

National Transgender Monument

Heritage Statement

Sparkle

February 2024

Quality information

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1. Introduction

Background

- 1.1 AECOM on behalf of Sparkle is applying for consent to construct the National Transgender Monument in Sackville Gardens, Manchester. The aim of the project is to provide a space for 'Solace and private reflection for the trans, non-binary and gender expansive community (Consortium for stronger LGBT+ communities, 2023)' and providing a focal point for the Transgender Day of Remembrance, Sparkle weekend and Manchester Pride. The Monument will also highlight the importance of having an inner light and 'passing on the light' to the community, encouraging others to follow and uniting themes of Resistance, Resilience and Reflection.
- 1.2 This Heritage Statement (HS) sets out the context for the works, including the legislative and planning framework within which the application sits. A statement of the heritage significance of the proposed site of the Monument and any heritage assets which may be influenced by it is provided,. An overall consultation is provided which sets out the level of harm caused and the benefit of the scheme in order for a balanced judgement to be made.

Scope

- 1.3 The Heritage Statement includes:
 - The site location.
 - A summary of relevant legislation and guidance.
 - A description of the current baseline including a description and statement of significance.
 - An assessment of the impacts of the proposed works.

Site Location

- 1.4 The Site includes a section of the north-western Sackville Gardens, seen in Plate 1. The proposed Monument is located within the Whitworth Conservation Area. The open gardens are surrounded by Manchester's College Shena Simon Campus, Whitworth Street, Sackville Street and Rochdale Canal. The gardens include a large green open space, with winding paths and trees outlining the perimeter of the park. The park's focal point includes the Alun Turing memorial statue alongside the Beacon of Hope.

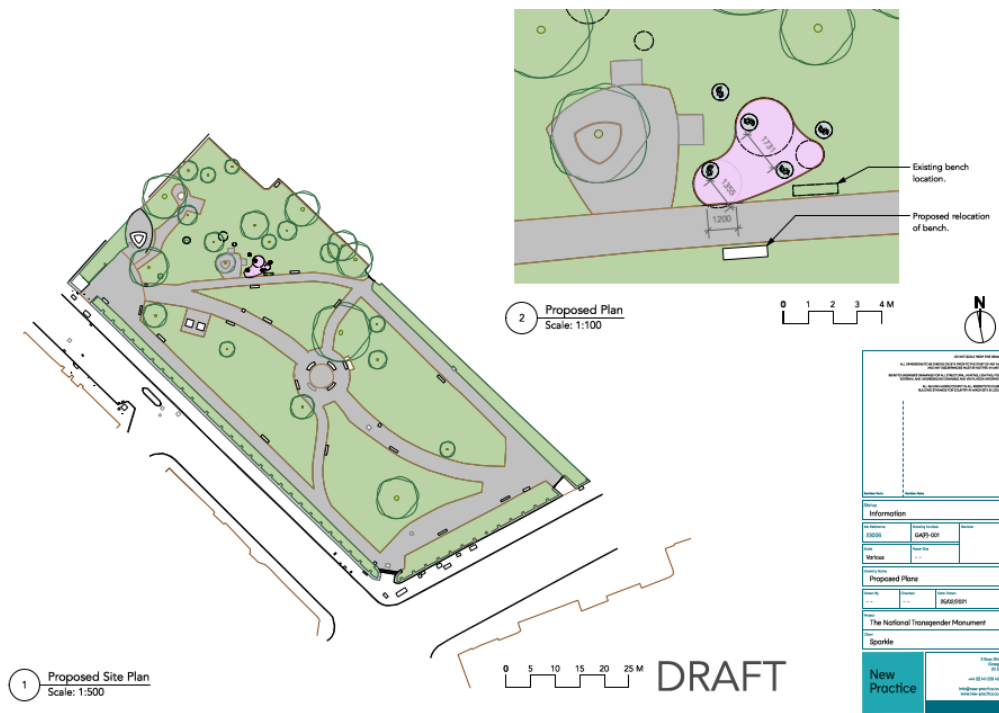


Plate 1: Design location of the National Transgender Monument within Sackville Gardens (Produced by New Practice)

2. Legislation and Planning Policy

Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.1 The Act sets out the principal statutory provisions which must be considered in the determination of any application affecting either listed buildings or conservation areas.
- 2.2 Section 66(1) of the Act 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. By virtue of Section 1(5) of the Act a listed building includes any object or structure within its curtilage.
- 2.3 Section 72 of the Act establishes a general duty on a local planning authority or the Secretary of State with respect to any buildings or other land in a Conservation Area to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

Planning Policy

National Planning Policy Framework (NPPF, MCHLG 2023)

- 2.4 The NPPF sets out the Government's planning policies for England. Section 16 of the NPPF sets out a series of policies that are a material consideration to be taken into account in development management decisions in relation to the heritage consent regimes established in the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.5 The NPPF sets out the importance of being able to assess the significance of heritage assets that may be affected by a development proposal. Significance is defined in Annex 2 as 'the value of an asset because of its heritage interest. This interest may be archaeological, architectural, artistic or historic and can extend to its setting'. The setting of a heritage asset is defined in Annex 2 as 'the surroundings in which a heritage asset is experienced'. 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 asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance (paragraph 200). Similarly, there is a requirement on local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal; and that they should take this assessment into account when considering the impact of a proposal on a heritage asset (paragraph 201).
- 2.6 Paragraphs 205 to 209 of the NPPF introduce the concept that heritage assets can be harmed or lost through alteration or development within their setting. This harm ranges from less than substantial through to substantial. With regard to designated assets, paragraph 205 states that great weight should be given to an asset's conservation and the more important the asset, the greater the weight should be. This is irrespective of the level of harm to its significance as a result of any proposals. Distinction is drawn between those assets of exceptional interest (e.g. grade I and grade II* listed buildings), and those of special interest (e.g. grade II listed buildings). Any harm or loss of heritage significance requires clear and convincing justification, and substantial harm or loss should be wholly exceptional with regard to those assets of greatest interest (paragraph 206).
- 2.7 In instances where development would cause substantial harm to or total loss of significance of a designated asset, consent should be refused unless that harm or loss is 'necessary to achieve substantial public benefits that outweigh that harm or loss' (paragraph 207). In instances where development would cause less than substantial harm to the significance of a designated asset, the harm should be weighed against the public benefits of the proposal including its optimum viable use (paragraph 208).

National Planning Practice Guidance (PPG)

- 2.8 The Planning Practice Guidance (MHCLG, 2019) provides further advice and guidance that expands the policy outlined in the NPPF. It expands on terms such as ‘significance’ and its importance in decision making. The PPG clarifies that being able to properly assess the nature, extent and the importance of the significance of the heritage asset and the contribution of its setting, is crucial to understanding the potential impact and acceptability of development proposals (paragraph 007).
- 2.9 The PPG discusses how to assess if there is substantial harm. It states that what matters in assessing if a proposal causes substantial harm is the impact on the significance of the asset. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. Generally, harm to heritage assets can be avoided or minimized if proposals are based on a clear understanding of the heritage asset and its setting (paragraph 018).
- 2.10 The NPPF indicates that the degree of harm should be considered alongside any public benefits that can be delivered by development. The PPG states that these benefits should flow from the proposed development and should be of a nature and scale to be of benefit to the public and not just a private benefit and would include securing the optimum viable use of an asset in support of its long-term conservation (paragraph 020).

Manchester’s Local Development Framework – Core Strategy Development Plan Document (11th July 2012)

- 2.11 The Local Development Framework (LDF) sets out Manchester’s approach to managing appropriate development within the city.
- 2.12 Policies relevant to this application include:

Policy CC 9

- 2.12.1 ‘Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.
- 2.12.2 Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments...’

Policy EN 3

- 2.12.3 ‘Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighborhoods, including those of the City Centre.
- 2.12.4 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...’

RC20 Area 17 Princess Street/ Whitworth Street/ Portland Street/ Aytoun Street

- 2.13 The site lies within Area 17 as defined within the LDF. This highlights Sackville Gardens as an attractive open space with the wider area having incidental open space which provides significant potential for environmental improvement.

Historic England Guidance

- 2.14 Historic England has published a series of Good Practice Advice (GPA) of which those of most relevance to this statement are GPA2 - Managing Significance in Decision-taking (March 2015), and Advice Note 12, Statements of Heritage Significance (October 2019).

- 2.15 GPA2 emphasizes the importance of having a knowledge and understanding of the significance of heritage assets likely to be affected by the development and that the “first step or all applicants is to understand the significance of any affected heritage asset and, if relevant the contribution of its setting to its significance” (paragraph 4). Early knowledge of this information is also useful to a local planning authority in pre-application engagement with an applicant and ultimately in decision making (paragraph 7).
- 2.16 Advice Note 12 outlines a recommended approach to assessing the significance of heritage assets in line with the requirements of NPPF. It includes a suggested reporting structure for a ‘Statement of Heritage Significance’, as well as guidance on creating a statement that is proportionate to the asset’s significance and the potential degree of impact of a proposed development. The Advice Note also offers an interpretation of the various forms of heritage interest that an asset can possess, based on the terms provided in the NPPF Glossary (Annex 2: Glossary); namely archaeological, architectural, artistic, and historic.

3. Methodology

Aims and Objectives

Significance of Heritage Assets

- 3.1 A methodology for the assessment of significance of heritage assets is outlined in Advice Note 12 (Historic England, 2019).
- 3.2 Significance is often established by statutory designations such as listed buildings, scheduled monuments and conservation areas. More particular advice as to what makes up significance is set out in Historic England guidance (Advice Note 12; 2019), which provides a method for thinking consistently about the heritage values that can be ascribed to a place. When assessing significance numerous aspects are considered.
- 3.3 The NPPF defines significance 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'.
- 3.4 The terminology used in this assessment relates to the terminology used by NPPF, referring to significance in terms of heritage interest and not heritage values. However, the methodology for assessing the heritage interest follows recent Historic England guidance contained within Advice Note 12.

Study Area

- 3.5 The study area for the desk-based research is 250m buffer surrounding the Monument this was used for identification of archaeological assets and to guide the assessment of archaeological potential. The buffer was also used for the identification of built heritage assets and to assess the impact of construction on setting. A gazetteer of designated and non-designated heritage assets included in the scheme is included in Appendix A and B as the scheme will be above and below ground.

4. Historical Background

- 4.1 The evidence for prehistoric activity within Manchester is poor. As a result of this, there are no recorded prehistoric archaeological assets within the 250m study area. It is likely that any remaining later prehistoric activity would have been along the riverside. This would have been at most fragmentary remains (Oxford Archaeology, 2008, 9).
- 4.2 There's extensive evidence of Roman activity within Manchester, notably related to the Roman fort of Mamucium, Castlefield. In AD 77, Manchester was invaded by Gnaeus Julius Agricola (Odyssey Traveler, 2021). Soon after this, in 78 AD, Castlefield Roman fort was constructed. The fort was strategically placed by the river Irwell and Medlock. It is likely that the fort covered 1.2ha and could hold an infantry of 480 men. Originally, the fort was constructed out of timber and turf rampart, however, this was rebuilt in a stone structure (Oxford Archaeology, 2008, 9). The Roman fort is located approximately 1.2km west of Sackville Gardens. Alongside this, a 'vicus' likely developed during the 2nd century was identified along the northern section and along Chester Road. Excavations within these areas have recovered buildings, and hearth/furnaces (Oxford Archaeology, 2008, 10). Other known Roman features within Manchester include a cemetery, roman roads, findspots such as an inscribed altar dedicated to the goddess Fortuna Conservatrix and associated enclosures/ features (Oxford Archaeology, 2008, 11). Evidence suggests that the garrison was abandoned in 410 AD and the rural civilian settlements were further deserted during the mid-3rd century (Odyssey Traveler, 2021).
- 4.3 During the Anglo-Saxon period, Manchester was located between Northumbria and Mercia (Odyssey Traveler, 2021). As a result of this, in AD 620, Edwin of Northumbria conquered Manchester. In AD 919, King Edward the Elder constructed a burh due to Viking attacks. The location of this defensive system is unknown. Nico Ditch (NHLE: 1015132) provides another example of an Anglo-Saxon defensible boundary surviving as earthworks and buried features located approximately 3.38 km south of the proposed monument. The boundary's function was to separate ownerships rights but also to prevent movement across the landscape (Dawson, 2020,6).
- 4.4 Shortly after the Battle of Hastings in 1066, Albert Gresley was granted land, including Manchester Manor. And the parish church (Manchester Cathedral). The Gresley family and later de la Warres ruled Manchester for generations and the area became a significant trade center, particularly for cotton production and textiles (Odyssey Traveler, 2021).
- 4.5 Due to the rapid expansion of commerce in Manchester, there was consequently improved transport networks. In 1758, Britain's first man-made waterway was constructed to allow the easy transportation of goods, particularly cotton from Worsley to Manchester (Hepburn, 2009,3). However, in 1830, the waterway was soon replaced by an intercity passenger railway (Hepburn, 2009,4).
- 4.6 The rapid increase in commerce and trade within Manchester is evident in the dense, Victorian and Edwardian architecture dominating the study area and Sackville Gardens. The earliest map to depict the site and the study area is the First Edition Ordnance Survey Map dating to 1848. This map depicts the site to be situated within existing building remains or courtyard area. Within the immediate area of the site there are four other large buildings with a small road leading partially into the center. The Rochdale canal is located approximately 30m north-west of the site. The canal path cuts through the current location of Sackville Gardens, approximately 30m south of the site. Towards the north of the study area there is significant urban development. This differs to the south-west of the study area where there is open land.



Plate 2: Reproduced from Ordnance Survey map dating (1848) Lancashire sheet CIV. Reproduced with the permission of the National Library of Scotland

- 4.7 The Ordnance Survey Map dating to 1909 and Ordnance Survey Map dating to 1923 is the next available mapping to clearly shows the site and Sackville gardens. At this point, the site is located within Sackville gardens. The previously visible buildings surrounding the park are no longer extant. In addition to this, the canal which previously intersected the park is no longer visible. The Shena Simon Sixth Form College (NHLE: 1270607; Grade II) is directly north-east of Sackville gardens. The park was constructed by Manchester corporation in 1900 and laid out with walks, open space and flower beds (Parks and Gardens, 2024). The following Ordnance Survey maps do not show the full extent of the site and Sackville Gardens.



Plate 3: Reproduced from Ordnance Survey map (1909). Lancashire CIV.SE. Reproduced with the permission of the National Library of Scotland



Plate 4: Reproduced from Ordnance Survey map (1923). Lancashire CIV.SE. Reproduced with the permission of the National Library of Scotland

- 4.8 During the 19th/ 20th century Manchester became a booming industrial center. The city was essential in providing munitions and engines for aircraft's; however, these factories were damaged during a two-day blitz on the 22nd-23rd December 1940. Over two nights 467 tons of explosives dropped over Manchester, causing significant casualties and damage to infrastructure (Imperial War Museum, 2024). Post-World War II there was a rapid decrease in housing and social support which led to increased homelessness. In addition to this, there was a lack of financial investment which led to weakened infrastructure (Modern Cities and Urbanism, 2021).

5. Baseline Assessment

- 5.1 The study area for this assessment is focused on the area to be affected by the proposed works. A general description and significance of Whitworth Street Conservation Area and the surrounding listed buildings is given to provide a context for the works.

Whitworth Street Conservation Area

- 5.2 Whitworth Street was first designated by Manchester City Council in September 1974. The boundary of the conservation area was confined by Piccadilly to Oxford Road railway viaduct, Coburg Street, Chorlton Street, Blook Street, Abingdon Street, Portland Street and Oxford Street. In June 1985, the conservation area was extended to include the area bounded by Whitworth Street, London Road and a viaduct. The proposed Monument's RLB is within the Whitworth Street Conservation Area.
- 5.3 The special interest of the Whitworth Street Conservation Area is attributed to its Mancunian character and prominent Victorian and Edwardian architecture. The conservation area reflects the historic importance of the textile industry within Manchester. The study area has modern development; however, the architectural design is sympathetic to the setting of the conservation area. Rochdale Canal is characterized by the gentle flow of waterways from the north-east to south-east through nine locks, two of which are within the conservation area. The canal adds value to the conservation area as it creates a contrast in the developed topography and dense townscape.
- 5.4 The tall, domineering architecture and height of the buildings surrounding Sackville Gardens create a canyon-like appearance. Alongside this short, distanced streets and the rectilinear structure of the conservation area gives more emphasis to the corner buildings (Manchester City Council, 2024). This compact structural architecture provides a juxtaposition to the peaceful ornate Sackville Gardens,
- 5.5 Sackville Gardens provides historical and architectural interest to the Whitworth Street Conservation Area. During the late 19th century, Manchester succumbed to the effects of industrialization, drastic population increase and the removal of public spaces to private companies (Piercey, 2020). Individuals such as Thomas Horsfall, a middle-class Victorian reformer idealized a city with a combination of a dense working industry and green open spaces (Ramlochan,2024). Horsfall and other thinkers of the Romantic movement produced literary and artistic work to highlight the importance of the working class in cities to connect with nature (Ramlochan,2024). As a direct response of Horsfall's social reform and artistic movement, the public park movement was implemented into cities. Manchester council believed it was important to have open and green spaces to educated and improve the health of the lower and working class (Ramlochan,2024). As a result of this, Sackville gardens was likely designed to subtly introduce nature into a dense industrialized area. This deep-rooted history and naturalistic architecture highlights the value of Sackville gardens within Whitworth Conservation Area.
- 5.6 A number of important and historical buildings have been identified within the conservation area. Some of these buildings include textile warehouses along Princess Street, purpose-built storage facilities like 42 and 44 Sackville Street, the New Union Hotel, Lancaster House, Granby Village, Canal Street and the 'Gay Village' which enhances and reuses unused buildings (Manchester City Council, 2024).

The Shena Simon Sixth- Form College (NHLE 1270607; Grade II

- 5.7 The Shena Simon Sixth Form College is a dominant visual asset to Sackville Gardens. The French Renaissance styled building formally a school was constructed between 1897-1901. The college is four storeys with a basement. The façade of the building is architecturally ornate and imposing with moulded string courses, pilasters, cornice, and parapet. In addition to this, a curved polygonal tower is located on the street corner. The front of the college includes a 24-window range, accentuated by gables, and pediments.
- 5.8 The significance of the building lies in its prominence as well as its architectural, and historic interest. The College forms plays an important role in local sense of place and identity. The setting of the asset is within the historic Sackville gardens and forms an important feature of the Whitworth Street Conservation Area.



Plate 5: The Shena Simon Sixth Form College (NHLE: 1270607, Grade II)

Rochdale Canal Boundary Wall to Canal between Sackville Street and Chorlton Street (NHLE: 1270837; Grade II)

- 5.9 This Grade II boundary wall is located between Sackville Street and Chorlton Street, which is located approximately 30m west of the proposed Monument's location. Originally, the structure dates to 1804 and the section of the canal acted as a towpath. The canal boundary has architectural and historic interest as it forms an early example of the canal structure. The setting of the asset forms part of the Rochdale Canal, between Manchester and Sowerby Bridge. The significance of the canal boundary wall to canal lies in its prominence as well as its architectural and historic interest. The asset highlights the importance of remembering the historical background of the canal system and how it influenced trade and transport in the 20th century. The setting of the Rochdale Canal Boundary Wall to Canal forms a boundary to historic Sackville gardens and forms an important feature of the Whitworth Street Conservation Area.



Plate 6: Rochdale Canal Boundary Wall to Canal between Sackville Street and Chorlton Street (NHLE: 1270837; Grade II)

Institute of Science and Technology (NHLE:1247609; Grade II)

- 5.10 The Institute of Science dates to 1895-1912 and follows a French Renaissance style. The building has five stories with a basement and attic and is red brick with dressings of terracotta and red sandstone. In addition to this, the building has two courtyards and a rectangular plan. The Institute of Science and Technology plays an important role in local sense of place and identity, it is a monumental building which dominates the streetscape and emphasizes the importance of the institute. The setting of the asset is defining the boundary of the historic Sackville gardens and forms an important feature of the Whitworth Street Conservation Area. The significance of the Institute of Science and Technology stems from architectural merit and historical value. The large, domineering building provides an example of a late 19th century renaissance style building. This grand appearance positively extenuates the Victorian architecture of the Whitworth Street Conservation Area whilst also providing a boundary to the historic Sackville Gardens.



Plate 7: Institute of Science and Technology (NHLE:1247609; Grade II)

Listed Buildings along Sackville Street

42 and 44 Sackville Street (NHLE: 1270791; Grade II)

- 5.11 42 and 44 Sackville Street was likely built by Pennington and Brigden (Manchester History) between c. 1860-80 as a packing warehouse. The late Georgian style building includes four storeys, a basement and 10 bays. The building has a rectangular plan parallel to the south side of Rochdale Canal, approximately 40m south of the site. The building occupies a prominent corner position, and this is reflected in its architecture.
- 5.12 The significance of 42 and 44 Sackville Garden stems from architectural merit and historical value. This well-preserved building provides an example of the textile warehouses that dominated this area. Purpose built storage facilities like 42 and 44 Sackville Street were constructed closer to the city center, especially seen within Whitworth Street/ Princess Street conservation area (Manchester City Council, 2024).



Plate 8: 42 and 44 Sackville Street (NHLE: 1270791; Grade II)

46 Sackville Street (NHLE: 1247608; Grade II)

- 5.13 46 Sackville Street was previously a shipping warehouse, currently an upholstery business dating between 1860-70. The four storied building has an eclectic style with Romanesque features, alongside red brick in Flemish bond, sandstone dressing and a slate roof. In addition to this, the building has a 1:3:1 window façade with a chamfered corner, and a Lombard frieze dividing floors.
- 5.14 The significance of 46 Sackville Garden stems from architectural merit and historical value This exceptionally preserved building provides an example of a previous textile shipping warehouse. Purpose built storage facilities like 42 and 44 Sackville Street were constructed closer to the city center, especially seen within Whitworth Street/ Princess Street conservation area (Manchester City Council, 2024).



Plate 9: 46 Sackville Street (NHLE: 1247608; Grade II)

Regency House with Barclays Bank (NHLE: 1254835; Grade II)

- 5.15 Regency House with Barclays Bank was previously a shipping/ packing warehouse built during c.1880-90. The building is a functional and stylar design with five storeys over a basement. In addition to this, the design of the building is a Trapeziform on an island site.
- 5.16 The significance of Regency House with Barclays Bank provides architectural and historical interest. This exceptionally preserved building provides an example of a previous textile shipping warehouse. Purpose built storage facilities like 42 and 44 Sackville Street were constructed closer to the city center, especially seen within Whitworth Street/ Princess Street conservation area (Manchester City Council, 2024).
- 5.17 The listed buildings discussed above (42, 44 46 Sackville Street and Regency House with Barclays Bank) all increase group value and special interest of the Whitworth Street conservation area.



Plate 10: Regency House with Barclays Bank (NHLE: 1254835; Grade II)

Archaeological Baseline Information

Non-designated archaeological assets

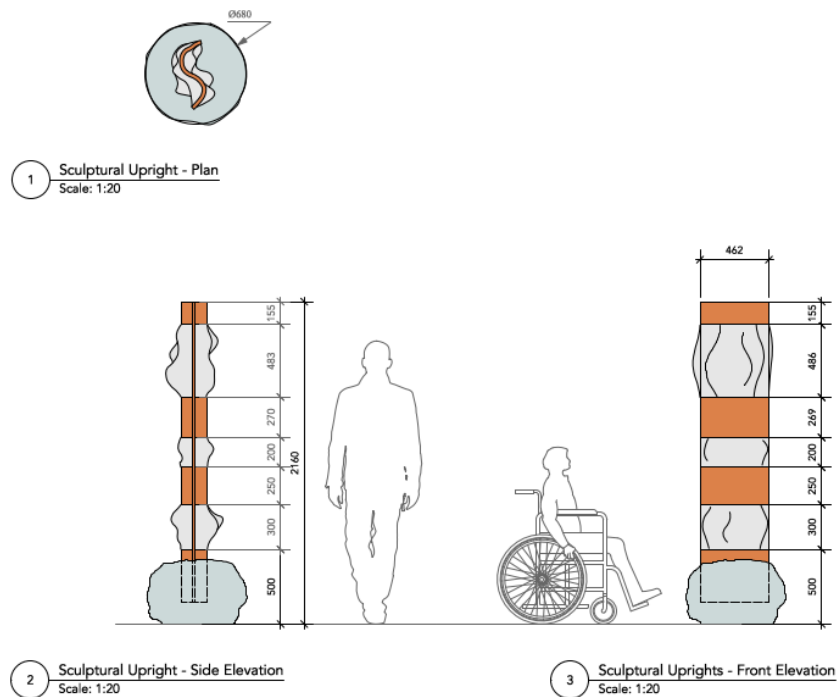
- 5.18 A gazetteer of non-designated archaeological assets within the study area is presented in Appendix B. The below summarizes the range and date of assets known from the study area.
- 5.19 Despite Manchester's dense Roman history, there are two recorded archaeological assets within the 250m study area. A bronze coin of Claudius Gothicus (HER: 1390.10) found in 1882, located approximately 370m north of the site. In addition to this, a potential section of a Roman road (HER: 76755) is located approximately 235m west of the site.
- 5.20 Some medieval activity has been recorded within the 250m study area. A 'Doobe Hoole' (HER: 9133.2.0) has been recorded as early as 1555, approximately 475m north-west of the site. This area would have been used for clay extraction to support the construction of daub for buildings. In later centuries, the daub hole was infilled.
- 5.21 There is a substantial number of post-medieval non-designated assets recorded within the 500m study area. The nearest asset is Rochdale Canal (HER: MGM1921), located approximately 32m west of the site. In addition to this, a cotton mill (HER: 11412.1.0) shown on mapping dating to 1831-1849 has also been identified approximately 200m east of the site. A tunnel constructed by the third Duke of Bridgewater (HER: 12344.1.0) is located approximately 200m east of the site. There are also two cotton mills (HER: MGM12414; 11409.1.0) located approximately 220m north-east of the site.

Archaeological potential

- 5.22 The location of the site is likely to be within the existing footprint of a now demolished 19th century house/courtyard. In addition to this, there is heightened potential for remains of Canalside infrastructure which intersected Sackville gardens. Due to the green, open space of Sackville Gardens it's likely the remains are still present.

6. The Proposed Development

- 6.1 The proposed development is for the construction of the National Transgender Monument towards the north-western portion of Sackville Gardens.
- 6.2 The structure will have a benchmark height of 2160mm high and each sculptural upright will slightly vary. The Monument will contain sections of different materials including Corten steel, warped polished steel and concrete with a rock texture finish. The concept design can be seen in Plate 11 and 12.



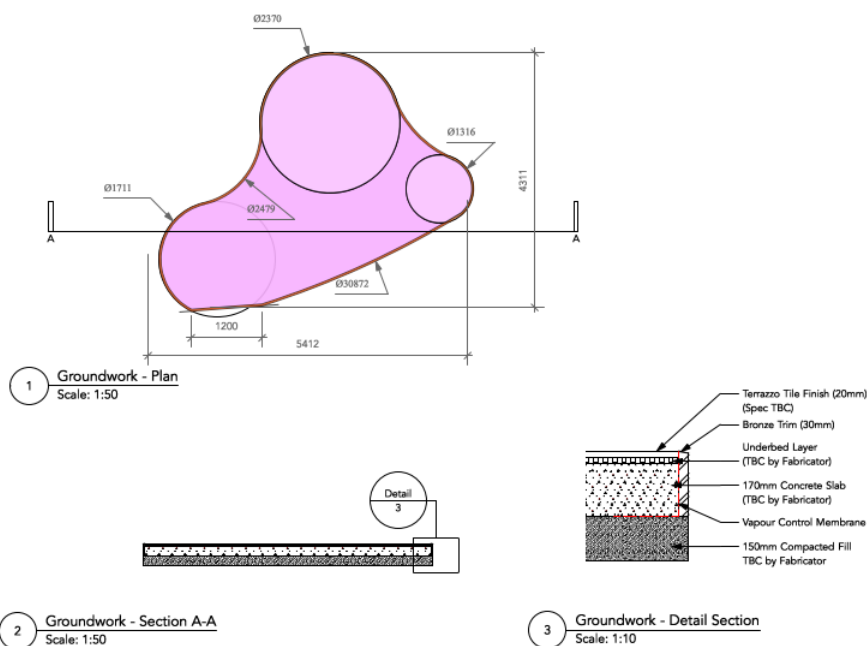
Materials Key

- Corten Steel
- Warped Polished Steel
- Natural Rock
- Formation - Concrete

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New Practice 3 Day Work Package 10/2021 +61 (0) 11 556 4480 info@new-practice.com.au www.new-practice.com.au	

Plate 11: Sculptural upright side and front elevation.



Materials Key

- Terrazzo Tile
- Bronze Trim

DRAFT

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Project Information Project Code: 050-100 Drawn By: [Name] Checked By: [Name] Date: 15/05/2021 Drawing Name: Groundwork - Detail Section Project Name: [Name] Client Name: [Name]	
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Plate 12: Detailed section drawings of the groundworks

6.3 The structure has taken cues from its surrounding in both materials and layouts and will blend into the industrial setting of the conservation area. The Monument will be placed in a larger open space, this is to form a central point of social gatherings. In addition to this, a sunlight study was conducted to determine

the quantity of light activation which would enhance the quality of the Monument. Lastly, the Monument will be placed in a highly accessible location within the park, producing pedestrian links.

- 6.4 Further design details are provided in the plans submitted as part of this application.

7. Assessment of Impact

- 7.1 This Heritage Statement has identified and assessed the significance of all heritage assets with potential to experience an impact as a result of the proposed alterations, in accordance with paragraph 200 of the NPPF.
- 7.2 The Monument includes the installation of 150mm compact fill, vapor control membrane, 200mm concrete slab partially covered with grass and a major area covered with terrazzo tiling, underbed layer, 30mm bronze trim and a 20mm terrazzo tile finish. Due to the Monument's location within a relatively green space in Sackville Gardens there is potential for the proposed groundworks to physically impact building foundations/existing courtyard dating to the mid-19th century. In addition to this, the groundworks associated with the installation of the Monument could also physically impact associated remains of the now covered canal located approximately 30m south of the site.
- 7.3 There is potential for the adjacent listed buildings to be temporarily affected during construction with dust, noise and visual intrusion as a result of construction activities. However, this would be temporary and should be seen within the existing urban context of the site. No harm would be caused.
- 7.4 The proposed development is located within the Whitworth Street Conservation Area, with a number of listed buildings adjacent to it, highlighting the historic and architectural importance of the area. The Monument has been designed to work with this sensitive location. The Monument enhances the group value of existing monuments and memorials within the gardens and works with the existing space. This Monument fits in with the conservation area's setting of 'the gay village' whilst also respecting Manchester's industrial background. In accordance with the NPPF, no harm will be caused to the conservation area or the surrounding listed buildings.

8. Conclusion

- 8.1 Based on existing Ordnance Survey mapping there is likely to be remains associated with a now demolished 19th century building and canal path. Due to the unknown location of these assets, it is recommended that there is further consultation with Manchester's County archaeologist to minimize physical impacts.
- 8.2 The site lies within an important historic location within the Whitworth Street Conservation Area. The area developed as part of the industrial expansion of the city, dominated by textile warehouses and Canalside infrastructure. The site itself lies within the gardens of a former school, now the Shena Simon Sixth Form College (NHLE:1270607) and represents an important greenspace within the otherwise dense urban grain.
- 8.3 The gardens themselves are characterized by mature vegetation but have been enhanced with a number of monuments and memorials, with the proposals intended to add to this existing arrangement. The Monument will add to the conservation area's rich LGBTQ + community whilst being respectful to Manchester's industrial background. The Monument represents the notion of 'passing on light' which embraces the joy in being trans and creates a light that encourages and empowers the community, bringing with it public benefits.
- 8.4 It is considered that no harm will be caused to the historic environment by the proposals, in accordance with the NPPF. In relation to local planning policy, it is considered that Policy CC9 of the Manchester Core Strategy is adhered to and that the proposals 'preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. In addition, it is consistent with Core Strategy Policy EN3 which states that '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.

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Appendix A : Designated Heritage Assets

NHLE	Name	Type	Grade	Description	NGR
1270607	The Shena Simon Sixth Form College	Listed Building	II	School, now sixth-form college. 1897-1901, extended c1911. Red brick with terracotta dressings and Welsh slate roof with brick wall stacks. French Renaissance style. Large rectangular block extending N along street with further block projecting forward on right to the street corner. Mainly four storeys and basement. 5-window range on main block with 3-window range on projection, mullion and transom windows with terracotta details. Facade enriched with pilasters, string courses, cornice and parapet, and the central window projects and has a curved pediment. On the roof a projecting feature has square balustrade and round lantern. On the street corner is a curved and polygonal tower feature which is surmounted by an open octagonal drum with tall roof and open lantern. The front to street is a 24-window range with sections projecting, the elements emphasised by pediments, gables, wall stacks and pavilion roof with ornamental cresting. Similar facade to rear.	SJ 84455 97829
1270837	Rochdale Canal Boundary Wall between Sackville Street and Chorlton	Listed Building	II	Boundary wall between canal and Canal Street, which served as towpath on this section. 1804. Millstone grit slabs, with rounded top.	SJ 84399 97854
1270791	42 and 44, sackville street	Listed Building	II	Packing warehouses, now variously occupied. Probably c.1860-80. Red brick in Flemish bond, with sandstone dressings and hipped slate roof. Rectangular plan on end-of-block site parallel to south side of Rochdale Canal. Simple late-Georgian style.	SJ 84371 97790
1247608	46, Sackville Street	Listed Building	II	Shipping warehouse, now upholstery business. c.1860-70. Red brick in Flemish bond, with sandstone dressings, slate roof. Rectangular plan on corner site, at right-angles to street. Eclectic style with Romanesque features.	SJ 84393 97767
1254835	Regency House with barclays bank	Listed Building	II	Includes: No.50 SACKVILLE STREET. Shipping or packing warehouse, now bank and offices. c.1880-90, altered. Iron frame with sandstone ashlar and red brick dressings (roof not visible). Trapeziform plan on island site, with loading bay at west (left) side. Functional and almost a-stylar design.	SJ 84400 97753
1247609	institute of science and technology (university of manchester)	Listed Building	II	University institute of science. 1895-1912, by Spalding and Cross. Red brick with dressings of red sandstone and terracotta, slate mansard roofs. Large rectangular plan with 2 internal courtyards. French Renaissance style.	SJ 84467 97736
1283077	3, Brazil street	Listed Building	II	Shipping and packing warehouse, now...? Probably c.1870; altered. Sandstone ashlar and red brick with sandstone dressings (roof concealed). Small rectangular plan, with loading bay to left. Basement and 5 storeys (the 5th either rebuilt or added), a symmetrical 5-window facade,	SJ 84358 97778

NHLE	Name	Type	Grade	Description	NGR
				the 3-bay Center breaking forwards slightly, with rusticated basement, ashlar ground floor with cornice, 1st floor cornice, sill-bands to upper floors.	
1247555	boundary wall to Rochdale canal between princess street and Sackville Street, canal street	Listed Building	II	Boundary wall between canal and street which served as towpath in this section. 1804. Millstone grit slabs, with rounded top.	SJ 84328 97780
1247580	Rochdale canal lock number 87, to east of princess street, with cast iron footbridge beside street	Listed Building	II	Canal lock, including cast-iron footbridge over lower entry beside street. 1804-5, for Rochdale Canal Company; restored. Coursed squared sandstone, wooden gates. Chamber of 14-foot width with pairs of gates at both ends, ladder in center of south side. Cast-iron footbridge crossing lower entry, with paneled sides. Fourth in series of 9 locks on extension linking former Rochdale Canal basin at Dale Street with Bridgewater Canal basin at Castlefield, all in working order. Forms group with boundary wall of Canal Street on north side (q.v.).	SJ 84281 97740
1247389	central house	Listed Building	II	Shipping warehouse. 1880, by Corson and Aitken, renovated 1989. Red brick with red sandstone dressings, steeply-pitched slate roof with obelisk finials. Almost rectangular plan at right-angles to street and parallel to Rochdale Canal on north side (this wall following a slight northward bend in the canal). Scottish Baronial style.	SJ 84261 97708
1255031	former electricity power station	Listed Building	ii	Electricity power generating station, now part electricity sub-station and part central-heating generator for the locality. 1901, altered. Red brick with sandstone dressings (roof not visible). Trapeziform plan on island site adjacent to Rochdale Canal and former canal basin immediately to rear. Five bays to Winsor Street and 7 bays to Bloom Street.	SJ 84194 97714
1247387	lionesses house	Listed Building	ii	Shipping warehouses, now bank, offices, etc. c.1880-90. Red brick with sandstone dressings, slate roof. Almost rectangular plan on island site parallel to street, with canted corner to No.54. Four storeys with basements and attics, 8 bays with 2 windows per bay, plus the canted corner which has one window in each face: with punch-dressed stone plinth, cornice over ground floor, string-courses and sill-bands to all upper floors, moulded cornice and parapet (No.54 brick, and No.56 stone with short brick chimneys).	SJ 84238 97742
1254887	Lancaster house	Listed Building	II*	Includes: No.80 Lancaster House PRINCESS STREET. Shipping and packing warehouses, No.71 converted as apartments and No.67 (including No.80 Princess Street) converted as offices. Dated 1906 and built between 1905 and 1912; by Harry S. Fairhurst. Steel-framed, with cladding of brown and buff terracotta and some red brick; slate roofs.	SJ 84270 97647
1247432	asia house	Listed Building	II*	Packing and shipping warehouses, now offices. c.1900-10, by Harry S. Fairhurst. Iron frame with cladding of brown sandstone ashlar and buff brick on polished granite plinth (roof concealed).	SJ 84288 97624

NHLE	Name	Type	Grade	Description	NGR
1270897	Manchester house	Listed Building	II	Shipping and packing warehouse, now restaurant, offices etc. 1914, probably by Birkett; altered. Iron frame with cladding of brown sandstone and some buff brick (roof concealed).	SJ 84296 97579
1200838	orient house	Listed Building	II	Shipping or packing warehouse. 1914, by G.H. Goldsmith. Steel frame with facade of white matt-glazed terracotta and sides of rectilinear glass curtain walling, roof concealed.	SJ 84412 97609
1218253	Granby House	Listed Building	II	Shipping or packing warehouse, now flats. 1911, by Goldsmith and Son. Brick with dressings of white stone, composition roof. Rectangular plan.	SJ 84447 97612
1197918	police and fire station, London Road	Listed Building	II*	Police and fire station. 1901-6, by Woodhouse, Willoughby and Langham. Red brick with liberal dressings of yellow terracotta, slate roofs. Very large irregular quadrilateral plan round a central courtyard, on triangular island site. Ebullient Edwardian Baroque style, with turrets, domes, corner tourelles, and tall south-east tower with domed belfry.	SJ 84664 97798
1197926	Minshull House	Listed Building	II	Grey warehouse, now offices. Mid to later C19; altered. Sandstone ashlar at ground floor (painted), red brick in Flemish bond with sandstone dressings, slate roof. Rectangular plan on corner site, with splayed corner, loading bay at rear. Simplified palazzo style. Five storeys and basement, 8 windows plus the corner; with banded basement and left corner, band over ground floor, moulded cornice.	SJ 84464 97990
1208005	11, bloom street	Listed Building	II	Various warehouses and pattern card factory, now various offices. Mid to later C19, altered (renovation in progress at time of survey). Some sandstone ashlars but mostly red brick in Flemish bond with sandstone dressings (roof concealed). Square plan including through loading bay at left side.	SJ 84444 97971
1247478	Rochdale canal boundary wall to canal between chorlton street and minshull street.	Listed Building	II	Boundary wall between canal and Canal Street, which served as towpath on this section. 1804. Millstone grit slabs, with rounded top	SJ 84474 97932
1247481	Rochdale canal lock number 86, to east of chorlton street		II	Canal lock. 1804-5, for Rochdale Canal Company; restored. Coursed squared sandstone, wooden gates. Chamber of 14-foot width with pairs of gates at both ends, ladder in center of south side.	SJ 84465 97915
1197759	Mintierna House		II	Shipping warehouse. Probably mid to later C19; altered. Red brick with facade of coursed sandstone rubble (roof concealed).	SJ 84468 97900
1283092	Minshull House		ii	Canal warehouse, in use as a Polytechnic library at the time of listing. Early to mid C19, probably enlarged in later C19, and subsequently altered. Red brick in English garden wall bond (the front rendered), with sandstone dressings, corrugated sheet cladding to jettied upper floors at rear (roof concealed), internal cast-iron and wrought-iron frame. L-plan formed by main range on east-west axis between Chorlton Street at front and former	SJ 84479 97885

NHLE	Name	Type	Grade	Description	NGR
				canal basin at rear, with a wing at the south-east corner.	
1283091	39, chorlton street		ii	Town house, now shop. c.1800, altered. Brick, painted white, slate roof. Double-depth single-fronted plan	SJ 84437 97910
1197758	the Churchill public house		ii	Public house. Early C19, altered. White-painted stucco on brick, slate roof. Rectangular plan on corner site. Now 2 storeys and 3 windows (but probably formerly 3 storeys), symmetrical, with a still-band to windows which are at 2nd-floor level; tall central doorway with cornice on elongated consoles and square overlight with margin panes, and 2 tall windows with glazing bars; lettered band over ground floor; 3 small square 2-light casements to the upper floor. Chimney at junction with No.39 to right. Left gable wall has blocked doorway with overlight like that at front, window to left and 2 small casements to the upper floor. Adjoins No.39 to right (q.v.) and No.9 Richmond Street to rear (q.v.), which it probably formerly resembled before remodeling. Included for group value.	SJ 84429 97919
1247476	9, Richmond street		II	Town house, now part cafe. c.1800, altered. Painted brick, slate roof. Single-depth double-fronted plan.	SJ 84435 97926
1247607	27, Sackville Street		II	Textiles warehouse. c.1870-80. Red brick with sandstone dressings, slate roof. Shallow rectangular plan on end-of-block site, parallel to street, with loading bay in right-hand return wall. Four storeys over basement, 9 windows; with punch-dressed plinth, channelled ground floor, sill-bands to all floors (that to 1st floor on a brick corbel table), and elaborate brick-bracketed frieze to prominent moulded stone cornice.	SJ 84340 97862
1246955	former pickles building		II	Shipping warehouse, now offices. 1870, by Clegg and Knowles. Sandstone ashlar, slate roof. Trapeziform plan on corner site, with integral loading bay to rear. Eclectic style with some Gothic features.	SJ 84188 97889
1270899	101, princess street		II	Shipping warehouse, converted to flats and offices. 1869, by Clegg and Knowles; altered. Red brick in Flemish bond, with sandstone dressings (roof not visible). Parallelogram plan on island site, with rear loading bay. Italian palazzo style.	SJ 84208 97860
1247391	103, princess street		II*	Mechanics' Institute, now museum. 1854, by J.E. Gegan; altered and internally remodeled. Red brick in Flemish bond with sandstone dressings (roof not visible).	SJ 84226 97827
1270871	Brazil house,		II	Pair of shipping warehouses, now offices, etc. c.1870-80; altered. Yellow brick with sandstone dressings (roof not visible). Trapeziform plan on island site, at right-angles to street, with rear loading bay. Eclectic style, with some Gothic features.	SJ 84240 97802
1270914	109, princess street		II	Packing and shipping warehouse, now offices. 1863, by Clegg and Knowles. Red brick with sandstone dressings (roof not visible).	SJ 84261 97779

NHLE	Name	Type	Grade	Description	NGR
1247444	new union public house		II	Public house. Early C19, altered. Red brick, with painted render to ground floor, slate roof. Rectangular plan on island site, at right-angles to street. Two storeys and 3 windows, symmetrical; plinth, 1st-floor sill-band; segmental-headed doorway with set-in doorcase and panelled door; altered casement windows on both floors; inn sign on bracket at right-hand end of 1st floor. Long and slightly concave right-hand return wall with similar openings; back extension. Interior altered but contains some stained glass. Included for group value.	SJ 84276 97762
1247058	eastern house Portland house		II	Includes: Nos.40 TO 46 Eastern House PRINCESS STREET. Shipping warehouse, now offices, club, etc. c.1870-80. Probably iron-framed, with cladding of red brick in Flemish bond, sandstone dressings, slate roof. Trapeziform plan on corner site, with loading at rear.	SJ 84170 97844
1247386	Transact House		II	Includes: No. 2 Transact House WATERLOO STREET. Shipping warehouse and packing warehouse, now offices. c.1880-90. Red brick with sandstone dressings, slate roof. Trapeziform plan on island site. Eclectic style.	1247386
1270911	Rhodesia House		II	Includes: No.102 Rhodesia House BLOOM STREET. Various packing warehouses. c.1880-90. Red brick with sandstone dressings, slate roof. Trapeziform plan on island site. Eclectic style. Four storeys with basements and attics, 3 bays plus chamfered corners, symmetrical; punch-dressed stone plinth, string-course and cornice over ground floor, pairs of string-courses between floors, moulded main cornice with brick parapet, attic above this with 2 large pedimented gables, steeply-pitched hipped roof with corner finials.	SJ 84205 97772
1247385	Langley Buildings		II	Textiles warehouse, now offices. c.1880-90, altered. Cast-iron frame with sandstone ashlar facade and red brick side (roof not visible). Narrow rectangular plan at right-angles to street, with chamfered corner. Eclectic style with some Jacobean detailing. Five storeys over basement, a 3-window facade plus the left corner, with cornice to ground floor, sill-bands to all floors, cornice to top floor with carved upstand at corner.	SJ 84158 97815

Appendix B : Non-Designated Heritage Assets

HER	Name	Description	NGR
11752.1.0	The Goose public house	Late C18 with later alterations. Engraved stucco; 3 storeys; sash windows in plain surrounds, that on left-hand side without glazing bars; moulded stucco pilaster doorcase with swagged frieze and blocked semi-circular fanlight; dentilled eaves; slates. Late C19 coloured tile inn front.	SJ 8434 9788
11412.1.0	Minshull Mill (site of)	Cotton mill shown in 1831 and 1849 maps as rectangular range. Shown on the 1888–89 map, unnamed. By 1905 it had been demolished and Fairfield Street had been built across the site. (1)	SJ 8460 9780
12346.1.0	Cotton Mill and possible Smithy (site of)	Site shown as built up on 1831 map, apparently with back-to-back housing. The 1849 map shows a single building on this site, named as a smithy. Adshead's map of 1850, however, names this as a cotton mill.	SJ 8464 9788
16527.1.0	6 Whitworth Street to 34 London Road (former buildings at)	No.34 is the east–west aligned component of an L-shaped block that was originally built c.1876 as offices for the Manchester, Sheffield & Lincolnshire Railway Company and subsequently converted for use as the Hotel International.	SJ 8466 9787
12347.1.0	Monroes public house (36 London Road)	The public house No.36 London Road, at the corner with Whitworth Street, now Monroes, was formerly the White Hart and is shown on the 1888 map. 3 storeys, with ground floor rendered. Arched windows to all floors, those on the first and second floors having stone surrounds; stone bands with dentillated brickwork below run around the street elevations above the first-floor windows and at sill level on the second floor. Dentillation to eaves. (1)	SJ 8467 9787
MGM13574	Cotton Mill (site of)	Factory of 3 storeys shown on south side of Brook Street (now Bladon Street) at junction with London Road in a book of plans of Manchester mills c.1822, the occupiers being named as J & J Ramsbottom. This mill appears to be shown, unnamed, on the 1787–94, 1800 and 1808 maps.	SJ 8465 9792
12344.1.0	Bank Top Tunnel (Duke's Tunnel)	Navigable tunnel built by the third Duke of Bridgewater in 1787–89 from the river Medlock to below a coal yard on the east side of London Road, where coal was winched up a shaft using a horse-gin [see also HER 16915.1.0].	SJ 846 979
11411.1.0	Shepley Street Mill (site of)	Shown in 1831 and 1849 maps as large rectangular range. Named as	SJ 8461 9793

		disused on the 1888–89 map, but still shown on the 1905 map when named as Ogdens Mill. By 1932 the mill had been demolished and Aytoun Street extended across the site of its western end. (1)	
11410.1.0	London Road Mill (site of)	Cotton mill shown on 1831 and 1849 maps as L-shaped range. In 1888–89 map only the eastern arm of the building is shown, unnamed. This is still shown on the 1905 map. By 1932 the building had been demolished and Aytoun Street extended across the site. (1)	SJ 8457 9795
11409.1.0	Piccadilly Mill (site of)	Rectangular range named as 'Mr Drinkwater's Cotton Works' in 1787–94 map, 'Plants Cotton Mill' on 1831 map, and as 'Piccadilly Mill, cotton' on 1849 map, which identifies a boiler house on the south side of the building. The 1888-9 map shows the mill to have been extended to the rear. Still shown on the 1905 map which names this as the Piccadilly Printing Works. By 1932 the mill had been demolished and Aytoun Street extended across its site. (1)	SJ 8457 9798
12345.1.0	Factory/Warehousing (site of)	Site vacant on 1831 map. Rectangular range built by 1849 and named on Adshead's map of 1850 to have had a commercial use. Still shown on mapping of 1969. Photographs show this building to have been gabled, c. 5 storeys, and with a square chimney on the south-east (MCL 00238, 00251). Site now occupied by car park. (1)	SJ 8461 9802
12343.1.0	8–14 London Road (site of)	Probably the buildings shown on this site on Green's map of 1787–94. Originally 4 separate properties. No.8 on the right, formerly the Coach and Horses, now under renovation; Nos.10–14 is a restaurant. No.8 is 3 storeys; the building is currently boarded over but appears to retain a ground-floor bay window, with the entrance via steps to its right.	SJ 8463 9799
14735.1.0	Stores, Stabling & Offices (site of), Aytoun Street	Rectangular building shown on Johnson's map of 1818–9. Sited adjacent to entrance to timber yard of Thomas Dickinson.	SJ 8458 9806
14732.1.0	Building (site of), Aytoun Street	L-shaped building shown on Green's map of 1787–94. Its alignment corresponded with an old boundary which abutted it on the east and west and not with the surrounding late 18th century street pattern, suggesting that it was earlier in date. Also shown on 1800	SJ 8455 9804

map of town but not indicated on 1808
map and later mapping. (1)

14736.1.0	Building (site of), Aytoun Street	Rectangular building shown on Swire's map of 1824 (2) and Bancks & Co's map of 1831, with a small extension to the south being indicated on the 1849 OS map. Set within north-east corner of rectangular enclosure identified on the 1849 map as a stone mason at the southern end of Aytoun Street. Building demolished prior to OS mapping of 1888–89 when Aytoun Street had been extended across the western half of the stone yard and the eastern half had been absorbed within the adjoining timber yard. (1)	SJ 8455 9804
1414.1.0	Garrett Hall (site of)	Garrett Hall [lay] on the north bank of the river Medlock close to the junction with Shooter's Brook. A black and white timber mansion on stone base, apparently fallen into decay by the end of the 18th century and let as tenements. House sold to Oswald Moseley 1595, said to be extant 1824. One wing remained c.1864. Final fragment demolished 1910. (1)	SJ 8434 9761

Appendix C

C.1 Maps

Map Reference	Date Surveyed	Notes
1848 First Edition OS map	1848	Plate 2
1909 OS map	1909	Plate 3
1923 OS map	1923	Plate 4

Source: <Source>

