varying styles, relating to residential and commercial development in Manchester.

- The oldest building in this group is 47 Piccadilly, built in 1776 as a town house with a mid-19th century warehouse attached to the rear. It is constructed of brick with a stucco façade to the south (principal) elevation. It is three storeys and is roughly linear in plan. It features sash windows with moulded architraves with pilasters and cornices and has a modern inserted shopfront to the ground floor.
- 49 Piccadilly was built in 1846-47 for J.P. and E. Westhead as former warehouse, now offices and a public house to the ground floor, representing the simple palazzo style. The building was rebuilt after a fire in 1850. The building is built of red brick with sandstone dressings, is of five storeys and is rectangular in plan. The principal elevation (south) is symmetrical, and features regular fenestration. All of the windows are square headed and are of an equal height, with moulded architraves, and the first floor windows have pediments. It has a modern inserted frontage to the ground floor.

- Gardens Hotel comprises two buildings: one was built in the mid to late 19th century as a textile shipping warehouse, and the other was built in 1904 to the design of W and G Higginbottom who were important early-20th century industrial architects in Manchester. They have a Portland stone façade to the principal (south) elevation, and is five storeys high and long C-shaped in plan. The façade is symmetrical, and comprises two side-by-side, four-storey canted bays, representing the neo-Baroque style. The windows to each floor are transomed, with a central mullion in the principal window. The building features a very large Dutch gable with cartouche and small lions-head grotesques above a parapet.
- Clayton House is a former warehouse, now restaurant and offices, built in 1907 to the designs of W and G Higginbottom. It is built of brick with a Portland stone façade to the principal (south) elevation. The building is of six storeys and has a narrow rectangular plan. It retains a number of architectural features representing the neo-Baroque style, including a large gable with broken pediment and lettering that reads “AD MCMVII”. It has mullion and transom windows, and canted bays to the second bay.
- St Margarets Chambers is a late-19th century manufacturer’s premises, now shops and offices. It is built of pink brick in Flemish bond with sandstone dressings. It is roughly rectangular in plan, and gets wider to the north. It is of four storeys and an attic, and its principal elevation is to the east and return elevation abuts the other buildings on this row. It retains several architectural features indicative of the Elizabethan revival style, including mullioned windows and canted bays and large shaped gables.

4.96 These buildings have architectural interest as good examples of mid-18th to early 20th century architecture, ranging in styles such as neo-Baroque and Elizabethan revival. These assets have architectural interest as an imposing group of buildings with highly decorative shaped gables and parapets, with a strong vertical emphasis, fronting a key street in the heart of Manchester City Centre. Individually, the Clayton House and Gardens Hotel also have historic interest due to their association with notable architects W and G Higginbottom.

Contribution of Setting to Significance

4.97 This group of buildings is located in the southwestern extent of Stevenson Square Conservation Area. The buildings are situated on the northern side of Piccadilly, on a street block which had been developed as part of the grid pattern laid out in 1780. To the north, east and west along Back Piccadilly, Newton Street and Lever Street, the street arrangement continues and the built form comprises 19th and early 20th century buildings, many of which have been assessed above. To the south, Piccadilly Gardens opens up the surrounding streetscape, acting as a terminus to the prevailing street arrangement to the northeast. The surrounding context is highly varied including a wide range of buildings from different periods and of differing scales, height, styles and materiality.

4.98 The assets are experienced as part of a short section of historic townscape as previously described and, with the exception of 47 Piccadilly, the vertical emphasis and

ornate decoration of the buildings in this group accentuate their individual architectural character and features. The assets are primarily experienced from Piccadilly and the northern section of Portland Street where their principal elevations, including and group value with other assets in the grouping can be appreciated. The wider varied city centre context does not make a meaningful contribution to significance beyond providing a general understanding of the area's historic development.

Conservation Areas

Stevenson Square Conservation Area

History and Development

- 4.99 William Stevenson bought the majority of the land now within the conservation area from Sir Ashton Lever in the mid-18th century, intending to develop it as a polite residential area with the intention that it should become a residential area which would rival the serenity of St Ann's Square. However, the sale of land in small plots meant that development occurred more gradually and the area became largely commercially oriented.
- 4.100 In 1772, a privately owned track, now known as Oldham Street was given to the public. Ancoats Lane, along the northeast boundary of the conservation area, was originally a cart track leading from Shudehill to the cattle drovers' highway, Ashton Old Road. By 1788 it was renamed Great Ancoats Street, reflecting its increased economic importance. Gradually the streets around the Square became lined with private houses and small businesses of an immense variety, including such trades as dry-salter, hat-block maker, cork-cutter and tin-plate worker, as well as some trades and professions which survive today. By the late 19th century the majority of properties within the conservation area had been converted or replaced by commercial buildings.
- 4.101 The original intention that the area would be a residential area did not succeed. In 1794 an Act of Parliament authorising the construction of the Rochdale Canal was obtained, and the establishment of the canal to the east of the conservation area meant that development within the Stevenson Square area soon came to have a commercial focus.

Character and Appearance

- 4.102 The Stevenson Square Conservation Area represents a significant portion of the city centre in which the majority of Victorian buildings remain intact. Many earlier buildings within the boundary of the present day conservation area were replaced in the latter half of the 19th century with larger purpose built commercial or warehouse premises, reflecting the wealth of the cotton industry. As a result, the conservation area retains very few 18th century buildings. Those that have survived only did so through adaptation for alternative commercial use, including 69-77 Lever Street (assessed above). Most buildings of architectural or historic interest within the conservation area are of Victorian or early 20th century date and comprise warehouses, shops, showrooms or workshops commonly associated with the textile industry and other commercial buildings, such as public houses. Those related to industry, often warehouses, showrooms or workshops, are taller than the earlier examples and create a varied matrix of building mass, divided by largely dark, narrow streets.
- 4.103 Due to the way in which the area developed, there is little uniformity to the architecture or overall planning in the conservation area and the buildings exhibit a variety of architectural styles, typologies and materials. Prevailing architectural styles and development have been discussed above in the assessments of: Lower Lever Street Group, Upper Lever Street Group, Lower Newton Street Group, Upper Newton Street

Group, Back Piccadilly Group, 69 -77 Lever Street (including 10 Bradley Street) and 4, 6 and 8 Bradley Street and attached screen walls (Grouped).

- 4.104 Most buildings are of stone or brick with stone dressings, a number of which have now been painted or rendered. There are also examples of terracotta facades which became a popular material at the start of the 20th century. There are no specific dominant buildings within the area, and views within, into and from the conservation area are largely incidental rather than designed views or vistas. Buildings within the conservation area are almost always situated to align with the back of the pavement creating straight building lines along most streets.
- 4.105 The street hierarchy is evident throughout the conservation area. Secondary streets have a differing character and are often narrower and enclosed by buildings. Many retain historic surface materials. The most significant street redeveloped for textile uses during the Victorian and Edwardian periods is Dale Street. It changes direction at the junction of Newton Street and Port Street, increasing the importance of the buildings at this point.
- 4.106 The older streets would originally have been muddy tracks. The most important of these were later cobbled. With the increased transportation demands of commerce in the world's first industrial city, the Victorians paved the streets with durable gritstone setts. In some smaller streets these are still visible, together with cast-iron kerbs which were resistant to damage otherwise caused by the iron rims of cartwheels.

Contribution of Setting to Significance

- 4.107 The conservation area is bound by terraced properties of varying age along Oldham Street to the northwest, a collection of modern residential buildings and 19th century warehouses to the north, beyond which is Great Ancoats Street. To the northeast is the large 20th century post office building which has been converted and extended into residential apartments. To the east is an area of 19th and 20th century warehouses and industrial units together with large areas of hardstanding. To the south are various late 20th century buildings along Ducie Street and Piccadilly, beyond is Piccadilly Station. To the south of the conservation area is Piccadilly Gardens.
- 4.108 The conservation area is experienced from the surrounding area in limited views along streets into the designated area; for example down Oldham Street, Lever Street and Newton Street. The conservation area's concentration of historic buildings and the change in consistency of materiality which define the conservation area's boundaries. Within these views the character of the conservation area as defined by a tight urban grain of principally 19th and early 20th century warehouses and other buildings associated with the textile industry is appreciable.
- 4.109 Industrial heritage within the surrounding area, for example the Rochdale Canal and Ancoats Conservation Area, contributes to an understanding of the conservation area's growth and together chart the story of Manchester's industrial development. Whilst such aspects of setting contribute to the significance of the conservation area, the wider city centre context provides a more general understanding of how Manchester has continued to develop since the early 20th century. This later development does not materially contribute to significance but provides a varied urban backdrop in which the conservation area is experienced.

Ancoats Conservation Area

History and Development

- 4.110 The streets of Ancoats were laid out during the latter part of the 18th century, with little development taking place other than small houses and shops along Great Ancoats Street and Oldham Road. Survey work for the Rochdale Canal was carried out by James Brindley in 1765 and the first mills were built in Ancoats as early as 1790. From the opening of the Rochdale Canal in 1804 through to 1912, the development of mills continued on a much larger scale, and enough of these buildings remain to enable the progress of mills design to be appreciated today.
- 4.111 The first single-class housing area in the country was built in 1889 to provide homes for miller workers in Ancoats. This block, called Victoria Square, was the first example of municipal housing in Manchester, which was followed shortly by the development of model housing in adjacent Anita Street (originally known as Sanitary Street). The substantial economic activity generated by such a concentration of mills was halted by the slump in the cotton industry in the 1930s. Thereafter, the prosperity of the mills declined steadily, and the only new industry to establish itself in Ancoats was newspaper printing.

Character and Appearance

- 4.112 The principal buildings of the conservation area are the large cotton spinning mills, located adjacent to the Rochdale Canal. The area is dominated by massive mill buildings, although contains other listed buildings of differing character (including the earlier assessed Crown and Kettle Pub, Derros Building, Daily Express Building and Former Doctor's Surgery).
- 4.113 The original streets within the area were laid out in the late 18th century, the first mills were built in 1790 and from the opening of the Rochdale Canal in 1804 through to 1912, the development of mills continued on a much larger scale, and enough of these buildings remain to enable the progress of mill design to be appreciated today. The first single-class housing area in the country was built in 1889 to provide homes for mill workers in Ancoats, and Victoria Square is the first example of municipal housing in Manchester.
- 4.114 The juxtaposition and interlinking of manufacturing transport and residential uses meant that Ancoats functioned as the first industrial estate in the world and it is representative of industrial activity at a new scale. Ancoats proved to be a suitable location for the larger mills and it eventually became recognised as the place where the Industrial Revolution commenced on a grand scale.
- 4.115 Ancoats, with its concentration of mill buildings is an important landmark in the history of the Industrial Revolution, representing the chronological development of cotton mill architecture from 1800 to the 1920s. Other key buildings in the conservation area include the Victoria Square housing, the original 1930s Daily Express building, the church of St Peter in Blossom Street and the Crown and Kettle Public House and these contrast with the scale and massing of the mill buildings.
- 4.116 The special interest of the conservation area derives from the juxtaposition and interlinking of manufacturing, transport and residential uses that combine to represent

the first industrial estate. Despite pockets of demolition and the insertion of new buildings, the industrial estate remains legible.

Contribution of Setting to Significance

- 4.117 The conservation area is well defined, with a clear and logical boundary. The designated area is bordered by Great Ancoats Street to the west and south, Oldham Road to the north, industrial units and modern residential development to the east and the Rochdale Canal/Redhill Street to the southwest. The designated area is surrounded by a range of large format modern buildings lining Oldham Road and Great Ancoats Street, together with a finer grain of frontage buildings of a smaller scale. This context varies significantly in quality. Today, it is an integral part of the city and its physical surroundings include the wider urban landscape and townscape of Manchester and this means that its setting is regularly changing and is characterised by both a mix of modern and more traditional buildings.
- 4.118 The experience of the conservation area is somewhat limited to narrow and glimpsed views along the narrow streets that connect with Oldham Street, Great Ancoats Street and Redhill Street. Some of the buildings that line these principal routes are larger and create continuous frontages or a terracing effect that limits the experience of the wider conservation area from its surroundings. The most significant and striking edge is the Redhill Street frontage and as set out above, this is visible from a wide area, accentuating the significance of these assets individually, as a group and also within the context of the conservation area.
- 4.119 The remaining historic street pattern surrounding the conservation area has some associative value and provides/enhances the definition of the area. Industrial heritage within the surrounding area contributes to an understanding of the conservation area's growth and together chart the story of Manchester's industrial development. For example, Brownfield Mill has associative attributes that contribute to its significance, linked by the Rochdale Canal. The conservation area also has an association with the Whitworth Street Conservation Area due to its high concentration of textile and cotton warehouses.

Smithfield Conservation Area

History and Development

- 4.120 The area was originally designated by Manchester City Council in 1987 and abuts Stevenson Square Conservation Area to the east. The Smithfield Conservation Area represents the former market area of Manchester which developed in the 18th and 19th centuries. As with Stevenson Square, this area forms part of the Northern Quarter.
- 4.121 Since its establishment in 1821, Smithfield has been known as the centre for Manchester's food markets, where fruit, vegetables, meat and fish have been sold on both a wholesale and retail scale. The market rights for the whole city were purchased by the corporation from the Lord of the Manor, Sir Oswald Mosley, in 1845, and the building of the large covered market was commenced in 1854. At its peak around the turn of the century, it was probably the largest market complex in Britain, occupying seven acres. None of the remaining market buildings are used for its original purpose, and the wholesale trade has moved away from the city centre, the last to relocate being fruit and vegetables in 1974.

- 4.122 Notable entrepreneurs in the textile industry, such as John Rylands, John Owens, Robert Affleck and John Brown, all established their businesses in the Smithfield area. The wealth from these businesses helped to establish such notable institutions as the Rylands Library and Owens College.

Character and Appearance

- 4.123 The conservation area comprises buildings extant from the 19th century including the Craft Centre, Smithfield Market Hall and the wholesale Fish Market. A number of commercial office buildings were constructed during this period, surrounding the market areas. Many of these buildings survive and are typically 3-4 storeys in height and constructed from red brick with sandstone dressings. Whilst the building materials used in Smithfield vary and include brick, stone and stucco, brick with stone dressings is the prevailing building material used.
- 4.124 There is a clear change in character towards Tib Street and Oldham Street with larger scale buildings constructed as part of the growing commercial nature of the area and the development of the cotton industry in the late 19th and early 20th century. Within the side streets of the conservation area are a number of small-scale houses dating from the 18th century, latterly converted for commercial use. More recently, modern infill developments have been constructed in and around the former market halls.
- 4.125 The narrow fronts of the smaller scale 18th century buildings are particularly noticeable around Turner Street, Back Turner Street and Thomas Street, representing the remains of the buildings originally constructed on greenfield sites. These streets and the buildings defining them create a rich area of built form located hard up to the back of pavement.
- 4.126 As previously described, the Northern Quarter of which the conservation area forms part, is synonymous with creativity and bohemianism which binds together the otherwise varied historic and townscape character.

Contribution of Setting to Significance

- 4.127 The conservation area is bound by Shudehill conservation area to the west and Stevenson Square conservation area to the east. The northern and southern borders of the conservation area are bound by the inner ring road and Market Street, along which is modern built development of varying scale and massing, as previously described.
- 4.128 Insofar as the conservation area's setting is relevant to the Site and the Proposed Development, it is characterised to the east by the continuation of a tight urban grain of largely 19th and early 20th century commercial buildings and warehouses laid out in the aforementioned grid pattern and opening up at Stevenson Square. This continuation of the historic townscape contributes to the significance of the conservation area in providing an understanding of the wider historic context and development of the area.
- 4.129 Views into and out of the conservation area are limited due to the tight urban grain, but at points within the conservation area larger scale, modern development including tall buildings are experienced either due to the alignment of street or rising above the historic townscape. This aspect of the conservation area's setting is experienced as part

of the mixed city centre backdrop and separate to the historic townscape within the conservation area itself.

Shudehill Conservation Area

History and Development

- 4.130 During the medieval period, Manchester was centred around the confluence of the rivers Irwell and Irk, around the Parish Church, now Manchester Cathedral, and the Manor House, now Chetham's School of Music. When the town expanded beyond its medieval core, it extended up to Shudehill. The earliest recorded mention of Shudehill was in 1554 but it may be older. Although much of the medieval street pattern remains evident, the construction of Corporation Street in 1848 cut directly through this medieval street pattern to make access to Ducie Bridge and the north easier.
- 4.131 Until the mid-18th century, the Shudehill area had been semi-rural with limited residential development, and by 1793 the whole of Shudehill was built up and included commercial development. The early development on Shudehill and Withy Grove was small scale with narrow frontages. By the 20th century large scale property was being developed along Corporation Street, including the headquarters of the Co-operative Wholesale Society (previously assessed).

Character and Appearance

- 4.132 The west side of the conservation area has a number of large buildings constructed during the 20th century. These line the east side of Corporation Street and turn the corner up Withy Grove. The Co-operative Wholesale Society, which started in 1863, established its headquarters in Manchester. The main building, built between 1905 and 1909, lies on Corporation Street between Balloon Street and Hanover Street. The Co-operative movement owns other buildings in the vicinity which display the development of commercial architecture through the 20th century. The CIS building is immediately outside but adjacent to the conservation area (previously assessed as a group).
- 4.133 Many older buildings have been demolished due to low levels of occupancy and lack of investment. Others have been affected by the construction of the Metrolink system which follows the line of Balloon Street and the former Snow Hill. However, the older, smaller scale properties which do survive today are situated to the east side of the conservation area. Shudehill and Withy Grove rise up the incline of one of the Irwell river terraces. At the steepest part, the upper end of Withy Grove, the narrowest fronted buildings are found, and these form a more varied yet integrated frontage on the slope than would large, broad-based buildings such as those on Corporation Street, which is level. The character of the area is largely created by the unified way in which buildings are designed and grouped together, giving each street coherence and identity.
- 4.134 Whilst the medieval street pattern can still be partially seen, the prevailing architectural characteristics of the conservation area relate to 19th and 20th century commercial and industrial buildings. Most are of a large scale and massing, and are constructed of a variety of materials including brick, stone, glass and concrete.

Contribution of Setting to Significance

- 4.135 Relevant to the Site and the Proposed Development, the conservation area's setting is characterised to the north by the grouping of buildings associated with the Cooperative Movement, as previously described. To the southeast and extending up to the inner ring road is modern, large scale development including the Crown Plaza Hotel and Angel Gardens. This modern development does not contribute to the character and appearance of the conservation area or an understanding of its significance. As previously described, the vista along Hanover Street looking southeast provides an appreciation of the architectural interest and grouping of buildings within the Cooperative Quarter, some of which are within the conservation area. More distanced within and enclosing the vista is modern development of no distinctive architectural or landmark quality and this aspect of the view does not contribute to the significance of the conservation area.

George Street Conservation Area

History and Development

- 4.136 This part of the city dates to the late 18th to early 19th century, when urban streets were laid out in a grid pattern on previously undeveloped land. It became a fashionable residential area of redbrick townhouses centred on St. James's Church which was established in 1786 on Charlotte Street.
- 4.137 During the industrial revolution many of the residential properties in the area were converted to textile warehouses. New warehouses were also built and were notably larger in scale than the converted warehouses. Although many of the earlier houses were replaced with warehouses in the 19th and early 20th centuries, some remain including on Portland Street. The regular grid pattern also remains in situ. The scale and grain are more modest, and the townscape is less enclosed and consistent, than in the neighbouring Whitworth Road Conservation Area. The Italian Palazzo style of architecture is particularly evident in this conservation area.

Character and Appearance

- 4.138 Following the decline of cotton industry during the 20th century, the area suffered from vacant and derelict properties. It became popular with Manchester's Chinese community in the later part of the 20th century.
- 4.139 Today the conservation area is characterised in part by the wealth of remaining warehouses of 18th and 19th century date, forming continuous building lines and positive views along the streets. Architectural detail is provided in sandstone and brick, and repetitive window motifs create dynamic facades. The prevailing architectural style is Italian Palazzo. This is particularly evident along Charlotte Street, where most of the warehouses on one side of the street were designed by the architect Edward Walters in the mid-19th century. Late-19th century buildings may be seen on Princess Street, where they feature tall chimneys along the frontage. The regular grid pattern of streets established in 19th century also remains extant. Near the junction of Portland and Princess Streets, some of the small-scale late 18th to early 19th century buildings still survive, many of them accommodating small shops and public houses.

- 4.140 The conservation area's significance lies in the age and development of the area and its contribution to the growth of the city during the industrial revolution; which remains legible in the age, scale, grain and architecture of the historic built environment.

Contribution of Setting to Significance

- 4.141 Relevant to the Site and the Proposed Development, the southeastern boundary of the George Street Conservation Area runs along Portland Street where it also bounds the Whitworth Street Conservation Area. Views along Portland Street take the former townhouses and warehouses addressing the street with the conservation area and are experienced as part of a highly varied streetscape. Opposite the George Street Conservation Area is a series of tall buildings dating from the late 20th and early 21st century which contrast with the diminutive scale of former townhouses and warehouses within the conservation area. Views along Portland Street, orientated to the conservation area therefore contribute to an understanding of its significance by allowing the history and architectural form of these buildings to be appreciated. The wider city centre context provides a varied urban backdrop but neither contributes nor detracts from the conservation area's significance.

Non-designated heritage assets

- 4.142 As identified in Section 2, there are a number of historic buildings within the Site which are of sufficient historic or architectural interest to potentially be identified as non-designated heritage assets by MCC. An assessment of their local interest is included at Appendix 1 and summarised below:

- **Former Land O' Cakes/ Bem Brazil (Figure 4.16)** - Bem Brasil dates from c1781 and may have been built as a dwelling before soon after being converted to a public house. It was extensively altered in c.1933 by Threlfalls Brewery who extended and clad the building in faience. Further alterations in the 20th century retained, but painted over the faience and altered the ground floor frontage.
 - *Evidential Value:* The building holds little potential to provide additional evidence of past human activity given the extent of alteration and better preserved examples of late 18th century dwellings/public houses.
 - *Historical Value:* Bem Brasil has historic interest as the birthplace of the National Chartist Association in 1840.
 - *Aesthetic Value:* As found today, the building is a highly altered example of a late 18th century dwelling and public house and has limited architectural interest or aesthetic value.
 - *Communal Value:* As a public house from the late 18th to 20th century, the building holds local communal value as a place of gathering and social history.
- **58 Lever Street (Figure 4.17)** - 58 Lever Street has local architectural and historic interest as a late 19th century warehouse. Situated within the Northern Quarter and proximate to other warehouses of the period, it forms part of the area's distinctive historic townscape as previously described. The building is comprised

of an ornate red brick, Italianate façade to Lever Street behind which is a typical warehouse arrangement with open floorplates and supporting cast-iron columns. Various openings have been made to incorporate the building into the wider warehouse complex within the urban block.

- *Evidential Value:* The building has local evidential value as a former small warehouse with its function remaining legible.
 - *Historical Value:* The warehouse contributes to an understanding of the development of the Manchester warehouse typology and the city's industrial development during the 19th century.
 - *Aesthetic Value:* The building has aesthetic value in its Italianate frontage, though it is currently derelict and roller shutters at the ground floor obscure Corinthian columns, diminishing the appreciation of the building's architectural character.
 - *Communal Value:* The warehouse represents a building typology that is characteristic of this area of Manchester and contributes to a sense of identity.
- **56 Lever Street and 25 Houldsworth Street (Figure 4.17)** - The building appears to have been erected during the 1830s or early 1840s as part of a much larger building to house a Tin Plate Manufactory Works. It was partially demolished to Lever Street and extended on Houldsworth Street in the mid to late 19th century. The side elevation to Houldsworth Street was partially rebuilt in c.1948 by the architects Drury & Gomersall which included new ground floor windows and the replacement of a loading bay and hoist with glass brick stair core. Today the building is in a derelict state. The level of alteration has diminished the architectural interest of the building, though it remains legible as a 19th century warehouse and accordingly has a degree of group and townscape value with other historic warehouses in the area and an understanding of the development of the typology.
- *Evidential Value:* The building has local evidential value as a former warehouse with its function remaining legible despite alterations.
 - *Historical Value:* The warehouse contributes to an understanding of the development of the Manchester warehouse typology and the city's industrial development during the 19th century. It therefore holds a limited level of local historic interest as an extant early to mid-19th century warehouse complex in this part of Manchester.
 - *Aesthetic Value:* The building's red brick, proportions and regular fenestration provide some degree of aesthetic value, albeit it limited due to the combination of the building's functional style and extent of alteration.

- *Communal Value:* The warehouse represents a building typology that is characteristic of this area of Manchester and contributes to a sense of identity.
- **40-42 Great Ancoats Street (Figure 4.18)** - 40-42 Great Ancoats Street have a limited degree of significance as two late 19th century brick properties. The ground floors of both buildings have been amalgamated with a modern shop front and roller shutter and the upper floors retain some sash windows. Whilst both are modest and typical of their period, 42 has more detailing with yellow stock window surrounds, quoining and string course and a curved corner bay. The buildings hold some local architectural interest and limited historic interest as mid to late 19th century commercial properties.
 - *Evidential Value:* This is a common building typology and it provides little potential to provide new evidence of past human activity.
 - *Historical Value:* The buildings contribute to an understanding of Manchester's late 19th century development.
 - *Aesthetic Value:* The buildings hold local aesthetic value in their traditional construction and the yellow stock brick detailing albeit the value is diminished by the poor condition of windows on the upper floors and the altered ground floor.
 - *Communal Value:* The dwellings are in private ownership and have no specific communal value.
- **27 Houldsworth Street and Little Lever Street (Figure 4.19)** - 27 Houldsworth Street and 63 Little Lever Street are two former townhouses thought to date to the late 18th century and converted into one-unit commercial use in the 1920s. The brick-built properties are altered, having lost their original doors and windows, but remain legible as former residential properties. They hold local historic significance in illustrating the planned late 18th century residential development for this part of Manchester prior to its development for industry. The buildings are typical of their type and date, and given the loss of original features, their architectural interest is limited.
 - *Evidential Value:* This is a common building typology and it provides little potential to provide new evidence of past human activity.
 - *Historical Value:* The buildings contribute to an understanding of Manchester's late 18th century development.
 - *Aesthetic Value:* The buildings have a degree of local aesthetic value in their traditional construction albeit original features including windows and doors have been replaced.
 - *Communal Value:* The former dwellings are in private ownership and have no specific communal value.

Figure 4.17: Bem Brasil from Great Ancoats Street



Figure 4.18: 58 Lever Street (left) and 56 Lever Street and 25 Houldsworth Street (right)



Figure 4.19: 40-42 Great Ancoats Street



Figure 4.20: 27 Houldsworth Street and 63 Little Lever Street



4.143 The following buildings are included on the HER, have potential to be identified as non-designated heritage assets as well as for their significance to be affected by the Proposed Development. Their significance is summarised below:

- **Virginia House** - an early-20th century 4-storey office building, constructed of red brick with a terracotta façade in a roughly square plan form. Virginia House has architectural interest through its use of early-20th century classical styling. It has ornate classical detailing to the principal elevation, including pilasters with highly embellished capitals, foliate carvings and rustication to the ground floor. The building is canted to the return elevation, and features lettering reading “VIRGINIA HOUSE” to the third floor with an entrance below, indicating that the original primary access to Virginia House was intended from the southeast. A single storey extension at roof level was added in 2001. It has historic interest as an example of an early-20th century office building associated with industrial development in Manchester’s Northern Quarter.
 - *Evidential Value:* The building is unlikely to provide hitherto unknown information about the early-20th century office typology and has limited evidential value.
 - *Historical Value:* Virginia House illustrates the commercial development of this part of Manchester in the early-20th century.
 - *Aesthetic Value:* The building has aesthetic value due to its classical proportions and detailing, representing the early-20th century neo-classical style.
 - *Communal Value:* The office building is and has historically been in private ownership and has no clear communal value.

Contribution made by setting

- Virginia House forms part of a varied, urban and busy environment along one of the main thoroughfares in Manchester. It is experienced in combination with 20th and 21st century development of varying heights, scale and materiality along Great Ancoats Street. The building forms part of a varied city centre context but this setting does not make a meaningful contribution to the significance of Virginia House. The architectural detailing of the building is best appreciated in close views from Great Ancoats Street.
- **The Hudson Buildings** - A former warehouse dated to 1924 in the neo-baroque style with some Art Deco detailing. The building is of 4 storeys in a roughly square form, and is red brick built with a terracotta façade. It has architectural interest through its classical detailing and reference to the Art Deco style. It features regular pilasters in the Ionic and Doric orders, large sculpted cherub keystones, and an elaborate pediment with foliate carvings and a date stone atop the central bay. It has large Crittal-style windows, although these are of a

later insertion as indicated by a photograph from 1962.²⁷ These are within large square-headed window openings with curved corners, indicative of the Art Deco style. It features large carved lettering to the ground floor reading “HUDSON BUILDINGSS”. It has historic interest as it represents an early-20th century former warehouse.

- *Evidential Value:* The building has local evidential value as a former small warehouse with its function remaining legible.
- *Historical Value:* The warehouse contributes to an understanding of the later development of the Manchester warehouse typology and the city’s industrial development during the early-20th century.
- *Aesthetic Value:* The building has designed aesthetic value principally in its neo-baroque frontage.
- *Communal Value:* The warehouse represents a building typology that is characteristic of this area of Manchester and contributes to a sense of identity.

Contribution of Setting to Significance

- The architectural detailing of the building is primarily appreciated in close views from Great Ancoats Street. The building is experienced in a short section of historic townscape with the adjacent Derros Building and Former Doctor’s Surgery. Although these are of different scale, materials and styles, they complement the architectural character of the Hudson Buildings. Beyond this, the building is experienced as part of a varied and highly urbanised city centre context, where there is a range of buildings in differing styles, heights, massing and materiality.

Contribution of the Site to Significance

4.144 The comprises late 18th residential development and 19th century warehouses and forms part of the varied and evolving urban townscape along Great Ancoats Street as previously described. Although altered and of limited local architectural and historic interest, the buildings within the Site make some contribution to an understanding of the historic context of the following heritage assets, as part of their setting. In particular 58 Lever Street and 56 Lever Street and 25 Houldsworth Street form part of a concentration of 19th and early 20th century warehouses within the Northern Quarter which have group townscape and historic value in illustrating the development of the Manchester warehouse typology. Accordingly, the Site positively contributes to the significance of the following assets:

- Derros Building (grade II listed building)
- Former Doctor’s Surgery (grade II listed building)

²⁷ Manchester City Council Local Image Collection. Ancoats, Great Ancoats Street, east, Hudson Building - National Assistance Board (Moss Side east area office). Identifier: m11290

- 69-77 Lever Street (grade II listed building) and 4, 6 and 8 Bradley Street (grade II listed building)
- Crown and Kettle Public House (grade II listed building)
- 72 to 76 Newton Street (grade II listed building)
- The City Public House (grade II listed building)
- Stevenson Square Conservation Area
- Ancoats Conservation Area
- Smithfield Conservation Area
- Hudson Buildings (non-designated heritage asset)

4.145 Notwithstanding, Great Ancoats Street creates a logically southern boundary to the Ancoats Conservation Area and a clear physical division between the Site and the conservation area as well as assets along that southern boundary including the Derros Building, Hudson Buildings and Former Doctor's Surgery, as well as the Crown and Kettle and Virginia Building which is further distanced and separated by the Travelodge and Daily Express Building. Griffin House and the Travelodge also create a degree of physical barrier and separation between the Site and Stevenson Square and Smithfield Conservations Areas, as well as 72 to 76 Newton Street and The City Public House. As such, it is concluded that the contribution the Site makes to the significance of these assets in terms of historic townscape and context is limited.

4.146 The contribution to significance is greater where there is a stronger visual relationship between the Site and the asset and that historic context is more readily appreciable. A number of assets are primarily appreciated in views orientated away from the Site, reducing the extent to which their significance is experienced in combination with the Site. The contribution made by the Site to the following assets is therefore concluded to be more limited due to the intervening distance and development and/or the orientation of contributing views:

- Malsboro House (grade II listed building) – as previously set out setting makes a very limited contribution to the significance of this asset.
- Lower Lever Street Group (all grade II listed buildings)
- Upper Lever Street Group (all grade II listed buildings)
- Newton Street Group (all grade II listed buildings)

4.147 The Daily Express Building deviates architecturally from its surrounding context and is not experienced as part of a contemporary or architecturally consistent townscape. With the exception of the views in which its Streamline Moderne architectural form and detailing can be appreciated, setting does not make a notable contribution to its significance. The Site forms part of the varied townscape along Great Ancoats Street in

which the asset is experienced but it neither contributes nor detracts from its significance.

- 4.148 In relation to the remaining assets, the Site forms part of their wider city centre context more generally and is illustrative of the city's growth during the 18th and 19th centuries. However, it does not make a meaningful contribution to their significance as heritage assets.

5. Impact Assessment

Introduction

- 5.1 The impact of the Proposed Development on each affected designated and non-designated heritage asset is described in turn in this section of the report. This assessment applies relevant legislation, national and local planning policy and guidance for the historic environment (summarised below and set out in full in **Appendix 2**). Accurate Visual Representations (AVRs) have been used to inform the judgements made in this section and the relevant images are included below and in full at **ES Appendix 6.1**.

Summary of Relevant Heritage Legislation and National Policy

- 5.2 In determining the submitted full planning application, MCC has a statutory duty, under s66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, to have special regard to the desirability of preserving listed buildings and their setting. Case law has confirmed that Parliament's intention in enacting s66(1) was that decision-makers should give considerable importance and weight to the desirability of preserving the special interest and setting of listed buildings, where 'preserve' means 'to cause no harm.'
- 5.3 The setting of conservation areas is not protected by primary legislation; the National Planning Policy Framework (NPPF, 2023) does however state that the setting of a designated heritage asset (including conservation areas) can contribute to its significance.
- 5.4 In accordance with Paragraph 200 of the NPPF, the significance of the identified designated heritage assets and the contribution made by setting to that significance (including the role of the Site), has been described at Section 4 of this Heritage Assessment.
- 5.5 Paragraph 203 states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.6 Paragraph 205 confirms that great weight should be given to the asset's conservation and the more important the asset, the greater the weight should be. Conservation is defined as follows:
- "The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."*
- 5.7 Paragraphs 206 to 208 advise on the addressing and balancing of 'harm' where it arises. Paragraph 206 confirms that significance can be harmed or lost through alteration or destruction of the heritage asset or by development within its setting and any harm or loss requires clear and convincing justification. Paragraphs 207 and 208 differentiate between 'substantial' and 'less than substantial' harm and provide a framework for the consideration of harm to the significance of designated heritage

assets where it arises, bearing in mind the considerable importance and weight that must be given to the statutory duties of the 1990 Act.

- 5.8 Paragraph 209 advises on the treatment of non-designated heritage assets. It states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing application that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 5.9 Paragraph 212 states that local planning authorities should look for opportunities for new development within conservation areas and the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Assessment Approach

- 5.10 Current national advice from Historic England provides an appropriate framework for analysis. This includes Historic Environment Good Practice Advice (GPA) in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (2015), which sets out the importance of good design and response to local distinctiveness for new development in the historic environment. This advice provides a checklist of factors that may influence what will make the scale, height, massing, alignment, materials and proposed use of new development successful in its context.
- 5.11 Historic England's GPA 3: The Setting of Heritage Assets (Second Edition) (2017) sets out guidance relating to setting and views of heritage assets. The guidance advocates a staged approach to assessment involving identification of the affected assets and setting, an assessment of the degree to which setting and views contribute to the significance of the asset (as completed in Section 4 of this report), an assessment of the effects of the Proposed Development, exploration of ways to maximise enhancement and avoid or minimise harm and the monitoring of outcomes.
- 5.12 The revised guidance clarifies that there is a distinction between views that contribute to heritage significance and views that might be valued for reasons of landscape character or visual amenity. It states that the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.
- 5.13 Historic England's Advice Note 4 Tall Buildings (Second Edition) (2022) provides specific advice on planning for tall buildings and has also been taken into account in the development and consideration of the impact of the Proposed Development.
- 5.14 In accordance with the NPPF and Historic England guidance, the following judgements made are based on the effect of the Proposed Development on the significance of the identified assets, rather than whether the development will be visible from them,

although this is also a consideration. NPPG also clarifies that it “*is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed.*”²⁸

- 5.15 In concluding whether an effect is considered to be significant, the methodology set out in the Built Heritage ES Chapter has been followed, utilising professional judgement as appropriate. As previously identified the DMRB advises that the effect on the cultural heritage resource is not significant when the impact does not substantially diminish the heritage interest of the cultural heritage resource.²⁹ Whether an effect is significant is a matter of professional judgement.

Key heritage considerations

- 5.16 As previously identified, the Site does not contain any designated heritage assets but there are a number of historic buildings within the Site that could be considered to be non-designated heritage assets. A number of listed building and conservation areas close to the Site and a smaller number at a greater distance, have been identified as having potential for their significance to be affected by the Proposed Development as a result of change within their setting.

- 5.17 The key heritage considerations are therefore identified as follows:

- Potential indirect effects on the significance of the listed buildings identified in Table 3.1 as a result of change within their setting.
- Potential indirect effects on the character and appearance of Stevenson Square, Ancoats, Smithfield Shudehill and George Street Conservation Areas as a result of change within their setting.
- Direct effects on the local significance of non-designated heritage assets within the Site as a result of their demolition, alteration, repair and/or restoration.
- Potential indirect effects on the local significance of non-designated heritage outside of the Site, as a result of change within their setting.

The Proposed Development

- 5.18 A full planning application has been submitted for an office-led mixed use development at Lever Street, Manchester. The formal description of development is as follows:

Full planning application for part-retention, conversion and extension of existing buildings; selective demolition; the erection of a ground floor + 17 storey building comprising new office space (Use Class E) with ground floor reception area and ancillary uses; supporting infrastructure and ancillary facilities, roof top plant, and landscaping.

- 5.19 This section should be read in conjunction with the Design and Access Statement prepared by Howells Architects which sets out the Proposed Development, including appraisal of development options, in more detail.

²⁸ DLUHC and MHCLG (2019) National Planning Practice Guidance. Paragraph: 018 Reference ID: 18a-018-20190723

²⁹ Highways England (2020) The ‘Design Manual for Roads and Bridges’ ((LA 104 Environmental Assessment and Monitoring) and (LA 106 Cultural Heritage Assessment))

Figure 5.1: CGI of the Proposed Development from Great Ancoats Street



- 5.20 The Proposed Development is for high-quality office accommodation comprised of retained historic buildings along Lever Street (Bem Brasil, 56 Lever Street and 25 Houldsworth Street and 58 Lever Street) and a new built element of ground floor plus 17 storeys in height within the east of the Site. There will be a courtyard arrival space accessed through the retained façade of 58 Lever Street which will reuse salvages setts from the Site. The two storey base of the Tech Hub will have a solid façade with openings echoing the typical rhythm of 19th century warehouses within the surrounding area. The upper floors will utilise a combination of glazing and dark grey metal elements to create horizontal banding in reference to the nearby Daily Express Building which is also referenced in the curved corners of the new build. The building has a cantilevered design with perforated metal soffits.
- 5.21 The DAS sets out a façade retention strategy for 58 Lever Street and 56 Lever Street and 25 Houldsworth Street to retain the principal elevations of the buildings whilst removing and replacing the internal structures behind which are in poor condition. It sets out how a create approach has been taken to incorporating the retained structures into the Proposed Development and retaining a sense of depth and the historic 3D form of the buildings.

- 5.22 The interior of Bem Brasil is not protected and has been extensively altered. Nonetheless, as set out in the Design and Access Statement, the Proposed Development seeks to retain and enhance the character of the building informed by building plans from the 1930s and to maintain it as a place of gathering. It is proposed to remove the paint from and restore the existing 1930s faïence and transoms to the ground floor windows and remove later lean-tos.

Assessment of Impact

Construction Phase

- 5.23 Direct and indirect construction impacts have been assessed on the significance of the relevant built heritage assets, arising from construction activities directly affecting them or within part of their settings.
- 5.24 Relevant to impacts on built heritage, construction works are anticipated to comprise works to secure the Site, formation of a temporary construction compound, Site preparation works, demolition works, earthworks, levels and material management, construction of new buildings through the use of mobile cranes and infrastructure and implementation of proposed landscaping, lighting, internal and external finishes. Construction activity will be subject to a Construction Environmental Management Plan (CEMP) which will include a series of measures to reduce and avoid environmental effects. Those mitigation measures that act to reduce the impact on built heritage receptors are:
- The erection of hoardings around the Site.
 - Appropriate measures to protect the retained facades during the construction phase.
- 5.25 The likely effects on the significance of built heritage assets would be temporary in nature and vary according to the nature of the construction works overtime, with certain operations have more perceptible effects than others. With time, the construction effects would transition to the operational phase effects as the Proposed Development nears completion.
- 5.26 During the construction phase, **40-42 Great Ancoats Street** and **27 Houldsworth Street and 63 Little Lever Street** (non-designated heritage assets) will be demolished along with the following buildings dating from the late 18th century:
- 36-38 Great Ancoats Street
 - 65-67 Little Lever Street
 - Former Bakery, Little Ancoats Street
- 5.27 The demolition of 40-42 Great Ancoats Street and 27 Houldsworth Street and 63 Little Lever Street would result in the total loss of their local significance. The sensitivity of the assets is low, there will be a major adverse change to the significance of the asset. The level of effect is therefore slight (minor) adverse (not significant).

- 5.28 As a result of the demolition of the above late 18th and 19th century buildings within the Site there will be a reduction in the degree to which the Site contributes to the significance of a number of heritage assets, where the buildings contribute to an understanding of historic context. The impact is limited given the extent to which the buildings are altered and varies depending on the contribution they make to significance.
- 5.29 That impact is greatest in relation to the following non-designated heritage assets on Site where the buildings to be demolished form part of a complete urban block and have group and combined townscape value. These assets will also be partly obscured by hoarding during the construction phase reducing the ability to appreciate their significance.
- **Former Land O’Cakes/Bem Brasil**
 - **58 Lever Street**
 - **56 Lever Street**
- 5.30 The sensitivity of these assets is low, there will be a moderate adverse change to the significance of the asset. The level of effect is therefore slight (minor) adverse (not significant).
- 5.31 The following assets are situated outside the Site and separated from it by Great Ancoats Street and/or intervening development. The impact of the proposed demolition is confined to the very limited part of significance which the assets derive from the buildings proposed for demolition:
- Derros Building (grade II listed building)
 - Former Doctor’s Surgery (grade II listed building)
 - 69-77 Lever Street (grade II listed building) and 4, 6 and 8 Bradley Street (grade II listed building)
 - Crown and Kettle Public House (grade II listed building)
 - 72 to 76 Newton Street (grade II listed building)
 - The City Public House (grade II listed building)
 - Stevenson Square Conservation Area
 - Ancoats Conservation Area
 - Smithfield Conservation Area
 - Hudson Buildings (non-designated heritage asset)
- 5.32 With the exception of the Ancoats Conservation Area and the Hudson Buildings, the sensitivity of the assets is medium, there will be a negligible adverse change to the

significance of the asset. The level of effect is therefore slight (negligible/minor) adverse (not significant).

- 5.33 The sensitivity of the Ancoats Conservation Area is high, there will be a negligible adverse change to the significance of the asset. Having considered the significance of the conservation area as a whole and the contribution made by setting, the level of effect is slight (negligible/minor) adverse (not significant).
- 5.34 The sensitivity of the Hudson Buildings is low, there will be a negligible adverse change to the significance of the asset. The level of effect is therefore slight (negligible/minor) (not significant).
- 5.35 With regards the other identified heritage assets, due to their physical and visual separation from the Site and the very limited (if any) contribution the buildings proposed for demolition make to their significance, it is concluded that there will be no discernible change to their significance.
- 5.36 During the construction phase there will be visual and other indirect effects arising from the construction works including visibility of spoil for demolition, associated noise, dust, construction and vehicular activity, and other experiential effects. The incomplete structure of the Proposed Development and associated cranes and other high-level equipment will be experienced within the setting of and in combination with the heritage receptors. However, the effects will be temporary, lessened by the intervening distance and will be experienced within an existing urban environment. For these reasons, these aspects of the construction phase are not concluded to materially affect the significance of heritage receptors.

The Completed and Operational Development

5.37 The following assessments relate to the completed and operational phase of development and, where relevant, consider cumulative effects.

Daily Express Building (grade II listed building)*

Figure 5.2: Viewpoint 8 from Great Ancoats Street



- 5.38 The Daily Express Building is of architectural interest as an impressive example of 1930s Streamline Moderne architecture and for its early use of glazed curtain walling, as well holding historic interest in its association with the Daily Express and the architect Sir Owen Williams who designed the building. There will be no effect on the historic interest the listed building draws from its association with the Daily Express or Sir Owen Williams.
- 5.39 The Proposed Development will be experienced alongside the Daily Express Building on Great Ancoats Street (**Figure 5.2**). Due to the siting of the buildings on opposite sides of the street, there will be separation between them, and the Proposed Development will not obscure views of the listed building in which its architectural form and character can be appreciated.
- 5.40 As described in Section 4, the Daily Express Building architecturally deviates from the wider, varied urban townscape along Great Ancoats Street and within the Ancoats Conservation Area. Notwithstanding there are a number of recent buildings which make reference to the listed building including most perceptibly the Express 2 Building. The Proposed Development similarly takes inspiration from the Daily Express Building as set out above and in more detail within the Design and Access Statement. Such an approach creates a strong resonance between the two buildings which complements and emphasises the architectural qualities of the listed building.

- 5.41 The listed building is of a similar height to other 20th century development on this part of Great Ancoats Street but has greater prominence due to its distinctive and high-quality design. The Proposed Development will exceed that established datum and, within those views where it is experienced in combination with the Daily Express Building (such as **Viewpoint 8**) will, to a degree, diminish that prominence. The impact is lessened by the architectural approach of the Proposed Development which emphasises the architectural qualities of the listed building.
- 5.42 It is therefore concluded that there will be a degree of harm to the significance of the Daily Express Building but that is limited to that significance drawn from the prominence of the listed building within a small number of views and is minimised through the design of the Proposed Development.
- 5.43 The sensitivity of the asset/receptor is high, there will be a negligible adverse change to the significance of the asset. The level of effect is therefore slight (minor) adverse (not significant).

Brittania Hotel (grade II* listed building)

- 5.44 The Brittania Hotel is of special interest as the largest and most grandiose warehouse in Manchester, dating from the 1850s and executed in an eclectic palazzo style. Its setting is defined by the busy urban environs of Portland Street, which has seen considerable change during the 20th and 21st centuries but retains some areas of 19th century warehouses. These warehouses have group value with the Brittania Hotel as together they provide an understanding of the extent of Manchester's textile industry and development of the Manchester warehouse typology during the 19th century.

Figure 5.3: Viewpoint 2 from Portland Street



- 5.45 The ZTV and **Viewpoint 2** indicate that the Proposed Development will be visible in views looking northeast along Portland Street including those in which the southwest

(secondary) elevation of the Britannia Hotel is appreciated. Within these views, the Proposed Development will be visually distanced from the listed building and experienced as part of a grouping of late 20th and early 21st century development within the left of the view. Due to the intervening distance, the Proposed Development will not be a dominant element within the view and will not detract from the landmark qualities of the Britannia Hotel. The key view of the hotel's principal frontage, in which the asset's architectural interest is best appreciated, is orientated away from the Site and the Proposed Development will not be experienced within this view.

- 5.46 It is therefore concluded that the asset's setting and the contribution it makes to the significance of the asset will not materially change as a result of the Proposed Development and the significance of the listed building will be sustained.
- 5.47 The sensitivity of the asset/receptor is high, there will be no change to the significance of the asset. The level of effect is therefore neutral (not significant).

Brownsfield Mill (grade II* listed building)

- 5.48 The Site is located to the northwest of Brownsfield Mill. The mill is of significance as a surviving steam powered cotton spinning mill situated in relation to the Rochdale Canal, and providing evidence for the evolution of industrial buildings which played an important role in the history and development of Manchester.
- 5.49 The Proposed Development will be experienced in combination with the asset in views from the Rochdale Canal Towpath and Great Ancoats Street (**Viewpoint 6 and 10** respectively). Within these views, the asset is already experienced alongside existing modern development and further development is proposed which will further change the character of the asset's setting and introduce contemporary development of a greater scale and height than the listed building (this includes cumulative schemes 1. Port Street and 2. 1NQ).

Figure 5.4: Viewpoint 10 from Great Ancoats Street



- 5.50 The Proposed Development would not affect the relationship between Brownsfield Mill and the adjacent Rochdale Canal which forms a key element of its setting. The significance of the building as a 19th century steam powered cotton spinning mill, and the oldest example of a mill incorporating an internal engine house, underground boilers and chimney contained within the stair tower would also not be affected by the Proposed Development.
- 5.51 The Proposed Development would further add to emerging modern surroundings of the mill as an area primarily comprised of buildings of taller height. Due to the intervening distance and existing development, the Proposed Development would not bring that context closer to the listed building, but would bolster the existing and emerging modern city backdrop behind the listed building to the northwest of the asset. Having considered the contribution the affected element of setting makes to the significance of the asset, the impact of the Proposed Development is concluded to be negligible (adverse).
- 5.52 The sensitivity of the asset/receptor is high, there will be a negligible adverse change to the significance of the asset. The level of effect is therefore slight (negligible) adverse (not significant).
- 5.53 The cumulative impact of contemporary development of greater scale and height has eroded the original state of Brownsfield Mill as one of the buildings of greatest height, scale and massing within the local townscape. Given the industrial and functional role of the mill, the prominence of the mill is not a principal element of its significance, but there is nonetheless an impact resulting from the cumulative effect of development, including the completed and operational development. This cumulative effect is included within the assessment of cumulative effects within the ES.

Figure 5.5: Viewpoint 10 from Great Ancoats Street (Cumulative)



Former Rochdale Canal Warehouse (Grade II* Listed Building)

- 5.54 The Site is located to the north west of the former Rochdale Canal Warehouse. The Former Rochdale Canal Warehouse is of significance as an example of an early 19th century warehouse building which provides evidence for the evolution of industrial buildings that played a part in the history of Manchester.
- 5.55 The spatial relationship of the former Rochdale Canal Warehouse to the adjacent canal and canal basin which contributes to significance by enabling an understanding of the important inter-relationship between the creation of the waterway and the establishment of industry in this area, will not be affected by the Proposed Development. The asset will continue to be experienced in conjunction with Brownsfield Mill (grade II* listed) which provides an understanding of its historic context. Recent development has sustained these relationships despite introducing modern development close to the assets.
- 5.56 The Proposed Development will be visible above the roofline of the asset in views from the Rochdale Canal Towpath, orientated towards the Site (**Viewpoint 6**). The breaching of the roofline will detract slightly from the simple architectural form of the building and its roof structure, albeit that structure was altered during the building's residential conversion. The element of the Proposed Development that will be experienced within the view will be dark in colour and, combined with the intervening distance, will ensure that it appears recessive within the view. The impact on significance is limited by the functional significance of the building. Nonetheless, there is concluded to be a minor adverse change to the significance of the asset.
- 5.57 The sensitivity of the asset/receptor is high, there will be a minor adverse change to the significance of the asset. The level of effect is therefore slight (minor) adverse (not significant).

Figure 5.6: Viewpoint 6 from the Rochdale Canal Towpath



5.58 **Figure 5.7** shows the cumulative effect of consented and proposed schemes within the viewpoint. The introduction of all of these new buildings would diminish, to a degree, the impression of the scale, stature and prominence of the Former Canal Warehouse. It is therefore considered that the Proposed Development in combination with the other consented and intended proposals would have an increased impact on the significance of the former Canal Warehouse building. It would still remain that only the aspect of significance the asset draws from the affected element of setting would be affected. The asset's significance as an early example of a 19th century canal warehouse and the spatial relationship with the canal basin would be unaffected. This cumulative effect is included within the assessment of cumulative effects within the ES.

Figure 5.7: Viewpoint 6 from the Rochdale Canal Towpath (Cumulative)



Sedgwick Mill including Sedgwick New Mill (grade II listed building) and Decker and Old Mill (grade II* listed building)

- 5.59 Old Mill is of significance as one of the oldest surviving cotton-spinning mills in the region and the earliest surviving in Manchester. Decker is a later addition and in combination they form a continuous and imposing range parallel to the Rochdale Canal. Sedgwick Mill has significance as an early 19th century cotton-spinning mill which is also an early example of fireproof construction in a large-scale building. The listed mills have group value in forming part of the Murray's Mill complex and in the frontage they create along the canal which is of townscape value. The views of that frontage allow their architectural form and scale to be appreciated as well as an understanding of the development of Ancoats and the McConnel and Kennedy Mills. They are also experienced in more close proximity along Murray Street to the west, allowing for a direct appreciation of its architectural interest and form of construction as well as the relationship and tight urban grain of the area between the neighbouring mills.
- 5.60 The upper most floors of the Proposed Development will be visible in some views of the eastern frontages of the mills. In views along Great Ancoats Street, the Proposed Development will be experienced as part of an existing group of tall buildings to the south of, and distinct from the Redhill Street frontage. However, due to the alignment of the Site behind the frontage, the Proposed Development will be visible behind Sedgwick Mill (grade II listed building) in some views from Ancoats Marina (**Viewpoint 14**). Here the Proposed Development will interrupt the simplicity of the strong horizontal form of the mill rooflines. Due to the intervening distance and dark colour of the Proposed Development, it will appear as a recessive and background element. The view is kinetic and the visibility and extent of visibility will vary in views across the area. This is also an area undergoing change. The Former Central Retail Park site creates a

sense of openness, which did not exist prior to the demolition of the retail units. The Former Central Retail Park Strategic Regeneration Framework (SRF) (2023) envisages built development between six and 16 storeys in height which would be experienced within views along Great Ancoats Street and would enclose views of the Redhill Street frontage from the marina. Nonetheless, there is concluded to be a degree of harm to the significance of the mills arising from the visual impact on the Redhill Street frontage in some views from Ancoats Marina.

- 5.61 The sensitivity of Decker Mill/Old Mill is high and the sensitivity of Sedgwick Mill is medium, there will be a minor adverse change to the significance of the asset. The level of effect is therefore slight (minor) adverse (not significant).

Figure 5.8: Viewpoint 10, looking west along Great Ancoats Street



Figure 5.9: Viewpoint 14 from Ancoats Marina (cumulative)



Derros Building (grade II listed building), Doctors Surgery (grade II listed building) and the Hudson Buildings (non-designated heritage asset)

- 5.62 The Derros Building and the Doctors Surgery have architectural interest in their late 19th century Arts and Crafts style. The Doctors surgery has additional interest as a rare surviving example of the typology within a heavily urbanised context and the Derros Building has historic interest in it being an early example of a building dedicated to the welfare of women. The Hudson Buildings is situated between the two and has local value as a 1920s warehouse. Whilst its neo-baroque style varies from that of the Derros Building and Doctor's Surgery, the three buildings form a short stretch of historic townscape within the varied urban townscape of Great Ancoats Street, roughly opposite the Site.
- 5.63 The Site is situated approximately opposite the asset and the 19th century buildings within the Site contribute to an understanding of the historic context of the Derros Building and Doctors Surgery. The demolition of buildings within the Site was considered as part of the Construction Phase of the Proposed Development. The Hudson Buildings has a degree of group value with the warehouses within the Site, forming part of a wider grouping within Manchester that charts the development of the Manchester warehouse typology. The contribution to significance is limited by the separation created by Great Ancoats Street and the altered state of buildings within the Site.

Figure 5.10: Viewpoint 9 from Great Ancoats Street



- 5.64 The historic interest arising from the former functions of the buildings and the legibility of those functions will not be affected by the Proposed Development. The refurbishment of Ben Brasil and its faïence cladding in reference to its 1930s phase will resonate with the 1920s Hudson House and its terracotta façade, albeit to a limited degree given their separation across Great Ancoats Street and there will be no material impact on its significance.
- 5.65 The architectural interest of the assets is best appreciated in close proximity and in views orientated away from the Site or from the top end of Lever Street which take in the Lever Street frontage of the Site. In views along Great Ancoats Street in which the height and scale of the taller element of the Proposed Development will be experienced (**Viewpoints 2 and 9**) the architectural interest of the assets is not readily experienced. Given the height and scale of the new build element, it will have a presence within the surrounding area, however the approach and detailing to the ground and first floors anchors the development to the street. In this way, the completed and operational development will be experienced as part of the varied urban environment along Great Ancoats Street and will not diminish or detract from the significance of the assets. The retention and reuse of the warehouse buildings within the Site will sustain the degree of group value associated with Hudson House as part of the wider grouping of 19th and early 20th century warehouses in Manchester.
- 5.66 The sensitivity of Derros House and the Doctors Surgery is medium, there will be no change to the significance of the asset. The level of effect is therefore neutral (not significant).
- 5.67 The sensitivity of Hudson House is low, there will be no change to the significance of the asset. The level of effect is therefore neutral (not significant).

The Crown and Kettle (grade II listed building) and Virginia House (non-designated heritage asset)

- 5.68 The Crown and Kettle is of significance as a good example of late 19th century neo-gothic and it thought to have be used as a courtroom. Adjacent is Virginia House which has local interest as an early 20th century office building with classical detailing which illustrates the commercial development of Great Ancoats Street in the early 20th century. Their very different styles are typical of the varied urban context along Great Ancoats Street within which they are experienced.
- 5.69 In views looking east along Great Ancoats Street (**Viewpoint 8**), in which oblique views of the assets' principal elevations are experienced, the Proposed Development will be visible in the middle ground, forming part of the varied urban context previously described. The Proposed Development will introduce a taller development closer to the assets, however due to the intervening distance and separation created by Great Ancoats Street, the relationship with the assets will not be dominant. The limited prominence the Crown and Kettle has, derives from its corner plot and distinctive gothic architecture both of which will be unaffected by the Proposed Development. It will form part of the wider city centre context and will not materially change the overriding urban character of the assets' setting.
- 5.70 The sensitivity of the Crown and Kettle is medium, there will be no change to the significance of the asset. The level of effect is therefore neutral (not significant).
- 5.71 The sensitivity of Virginia House is low, there will be no change to the significance of the asset. The level of effect is therefore neutral (not significant).

69-77 Lever Street (grade II listed building) and 4, 6 and 8 Bradley Street (grade II listed building)

- 5.72 69-77 Lever Street and 4, 6 and 8 Bradley Street are of special interest as rare surviving examples of 18th century residential buildings within Manchester city centre which contribute to an understanding of the city's development. They are experienced within an altered and varied setting which includes the Site to the north east, separated by Griffin House.

Figure 5.11: CGI of the Proposed Development looking north along Lever Street



- 5.73 The demolition of buildings within the Site was considered as part of the Construction Phase of the Proposed Development. The taller new build element of the Proposed Development will be set back from Lever Street; maintaining and focusing height away from the street frontage. The new build element will be experienced alongside the 20th century Griffin House and Travelodge which sit between the Site and the assets.
- 5.74 69-77 Lever Street and the Proposed Development will largely be experienced sequentially along Lever Street. The key views in which the asset's age and architectural character are appreciated are localised and orientated away from the Site. By bringing the warehouses within the Site back into use, there will be a general enhancement to the surrounding townscape but the effect on significance will not be material given their later date, differing typology and intervening distance.
- 5.75 The ZTV indicates that the Proposed Development may be visible in views of 4, 6 and 8 Bradley Street, but the data it is based on did not account for the recently completed The Quarters residential development immediately to the west of the assets. Due to the narrow width of Bradley Street, the Proposed Development will not be readily experienced in conjunction with the listed building. It will be experienced on approach from Lever Street and Great Ancoats Street as part of the existing and emerging modern city centre context.
- 5.76 The group value between the assets will not be affected by the Proposed Development. It is therefore concluded that the significance of 68-77 Lever Street and 4, 6 and 8 Bradley Street will be sustained by the completed and operational development.

- 5.77 The sensitivity of the assets/receptors are medium, there will be no change to the significance of the asset. The level of effect is therefore neutral (not significant).

72-76 Newton Street (grade II listed building)

- 5.78 72-76 Newton Street (grade II listed) is of significance as a mid 19th century warehouse in a simple palazzo style and is located approximately 65m to the south of the Site and separated from it by intervening development of varied height, age and style. It has been converted to residential apartments and is experienced within a mixed urban environment.

- 5.79 The Proposed Development will be experienced as part of this existing and evolving urban context to the north along Great Ancoats Street, which already includes a number of taller buildings (for example Oxid House and The Astley). The views of the asset's principal elevation, in which its significance is appreciated are orientated away from the Site and will not be affected by the Proposed Development. The ZTV shows potential visibility of the Proposed Development in combination with the asset from cleared land around Port Street and Tariff Street. Within these views it is the rear of the asset that is experienced, which has two large early 21st century extensions which obscure a large proportion of the historic elevation. These views make a limited contribution to significance. The cleared land is under development for the 1 NQ and Port Street developments. The visibility of the Proposed Development will therefore be reduced and experienced alongside these developments and the existing modern city centre context. Having considered the nature and contribution the affected views make to the significance of the asset, it is concluded that the significance of the asset will be sustained.

- 5.80 The sensitivity of 72-76 Newton Street is medium, there will be no change to the significance of the asset. The level of effect is therefore neutral (not significant).

City Public House (grade II listed)

- 5.81 The City Public House is of significance as a late 18th century public house with its decorative panels to the primary elevation on Oldham Street being of particular note. The asset is situated approximately 100m to the west of the Site and its significance is appreciated in close proximity, in views orientated away from the Site. The Proposed Development will not be experienced within these views and will not affect the ability to appreciate the significance of the asset. It will be experienced as part of the existing and emerging urban context which characterises the wider surroundings of the listed building. The asset does not have an associative relationship with the Site which would be affected by the Proposed Development. The loss of 19th century development within the Site and impact upon heritage assets has been considered as part of the construction phase of development. Therefore, it is concluded that the significance of the City Public House will not be affected by the completed and operational phases of the Proposed Development.

- 5.82 The sensitivity of the City Public House is medium, there will be no change to the significance of the asset. The level of effect is therefore neutral (not significant).

Malsboro House (grade II listed building)

- 5.83 As identified in Section 4, the significance of Malsboro House as an early 19th century factory lies in its method of construction which is appreciated internally. Externally the

asset is extensively altered and the contribution made by setting is limited to the group value it has with other industrial buildings within its immediate surroundings which contribute to an understanding of historic context.

- 5.84 The Site is separated from Malsboro House by intervening development and, whilst the warehouses within the Site do contribute to that wider sense of group value and historic context, the relationship is detached and the contribution the Site makes to the asset's significance is very limited. The Proposed Development will retain the external elevations of 56 and 58 Lever Street and sustain their legibility as 19th century warehouses. The ZTV indicates that the Proposed Development may be visible in combination with Malsboro House in views looking north/north east along Newton Street. Within these views the significance of Malsboro House, with its highly altered external elevations is not appreciable. It is therefore concluded that the very limited contribution the Site makes to significance of the asset will be maintained.
- 5.85 The sensitivity of the Malsboro House is medium, there will be no change to the significance of the asset. The level of effect is therefore neutral (not significant).

Co-operative Quarter Grouping (grade II listed buildings)

- 5.86 The grouping of listed buildings is of significance for their individual architectural merit and as a group in evidencing the establishment and growth of the co-operative movement and the Co-operative Wholesale Society (CWS) headquarters in Manchester. The buildings are best appreciated from Corporation Street and the inner ring road where their confident scale and architectural expression is most evident and reflects the importance of the CWS in the 19th and 20th centuries. The Site does not currently contribute to the significance of the assets.

Figure 5.12: Viewpoint 3 from Hanover Street



- 5.87 The CIS Building is experienced as a cluster of tall buildings incorporating Angel Gardens. Due to the intervening distance, lower height and dark, recessive colour of the Proposed Development, the prominence of the listed building and its landmark qualities will not be affected by the Proposed Development. The Proposed Development will terminate the vista along Hanover Street (**Viewpoint 3**) in which the group of listed buildings are experienced sequentially. It will add interest to the view, whilst not being a dominant element given the intervening distance, limited visibility and recessive colour of the building. There is an existing cluster of buildings within the vista which are not of particular note and have not been designed to address the vista. They will continue to be present within the vista and the quality of the vista will not be materially enhanced as a result of the Proposed Development. There will therefore be no change (either adverse or beneficial) to the significance of the group of listed buildings.
- 5.88 The sensitivity of the assets/receptors is medium, there will be no change to the significance of the assets. The level of effect is therefore neutral (not significant).

Lower Lever Street Group (grade II listed buildings)

- 5.89 The Lower Lever Street group is of significance as a group of 19th century former townhouses and associated development within the Northern Quarter which evidence the early residential development of the area, prior to its industrial growth later in the 19th century. Given their city centre location and the continued, successive development and evolution of the area, beyond their grouping they are experienced within a varied context incorporating later historic and modern urban development. More specifically, the grouping sits within a concentration of varied historic townscape between the more modern and large scale development at Piccadilly and on Great Ancoats Street. As previously identified, the loss of 19th century development within the Site and its impact on heritage assets is considered as part of the construction phase of the Proposed Development.
- 5.90 The Proposed Development will be visible from the lower (southern) end of Lever Street (**Viewpoint 13**) and Little Lever Street. It will be experienced as part of the modern, taller development towards Great Ancoats Street; beyond the more historic townscape that characterises the immediate surroundings of the group of listed buildings. The set back of the taller element of the Proposed Development focuses height away from Lever Street and the dark colour of the Proposed Development will be recessive. The Proposed Development will therefore be distanced and appear as part of the city centre backdrop. Within these views the frontages of the listed buildings are at oblique angles and their significance not readily experienced. Those views in which their age and architectural interest are appreciable are orientated away from the Site and the Proposed Development will not be a prominent element. The significance of the assets will therefore be maintained and continue to be appreciable.

Figure 5.13: Viewpoint 13, looking along Lever Street from Piccadilly



- 5.91 The sensitivity of the assets/receptors is medium, there will be no change to the significance of the assets. The level of effect is therefore neutral (not significant).

Upper Lever Street Group (grade II listed buildings)

- 5.92 This group of listed buildings is of significance as larger scale industrial and commercial 19th to early 20th century commercial and industrial development, including warehouses. As well as holding individual architectural interest, they evidence the continued industrial and commercial development of this part of Manchester and create a short stretch of consistent historic townscape. Their significance is principally experienced locally within that townscape along Lever Street.

Figure 5.14: Viewpoint 5 from Lever Street



- 5.93 The Proposed Development will retain and bring back into use two warehouses on Lever Street, which have a degree of group value with listed building group. As previously identified that relationship between the Site and the assets and the contribution made to significance is limited due to the intervening distance and development. The positive impact of the warehouses' re-use and enhancement of their elevations will be experienced sequentially along Lever Street.
- 5.94 The taller element of the Proposed Development will be read as part of the late 20th and early 21st century development along and proximate to Great Ancoats Street, which is already experienced in views along the street. This existing development already contrasts the architecture of the listed building group in its scale, height, simplicity of design and materials palette. In this way the Proposed Development does not change the overall character of the assets' setting to the north however, its additional height above the existing development does increase the prominence of modern development within views north along Lever Street. The listed buildings within the group were designed to have a strong presence on the street and, to a degree that is diminished by the Proposed Development. The architectural approach to the design of the Proposed Development, including setting height back from Lever Street and using a visually recessive palette of materials and a simple design that contrasts that of the listed buildings, does limit its visual impact and emphasise the architectural qualities of the assets.
- 5.95 The sensitivity of the assets/receptors is medium, there will be a minor adverse change to the significance of the assets. The level of effect is therefore slight (minor) adverse (not significant).

Newton Street Group (grade II listed buildings)

- 5.96 The Newton Street Group of listed buildings have individual significance as late 19th and early 20th century commercial and warehouse development, largely executed in neo-classical styles. Together they create a high density, largely consistent historic townscape that is characteristic of Manchester and its warehouse typology, which emphasises their individual architectural character and provides a strong understanding of their historic context.
- 5.97 The warehouses on the Site have a degree of group value with the Newton Street group as part of a wider grouping of late 19th and early 20th century warehouses within the Northern Quarter. The associated is limited by the intervening distance and lack of visual connection. As previously identified the exterior of the warehouses and appreciation of their typology will be maintained as part of the Proposed Development and there will be no change to the contribution the Site makes to the significance of the assets.

Figure 5.15: Viewpoint 4 looking along Newton Street from Piccadilly



- 5.98 The Site is situated between the northern end of Newton Street and Lever Street, the next major street to the east in the urban grid laid out in the late 18th century. The high density of development along Newton Street largely restricts views outwards and directs views along the street terminating with modern, large scale development along Great Ancoats Street and Piccadilly. The ZTV indicates that there will be some visibility of the Proposed Development along Newton Street, albeit the ZTV was based on a taller iteration of the scheme and therefore the visibility of the Proposed Development is likely to be less than that indicated on the ZTV. **Viewpoint 4** shows that at the southern end of Newton Street proximate to Piccadilly, the Proposed Development is unlikely to be visible. The ZTV shows greater visibility where the street widens at the junction with Port Street. There is potential for the Proposed Development to breach the roofline of 45 and 47 Newton Street, 29 and 31 Dale Street and 49 Newton Street

(all grade II listed buildings). The roofscape of 29 and 31 Dale Street has been altered and any visibility would be limited, and the Proposed Development read as a distinct and background element, supported by its dark and recessive colour palette. There would be no impact on their historic fabric or their legibility as late 19th and early 20th century warehouses. The visibility of the Proposed Development would be viewed within the existing context of modern development at Great Ancoats Street and Piccadilly.

5.99 Therefore, there is potential for a limited impact on the significance of 45 and 47 Newton Street, 29 and 31 Dale Street and 49 Newton Street arising from the Proposed Development being visible above their rooflines and the associated impact on the appreciation of their architectural and townscape qualities.

5.100 The sensitivity of the assets/receptors is medium, there will be a minor adverse change to the significance of the assets. The level of effect is therefore slight (minor) adverse (not significant).

Back Piccadilly Group (grade II listed buildings)

5.101 These buildings have architectural interest as good examples of mid-18th to early 20th century architecture, ranging in styles such as neo-Baroque and Elizabethan revival. These assets have architectural interest as an imposing group of buildings with highly decorative shaped gables and parapets, with a strong vertical emphasis, fronting a key street in the heart of Manchester City Centre. Individually, the Clayton House and Gardens Hotel also have historic interest due to their association with notable architects W and G Higginbottom. Due to the intervening distance and lack of visual, physical or associative relationship, the Site currently makes no meaningful contribution to the significance of the assets.

Figure 5.16: Viewpoint 11 from Portland Street



- 5.102 Viewpoint 11 shows that at the viewpoint location, the Proposed Development will be visible above the Dutch gable of the Gardens Hotel. The extent to which the Proposed Development is visible will vary along Portland Street with the ZTV indicating that north of Parker Street and within Piccadilly Gardens there will be little if any visibility above the listed buildings. It is within these closer environs of the listed buildings that their architectural interest and the elaborate detailing of the listed buildings is appreciated. Notwithstanding, from Viewpoint 11, the distinct form of the Dutch gable is clearly appreciable, together with the similarly ornate rooflines of Clayton House and St Margarets Chambers. Whilst the Proposed Development will clearly be a background element and recessive, due to its dark colour and the intervening distance, there will be a degree of harm to the significance of the Gardens Hotel and, by association due to their group townscape value, Clayton House and St Margarets Chamber. The significance of the other assets within the group will be sustained.
- 5.103 The sensitivity of the Gardens Hotel is medium, there will be a minor adverse change to the significance of the assets. The level of effect is therefore slight (minor) adverse (not significant).
- 5.104 The sensitivity of the Clayton House and St Margarets Chamber is medium, there will be a negligible adverse change to the significance of the assets. The level of effect is therefore slight (minor) adverse (not significant).

Stevenson Square Conservation Area

- 5.105 The Proposed Development will introduce new development within the wider surroundings of the conservation area, but will not affect the ability to understand the significance of the grouping of the buildings within the conservation area as a whole. The re-use and enhancement of Bem Brasil and the warehouses along Lever Street will improve the nature of the approach to the conservation area, reinforcing the distinctive townscape character and historic context.
- 5.106 A number a slight (minor) adverse effects have been identified in relation to listed buildings within the conservation area:
- The listed buildings within the Upper Lever Street grouping were designed to have a strong presence on the street and, to a degree that is diminished by the Proposed Development.
 - There is potential for the Proposed Development to breach the roofline of 45 and 47 Newton Street, 29 and 31 Dale Street and 49 Newton Street (all grade II listed buildings).
 - At some points along Portland Street, the Proposed Development will be visible behind the Dutch gable of Gardens House, which will diminish the appreciation of the building's ornate roofline and by association due to their similarly ornate rooflines and grouped townscape value.
- 5.107 In each case the impact is limited by the architectural approach to the design of the Proposed Development which has set height back from Lever Street, used a visually recessive palette of materials and a simple design that contrasts. These changes will also be experienced within the existing varied urban setting of the conservation area.

Therefore, it is concluded there will be a degree of harm to the significance of the conservation area, but for the reasons set out above, that harm will be limited.

- 5.108 The sensitivity of the Stevenson Square Conservation Area is medium, there will be a minor adverse change to the significance of the assets. The level of effect is therefore slight (minor) adverse (not significant).

Ancoats Conservation Area

- 5.109 The Site is situated to the south of Ancoats Conservation Area and is separated by Great Ancoats Street, which has a varied urban townscape as previously described. There will be a degree of separation between the Proposed Development and the conservation area and it will be experienced alongside existing 20th and 21st century development along Great Ancoats Street.
- 5.110 With the exception of the Daily Express Building, the heritage assets and other historic development along the south boundary of the conservation area, fronting Great Ancoats Street in proximity of the Site, does not draw significance from being prominent or landmark buildings. As set out above, the Daily Express Building is of a similar height to other 20th century development on this part of Great Ancoats Street but has greater prominence due to its distinctive and high-quality design. The Proposed Development will deviate from that established datum and within those views where it is experienced in combination with the Daily Express Building, such as **Viewpoint 8**, will to a degree diminish that prominence. The impact is limited to that significance drawn from the prominence of the listed building within a small number of views and is minimised through the design of the Proposed Development.
- 5.111 The ZTV informed the selection of a series of viewpoints within or within the setting of the conservation area to understand the impact of the Proposed Development on the character and appearance of the conservation area and its setting. **Viewpoint 1** at Sherratt Street has been located to seek to understand the maximum level of visibility likely from the surroundings of the workers cottages within the conservation area. **Viewpoints 7 and 13** from around the Hallé (grade II listed Former Church of St Peter) and the associated square as a key building and space within the conservation area. These viewpoints show that there will be glimpsed views of the Proposed Development from the conservation area in views south, where the dense townscape and road alignment allows. Due to the intervening distance and the design approach, previously described, the Proposed Development will not be dominant but form part of the city centre backdrop to the conservation area. It will be viewed alongside existing modern development within the setting of the conservation area. The Proposed Development will not compete with or interrupt the skyspace around the tower of the Former Church of St Peter.

Figure 5.17: Viewpoint 1 from Sherratt Street



Figure 5.18: Viewpoint 7 from Blossom Street



Figure 5.19: Viewpoint 13 from Blossom Street (public square)



- 5.112 The ZTV indicates large areas to the east of the conservation area where the Proposed Development will be visible. As identified in Section 4, the most significant and striking edge is the Redhill Street frontage along the eastern boundary of the conservation area. It is visible from a wide area, accentuating the significance of these assets individually, as a group and also within the context of the conservation area. **Viewpoint 10** shows that on approach along Great Ancoats Street the Proposed Development sits comfortably within an existing group of tall buildings to the south of, and distinct from the Redhill Street frontage. However, as previously identified, due to the alignment of the Site behind the frontage, the Proposed Development will be visible above Sedgewick Mill (grade II listed building) in some views from Ancoats Marina (**Viewpoint 14**). Here the Proposed Development interrupts the simplicity of the strong horizontal form of the mill rooflines. The view is kinetic and the visibility and extent of visibility will vary in views across the area.
- 5.113 Therefore, there is concluded to be a degree of harm to the significance of the Ancoats Conservation Area arising from the limited impact on the prominence of the Daily Express Building and the visual impact on the Redhill Street frontage in some views from Ancoats Marina. In considering the level of change and level of effect, the significance of the conservation area as a whole has been considered.
- 5.114 The sensitivity of the Ancoats Conservation Area is high, there will be a minor adverse change to the significance of the asset. The level of effect is therefore slight (minor) adverse (not significant).

Figure 5.20: Viewpoint 10, looking west along Great Ancoats Street



Figure 5.21: Viewpoint 14 from Ancoats Marina (cumulative)



Smithfield Conservation Area

- 5.115 The ZTV shows limited visibility of the Proposed Development from within the Smithfield Conservation Area with the exception of the area around Smithfield Market and along Swan Street which the conservation area boundary runs along. As outlined previously, the conservation area has a varied character and a more varied urban setting. As shown in **Viewpoint 16** the Proposed Development will form part of the

existing and evolving urban context. It will not affect the character and appearance of the conservation area.

- 5.116 The sensitivity of the Smithfield Conservation Area is medium, there will be no change to the significance of the asset. The level of effect is therefore neutral (not significant).

Figure 5.22: Viewpoint 16 from Swan Street



Shudehill Conservation Area

- 5.117 As previously identified, the conservation area's setting to the north is characterised by the grouping of buildings associated with the Cooperative Movement, as previously described. To the southeast and extending up to the inner ring road is modern, large scale development including the Crown Plaza Hotel and Angel Gardens. This modern development does not contribute to the character and appearance of the conservation area or an understanding of its significance. As previously described, the vista along Hanover Street looking southeast provides an appreciation of the architectural interest and grouping of buildings within the Cooperative Quarter, some of which are within the conservation area. More distanced within and enclosing the vista is modern development of no distinctive architectural or landmark quality and this aspect of the view does not contribute to the significance of the conservation area.
- 5.118 As previously described, the Proposed Development will add interest to the vista, whilst not being a dominant element given the intervening distance, limited visibility and recessive colour of the building. There is an existing cluster of buildings within the vista which are not of particular note and have not been designed to address the vista. They will continue to be present within the vista and the quality of the vista will not be materially enhanced as a result of the Proposed Development. The nature of the conservation area's setting and the contribution it makes to significance will be unaffected by the Proposed Development.

- 5.119 The sensitivity of the Smithfield Conservation Area is medium, there will be no change to the significance of the asset. The level of effect is therefore neutral (not significant).

George Street Conservation Area

- 5.120 The conservation area's significance lies in the age and development of the area and its contribution to the growth of the city during the industrial revolution; which remains legible in the age, scale, grain and architecture of the historic built environment.
- 5.121 The Proposed Development will be visible from Portland Street which forms the southeastern boundary of conservation area. Views along Portland Street take the former townhouses and warehouses addressing the street within the conservation area and are experienced as part of a highly varied streetscape with late 20th and early 21st century which contrast with the diminutive scale of former townhouses and warehouses within the conservation area. The Proposed Development will be distanced from the conservation area and experienced as part of that varied urban backdrop. It will not affect the significance of the conservation area.
- 5.122 The sensitivity of the George Street Conservation Area is medium, there will be no change to the significance of the asset. The level of effect is therefore neutral (not significant).

Additional Non-Designated Heritage Assets

- 5.123 The demolition of **40-42 Great Ancoats Street** and **27 Houldsworth Street** **63 Little Lever Street** was considered as part of the construction phase. Following completion of the construction phase the assets will no longer be extant and therefore are not relevant considerations in assessing the effects of the completed and operational development. The **Hudson Buildings** and **Virginia House** were considered alongside their adjacent listed buildings where they share similar setting considerations. The remaining non-designated heritage assets are considered below.
- 5.124 **Former Land O' Cakes/ Bem Brasil** - The Proposed Development will retain the building and restore it to its 1930s phasing. This phase does not relate to the building's historic interest as the birthplace of the National Chartist Association in 1840, which is the principal element of its significance. However, the condition of the brickwork beneath the faience is unknown and removing the 1930s faience would damage the brickwork, compromising the ability to successfully restore the character of the building as it existed in 1840. Restoring the building to its c.1933 appearance aligns with the Proposed Development's reference to the Daily Express Building and stylistically ties Bem Brasil to the new build element. The Proposed Development will enhance the aesthetic value of the building, which at present is limited and will maintain the communal value as a place of gathering.
- 5.125 The sensitivity of the Bem Brasil is low, there will be a minor (beneficial) change to the significance of the asset. The level of effect is therefore slight (minor) (not significant).
- 5.126 **58 Lever Street** – The Proposed Development will retain and enhance the principal front elevation of the late 19th century warehouse in which its architectural interest is focused. The roller shutters will be removed and an entrance into the Site will be created between the Corinthian columns; better revealing and allowing greater appreciation of the building's architectural significance. The rear part of the building

which has a typical warehouse arrangement with open floorplates and supporting cast-iron columns will be demolished but is not readily experienced and, as a non-designated heritage asset, the interior of the building is not protected. The building will continue to be legible as a former 19th century warehouse and its communal value, derived from it being a building typology characteristic of this area of Manchester that contributes to a sense of identity, will be sustained. Whilst the Proposed Development will result in some loss of historic fabric and understanding of the historic 3D form of the building, it will also enhance the building's aesthetic value and the appreciation of its significance.

- 5.127 For the purposes of the ES, the overall change is concluded to be a minor beneficial change. In applying the relevant policies of the NPPF, the adverse and beneficial aspects of the Proposed Development have separately considered as harm to significance and heritage (public) benefits.
- 5.128 The sensitivity of the 58 Lever Street is low, there will be a minor (beneficial) change to the significance of the asset. The level of effect is therefore slight (minor) (not significant).
- 5.129 **56 Lever Street and 25 Houldsworth Street** - The Proposed Development will retain the two elevations to Lever Street and Houldsworth Street which provide an understanding of the form and function of the building. It will continue to be legible as a 19th century warehouse and its associated communal value, derived from it being a building typology characteristic of this area of Manchester that contributes to a sense of identity, will be sustained. The building is in a derelict state and the Proposed Development will enhance its aesthetic value. Whilst the interior of the building will be removed, as a non-designated heritage asset, it is not protected. The historic, architectural and townscape value of the building will also be sustained.
- 5.130 The sensitivity of the 56 Lever Street and 25 Houldsworth Street is low, there will be a negligible (beneficial) change to the significance of the asset. The level of effect is therefore slight (minor) (not significant).

Application of the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the policies of the NPPF

Designated Heritage Assets

- 5.131 It is concluded that the Proposed Scheme will result in a degree of harm to the significance of a number of designated heritage assets. The following designated heritage assets will experience a reduction in their historic context arising from the demolition of 18th and 19th century buildings within the Site which contribute to their significance to varying degrees depending on the strength of the visual and physical relationship between the assets and the Site and their group value or historic associations. In each case the effect on significance is negligible or slight; limited by intervening distance/separation and the altered state of the buildings to be demolished:

- Derros House (grade II listed building)
- Former Doctor's Surgery (grade II listed building)

- 69 -77 Lever Street (including 10 Bradley Street) (grade II listed building)
- 4, 6 and 8 Bradley Street and attached screen walls (grade II listed building)
- Crown and Kettle Public House (grade II listed building)
- 72 to 76 Newton Street (grade II listed building)
- The City Public House (grade II listed building)
- Stephenson Square Conservation Area
- Ancoats Conservation Area
- Smithfield Conservation Area

5.132 An adverse effect is also identified in relation to the following designated heritage assets arising from the effects of the completed and operational phase of development:

- Daily Express Building (grade II* listed building)
- Brownsfield Mill (grade II* listed building)
- Rochdale Canal Warehouse (grade II* listed building)
- Sedgwick Mill including Sedgwick New Mill (grade II listed building)
- Decker Mill and Old Mill (grade II* listed building)
- Upper Lever Street Group (all grade II listed buildings)
 - Watts Brothers
 - 25 and 27 Dale Street
 - 22 Dale Street
- The following buildings from the Newton Street Group (all grade II listed buildings)
 - 45 & 47 Newton St
 - 29 & 31 Dale St
 - 49 Newton St
- The following buildings from the Back Piccadilly Group (all grade II listed buildings)
 - Gardens Hotel and shops

- Clayton House, 59 Piccadilly and 61 Piccadilly
- St Margarets Chambers
- Stevenson Square Conservation Area
- Ancoats Conservation Area

5.133 In all cases, the level of harm is concluded to be ‘less than substantial’ and within that category to be on a scale between negligible and minor. Accordingly, Paragraph 208 of the NPPF is engaged which states the following:

5.134 *“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.”*

5.135 The NPPF is also clear that in applying ‘great weight’ to the conservation of heritage assets, the more important the asset, the greater the weight should be, irrespective of the level of harm.

Non-Designated Heritage Assets

5.136 As previously identified, MCC does not hold a local list of non-designated heritage assets. However, a number of historic buildings have been identified as holding a degree of local value and having potential to be identified as non-designated heritage assets.

5.137 It is concluded that the demolition of 40-42 Great Ancoats Street and 27 Houldsworth Street and 63 Little Lever Street, along with a number of other buildings within the Site dating from the 18th century. This would result in the complete loss of the local significance of 40-42 Great Ancoats Street and 27 Houldsworth Street and 63 Little Lever Street. It would also affect the townscape and group value of Bem Brasil, 58 Lever Street and 56 Lever Street with which the buildings form a complete historic block and have a degree of townscape value. There will also be loss of historic fabric in relation to 56 and 58 Lever Street, albeit in weighing the impact of such changes it should be noted that the interiors of the buildings are not protected. The impact is limited given the extent of alteration the buildings proposed for demolition have undergone. To a lesser degree given the separation, it would also result in some erosion of historic context which contributes to the significance of the Hudson Buildings which is situated opposite the Site on Great Ancoats Street.

5.138 The NPPF clearly differentiates between designated and non-designated heritage assets and the proportionate way they should be addressed within the planning process. The impact on the local significance of the above assets is a material consideration to be given limited weight in the planning balance in accordance with NPPF Paragraph 209.

Public benefits including heritage benefits

5.139 Planning Practice Guidance confirms that public benefits may follow from many developments and could be anything that delivers economic, social or environmental

objectives as described in NPPF Paragraph 8. It also states that public benefits may include heritage benefits such as:

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting.
- Reducing or removing risks to a heritage asset.
- Securing the optimum viable use of a heritage asset in support of its long term conservation.

5.140 The following heritage benefits, arising from the Proposed Development, have been identified:

- Enhancement of the aesthetic value of Bem Brasil and maintaining its communal value as a place of gathering.
- Bringing 56 and 58 Lever Street back into use, enhancing their townscape and aesthetic value and allowing their architectural character of their principal elevations to be revealed and more readily appreciated.

5.141 The wider public benefits associated with the Proposed Development are set out in the accompanying Planning Statement prepared by AshtonHale.

Local Policy

5.142 The Manchester Local Plan is formed of the Core Strategy 2012-2027 and Proposals Map, the extant Unitary Development Plan (UDP) Policies and relevant Development Plan Documents (DPDs). In March 2024, nine planning authorities in Greater Manchester, including Salford City Council, adopted the joint development plan (to 2037) known as 'Places for Everyone.'

5.143 The Proposed Development has sought to complement and take advantage of the distinct historic and heritage features of the surrounding area by retaining those buildings of greatest local significance within the Site and responding to the surrounding context in the design of new build elements. In doing so, it aligns with Policy EN3 (Heritage) of the Core Strategy and Policy JP-P2 of Places for Everyone.

5.144 Notwithstanding, as identified above, a number of adverse impacts have been identified in relation to several designated and non-designated heritage assets including impacts arising from change within their setting. This deviates from the objective of Policy EN3 and UDP Policy DC19 which seek to preserve or enhance the historic environment and the setting of heritage assets. The design of the Proposed Development has sought to minimise harm to the significance of heritage assets and where harm has been identified, the NPPF provides a framework for the consideration of that harm, as set out above.

6. Summary and Conclusions

- 6.1 This Heritage Assessment has been prepared by Turley Heritage on behalf of Soller Nine in connection with a full planning application for an office-led mixed use development at Lever Street, Manchester. The formal description of development is as follows:

Full planning application for part-retention, conversion and extension of existing buildings; selective demolition; the erection of a ground floor + 17 storey building comprising new office space (Use Class E) with ground floor reception area and ancillary uses; supporting infrastructure and ancillary facilities, roof top plant, and landscaping.

- 6.2 The purpose of this Heritage Assessment is to assess the impact of the Proposed Development on the significance of built heritage assets. It forms a technical appendix to Chapter 7 of the ES and has been prepared as part of an EIA process. The Built Heritage ES Chapter considers only those heritage assets where significant likely effects were identified during the EIA Scoping and draws on the conclusions of the assessment work contained in this Heritage Assessment. This Heritage Assessment considers all heritage assets where potential for their significance to be affected by the Proposed Development has been identified. Both documents address built-heritage assets only.
- 6.3 The Site is located at a key intersection with the Northern Quarter and Stevenson Square Conservation area located to the west, NOMA to the North, Ancoats to the east and the Piccadilly Basin to the South. There are a number of listed buildings within the surrounding area including the grade II* Daily Express Building diagonally opposite the Site on Great Ancoats Street.
- 6.4 In determining the submitted full planning application MCC has a statutory duty under s66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the special interest and setting of listed buildings. The setting of conservation areas is not protected by primary legislation; the NPPF does however state that the setting of a designated heritage asset (including conservation areas) can contribute to its significance.
- 6.5 The Site was developed from the late 18th century as part of the development of the part of Manchester which is now known as the Northern Quarter, laid out on a grid pattern. By 1819 the Site was fully developed with a mixture of residential and commercial development. During the 19th century properties on the Site were changed and adapted, most notably with the addition of the tin plate manufactory as well as the late 19th century warehouses on the corner of Lever St and Houldsworth Street which remain extant today. The change from residential to commercial industrial development, often related to the textile industry, reflected wider changes within this part of Manchester.
- 6.6 Into the 20th century, the Site and its surrounding context continued to evolve. The 1930s Daily Express Building with its Streamline Moderne architecture and curtain walling marked a step change in height and scale on Great Ancoats Street and a move away from traditional construction. The Threlfalls Brewery also sought to update the Griffin Public House on the corner of the Site at Lever Street and Great Ancoats Street

at this time, which was extended and clad in faience. The post-war period and late 20th century saw the redevelopment and amalgamation of plots adjacent to the Site with Griffin House and the Travelodge, to the south and west respectively, dating from this period. The surrounding context has continued to evolve and today provides a varied urban environment. The buildings within the Site are in varying condition and uses with some, including the two warehouses, in a derelict state.

6.7 It is concluded that the Proposed Scheme will result in a degree of harm to the significance of a number of designated heritage assets. The following designated heritage assets will experience a reduction in their historic context arising from the demolition of 18th and 19th century buildings within the Site which contribute to their significance to varying degrees depending on the strength of the visual and physical relationship between the assets and the Site and their group value or historic associations. In each case the effect on significance is negligible or slight; limited by intervening distance/separation and the altered state of the buildings to be demolished:

- Derros House (grade II listed building)
- Former Doctor's Surgery (grade II listed building)
- 69 -77 Lever Street (including 10 Bradley Street) (grade II listed building)
- 4, 6 and 8 Bradley Street and attached screen walls (grade II listed building)
- Crown and Kettle Public House (grade II listed building)
- 72 to 76 Newton Street (grade II listed building)
- The City Public House (grade II listed building)
- Stephenson Square Conservation Area
- Ancoats Conservation Area
- Smithfield Conservation Area

6.8 An adverse effect is also identified in relation to the following designated heritage assets arising from the effects of the completed and operational phase of development:

- Daily Express Building (grade II* listed building)
- Brownsfield Mill (grade II* listed building)
- Rochdale Canal Warehouse (grade II* listed building)
- Sedgwick Mill including Sedgwick New Mill (grade II listed building)
- Decker Mill and Old Mill (grade II* listed building)

- Upper Lever Street Group (all grade II listed buildings)
 - Watts Brothers
 - 25 and 27 Dale Street
 - 22 Dale Street
- The following buildings from the Newton Street Group (all grade II listed buildings)
 - 45 & 47 Newton St
 - 29 & 31 Dale St
 - 49 Newton St
- The following buildings from the Back Piccadilly Group (all grade II listed buildings)
 - Gardens Hotel and shops
 - Clayton House, 59 Piccadilly and 61 Piccadilly
 - St Margarets Chambers
- Stevenson Square Conservation Area
- Ancoats Conservation Area

6.9 In all cases, the level of harm is concluded to be ‘less than substantial’ and within that category to be on a scale between negligible and minor. Accordingly, Paragraph 208 of the NPPF is engaged which states the following:

6.10 *“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.”*

6.11 The NPPF is also clear that in applying ‘great weight’ to the conservation of heritage assets, the more important the asset, the greater the weight should be, irrespective of the level of harm.

6.12 Planning Practice Guidance confirms that public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in NPPF Paragraph 8. It also states that public benefits may include heritage benefits such as:

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting.

- Reducing or removing risks to a heritage asset.
 - Securing the optimum viable use of a heritage asset in support of its long term conservation.
- 6.13 The following heritage benefits, arising from the Proposed Development, have been identified:
- Enhancement of the aesthetic value of Bem Brasil and maintaining its communal value as a place of gathering.
 - Bringing 56 and 58 Lever Street back into use, enhancing their townscape and aesthetic value and allowing their architectural character of their principal elevations to be revealed and more readily appreciated.
- 6.14 The wider public benefits associated with the Proposed Development are set out in the accompanying Planning Statement prepared by AshtonHale.
- 6.15 In relation to non-designated heritage assets, it is concluded that the demolition of 40-42 Great Ancoats Street and 27 Houldsworth Street and 63 Little Lever Street, along with a number of other buildings within the Site dating from the 18th century. This would result in the complete loss of the local significance of 40-42 Great Ancoats Street and 27 Houldsworth Street and 63 Little Lever Street (non-designated heritage assets). It would also affect the townscape and group value of Bem Brasil, 58 Lever Street and 56 Lever Street (non-designated heritage assets) with which the buildings form a complete historic block and have a degree of townscape value. There will also be loss of historic fabric in relation to 56 and 58 Lever Street, albeit in weighing the impact of such changes it should be noted that the interiors of the buildings are not protected. The impact is limited given the extent of alteration the buildings proposed for demolition have undergone. To a lesser degree given the separation, it would also result in some erosion of historic context which contributes to the significance of the Hudson Buildings (non-designated heritage asset) which is situated opposite the Site on Great Ancoats Street.
- 6.16 The NPPF clearly differentiates between designated and non-designated heritage assets and the proportionate way they should be addressed within the planning process. The impact on the local significance of the above assets is a material consideration to be given limited weight in the planning balance in accordance with NPPF Paragraph 209.

Appendix 1: Assessment of Existing Buildings

Former Land O' Cakes Hotel (Bem Brazil)

Existing Building: Former Land O' Cakes Hotel



Age

The building dates to the late 18th century (c.1791) with alterations in c.1933 and in the mid to late 20th century.

Architectural Interest

Exterior

The Land O'Cakes is believed to have been built as a dwelling³⁰ but soon thereafter converted into a public house. The building would have originally had a broadly symmetrical appearance with a central doorway and flanking windows. In c.1933, the building was altered and extended by Threlfalls Brewery by the architect Benjamin Waterhouse³¹. This included the additions of a faience tiled façade and shortly after the demolition of neighbouring buildings to form a single storey addition (incorporating a bar and lounge). It has since been altered as part of its continued use as a public house and latterly as a restaurant.

As found today, the building is three storeys with a shallow hipped slate roof and a five bay façade to Great Ancoats Street. The original doorway and windows have been removed and a modern shopfront inserted. All original sash windows have

³⁰ Historic England (2001) Manchester: Shudehill & Northern Quarter

³¹ <https://manchestervictorianarchitects.org.uk/architects/benjamin-waterhouse>

been removed and replaced with modern UPVC windows. The faience façade from 1933 remains but has been covered by white paint. The later single storey extension has been altered at ground floor and a new timber structure constructed above, increasing its height from the street.

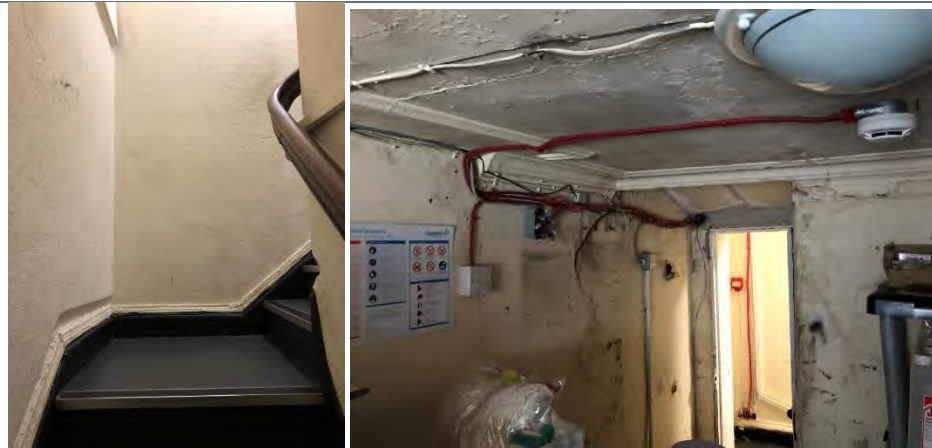


The return/side elevation to Lever Street has also been altered including a canted corner at ground floor. The building was not extended to the rear but may have incorporated a former two storey residential house from the late 18th century. This part of the building has been altered.

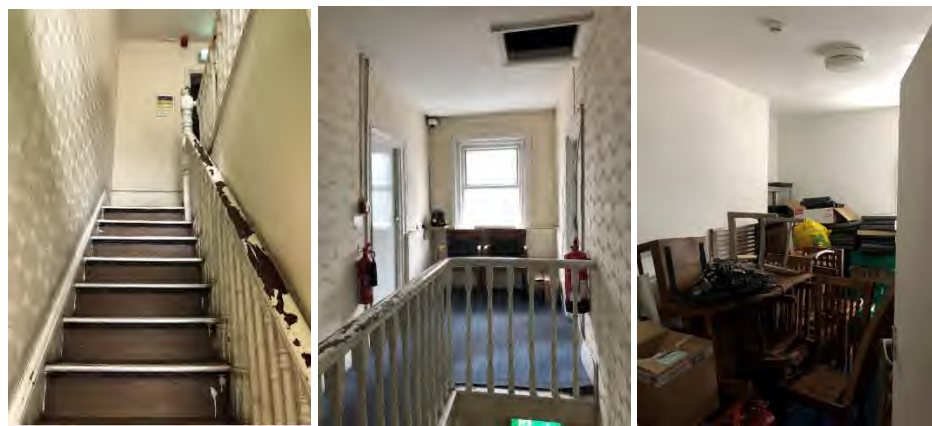
Interior

Internally, the basement retains vaulted brick arches which cover the majority of the building. They are in varying condition and some have been altered and adapted in the 20th century including the addition of steel supports which suggests significant intervention above.

The ground floor of the building has been extensively altered and its original plan form is no longer legible. There do not appear to be any features of interest remaining to this part of the building. The staircase from ground to first was added as part of the re-configuration works in 1933 and retains skirting boards and a timber handrail but these are simple and typical details.



At first floor, an earlier building that was incorporated into the public house retains what appears to be early cornicing with lath and plaster ceilings.



The plan form to the front of the building (central hallway and flanking rooms) remains but there are no features of interest. A 19th century staircase with balustrading (some missing) and a newel post remains albeit boxed in. Similarly the plan form remains at second floor together with some 4 panelled timber doors. There does not appear to be any other features remaining, with the exception of architraves to doors and chimneystacks.

Historic Interest

The building holds historic interest as a former late 18th century dwelling latterly converted into a public house. Its character as a former house remains legible but has been subject to alterations. The building also holds strong historic associations with the National Chartist Association, being the building where the institution was founded.

58 Lever Street

Existing Building: 58 Lever Street



Age

The building was built in 1879 and replaced part of the Tin Plate Manufactory Works. It was built as a separate building but incorporated into the neighbouring warehouse in the late 20th century.

Architectural Interest

Exterior

58 Lever Street was constructed as a warehouse and is Italianate in style. There are no available records within Manchester Archives to confirm the architect of the building. It is four storeys high over a raised basement. The building is constructed from red brick with four bays broken up through the use of pilasters at first and second floor with stone Corinthian capitals which rise to form round arches with central keystones. Within the recesses are timber sliding sash windows separated by decorative brick detailing. Above this is a projecting dentilled brick cornice and four further windows above and an articulated parapet.

At ground floor, the original facade with a cart entrance at the centre flanked by neighbouring door openings remains behind modern shutters and signage. This includes pilasters with capital details.

The side elevation to Little Ancoats Street consists of seven bays with a consistent arrangement of windows. The end bay includes a recessed full-height hoist bay which has been partially infilled.

Interior

Internally, the building retains a typical warehouse layout with open floorplates to each of the floors and supporting cast iron columns centrally positioned within the building. The columns support timber frames and joists.



Various internal openings have been created to incorporate the building into the wider warehouse complex.

Historic Interest

The building holds historic interest as a purpose built warehouse from the mid to late 19th century.

56 Lever Street and 25 Houldsworth Street

Existing Building: 56 Lever Street and 25 Houldsworth Street



Age

The building appears to have been built during the 1830s or early 1840s as part of a much larger building to house a Tin Plate Manufactory Works. It was partially demolished to Lever Street and extended on Houldsworth Street in the mid to late 19th century. The side elevation to Houldsworth Street was partially rebuilt in c.1948 by the architects Drury & Gomersall which included a new staircase window and ground floor windows.

Architectural Interest

Exterior

56 Lever Street consists of a large five storey building of red brick with five bay elevations to Lever Street and Houldsworth Street. The principal elevation includes a large central entrance with stone arched surround (covered with timber in the late 20th century). The lower ground windows have been infilled. The first floor window openings are large and retain two over two sliding sash units. The central window is smaller to reflect the entrance below. Both these floors have been painted in the late 20th century. The upper floors consist of smaller square window openings with brick lintels and stone cills which are ordered in their appearance. The majority of windows have been replaced.

The side elevation to Houldsworth Street is similar in its appearance but has been altered to its eastern side in 1948 as part the rebuilding of a dangerous wall. This part of the building originally included a recessed loading bay and hoist but has been replaced by a glass bricks stair core.



25 Houldsworth Street is four storeys in height, constructed from red brick and of four bays. The ground floor was altered in 1948 as part of the wider works by Drury and Gomersall to form two large window openings which sit in conflict with the upper floors. The first, second and third floors have an ordered arrangement of windows with slightly curved brick lintels and stone cills. A cast iron external fire escape stair has been added to the eastern bay.



Interior

Internally, the building retains a typical warehouse layout with open floorplates to each of the floors and supporting cast iron columns centrally positioned within the building. The columns support timber frames and joists. The ground floor has been altered and many of the columns have been boxed in. A timber vestibule remains to the entrance from Lever Street.



Various internal openings have been created to incorporate the building into the wider warehouse complex.



Historic Interest

The building holds local historic interest as an extant early to mid-19th century warehouse complex in this part of Manchester. It has however been fragmented by later demolition and extension. The whole complex illustrates the changing fortunes of the area.

40-42 Great Ancoats Street

Existing Building: 40-42 Great Ancoats Street



Age

There are two buildings to this part of the site and whilst of differing materials, they are likely to have both been constructed around a similar time during the mid to late 19th century. It is known that 42 Great Ancoats Street was built in c.1869. There are no plans of the buildings available at Manchester Archives.

Architectural Interest

Exterior

40 Great Ancoats Street consists of a three storey building constructed from red brick with two bays. The ground floor has a much larger modern shopfront (connected to 42). The first and second floors include paired windows with simple brick lintels and stone cills. The windows retain their original 2 over 2 timber sash. The roofline is articulated with a dentilled brick cornice. It has a shallow hipped slate roof.

42 Great Ancoats Street consists of a three storey building primarily constructed from brown brick. It has two bays to Great Ancoats Street and a return elevation of three bays to Little Lever Street. At ground floor is a modern shop front and two large window openings to the return elevation (infilled with glazed brick). The first floor includes ordered window openings (retaining 2 over 2 timber sash), each with yellow stock brick surrounds and a keystone. A similar arrangement is found to the second floor. The whole building has yellow stock brick quoining, a string course and the curved bay at the corner with Little Lever Street with recessed

blind windows. As with 40, the building has a dentilled brick cornice and a shallow hipped slate roof.

Interior

The interior of the building could not be accessed.

Historic Interest

The buildings hold some local architectural interest and limited historic interest as mid to late 19th century commercial properties.

36-38 Great Ancoats Street

Existing Building: 36-38 Lever Street



Age

The original building is likely to date to the late 18th century but archival research has identified that the front elevation was rebuilt with stock red brick in c.1931 and which involved extensive internal works. The architect was P Cummings (RIBA) who was based on 27 King Street West, Manchester.

Architectural Interest

Exterior

The building is three storeys and constructed from red stock brick with a slate roof. It is of two bays with the ground floor consisting of a modern shopfront added in the late 20th or early 21st century. The windows to the first and second floors date to 1931, with some concealed behind modern signage. An extant chimneystack which appears to date from late 18th century remains to one side.



The rear elevation appears to consist of a mix of 18th century and 19th century red brick with a projecting outrigger. The window openings are partially infilled and/or have been replaced with modern windows.

Interior

The interior of the building could not be accessed.

Historic Interest

The building holds limited historic interest confined to the fragmentary remains of 18th century fabric.

65-67 Little Lever Street

Existing Building: 65-67 Little Lever Street



Age

The buildings appear to date to the late 18th century and were built as residential dwellings. They were latterly converted and integrated to form a public house in the 19th century but this was short-lived. The buildings seem to have been used as commercial or industrial premises in the 20th century. They are currently subdivided to form apartments.

Architectural Interest

Exterior

The buildings are two storeys and constructed from red brick, now partly rendered with stone lintels and a shallow hipped slate roof. There are two bays to Little Lever Street with the first including a late 20th century vehicular entrance with concertina doors. Above is a window opening which retains an original 6 over 6 timber sash. A modern shop window has been inserted in the neighbouring bay and the window above has been replaced with modern UPVC. Similarly, the elevation to Little Ancoats Street has three bays, each of which has been altered at ground floor with window openings introduced and/or blocked up, all of UPVC.

Interior

Internally, the building has been subdivided into apartments. There are no features of interest.

Historic Interest

The building holds some interest as former 18th century residential dwellings within the Northern Quarter area of Manchester. This interest has however been diminished by the extent of alterations.

Former Bakery, Little Ancoats Street

Existing Building: Former Bakery



Age

A building is shown on the site from at least the late 18th century. The existing building is likely to date from the mid to late 19th century when it was in use as Tannery and later as a Bakery in the late 19th century. The building was altered and adapted in 1944 as part of improvements to the bakery. It has been further altered in the late 20th century.

Architectural Interest

Exterior

The building is two storeys and was originally symmetrical in its appearance as confirmed by the archival drawings from 1944. It originally contained a central entrance approach by stone steps which are now infilled although the lintel remains. The flanking windows at ground floor have been infilled but the brick lintels remain. The first floor appears to have been largely rebuilt in the late 20th century but the loading bay from 1944 remains at the centre.

Interior

Internally, the building has been incorporated into the wider warehouse complex which has resulted in the demolition of the rear wall. There are no features of interest to the ground floor.

Historic Interest

The building holds limited historic interest as a former industrial premises within this part of Manchester which has been continually altered and adapted to suit the differing occupiers.

27 Houldsworth Street and 63 Little Lever Steet

Existing Building: 27 Houldsworth Street and 63 Little Lever Steet



Age

The buildings appear to date to the late 18th century and were built as four residential dwellings. The buildings were converted into one unit for commercial use in the 1920s where they were extended to the north rear elevation. The architect was T N Johnson & Sons who were based on 27 Oldham Road, Manchester.

Architectural Interest

Exterior

The buildings are three storeys with basement and are constructed from red brick, with stone lintels and gabled slate roof. There are three bays to Houldsworth Street and a return elevation of three bays to Little Lever Street. At ground floor, there are two entrances, both from Houldsworth Street, with steel shutters. The western entrance is a later insertion which does not feature on the 1920 plans of the buildings. A former good entrance is located on the northern extent of the Little Lever Street frontage. This has been concealed by a modern shop window with steel shutters. Modern shop windows with steel shutters have also been inserted into the existing ground floor window openings on the front and return elevations, added in the late 20th or early 21st century. Above are timber sash windows to the front elevation, and both timber sashes and casements to the return elevation. The 1920 plans of the building indicate that the first floor windows on the return elevation were inserted later.

Interior

The interior of the building could not be accessed.

Historic Interest

The building holds some interest as former late 18th century residential dwellings within the Northern Quarter area of Manchester. This interest has however been diminished by the extent of 20th century alterations to create commercial premises.

Appendix 2: Legislation, National and Local Planning Policy

National Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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.”

The concept of ‘preserve’ has been interpreted through case law to mean ‘to cause no harm’.

National Planning Policy and Guidance

The proposals for the site should be considered in light of policy and guidance in respect of heritage assets. The statutory duties, national policy, and regional and local plan policy and guidance relevant to the Proposed Scheme are summarised below:

National Planning Policy

The National Planning Policy Framework, 2023

The National Planning Policy Framework (NPPF) was introduced in March 2012 as the full statement of Government planning policies covering all aspects of the planning process. A revised National Planning Policy Framework was published in July 2018. Revisions were issued in September and December 2023, which replaced the previous versions published in March 2012, revised in July 2018, updated in February 2019 and revised again in July 2021 and December 2023.

The glossary of the NPPF (Annex 2) defines conservation as the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

One of the twelve core planning principles of the NPPF is that planning should:

“conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.”

Chapter 16 outlines the Government’s guidance regarding conserving and enhancing the historic environment.

Paragraph 200 outlines the information required to support planning applications affecting heritage assets. It states that applicants should provide a description of the significance of any heritage assets affected, including any contribution made by their setting. The level of detail

should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

With regard to determining such planning applications, Paragraph 197 provides that local planning authorities should take account of the desirability of sustaining and enhancing the significance of the heritage assets, and putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 203 further outlines that local planning authorities should give great weight to the asset's conservation when considering the impact on a Proposed Scheme on the significance of a designated asset. The more important the heritage asset, the greater the weight should be. Annex 2: Glossary defines conservation (for heritage policy) as:

"The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."

It also specifies that any harm to, or loss, of significance of a designated heritage asset should require clear and convincing justification. Paragraph 207 outlines that local planning authorities should refuse consent where a proposal will lead to substantial harm or total loss of significance, unless it can be demonstrated that this is necessary to achieve substantial public benefits that outweigh such harm or loss, or a number of other tests can be satisfied. Paragraph 208 concerns proposals which will lead to less than substantial harm to the significance of a designated heritage asset. Here harm should be weighed against the public benefits, including securing the optimum viable use.

In considering development affecting non-designated heritage assets, paragraph 209 only requires that the effect of an application on the significance of such an asset should be taken into account in determining the application. It requires decision makers, in weighing applications that affect directly or indirectly non designated heritage assets, to make a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 212 states that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of a heritage asset should be treated favourably.

National Planning Practice Guidance, 2021

National Planning Practice Guidance (NPPG) was first issued by the Government as a web resource and living document, including a category on conserving and enhancing the historic environment. This is intended to provide more detailed guidance and information with regard to the implementation of national policy set out in the NPPF (now 2023 revision).

Highways England (2020) The 'Design Manual for Roads and Bridges' ((LA 104 Environmental Assessment and Monitoring) and (LA 106 Cultural Heritage Assessment)) ('DMRB')

This document sets out the requirements for assessing and reporting the effects on cultural heritage as part of the environmental assessment process of construction, operation and maintenance projects.

Historic England (2015) Good Practice Advice Note 2, Managing Significance in Decision Taking in the Historic Environment

GPA Note 2 provides information to assist in implementing historic environment policy in the National Planning Policy Framework and the related guidance given in the National Planning Practice Guidance (NPPG). These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

It provides a suggested staged approach to decision-making where there may be a potential impact on the historic environment:

- 1. ' Understand the significance of the affected assets;*
- 2. Understand the impact of the proposal on that significance;*
- 3. Avoid, minimise and mitigate impact in a way that meets the objectives of the Framework;*
- 4. Look for opportunities to better reveal or enhance significance;*
- 5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;*
- 6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.'*

Historic England (2016): Advice Note 2, Making Changes to Heritage Assets

This document provides general advice according to different categories of intervention in heritage assets, including repair, restoration, addition and alteration, as well as on works for research alone, based on the following types of heritage asset: buildings and other structures; standing remains including earthworks; buried remains and marine sites; and larger heritage assets including conservation areas, landscapes, including parks and gardens, and World Heritage Sites. It is intended to be useful to owners, developers, local planning authorities and others in considering works to all heritage assets.

Historic England (2017) Good Practice Advice Note 3, The Setting of Heritage Assets (2nd Edition)

The guidance focusses on the setting of heritage assets, providing detail on understanding setting and the associated assessment of the impact of any changes. The guidance clarifies that there can be a distinction between views that are valued for reasons other than their contribution to heritage significance such as reasons of landscape character or visual amenity.

It states that the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. It also clarifies that the contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting.

Paragraph 9 of the guidance states that setting is not itself a heritage asset. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.

The guidance highlights a series of other considerations that can be relevant to the assessing the impact of development such as 'change over time', 'cumulative change', 'access and setting', 'buried assets and setting', 'designed settings', 'setting and urban design', and 'setting and economic viability'.

It is identified within the guidance that views which contribute more to understanding the significance of a heritage asset include the following:

- Those where the composition within the view was a fundamental aspect of the design or function of the heritage asset.
- Those where town- or village-scape reveals views with unplanned or unintended beauty.
- Those with historical associations.
- Those with cultural associations.
- Those where relationships between the asset and other heritage assets or natural features or phenomena are particularly relevant.

As set out above, a staged approach to assessment is advocated involving identification of the assets that may be affected, assessing the degree to which setting makes a contribution to the significance of the heritage asset or allows significance to be appreciated, assessing the effects of the Proposed Scheme and exploring ways to maximise enhancement and avoid or minimise harm.

In assessing the degree to which these settings and views make a contribution to the significance of the heritage assets or allow significance to be appreciated, the key attributes of the heritage asset should be addressed and then the following considered:

- The physical surroundings of the asset and its relationship with other assets;
- The asset's intangible associations with its surroundings, and patterns of use;
- The contribution made by noise, smells etc to significance; and
- The way views allow the significance of the asset to be appreciated.

The Step 2 Checklist provides a list of potential setting attributes that may help to elucidate its contribution to significance under the headings 'The asset's physical surroundings' and 'Experience of the asset'. The Step 3 Checklist provides a list of potential attributes of a development affecting setting that may help to elucidate its implications for the significance of the heritage asset including the 'Location and siting of development', the 'Form and appearance of development', 'Wider effects of the development' and 'Permanence of the development'.

Historic England (2019) Advice Note 1, Conservation Area Appraisal, Designation and Management (2nd edition)

This advice document sets out a series of conservation principles and guidance regarding the management of conservation areas. It outlines the fundamentals of designation, and, importantly, puts in place processes for character appraisals which may be used to manage development in the area moving forward. It sets an over-arching objective for character appraisals as documents which understand and articulate why the area is special and what elements within the area contribute to this special quality and which don't. Having done this, it outlines an approach to assessments of special interest which uses desk and field-based inquiry.

Historic England (2019) Advice Note 12, Statements of Heritage Significance: Analysing Significance in Heritage Assets

This advice note provides guidance with regard to the NPPF requirement for applicants for heritage and other consents to describe heritage significance, to help local planning authorities make decisions on the impact of proposals for change to heritage assets. It explores the assessment of heritage significance as part of a stage approach to decision-making, in which assessing significance precedes designing the proposals. It also describes the relationship with archaeological desk-based assessments and field evaluations, as well as Design & Access Statements.

Historic England (2022) Tall Buildings: Historic England Advice Note 4 (2nd ed)

This advice note provides advice on planning for tall buildings within the historic environment. It is intended to support stakeholders in dealing with tall buildings proposals within the legislative and planning framework relevant to the historic environment, focussing on: plan-making and the importance of a plan-led approach to tall building development; the information needed to support plan-making and to assess and determine individual development proposals at application stage, and; how to identify appropriate locations for tall buildings and define design parameters in relation to the historic environment.

IHBC, Cifa & IEMA (2021) Principles of Cultural Heritage Impact Assessment

This document provides guidance for cultural heritage practitioners in regard to the principles of CHIA. These are: understanding cultural heritage assets; and evaluating the consequences of change. The document sets out a language and framework for understanding and assessing the effects of a proposal on cultural significance. It also offers supporting direction ('good practice') on achieving the best outcomes for a proposal.

Local Planning Policy and Guidance**Manchester Local Plan**

The Manchester Local Plan is formed of the Core Strategy 2012-2027 and Proposals Map, the extant Unitary Development Plan (UDP) Policies and relevant Development Plan Documents (DPDs).

Policy EN 3 (Heritage) of the Core Strategy states that:

"Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre."

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains...”

Policy DC19 of the UDP relates to the determination of planning applications for development which involve or have an impact on buildings of Special Architectural or Historic Interest. It states that the Council will have regard to protecting their general setting. In giving effect to this policy, the Council will:

“d) seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features...”

Places for Everyone Plan

In March 2024, nine planning authorities in Greater Manchester, including Manchester City Council, adopted the joint development plan (to 2037) known as ‘Places for Everyone.’ Policy JP-P2 (Heritage) states:

“we will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester’s distinct character, identity and sense of place.

Local Plans will set out the key elements which contribute to the district’s identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:

- (i) Setting out a clear vision that recognises and embeds the role of heritage in place-making;*
- (ii) Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;*
- (iii) Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;*
- (iv) Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic vitality, accessibility and environmental quality of a place, and to social wellbeing; and*
- (v) Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.*

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings and areas of identified archaeological, architectural, artistic and/or historic value."

Appendix 3: Historic England Pre-application Consultation Letter



Ms Kerrie Melrose
Turley Associates
1 New York Street
Manchester
M1 4HD

Direct Dial: 0161 2421442

Our ref: PA01195285

27 February 2024

Dear Kerrie

Pre-application Advice

LAND AT LEVER STREET AND GREAT ANCOATS STREET, MANCHESTER

Thank you for arranging the meeting on 19 January 2024 regarding the proposals for the above site, and for engaging Historic England's Extended Pre-Application Advice Service. On the basis of those discussions and the documents provided, we offer the following advice.

The proposals seek to develop a site on Great Ancoats Street in Manchester. The site is on the border between the Ancoats and Northern Quarter districts of the city and is bound by Great Ancoats Street, Lever Street, Houldsworth Street and Little Lever Street. The site is outside, but adjacent to, the Stevenson Square and Ancoats Conservation Areas and does not contain any listed assets. Given the extent of our remit, our comments will focus on the impact on the Grade II* Listed Daily Express Building.

Advice

Significance

The Daily Express Building is located 50m north-west of the proposed development site. It was constructed in 1939, was the last of three such headquarters buildings constructed by the Daily Express (following the London office in 1931 and the Glasgow Office in 1937). The newspaper was then one of the highest selling in world, and its owners wished their offices to showcase the paper's ambition and stature. They therefore insisted on the highest quality of the architecture, and the resulting sleek and attractive character of the building, was achieved by exploiting the opportunities provided by its use of a steel frame and curtain glazed walls.

It is of exceptional significance, and is listed at grade II*. It is one of a number of attractive mid-twentieth century buildings in Manchester, that showcase the continued significance and ambition of the city in the inter-war years. Part of the building's significance derives from the intentional dominance of the building within the



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streetscene, something that allows its striking architectural character to be best appreciated.

The structures on the site, while not listed, comprise a characterful and interesting range of 19th century low-rise structures, once typical of this area. Shops and the former Land O'Cakes pub face onto Great Ancoats Street, with the smaller back street of Little Ancoats Street running behind them. The buildings to the rear are warehouses and former manufacturing premises, such as a Tannery, Bakery and Tin Plate factory, with some smaller slum dwellings that faced on to Little Lever Street. Property boundaries and the majority of the structures themselves have not changed since at least the mid-19th century, and represent a rare survival in this part of the city.

Impact

The development proposals have progressed since our last meeting on 30th August 2022. Our previous comments were that the proposed fifteen-storey tower element would be a considerable intervention in the wider setting of the listed building, which derives its significance partly from its intentional dominance within the street scene. The tower is now proposed to be nineteen stories and will step out at the top, overhanging the retained historic facades on Lever Street, creating the appearance of a larger building when viewed from further away.

It is clear the proposals will result in a significantly taller building than the existing structures on the site. This will result in a small degree of harm to the setting of the Grade II* listed Express Building and other listed and undesignated heritage assets nearby, which is most obvious when viewing from Stevenson Square and Piccadilly Gardens. However, while the height and shape of the proposed tower is eye-catching, it is not overly visually distracting, and the impact of the extra height will not cause additional harm to the significance of the Express Building than the previous fifteen-storey iteration.

The palette and materials proposed for the tower reflect the bold architectural style of the Express Building and it is positive to see that design elements such as curved corners and horizontal elements have been incorporated into the proposed design. The sensitivity of this approach to draw on design cues from the Express Building can help to balance some of the harm that will result from the development.

The existing building facades that are proposed for retention comprise the Bem Brasil (former Land O'Cakes pub) at 32 Great Ancoats Street, a former provisions warehouse and underclothing factory at 58 Lever Street, and Taylor Brothers Brace and Belt factory at 56 Lever Street. These are arguably the best preserved and most attractive facades within the block, and their retention will contribute to the character and street scene of the area. Our previous comments on the concept of retaining historic building facades was that it is important to ensure that any such scheme is





achieved in a manner which retains a meaningful ability to understand the historic form and depth of the retained buildings. The proposals for the retention of Bem Brasil and the concept of renovating it in line with its 1930s appearance is a positive step, however the proposals for 56 and 58 Lever Street are less meaningful and effective. You should consult with Manchester City Council's Heritage and Urban Design Officer to ensure the optimum results for this part of the scheme.

Policy

National policy relating to the conservation and enhancement of the historic environment is articulated in section 16 of the National Planning Policy Framework. These policies state that assets should be conserved in a manner appropriate to their significance (para.195) and that applicants should describe the significance of any heritage assets affected, including any contribution made by their setting, to a level of detail that is proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (para. 200). When considering the impact of a proposed development, great weight should be given to the asset's conservation (para.205).

Where it is identified that harm will be caused, the decision maker should be satisfied that this is supported by a clear and convincing justification (NPPF, 206) and that the public benefits that it would bring about would outweigh the harm (NPPF, 207 and 208).

Position

Historic England welcomes the opportunity to consider these proposals again at pre-application stage. Based on the information provided we do not wish to raise significant concerns about these plans.

Historic England's involvement in the development of this site is focussed on the impact of the development on the setting of the nearby Daily Express Building. Providing the design and materiality is executed to high standards and is in-line with the proposal CGI drawings provided, then we do not have an objection to the principle of what is proposed. Sensitive redevelopment of the retained facades of the historic buildings, and incorporation of heritage themes and property names will add authenticity to the design and will maximise the public benefits of the scheme, which can also help to balance the small degree of harm that will be caused.

Next Steps

Thank you for involving us at the pre-application stage. We consider your proposals have now reached a stage where they address any heritage considerations we may have.





Historic England

Yours sincerely

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LAND AT LEVER STREET AND GREAT ANCOATS STREET, MANCHESTER
Pre-application Advice

List of information on which the above advice is based
PDF of presentation given to Historic England on 19th January 2024



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