



Block C, First Street South
Heritage Statement
November 2023

Contents

1.	Introduction	2
2.	Site Context	4
3.	Policy and Guidance	14
4.	Scoping of Assets	18
5.	Assessment of Significance	27
6.	Assessment of Impact	35
7.	Planning Policy Assessment	42
8.	Summary and Conclusions	43

1. Introduction

- 1.1. This Heritage Statement ('the Statement') has been prepared by Deloitte LLP and accompanies an application for Full Planning Permission submitted on behalf of Downing Living (Manchester South) Limited Partnership Incorporated ('Downing Living' / the 'Applicant') to Manchester City Council ('MCC').
- 1.2. This report should be read in conjunction with the Design and Access Statements prepared by Simpson Haugh and the Planning Statement prepared by Deloitte LLP. This report assesses above ground heritage only.
- 1.3. The proposals are for a new purpose-built student accommodation (PBSA) building, with internal and external communal amenity space. The building will be surrounded by high-quality public realm and soft landscaping.
- 1.4. The description of the Proposed Development is set out below:
- 1.5. *"Erection of a 28-storey (+ ground) building comprising purpose-built student accommodation (Sui Generis) and other associated works including public realm, secure cycle parking and servicing arrangements."*
- 1.6. This Report has been prepared in respect of this Proposed Development and planning application only. The assessment of significance of each asset is considered in this context and is proportional to the asset's significance and relationship with the Site.
- 1.7. This report has been prepared by Deloitte LLP: a real estate consultancy comprising planning and surveyors as part of Deloitte LLP. Authors: Katie Wray (BA (Hons)) – Director, Kelly McCann (BA (Hons), MSc, MRTPI) – Assistant Director, and Cameron Radford (MPLAN (Hons)) – Assistant Planner.

Report Structure

- 1.8. The National Planning Policy Framework (NPPF) (2023) provides the Government's national planning policy on the conservation of the historic environment. In respect of the information required for applications, it states at paragraph 194 that:
"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"
- 1.9. In light of these requirements this Report is structured as follows:
 - Section 2: Site context, including a Site history. This Section also delineates the heritage assets potentially affected by the Proposed Development.
 - Section 3: Legislative and policy context for this assessment.
 - Section 4: Scoping of assets.
 - Section 5: Assessment of significance.
 - Section 6: Assessment of impact.
 - Section 7: Policy assessment.
 - Section 8: Summary and conclusion.

Research Methodology

- 1.10. The assessment has been carried out in accordance with the relevant statutory duties of The Planning (Listed buildings and Conservation Areas) Act 1990 ('Listed Buildings Act 1990' and the policies on conserving and enhancing the historic environment in chapter 16 of the NPPF. Further detail on these can be found within Section 3.
- 1.11. The baseline assessment has been undertaken using a combination of desk-based study and fieldwork to identify and assess the heritage significance of the potentially impacted heritage assets and to establish the impact, if any, on their significance. The following survey and data sources have been used:
 - National Heritage List for England (Historic England (HE));
 - Manchester University Library Records;
 - Detailed visual site inspections carried out in September 2022, and

- Other published sources of information which are referenced where relevant.

Scoping Methodology

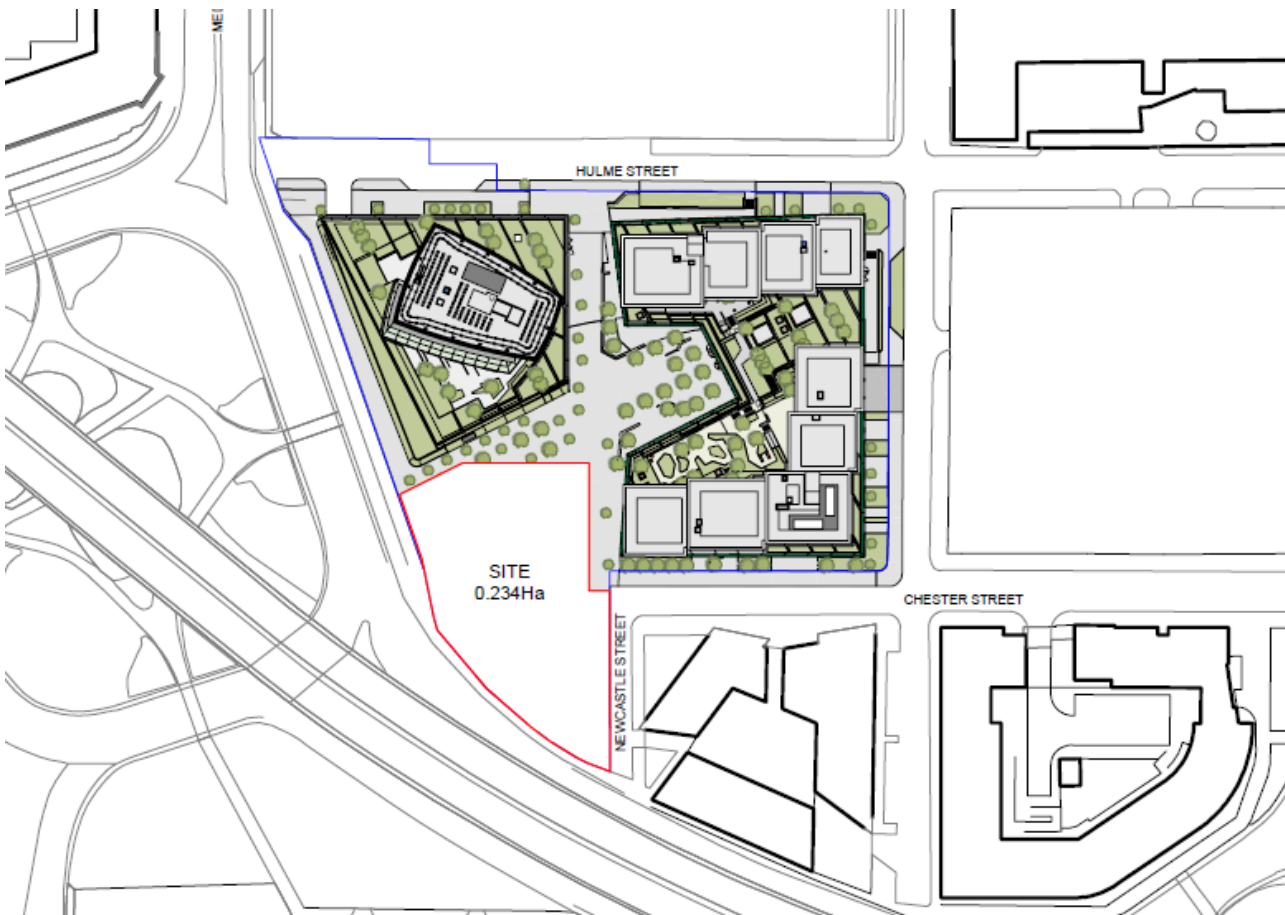
- 1.12. A desk-based study was undertaken across November 2023 to assist in delineating the area of analysis; identifying which heritage assets would be included for further assessment; and assessing the potential impact on the identified heritage assets.
- 1.13. As set out in The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) it is worth noting the distinction between Zone of Visual Influence and another commonly used method, Zone of Theoretical Visibility: *“A ‘Zone of Visual Influence’ defines the areas from which a development may potentially be totally or partially visible by reference to surrounding topography. However, such analysis does not take into account any landscape artefacts such as trees, woodland, or buildings, and for this reason a ‘Zone of Theoretical Visibility’ which includes these factors is to be preferred.”*
- 1.14. A ‘Zone of Theoretical Visibility’ study was therefore undertaken by OPEN to gain a more robust understanding of the extent to which the Proposed Development may be visualised, taking into consideration the landscape artefacts within the surroundings. This initial assessment had identified that the Proposed Development was most likely to be visible within a 300m radius. Therefore, any identified heritage assets within 300m of the Site were automatically scoped-in for further consideration via a site visit.
- 1.15. The Site visits supplemented our understanding and helped to ascertain the extent of visual impact in conjunction with the Site and nearby heritage assets.
- 1.16. The setting of these assets must also be identified and understood. As set out in ‘The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)’ by Historic England, *“setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance”*. In this regard an appropriate second step is to identify the setting of the assets and understand whether there is any potential for this to be impacted.
- 1.17. Where there is considered no realistic potential for adverse impacts (usually because the asset along with its setting, and the Proposed Development, cannot be viewed or understood at the same time, tangibly or intangibly), such assets have been discounted from further assessment.
- 1.18. Section 4 of this Statement sets out the scoping exercise undertaken in relation to the Proposed Development. **In total, 6 assets have been considered in scope of the assessment and 2 have been discounted.**
- 1.19. Following the scoping exercise, the next step is to undertake more detailed analysis of the significance of the identified heritage assets, specifically the contribution their setting makes to that significance. This is done in Section 5: Assessment of Significance.
- 1.20. Finally, the impact the Proposed Development has on the setting and ultimately the significance of the assets is assessed, as carried out in Section 6: Assessment of Impact.

2. Site Context

Site Description

- 2.1. The Site is bound to the north and north east by land that is currently being redeveloped to deliver a co-living scheme of up to 45 storeys (pursuant to Planning Permission Ref. 125573/FO/2019 (as amended)). The Site is bound to the south east by Parkway Gate and New Medlock House (PBSA operated by Unite); to the south by Mancunian Way; and to the west by Medlock Street.
- 2.2. The Site measures approximately 0.23 ha in area, and is currently relatively flat open land, previously used for surface level car parking but now vacant (save for the temporary siting of construction compounds). To the south of the Site are a number of mature trees and vegetation.
- 2.3. The Site is located within Flood Zone 1 and within a Critical Drainage Area.
- 2.4. There are no records of protected species within the Site and it is not subject to any environmental designations.
- 2.5. A Site Location Plan is shown in **Figure 2.1**.

Figure 2.1 - Site Location Plan (Author: Simpson Haugh, 2023)



Site Context

- 2.6. The Site is located within the Regional Centre and city centre, within MCC administrative area.
- 2.7. The Site is located to the north of the predominately residential area of Hulme. Within Hulme, the nearest residential properties to the Site are at Loxford Court, which sits approximately 60m to the south of the Site. Hulme is largely severed from the city centre by Mancunian Way; albeit there is an established pedestrian crossing under Mancunian Way at the junction of Clarendon Street and Newcastle Street. This pedestrian crossing links to Newcastle Street to the

north, beyond which is the wider Plot 11 development. Pursuant to both the extant planning permission (as it relates to Blocks A, B and D), and this application (relating to Block C), this pedestrian route is to be enhanced.

- 2.8. The Site forms part of the FSDF area and has been one of MCC's key regeneration priorities for over a decade. The regeneration initiative includes three distinct development areas of First Street: First Street North (FSN), First Street Central (FSC) and First Street South (FSS). The Site, alongside Blocks A/B and D (currently under construction pursuant to Planning Permission Ref. 125573/FO/2019 (as amended)), are located within Plot 11, FSS.
- 2.9. Immediately to the north of the Site is FCS, comprising Plots 9 and 10 of the First Street Masterplan. In 2022, Plot 9a received planning permission (Ref.18132600/FO/2021) for a nine storey 'net-zero' office building, which is now being brought forward by Ask Real Estate. In June 2022, it was announced that the Government Property Agency (GPA) will occupy the Plot 9a building once complete. Plot 9b remains a vacant future development site. Plot 10 is split into two separate plots, Plot 10a and 10b. Plot 10a received planning permission (Ref. 136043/FO/2023) earlier this year for a highly sustainable office development (which is also being brought forward by Ask). Plot 10b subsequently received planning permission (Ref. 136170/FO/2023) for a 14 storey PBSA development comprising 576 bedspaces as well as a new 'food-hall' on the ground floor, helping to activate this part of the City Centre. Construction on Plot 10b started in September 2023, and the development is due to accommodate its first student intake in 2026/27.
- 2.10. The implementation of Purpose-Built Student Accommodation (PBSA) in the First Street Masterplan has served as a catalyst for placemaking and regeneration, contributing to a more vibrant community and increased local expenditure. The presence of PBSA has helped to support the vitality of businesses located within the area, thereby establishing a positive feedback loop between the community and local economy. Overall, this exemplifies the positive impact that well-designed and strategically placed PBSA can have on urban development initiatives.
- 2.11. Further north of the Site is FSN, which is now complete. Centred around Tony Wilson Place, FSN is now a cultural hub for the city including HOME (a contemporary art, film and theatre complex) alongside a wider mix of uses including PBSA, a multi-storey car park ('MSCP') and a range of carefully curated food and drink operators, as well as new public spaces.
- 2.12. Immediately to the east of the Site is Unite Student accommodation (New Medlock House and Parkway Gate). Further beyond to the east, there is a cluster of converted mills (Macintosh Mill, Chorlton Mill and Cambridge Mill), and a diverse mix of uses, including PBSA, retail, residential and food and beverage units.
- 2.13. To the west of the site is Medlock Street, beyond which is a Premier Inn and Canvas Student Accommodation (a PBSA development comprising 807 beds, previously approved under Ref. 118683/FO/2017). Resolution to grant planning permission (Ref. 135419/FO/2022) was secured at Planning Committee on 1st June 2023 for a new PBSA and office scheme at One Medlock Street / Former Premier Inn Site. The scheme will deliver a 38 storey PBSA scheme (1,014 bedspaces) alongside an office building.

Heritage Assets

- 2.14. The Site is not located within a conservation area and there are no listed buildings within the Site boundary. However, there are a number of heritage assets near to the Site, as discussed below.
- 2.15. The Heritage Statement considers above ground heritage only.

Listed Buildings and Non-Designated Heritage Assets

- 2.16. For the purposes of this assessment, a 300m search area has been chosen. This search area has been selected based on the results of the 'Zone of Theoretical Visibility' study undertaken by OPEN and a site visit. As shown on **Figure 2.5**, there are 6 Listed Buildings within 300m of the Site boundary which have been listed in the table below:

No.	Title	Grade	Distance from Site
1	Former cotton mill on west side of junction with Cambridge Street (Macintosh Mill)	II	100m
2	Mill chimney stack on west side of junction with Cambridge Street (Macintosh Mill)	II	150m
3	Chorlton new mill and attached chimney	II	185m
4	Chorlton Old Mill	II	170m
5	Mill on north east corner of junction with chester street	II	170m
6	Chatham Mill	II	250m

Table 2.1 – Table of Listed Buildings within a 300m radius (Sourced using Historic England's Mapping Tool, November 2023)

- 2.17. Following a search of the Historic Environment Record, several non-designated assets were identified, however, all are below-ground and have therefore been discounted from this report which examines built heritage only.

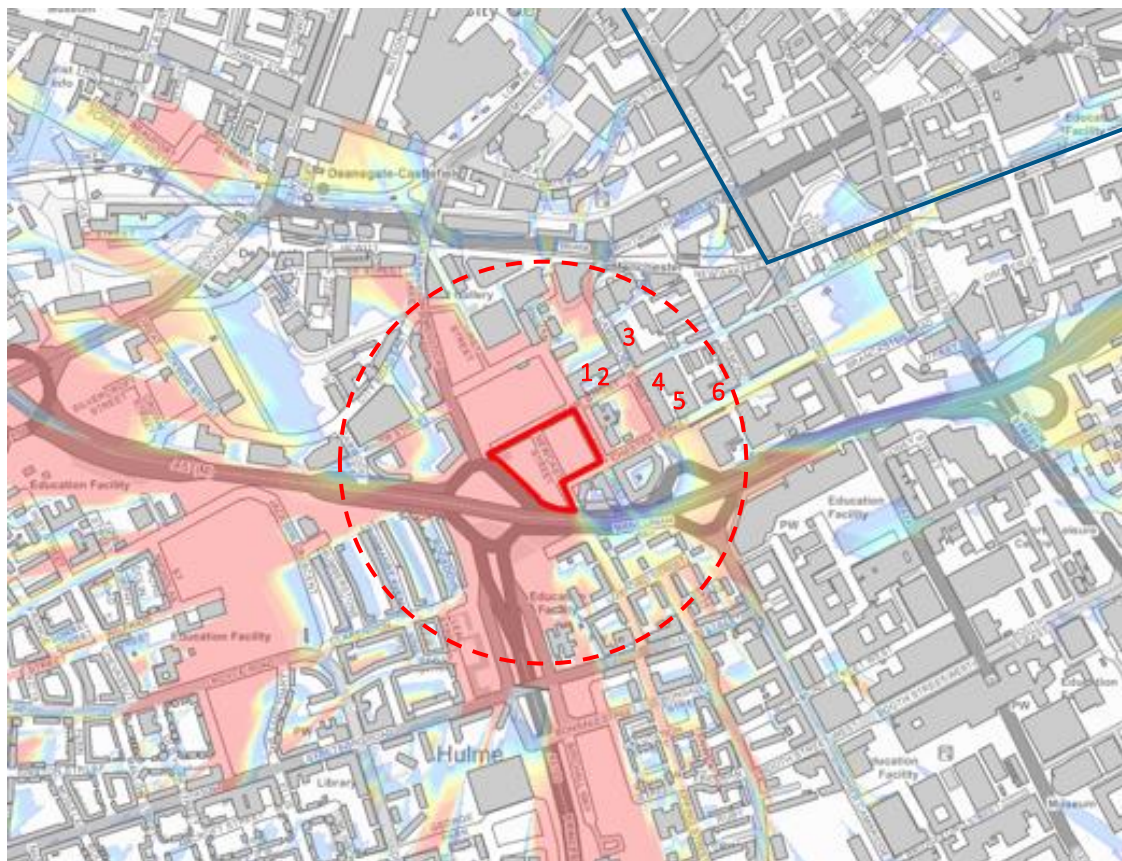


Figure 2.2 – Designated Heritage Assets within a 300m boundary and Whitworth Street Conservation Area in blue – (Source: Historic England. Marked up by Author in 2023)

Conservation Areas

- 2.18. There are no conservation areas within the 300m boundary, however, slightly outside the boundary is the Whitworth Street Conservation Area, shown in green in the **Figure 2.2** above. The Whitworth Street Conservation Area has been scoped out of further discussion due to the distance and the limited relationship between the Site and the Conservation Area as a result of the built-up nature of the area between the two.

Wider Area History¹

- 2.19. The first major settlement of what is now Manchester city centre was by the Romans in AD 79, who established a fort at Castlefield. By the thirteenth century the Grelley family had established a manor house north of the Roman fort, and likely also a castle, which is recorded in 1184. The medieval town then grew up around the manor house, although nothing earlier than the fifteenth century survives.
- 2.20. The parish church (made a cathedral in 1847) was made collegiate in 1421 and was almost completely rebuilt thereafter. The priest's college with its great hall (now Chetham's School and Library) was erected on the Site of the Grelley manor house and is the best and most intact example of its type in the country.
- 2.21. Manchester was described by the Royal Antiquary John Leland as "the fairest, best builded town" he had ever seen, following a visit to the north in 1538. By the end of the sixteenth century Manchester's population had more than quadrupled and was now being seen as a centre for the cloth trade. Manchester's specialism for cloth containing cotton was firmly established by the end of the seventeenth century as the centre of a network of south Lancashire towns that specialised in the production of cloth containing cotton.
- 2.22. Manchester came under siege during the Civil War in 1642, which (along with a serious outbreak of the bubonic plague in 1645) caused trade to come to a standstill. However recovery came quickly as merchants resumed their activities and inward migration renewed the population.

¹ The principal sources for this section are:

GMAU, 2009. *Greater Manchester Urban Historic Landscape Characterisation: Manchester District Report*. (Unpublished report)

²Townships: Manchester, in *A History of the County of Lancaster: Volume 4*, ed. William Farrer and J Brownbill (London, 1911), pp. 222-251. British History Online <https://www.british-history.ac.uk/vch/lancs/vol4> [accessed 11 May 2022].

- 2.23. The establishment of the church of St Ann in 1709 and the laying out of St Ann's Square in 1720 to the south of the old town centre was the first major planned development outside the medieval town. The church, along with two greatly altered houses on King Street, are thought to be all that remains of this period of development.
- 2.24. Increase in trade was accompanied by better communications. The roads to Stockport, Oldham and Ashton-under-Lyne were all turnpikes by the early 1730s, and links to Liverpool and the west improved when the Irwell and Mersey navigation opened in 1736.
- 2.25. By the second half of the eighteenth century Manchester had become a first rank provincial town. Trade was burgeoning, centred on the cotton industry, although production was mainly in domestic workshops.
- 2.26. Towards the end of the eighteenth century the town experienced rapid expansion facilitated by sales of large parcels of land in and around the centre in response to increasing demand and soaring land values. With the exception of the Ancoats area, where the predominant activity was the construction of industrial buildings, these land acquisitions related mainly to residential development.
- 2.27. By the end of eighteenth century as urban and industrial expansion gathered pace, the scene was set for Manchester to become the first industrial economy and society in the world. The precise reasons it befell to Manchester remain unclear. Long experience of textile production and trade, and the absence of restrictive practices associated with a corporation and craft guilds played a part.
- 2.28. It has also been suggested that the humidity of the climate, which made the cotton easier to manipulate was also a contributory factor. The regional specialisation in producing cotton-using cloths and the high level of expertise in the material developed over the last 150 years is perhaps the most important factor.
- 2.29. The first cotton mill was built for Richard Arkwright on Miller Street in 1780-3, and the first to be powered by a rotary steam engine was erected for Peter Drinkwater on Auburn Street in 1789. The boom followed with the number of cotton-spinning firms doubling from 51 in 1799 to 111 in 1802.
- 2.30. The rapid pace of industrial development was facilitated greatly by the introduction of canals, which provided the first efficient means of transporting bulk loads of goods. The country's first canal (1759-65), built by the Third Duke of Bridgewater with its terminus at Castlefield, and significantly assisted the growth of trade.
- 2.31. The Bury-Bolton, Manchester-Ashton-Oldham and Manchester-Rochdale canals followed between 1790 and 1806. The Ashton Canal was proposed in 1791, and was intended to provide link between Manchester and the collieries in the Ashton and Oldham area. The canal had been completed between Manchester and Ashton by early 1797, which included the construction of an impressive aqueduct over Store Street, although the terminus basin at Piccadilly had yet to be finished.
- 2.32. The Rochdale Canal, the first of the trans-Pennine waterways, was completed in 1804, and a short cross-city section linked it to the Bridgewater Canal at Castlefield.
- 2.33. The canals turned Manchester into an inland port, with wharves and quays alive with horse-wagons and narrow boats around the Ashton canal basin and Castlefield to the north-west of the Site.
- 2.34. By 1821 there were three navigable routes from Liverpool to Manchester: the Mersey and Irwell Navigation of 1736, the Bridgewater Canal, and the Leeds and Liverpool Canal (the branch linking it to the Bridgewater at Leigh was completed in 1821).
- 2.35. Railways soon followed, bringing with them another world first: the construction of the world's first passenger railway terminus, the Liverpool and Manchester. The original station and warehouse of 1830 still survive on Liverpool Street, preserved as part of the Manchester Museum of Science and Industry.
- 2.36. Store Street Station (later London Road, now Piccadilly) opened in 1842. The construction of new railway lines, stations, goods warehouses and depots led to further redevelopment in central Manchester as acres of land were cleared to accommodate the infrastructure required by the railways.
- 2.37. The rapid experimentation and development of technology led to the city becoming a world centre of engineering by the end of the nineteenth century, notably in fireproof construction and iron framing, examples of which can be found along Cambridge Street.
- 2.38. The pace of industrial development was mirrored in the proliferation of densely-packed housing, which rapidly covered the open spaces between the mills and workshops in central Manchester. Unprecedented levels of poverty, deprivation and squalor accompanied this rapid growth, with infamous slums developing in Angel Meadow, Lower Deansgate, Ancoats and Shudehill.
- 2.39. By the Victorian era the city was an urban and industrial colossus, with thriving industries such as iron-founding, engineering, bleaching and dying, as well as cotton spinning. In 1844, Benjamin Disraeli called Manchester "the most wonderful city of modern times".

- 2.40. Commerce and trade, however, were already more important than manufacturing; the Exchange, which was extended in 1847, had to be rebuilt in 1869-74. Nevertheless, the system of local government lagged behind and it wasn't until 1838 that a municipal corporation was secured, which provided for the creation of new boroughs with elected councils. The manorial rights were bought by the Corporation in 1848, and a decade later Manchester became administratively a city.
- 2.41. The Manchester Ship Canal opened in 1894 and made Manchester a post of international stature, helping to diversify the economic base of the region. Importantly, it cushioned the city from the worst effects of the interwar recession.
- 2.42. The suburbs greatly expanded during the inter-war years, with more than 27,000 council houses erected between 1924 and 1938, but council rents were still out of reach of the poorest. Housing conditions were still appalling in the older inner suburbs of Ancoats, Angel Meadow, Chorlton-on-Medlock, and in the Hulme area immediately to the south of the Site.
- 2.43. Throughout the 1920s and 1930s a limited programme of slum clearance was undertaken, with the intention of eradicating some of the very poorest housing in the inner city area. Progress was slow because of national government limits on Local Corporation spending, and because of the time needed to acquire the land upon which to build the new council estates planned for Wythenshawe to the south of the city, and other outlying areas.
- 2.44. On 1 September 1939, Germany invaded Poland, and World War II began. Like other large industrial cities in Britain, Manchester suffered aerial bombardment during the conflict.
- 2.45. Manchester was hit by two nights of air raids in December 1940. These are often referred to as the 'Christmas Blitz'. As a result of these raids, an estimated 684 people died and more than 2,000 were injured.
- 2.46. The end of World War II brought a period of decline in manufacturing and the city's economic status. The cotton industry had collapsed by the 1950s and the most dramatic period of industrial decline began in the later 1960s.
- 2.47. Housing remained a problem and the City responded with high rise and deck access solutions in the 1960s and 70s, which, along with widespread unemployment, exacerbated social problems.
- 2.48. The later part of the twentieth century in Manchester is notable for the beginning of regeneration, with exemplary conservation schemes and effective re-use of historic buildings, including the opening of the G-Mex Exhibition Centre in 1986 in the old Central Station, and renewal of the Castlefield area from the 1980s.
- 2.49. The expansion of the residential sector has been a key feature of the urban renewal programme during the last twenty years, with recent development dominated by new build residential flats on the edge of the city, alongside conversions of historic buildings.

Local Area and Site History

- 2.50. As with much of Manchester before the industrial revolution, the Site (which lies on the southern edge of the city centre) was largely undeveloped.
- 2.51. The construction of the Bridgewater Canal in 1762, terminating in Castlefield, contributed to the area's status as the hub of the region's transport network, and provided an impetus for development.
- 2.52. Development was a mixture of industrial and residential, with rows of workers' housing dominating. These rows of workers houses were located between closely packed steam-powered mills, warehouses and other commercial premises. During the first half of the 19th Century the area's population increased fifty times and these tightly packed houses resulted in poor living conditions.
- 2.53. James Pigot's map of 1819 (**Figure 2.3**) features the Bridgewater and Rochdale Canal, and the River Medlock. The area surrounding the Site (including the Site) remains largely undeveloped. The Chorlton Old Mill has been built on Cambridge Street which was part of the Birley family's growing industrial portfolio. Hugh Hornby Birley was a prominent member of the group of wealthy industrialists who dominated Manchester life and politics.



Figure 1.3 Excerpt from James Pigot map (1819) showing the Bridgewater and Rochdale Canals, and the River Medlock. Chorlton Old Mill has been built on Cambridge Street which was part of the Birley family's growing industrial portfolio. The approximate site area (denoted by the red circle) remains undeveloped. (Manchester Libraries)

- 2.54. Around the same time, the area became known formally as Hulme through a Police Act obtained in 1824. Hulme was included within the municipal borough of Manchester in 1838 by the first charter.
- 2.55. The area map of 1836 (**Figure 2.4**) demonstrates the growing industrialisation of the area, notably along Cambridge Street to the east of the Site. Many of the factories were part of the Birley Family's portfolio who had begun to invest in the rubber industry. A number of light industrial warehouses known collectively as Knott Mill are to the north of the Site. Workers' housing laid out in a grid iron plan was constructed nearby to support the factories.



Figure 2.4: Excerpt from James Pigot map (1836). The surrounding area is becoming increasingly developed. Further industry has developed along Cambridge Street and worker houses have been constructed in the area to support these factories. Site denoted by red circle, with housing constructed. (Manchester Libraries)

2.56. By 1845 (**Figure 2.5**) the area was heavily developed as a result of the continued industrialisation of Manchester. There were a number of new factories in the Cambridge Street area and existing factories had been extended. St Wilfrid's Church had been completed in order to serve the Roman Catholic population in the area which were predominantly Irish migrants who came to Manchester in search of work. The area had become known as 'Little Ireland'. It was recognised in 1844 that the back-to-back houses led to dire living conditions and new laws were passed to prohibit the construction of further back-to-back housing. However, most of the existing back-to-back houses were not demolished until the 20th Century.



Figure 2.6: Ordnance Survey map of 1845. The area has been heavily developed as part of the growing industrialisation of Manchester. Development includes the expansion of factories along Cambridge Street and further workers houses within Hulme. St Wilfrid's Church to the south-west of the site was completed in 1942. Site denoted by red circle. (National Libraries of Scotland)

2.57. Manchester was still an important industrial centre and port by the mid twentieth century; and after the city centre, the Hulme area received the worst of the raids during World War II, with bombs that were intended for Salford docks, Trafford Park and the city centre often going astray. **Figure 2.5** shows the extent of bomb damage to the immediate area surrounding the Site during the 'Christmas Blitz' of December 1940.



Figure 2.7: Manchester City Council Architect's Department (Building Surveyors Division) (1940-1941) Record of location of aerial bombs on the City of Manchester. Site denoted by red circle

- 2.58. Following the Second World War, the Manchester Corporation published the City of Manchester Plan 1945, which aimed to regenerate the city centre with proposals for wide scale redevelopment, following the model of a modern, planned city favouring the car over the pedestrian.
- 2.59. In the 1960s, there were large scale slum clearances throughout Hulme. Most of the Victorian dwellings and terraced houses in the area were demolished and were replaced by prefabricated mid-rise deck access flats. These dwellings proved to be unpopular and were soon demolished in the early 1990s, making way for a number of private and social housing developments.
- 2.60. The 1960s also saw the construction of the Mancunian way (A57), officially opened on May 5, 1967. This was the first elevated motorway built in the UK outside London and dramatically changed the Site's surroundings. The roundabout adjacent to the Site was intended to create a miniature park in the area.
- 2.61. The areas that were previously occupied by light industrial works are now vacant or have subsequently been redeveloped or refurbished in a wave of regeneration since the 1990s. For example, the forthcoming Deansgate Square, to the north west, comprising 1,508 new residential units. Knott Mill is now a predominantly commercial area. Residential uses occupy the area immediately north of the site such as City South and the Lumiere Building.



Figure 2.8: Current Map of Site, 2018. Site shown by red square. (Ordnance Survey Online Mapping)

- 2.62. The map above shows the site in its current context. It shows the relationship it has with Mancunian Way to the south, and close proximity to Oxford Road mainline train station. It also shows the surrounding built up nature of the area, and the large area of currently empty sites surrounding Plot 11. The map also shows the construction of the current wider Plot 11 to the north of the Site.

3. Policy and Guidance

The Planning (Listed Building and Conservation Areas) Act 1990

- 3.1. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('Listed Buildings Act') requires that MCC with respect to any functions under or by virtue of any of the provisions, special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Listed Buildings Act requires MCC to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses' when considering whether to grant planning permission
- 3.2. There are 6 listed heritage assets within a notional 300m radius of the Proposed Development.

National Policy and Guidance

National Planning Policy Framework (NPPF) (2023)

- 3.3. The NPPF is a material consideration in the determination of planning applications. The NPPF introduces a 'presumption' in favour of sustainable development and supports proposals that are in accordance with policies in an up-to-date Development Plan. Sustainable development is about positive growth which supports economic, environmental, and social progress for existing and future generations.
- 3.4. Section 12 (paragraphs 126 to 136) is entitled 'Achieving well-designed places'. It states that the planning process is fundamental to creating high-quality buildings and places. Good design is key to sustainable development and contributes to creating better places in which to live and work. It outlines that developments will:
- Add to the overall quality of the area and function well over the lifetime of the development.
 - Be visually attractive as a result of good architecture, layout, and appropriate and effective landscaping.
 - Be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
 - Establish or maintain a strong sense of place, using arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit.
 - Optimise the potential of the Site, create, and sustain an appropriate mix of uses.
 - Create safe, inclusive, and accessible environments which promote health and wellbeing.
- 3.5. Section 16 (paragraphs 189 to 200) is entitled 'Conserving and enhancing the historic environment'. Paragraph 189 states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. When determining a planning application, paragraph 197 states that the local planning authority should take account of the desirability of sustaining and enhance the significance of heritage assets and consider if a new development makes a positive contribution to the local character and distinctiveness.
- 3.6. A heritage asset is defined in the Glossary 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. Heritage assets includes designated heritage assets identified by the local planning authority (including local listing). A designated heritage asset is defined in the Glossary as a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
- 3.7. Paragraph 194 states that when submitting a planning application an application should describe the significance of any heritage asset affected, including any contribution made by their setting. It goes on to state that 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 the asset's significance.
- 3.8. The NPPF defines significance in the Glossary 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"* (NPPF, Annex 2).
- 3.9. Paragraph 197 states that in determining planning applications, local authorities are required to take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

- the positive contribution that conservation of heritage assets can make to the sustainable communities including the economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
- 3.10. The NPPF stresses that ‘great weight’ should be given to the conservation of designated heritage assets (NPPF paragraph 199) (and the more important the asset, the greater the weight should be) .
- 3.11. The NPPF requires, at paragraph 200, any harm or loss of significance of a designated heritage asset to have clear and convincing justification, with substantial harm to or loss of a Grade II listed building or registered Park and garden to be the exception and any substantial harm to Grade I or II* listed buildings and registered Parks and gardens pursuant to paragraph 200 to be wholly exceptional. Paragraph 202 states that less than substantial harm to any designated heritage assets must be weighed against the public benefits of the proposal, including securing the asset’s optimum viable use. .
- 3.12. The NPPF defines setting at Annex 2 as:
- “The surroundings in which a heritage asset is experience. 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.”*
- 3.13. Paragraph 203 also requires the effect on the significance of a non-designated heritage asset to be considered during determination, with a balanced judgement required having regard to the scale of any harm or loss of the significance of the asset.
- 3.14. In regard to the setting of heritage assets and within Conservation Areas, the NPPF directs local authorities to look for opportunities for new development which enhance or better reveal their significance. Paragraph 206 states that *“proposals that preserve those elements of the setting that make a positive contribution to (or better reveal the significance) of the asset should be treated favourably”*.
- 3.15. Furthermore, Paragraph 207 states that not all elements of a Conservation Area will necessarily contribute to its significance.
- 3.16. For the purposes of this Heritage Statement, the assessment considers that instances of ‘minor’, or ‘minor-moderate’, or ‘moderate’ adverse harm as being *less than substantial harm*. Impacts on the significance of the asset that are considered to be ‘moderate-major’ or ‘major’ are considered to be *substantial harm*.

National Planning Policy Guidance

- 3.17. Planning Practice Guidance (PPG) was introduced in March 2014 as a live web-based resource to support the NPPF. It brings together planning practice guidance for England in an accessible and usable way and is a material consideration in determining this application.
- 3.18. The PPG recognises that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach to get the best out of assets (Paragraph: 002 Reference ID: 18a-002-20190723). It states that ‘Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent, and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals’ (paragraph 18a-007-20190723).
- 3.19. In considering the setting of a heritage asset, PPG considers that a thorough assessment should be ‘proportionate to the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it’.
- 3.20. PPG acknowledges that substantial harm is a high test, and that it is the degree of harm to the significance of an asset, rather than the scale of the development, which is to be assessed (18a-018-20190723).

Historic Environment Good Practice Advice in Planning, Note 3 – The Setting of Heritage Assets (2nd Edition) (2017) (‘GPA3’)

- 3.21. GPA3 sets out guidance, against the background of the NPPF and the related guidance given in the Planning Practice Guide (PPG), on managing change within the settings of heritage assets, including archaeological remains and historic buildings, Sites, areas, and landscapes.
- 3.22. It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets.

- 3.23. GPA3 recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to the complexity of the case, from straightforward to complex:
- 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.
 - 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.
- 3.24. GPA3 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.
- 3.25. Importantly, GPA3 highlights when views contribute the most to the significance of a place:
- 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, including viewing points and the topography of battlefields.
 - those with cultural associations, including landscapes known historically for their picturesque and landscape beauty, those which became subjects for paintings of the English landscape tradition, and those views which have otherwise become historically cherished and protected.
 - those where relationships between the asset and other heritage assets or natural features or phenomena such as solar or lunar events are particularly relevant.
- 3.26. Of relevance to this proposal is the following commentary from GPA3:
- Cumulative change – Where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset.
 - Change over time – Settings of heritage assets change over time. Understanding this history of change will help to determine how further development within the asset's setting is likely to affect the contribution made by the setting to the significance of the heritage asset.
 - Setting and urban design – The numbers and proximity of heritage assets in urban areas mean that the protection and enhancement of setting is intimately linked to townscape and urban design considerations, including the degree of conscious design or fortuitous beauty and the consequent visual harmony or congruity of development, and often relate to townscape attributes such as lighting, trees and verges, or the treatments of boundaries or street surfaces.

Historic England Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)

- 3.27. This Historic England advice note covers the NPPF requirement for applicants, where relevant, to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.
- 3.28. The guidance suggests a staged approach to decision making in regard to heritage assets would usually embrace the following stages, informed by the scope of the proposal:
- Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits.
 - Understand the significance of the asset(s).
 - These two stages fulfil the requirement in paragraph 189 of the NPPF and are undertaken by the applicant.
 - Understand the impact of the proposal on that significance.
 - This stage fulfils the requirement in paragraph 190 of the NPPF and is undertaken by the LPA. However, the applicant needs to be aware of impacts so that the analysis of significance submitted to the LPA, under paragraph 189, is sufficient in its level of detail.
 - Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF.

- Look for opportunities to better reveal or enhance significance.

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

- 3.29. The Advice Note sets out ways to plan for tall buildings within the environment.
- 3.30. In particular, the Advice Note considers the following impacts on historic assets:
- Quality of Places: the distinctive qualities and values of a place, including historic character and context – and whether the proposal of a tall building will negatively impact the overall quality of the space;
 - Heritage: understanding the significance of the historic environment and the potential impact of a tall building on this significance.
 - Visual: the impact on the streetscape, town or cityscape and wider urban and rural landscapes, and views.
 - Functional: the design, embodied carbon and carbon cost, construction, and operation;
 - Environmental: the influence on local micro-climates such as creation of wind tunnels, canyon effect, over-shadowing, glare, and air quality and effect on heritage assets in terms of the impact these micro-climate changes could have upon their fabric, and how they are experienced; and
 - Cumulative: the combined impacts on heritage assets from existing, consented and proposed tall buildings.
- 3.31. Additionally, the advice note also discusses the importance of pre-application advice with local authorities and statutory consultees (as per the NPPF). These discussions identify issues early in the process so that reasonable resolutions can be sought pre-submission. These discussions also advise the developer on an appropriate zone of visual influence, help the developer understand the local character of the area, and gain an early understanding of the significance of the heritage assets.
- 3.32. The advice notes advises that the use of visualisations is key to communicate the proposed appearance of new developments, in order to provide key context within its setting. Similarly, a diverse range of viewpoints for analysis illustrate these potential impacts that may occur relative to the significance of the identified heritage asset. These identified impacts can then be appropriately mitigated with discussion between the architect, local planning authority and statutory consultees.

Local Policy

- 3.33. The Development Plan in Manchester comprises the Core Strategy (2012) and Saved UDP Policies from the Manchester Unitary Development Plan 1995. In June and July 2012 a number of policies contained within the UDP expired, therefore only those that were 'saved' have been referred to in this section. Decisions on planning applications must be made in line with the development plan, unless there are clear material considerations which dictate why this should not be the case.
- 3.34. The key policies from a heritage perspective in the Development Plan are considered to be Policy CC9, Policy EN3, Policy DC18.1 and Policy DC19.1:
- **Core Strategy Policy CC9 Design and Heritage** states that *"development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments"*.
 - **Core Strategy Policy EN3 Heritage** 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."*
 - **UDP Policy DC18.1 Conservation Areas** states that *"the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:*
 - the relationship of new structures to neighbouring buildings and spaces;*
 - the effect of major changes to the appearance of existing buildings;*
 - the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);*
 - the effect of signs and advertisements;*
 - any further guidance on specific areas which has been approved by the Council."*
 - **UDP Policy DC19.1 Listed Buildings** outlines that where development affects the setting of a Listed Building the City Council will consider siting, scale and the quality of the design when assessing proposals.

4. Scoping of Assets

- 4.1. As discussed in the scoping methodology in Section 1 of this Statement, A 'Zone of Theoretical Visibility' study was undertaken by OPEN which had identified that the Proposed Development was most likely to be visible within a 300m radius. Therefore, any identified heritage assets within 300m of the Site were automatically scoped-in for further consideration via a site visit.
- 4.2. These results were overlaid within OPEN's Zone of Visual Influence map to illustrate which heritage assets had the potential to be impacted by the Proposed Development (**Figure 4.1**).
- 4.3. The following designated heritage assets were initially identified and following the site visit were either scoped in or out as indicated:
1. Former cotton mill on west side of junction with Cambridge Street (Macintosh Mill) (Grade II) – **Scoped In**
 2. Mill chimney stack on west side of junction with Cambridge Street (Grade II) – **Scoped In**
 3. Chorlton new mill and attached chimney (Grade II) – **Scoped Out**
 4. Chorlton Old Mill (Grade II) – **Scoped Out**
 5. Mill on north east corner of junction with Chester Street (Grade II) – **Scoped In**
 6. Chatham Mill (Grade II) – **Scoped In**

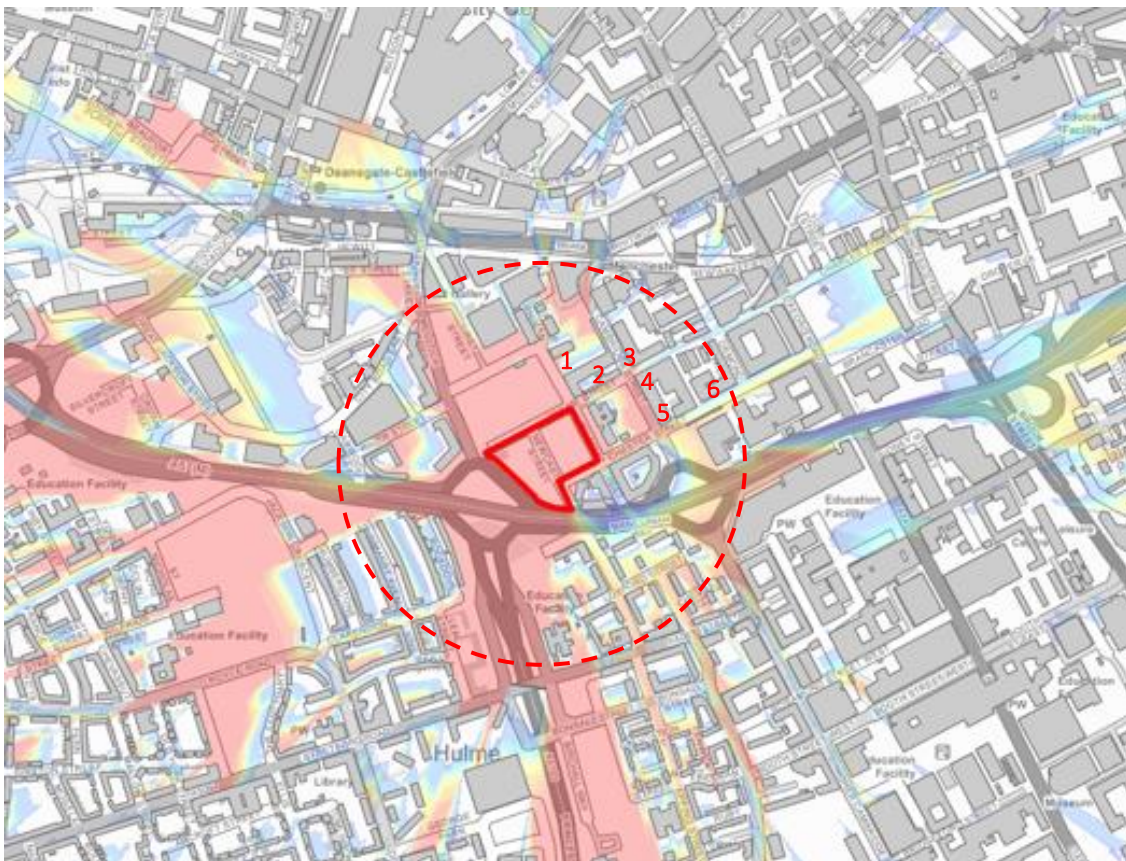


Figure 4.1 – Map of Heritage Assets overlaid on ZTV (300m radius denoted by red dashed circle and red shading representing high level of visibility), prepared by OPEN (marked up by Deloitte)

- 4.4. A range of views were considered in association with the Town and Visual Landscape Impact consultants, OPEN. The views were carefully curated to ensure they consider not just the asset and Proposed Development, but also the broader setting context.

4.5. A full assessment townscape and visual impact assessment of the views has been undertaken as part of the Townscape and Visual Impact Assessment being submitted alongside this Heritage Statement. A number of these views have been taken forward to be used in assessing the impact of the Proposed Development on the setting and significance of the identified heritage assets. To support the heritage assessment, Deloitte have utilised three additional separate heritage views to help assess the relationship between the heritage assets and the Proposed Development (views 1, 15, 16, 17, 18 and 19). These views are shown in **Figure 4.2** below in red.



Figure 4.2 – Locations of key viewpoints (site outlined in red and Deloitte viewpoints comprising 15, 16, 17, 18 and 19), prepared by OPEN and marked up by Deloitte

Former cotton mill on west side of junction with Cambridge Street (Macintosh Mill) (Asset #1) – Grade II



Figure 4.3 – View of Macintosh Mill from Cambridge Street looking south west in conjunction with the Site denoted by red arrow and heritage asset edged in blue. (View 16 - Author's own, 2023)



Figure 4.4 – View of Macintosh Mill from Hulme Street looking west in conjunction with the Site denoted by red arrow and heritage asset edged in blue. (View 18 - Author's own, 2023)

- 4.6. The former cotton mill on west side of junction with Cambridge Street (more commonly known as Macintosh Mills) is a Grade II listed building that was formerly used as a factory but has since been converted into residential apartments with ground floor retail units and office spaces.
- 4.7. The heritage asset is located within c.100m from the Site and can be viewed in conjunction with Block C when viewing from Hulme Street looking west and from Cambridge Street looking southwest.
- 4.8. Given that the building is Grade II Listed, is located in close proximity and is fully visible when viewed in conjunction with the Site, the asset will be **scoped in** the assessment.

Mill chimney stack on west side of junction with Cambridge Street (Asset #2) – Grade II



Figure 4.5 – View of Macintosh Mill Chimney Stack from Hulme Street looking west in conjunction with the Site denoted by red arrow and heritage asset edged in blue. (View 18 - Author's own, 2023)

- 4.9. The Mill Chimney Stack forms part of Macintosh Mills and is a Grade II listed structure which has been retained as part of the residential conversion. The heritage asset is part of the wider Macintosh Mills complex (Grade II Listed) and is located 150 from the Site.
- 4.10. Given that the building is Grade II Listed, is located in close proximity and is fully visible when viewed in conjunction with the Site, the asset will be **scoped in** the assessment.

Chorlton New Mill and attached chimney (Asset #3) - Grade II



Figure 4.6 – View of Chorlton New Mill from Hulme Street looking west in conjunction with the Site denoted by red arrow and heritage asset edged in blue. (View 17 - Author's own, 2023)



Figure 4.7 – View of Chorlton New Mill from Cambridge Street looking south west in conjunction with the Site denoted by red arrow and heritage asset edged in blue. (View 16 - Author's own, 2023)

- 4.11. Chorlton New Mill and its chimney are a Grade II Listed building dating back to 1814. The mill was developed by a partnership with nearby Chorlton Old Mill, and later formed a partnership with Charles Macintosh for the production of rubberised cloth. The mill is a fine example of early large-scale mill building and may be the oldest surviving fireproof mill in Manchester. The site is a good example of a type of development and layout which became characteristic of C19 urban mills.
- 4.12. The heritage asset is situated about 185m away from the Proposed Development. To fully appreciate the asset, it should be viewed facing east, away from the direction of the Proposed Development. The view of the Proposed Development in conjunction with the heritage asset is likely to be limited due to the family of buildings at Plot 11, which is already well-underway in front of where the Proposed Development would be located. Block C's position behind these emerging buildings would make it impossible to see from two street-level perspectives (Figure 4.6 and 4.7). The Proposed Development is therefore expected to have no impact, tangible or intangible, on the asset's setting due to its separation from the heritage asset.
- 4.13. It is therefore considered the setting of the asset would not be adversely affected by the proposals and is has, therefore, been **scoped out** of the assessment.

Chorlton Old Mill (Asset #4) – Grade II



Figure 4.7– View of Chorlton Old Mill from Hulme Street looking west in conjunction with the Site denoted by red arrow and heritage asset edged in blue. (View 17 - Author's own, 2023)



Figure 4.8 – Chorlton Old Mill edged in blue. (View 19 - Author's own, 2022)

- 4.14. Chorlton Old Mill is a Grade II Listed Mill that was first built in 1795, later extended in c. 1810 until it was eventually converted into residential accommodation in 1993.
- 4.15. The heritage asset is located approximately 170m from the Site and is best appreciated when facing the heritage asset directly to the east, facing away from the direction of the Proposed Development (see Figure 4.7). As shown in the next image (Figure 4.8), the view of the Proposed Development in conjunction with the heritage asset is likely to be limited in view, owing largely to the already well progressed family of building coming forward at Plot 11, in front of where the Proposed Development would be located. Given the proposed scale and massing of Block C and its position behind the emerging buildings in front of it, it would be invisible from these two street level perspectives (Figure 4.7 and 4.8).
- 4.16. Furthermore, it is expected that because of this separation between the heritage asset and the Site that the Proposed Development would not deliver any noticeable change to the historic setting rather it would provide an extension of what is currently emerging in this location.
- 4.17. It is therefore considered the setting of the asset would not be affected by the proposals and will therefore be **scoped out** of the assessment.

Mill on north east corner of junction with Chester Street (Asset #5) – Grade II



Figure 4.9 – View of Mill on north east corner of junction with Chester Street in conjunction with the Site denoted by red outline, Plot 11 (under construction) outlined in green and heritage asset edged in blue. (View 12 - Our Studio, 2023)

- 4.18. The Chorlton Old Mill (commonly referred to as Cambridge Mill) is a Grade II Listed Building that was also formerly used as a factory but has been converted into residential apartments. The heritage asset is located approximately 170m from the Site and as shown in the above image, the Proposed Development is likely to be visible in conjunction with the Site. It is therefore considered the setting of the asset could potentially be affected by the proposals and will therefore be **scoped into** of the assessment.

Chatham Mill (Asset #6) – Grade II

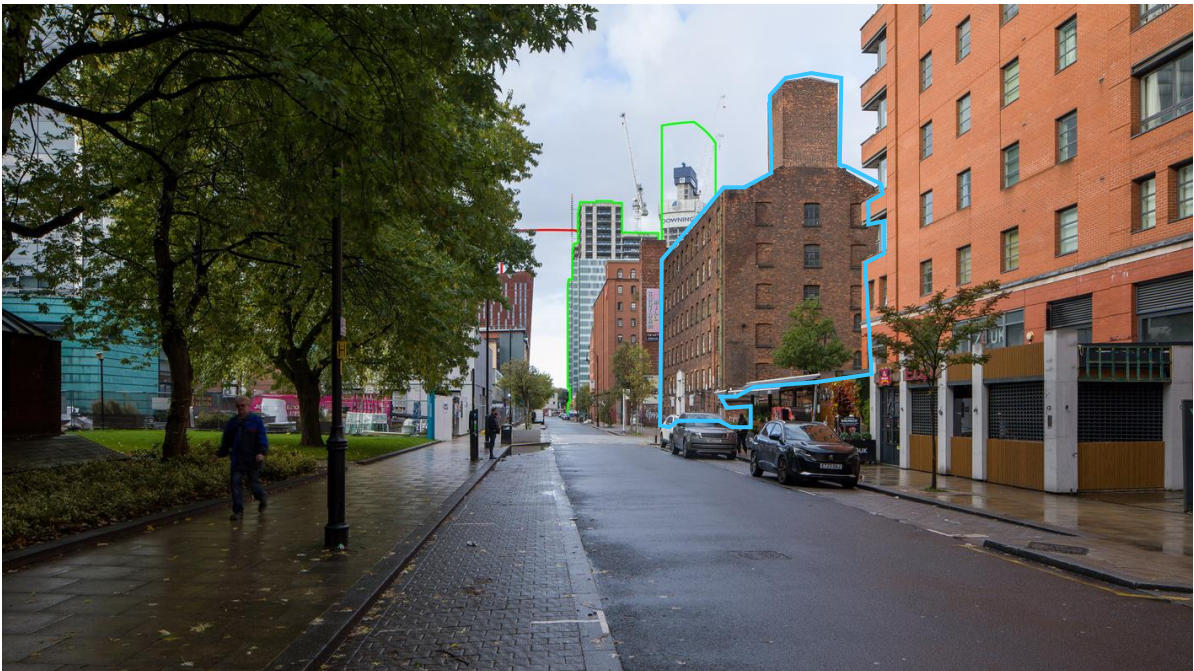


Figure 4.10 – View of Chatham Mill edged in blue in conjunction with the Site denoted by red outline, Plot 11 (under construction) outlined in green and heritage asset edged in blue. (View 12 - Our Studio, 2023)

- 4.19. Chatham Mill is a Grade II Listed Building that was also formerly used as a cotton mill which is currently partially vacant with the remainder as office space. The heritage asset is located approximately 250m south east of the Site. The heritage asset is located approximately 250m from the Site and as shown in the above image, the Proposed Development is likely to be visible in conjunction with the Site. It is therefore considered the setting of the asset could potentially be affected by the proposals and will therefore be **scoped into** of the assessment.

5. Assessment of Significance

- 5.1. This Section describes the significance of the heritage assets identified in Section 4, and where relevant, what contribution their setting makes to their significance. This assessment is proportionate to both the significance of the relevant heritage assets and the potential impact on their significance.

Former cotton mill on west side of junction with Cambridge Street (Macintosh Mill) – Grade II



Figure 5.1 –Macintosh Mill, asset edged in green. (Deloitte, 2022)

- 5.2. Macintosh Mill is a Grade II Listed building that dates back to the industrial revolution. The building was built in 1825 as a factory by inventor Charles Macintosh. Charles Macintosh had discovered a way to bond two layers of cloth on either side of a layer of rubber, most commonly applied when manufacturing waterproof clothing and umbrellas. The rubber solution was originally manufactured in Glasgow and subsequently shipped to Manchester where the patented fabric was made at the mill. The Mill has a historical significance due to its original use as a cotton mill and the international importance of the role of this industry in Manchester. It also additional historical significance as the location for the production of the waterproof Mackintosh coats in the 19th Century. The Mill has less architectural significance given its industrial and functional nature which was common to industrial development of the time.
- 5.3. Following the Second World War, the factory was taken over by Dunlop (hence the signage left on the eastern façade). The Dunlop Mill was eventually built on the site in 1919 and was connected to Macintosh Mills by a bridge across Wilmott Street. Most recently, Macintosh Mills was subject to refurbishment to deliver high quality apartments which is the buildings current use as of today.
- 5.4. The listing description reads:
- “GV II Cotton spinning mill, now part of rubber processing works. Probably early C19; altered. Red brick in English garden wall bond, with some sandstone dressings, slate roof. L-plan formed by long range on eastwest axis with south-west wing. Six storeys, 17 windows, all small and segmental-headed, with altered glazing; parapet to right-hand half. 5-window wing in similar style. History: adapted in mid to later C19 for production of rubberised cloth by Mackintosh.”*
- 5.5. The heritage asset is considered to have **low architectural significance** and **moderate historic significance**.

Contribution of Setting to Asset's Significance



Figure 5.2 – Setting of Macintosh Mill. Heritage asset shown in green, and Site shown in red. (Source: Google Images, 2023, marked up by Author)

- 5.6. As shown in **Figures 5.1 and 5.2**, Macintosh Mill can be experienced alongside other heritage assets within the immediate area which when viewed together provide a visual indication of the former historical character of the area. These nearby buildings were built within a period of vast industrialisation across Manchester typified by former mill buildings and warehouses that share similar architectural characteristics. Therefore, these buildings are harmonious with one another and as a result they create a strong historical identity. Additionally, a significant part of the historical character was typified by the large-scale buildings and structures such as the former gas holders which have since been demolished. In contrast, the area to the west and south of the heritage asset is comprised of vacant, undeveloped land which creates a negative perception of the area and does not share the same historical qualities witnessed in the area (see **Figure 5.2**). It should be noted that Plots 9a and 10b (north of Plot 11) are currently under construction for both office and student residences and therefore a more modern character will emerge in the coming years. Plot 10a also received permission for office development but has not yet started on site. Similarly, the area to the north of the First Street Masterplan comprises a number more recent developments forming First Street North which do not provide any historical character (see **Figure 5.2**).
- 5.7. Overall, the setting of the heritage asset is considered to make **a low contribution to the significance of the Macintosh Mill heritage asset**.

Contribution of Site to Setting

- 5.8. Currently, the Site is comprised of a welfare site for the wider Plot 11 construction and is located 100m south west of Macintosh Mill. There are a number of emerging buildings under construction within Plot 11 which will create a physical barrier between the Site and Macintosh Mill once completed. Furthermore, as Plot 10 (office and student living developments) are under construction, the built form will change from existing (construction site) creating an additional barrier between the Site and the heritage asset. As such, it is considered there is little scope for the site to have any physical contribution to the historical and architectural context of the asset and the wider setting.
- 5.9. Overall, it is considered that the Site has **a neutral impact on the setting of the asset and does not contribute to its significance**.

Mill chimney stack on west side of junction with Cambridge Street (Asset #2) – Grade II²

- 5.10. The Grade II listed detached chimney stack forms part of Macintosh Mill (see paragraph 5.2 above) but is listed separately. As indicated in the listing description below, the chimney was originally built for Chorlton New Mill and connected by underground flue.
- 5.11. The asset is historically significant due to its role in and representation of the industrialisation of Manchester, and in particular this area which has notable concentration of mills, driven predominantly by the Birley family in this area. The Mill Chimney Stack is still complete unlike many other chimneys in the city which have been partially demolished, therefore, the asset is of some architectural significance.
- 5.12. The listing description reads:
“Detached chimney stack to cotton mill. Probably early C19. Brown brick in English garden wall bond. Octagonal, tapering in the height, finished with stone cornice; 3 metal straps near the top (full-height ladder attached to west side at time of survey 1989). History: said to have been built for Chorlton New Mill (on opposite side of Cambridge Street), and connected to it by underground flue.”
- 5.13. The heritage asset is considered to have **moderate architectural significance** and **moderate historic significance**.



Figure 5.3 –Macintosh Mill Chimney, asset edged in green. (Author’s own, 2022)

Contribution of Setting to Assets Significance

- 5.14. As shown in **Figure 5.3**, the chimney stack can also be experienced alongside multiple heritage assets within the immediate area which when viewed together provide a visual indication of the former historical character. These nearby buildings were built within a period of vast industrialisation across Manchester typified by former mill buildings and warehouses that share similar architectural characteristics. Therefore, these buildings are harmonious with one another and as a result they create a strong historical identity. However, a significant part of the historical character was typified by the large-scale buildings and structures such as the former gas holders which have since been demolished. The area immediately to the south is comprised of vacant land and as such, detracts from the overall quality of the immediate area. As such, this makes a negative impact to the historical setting.

² The principal sources for this section are:

Historic England, 2022. *Mill chimney stack on west side of junction with Cambridge Street*. (Accessed Online)

- 5.15. Furthermore, overtime more modern developments have come forward in close proximity to the heritage asset and as a result have altered the existing streetscape. In First Street North, there are modern developments including HOME, Vita Student, office buildings and other developments whilst in First Street Central and First Street South development is currently under construction for student accommodation, offices and co-living spaces. These have modern façades compared to the typical brick façades of the wider area (with the exception of Plot 10b to the immediate west of the asset which has a red brick façade).
- 5.16. Overall, the setting of the heritage asset makes **a low contribution to the significance of the asset.**



Figure 5.4 – Setting of Macintosh Mill Chimney Stack. Heritage asset shown in green and Site shown in red. (Source: Google Images, 2023, marked up by Author)

Contribution of Site to Setting

- 5.17. Similar to Macintosh Mills, there are a number of emerging buildings under construction within Plot 11 which will create a physical barrier between the Site and Macintosh Mill once completed. Additionally, as Plot 10 (office and student living developments) are under construction, the built form will change from existing (construction site) creating an additional barrier between the Site and the heritage asset. As such, there is little scope for the Site to have any physical contribution to the historical and architectural context of the asset and the wider setting.
- 5.18. Overall, it is considered that the Site makes **a neutral impact to the setting of the asset** and **does not contribute to its significance.**

Mill on north east corner of junction with Chester Street (Asset #5) – Grade II

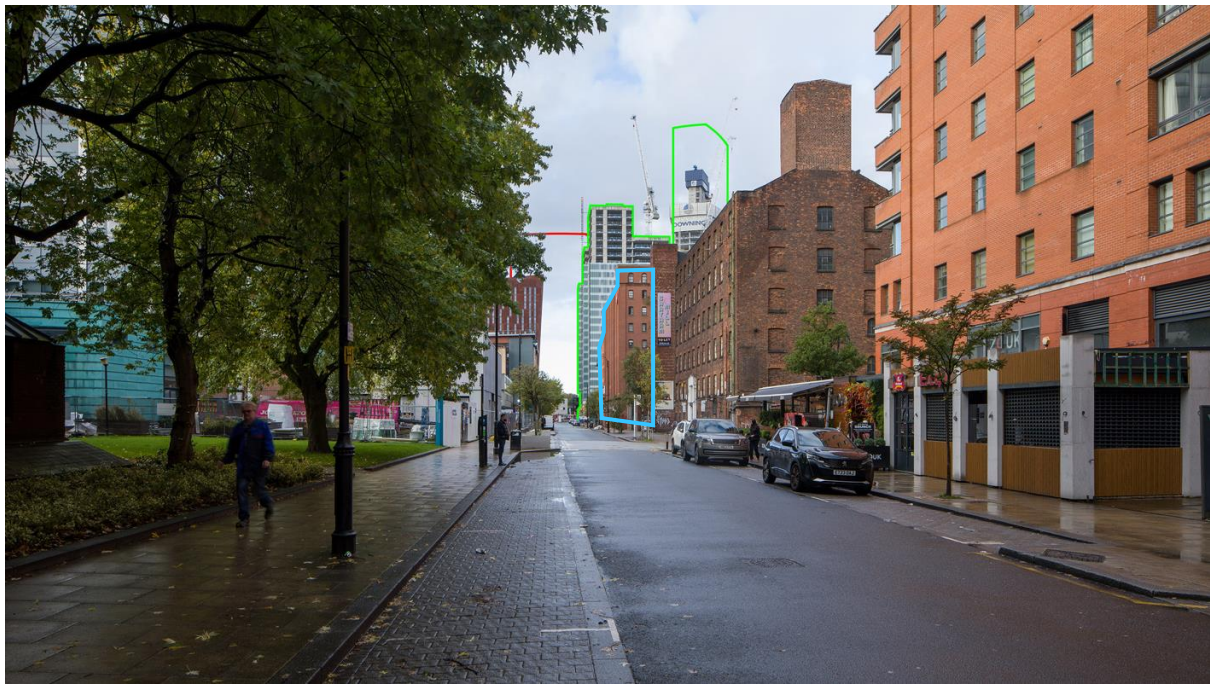


Figure 5.5 – View of Mill on north east corner of junction (Cambridge Mill) edged in green. Site denoted by red arrow. (View 12 - Author's own, 2023)

- 5.19. Also known as Marsland Mill, after the industrial family for whom was originally built in 1795, this was partially rebuilt in 1813. It too was eventually owned by the Birley family, forming part of the larger estate made up by the mills in the area. The asset is again historically significant due to its role in and representation of the industrialisation of Manchester, and in forming part of the concentration of mills in the area.
- 5.20. The Chorlton Old Mill (commonly referred to as Cambridge Mill) is a Grade II Listed Building that was also formerly used as a factory but has been converted into residential apartments, as part of this conversion the windows were replaced
- 5.21. The listing description reads:
- “Cotton spinning mill, now offices. early C19, altered. Brown brick in Flemish bond with some sandstone dressings, roof concealed by parapet. Rectangular plan. Five storeys with basement and attic, 13 windows to Cambridge Street; square stair-turret attached between 8th and 9th windows, with doorway at its base; doorway inserted in 10th bay; segmental-headed windows with arched brick heads, all with altered glazing. Coped parapet. Five-window gable end to Chester Street has central doorway, similar windows including one at attic level. Interior now has suspended ceilings, but construction is probably of fireproof type.”*
- 5.22. The heritage asset is considered to have **low architectural significance** and **moderate historic significance**.

Contribution of Setting to Assets Significance

- 5.23. As shown in **Figure 5.5 and 5.6**, Cambridge Mill can also be experienced alongside other heritage assets within the immediate area which when viewed together provide a visual indication of the former historical character. As expressed above, these buildings are harmonious with one another and as a result they create a strong historical identity. In contrast, the area to the east and west of the heritage asset comprises a number more existing and emerging developments, alongside remaining vacant plots which do not provide any historical character.
- 5.24. Overall, the setting of the heritage asset makes **a low contribution to the significance of the asset**.



Figure 5.6 – Setting of Cambridge Mill. Heritage asset shown in green, and Site shown in red. (Source: Google Images, 2023, marked up by Author)

Contribution of Site to Setting

- 5.25. The Site is located 170m to the southwest and will be partially visible. There are a number of emerging buildings under construction within Plot 11 which will create a physical barrier between the Site and Macintosh Mill once completed. Additionally, as Plot 10 (office and student living developments) are coming forward the built form will change from existing (construction site) creating an additional barrier between the Site and the heritage asset. As such, there is little scope for the Site to have any physical contribution to the historical and architectural context of the asset and the wider setting.
- 5.26. Overall, it is considered that the Site makes **a neutral impact to the setting of the asset** and **does not contribute to its significance**.

Chatham Mill (Asset #6) – Grade II



Figure 5.7 – View of Chatham Mill edged in blue in conjunction with the Site denoted by red outline, Plot 11 (under construction) outlined in green and heritage asset edged in blue. (View 12 - Our Studio, 2023)

- 5.27. Chatham Mill is a Grade II Listed Building built in 1820 that was formerly used as a cotton spinning mill but is now used for commercial uses and is partially vacant.
- 5.28. The Chatham Mill Site comprises of six interlocking blocks set around a courtyard in an ambiguous ‘U’ shape. The main building is the block to the south along Chester Street which is linked to the extension to the east along Lower Ormond Street and the extension on the West along Lower Chatham Street. The blocks to the north are later additions to the Site and partially linked to the Black 2 via a footbridge.
- 5.29. The surrounding mills which lie towards the west or northwest of the Site, have now been redeveloped into mostly residential apartments and offices.
- 5.30. The listing description reads:
- “Cotton spinning mill, now used as warehousing etc. 1820, with extension of 1823 along Lower Ormond Street. Brick with slate roof, which has clerestory windows. Original block is 6-storeyed, 17 bays, with site of internal engine house against gable wall to SW (round-arched opening partially blocked and cut by C20 loading bay), with remains of chimney aligned with this to NW. Taking-in doors to all floors towards centre of rear elevation, reinforced with cast iron. Entrance leading to staircase in rusticated arch in NE corner, within archway to courtyard formed after extension of mill. Small rectangular windows with cambered brickheads in each bay. 4-storeyed 12 bay wing to Lower Ormond Street, with courtyard entry to left, and central doorway. Interior construction has timber floors carried on cast iron columns in original range, and fireproof construction to 1823 wing, in which cast iron columns and beams carry transverse brick arches. Layout of mill, including position of taking-in doors suggests possible origins as room and power mill. Included as a typical and coherent example of an early C19 mill, in which a single range has been extended to form an L-plan, itself a typical pattern of growth.”*
- 5.31. The heritage asset is considered to have **low architectural significance** and **moderate historic significance**.

Contribution of Setting to Assets Significance

- 5.32. As shown in **Figure 5.7** and **5.8**, Chatham Mill can also be experienced alongside other heritage assets within the immediate area which when viewed together provide a visual indication of the former historical character. As expressed above, these buildings are harmonious with one another and as a result they create a strong historical identity. In contrast, the area to the east and west of the heritage asset comprises a number of more existing and emerging developments which do not provide any historical character.

- 5.33. Overall, the setting of the heritage asset makes **a low contribution to the significance of the asset.**



Figure 5.8 – Setting of Cambridge Mill. Heritage asset shown in green, and Site shown in red. (Source: Google Images, 2023, marked up by Author)

Contribution of Site to Setting

- 5.34. The Site is located 250m to the southwest and will be partially visible. There are a number of emerging buildings under construction within Plot 11 which will create a physical barrier between the Site and Macintosh Mill once completed. Additionally, as Plot 10 (office and student living developments) are under construction, the built form will change from existing (construction site) creating an additional barrier between the Site and the heritage asset. As such, there is little scope for the Site to have any physical contribution to the historical and architectural context of the asset and the wider setting.
- 5.35. Overall, it is considered that the Site makes **a neutral impact to the setting of the asset** and **does not contribute to its significance.**

6. Assessment of Impact

- 6.1. This Section assesses the impact that the Proposed Development has on the significance of the identified heritage assets.

The Proposed Development

- 6.2. The proposals are for a new purpose-built student accommodation (PBSA) building, with internal and external communal amenity space. The building will be surrounded by high-quality public realm and soft landscaping.
- 6.3. The description of the Proposed Development is set out below:

“Erection of a 28-storey building comprising purpose-built student accommodation (Sui Generis) and other associated works including public realm, secure cycle parking and servicing arrangements.”

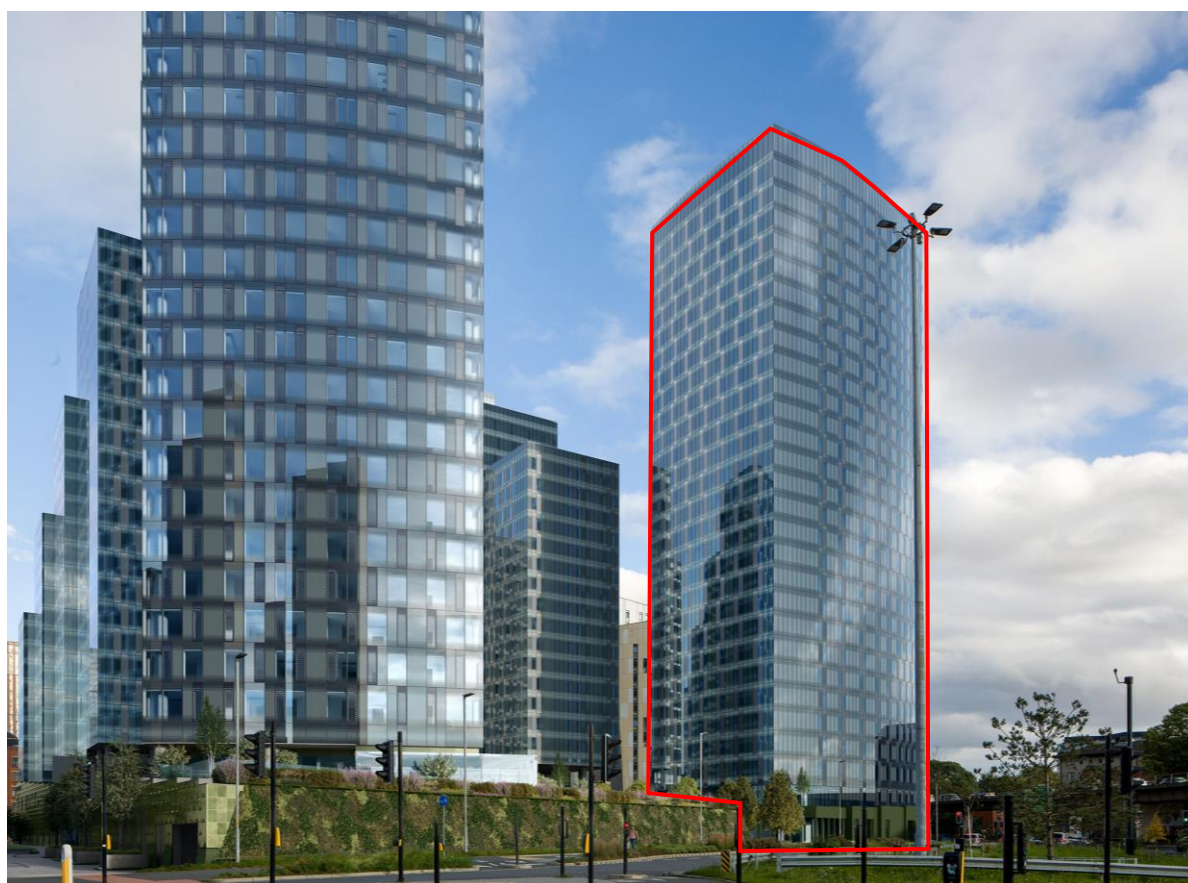


Figure 6.1 – Block C Proposed Development in conjunction with completed Plot 11 development with Block C outlined in red (Author: View 5 - Our Studio, marked up by Deloitte)

Parameters for Development	
Student Accommodation	555 student bedspaces
Maximum Height	Ground + 28 storeys (+120.625m AOD or +85.725m)
Car Parking	2 accessible car parking spaces.

Assessment of Impact on Identified Heritage Assets

Former cotton mill on west side of junction with Cambridge Street (Macintosh Mill) (Asset #1) – Grade II



Figure 6.2 – View of Macintosh Mill from Hulme Street looking west in conjunction with the Site denoted by red outline and heritage asset edged in blue. (View 18 - Author's own, 2023)

- 6.4. The Proposed Development will be visible in conjunction with the heritage asset as they are located within c. 100m to each other as shown in **Figure 6.2**. As a result, this will result in a slight change to the way that the heritage asset is appreciated.
- 6.5. As shown in **Figure 6.2**, the Site is sandwiched between the other three blocks which are currently under construction and now well progressed at Plot 11, First Street South. At the time the picture above was taken, the towers have not yet reached their maximum height and therefore the completed context of the scale, massing and materiality cannot be fully understood. Figure 6.1 however provides a useful indication of how the scale and massing will appear once complete (Block D at 45 storeys, Block A - part-10, part-18 and part-22 storeys, Block B: part-18, part-22 and part-26 storeys).
- 6.6. Taking the above images into consideration, it is expected that the Proposed Development would likely blend into the emerging townscape of Plot 11 rather than significantly alter it. The degree of change would slightly alter, but not diminish the experience and appreciation of the building to any appreciable degree and, as such, it is considered that the Proposed Development will have **no impact** on the significance of the heritage asset.

Mill chimney stack on west side of junction with Cambridge Street (Asset #2) – Grade II

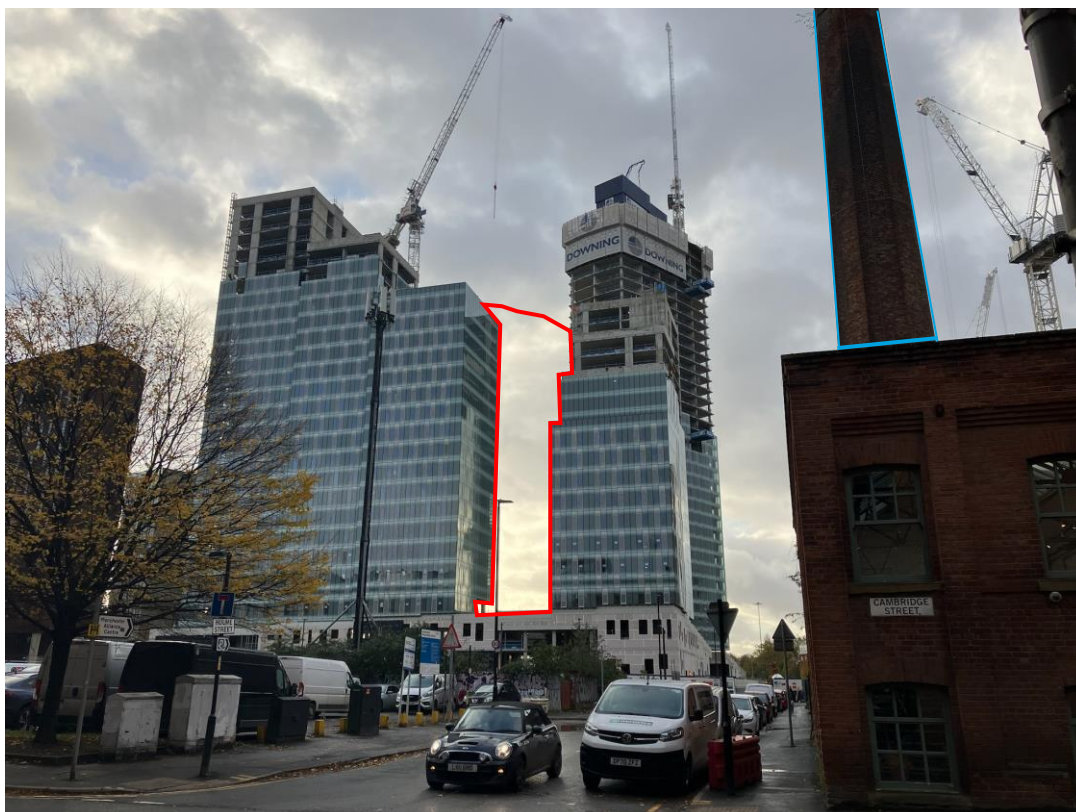


Figure 6.3 – View of Macintosh Mill Chimney Stack from Hulme Street looking west in conjunction with the Site denoted by red outline and heritage asset edged in blue. (View 18 - Author's own, 2023)

- 6.7. Similarly to Macintosh Mill, the Proposed Development is located within close proximity to a heritage asset, creating a slight change in the way the heritage asset is appreciated. The site is shown to be surrounded by three other blocks under construction, with the completed context of the scale, massing, and materiality yet to be fully understood. The provided figures indicate that the Proposed Development will likely blend into the emerging townscape of the surrounding area, rather than significantly altering it.
- 6.8. Based on the figures provided, it is expected that the degree of change caused by the Proposed Development will only slightly alter the experience and appreciation of the heritage asset, without diminishing its significance to any appreciable degree.
- 6.9. Therefore, it is considered that the Proposed Development will have **no impact** on the significance of the heritage asset.

Mill on north east corner of junction with Chester Street (Cambridge Mill) (Asset #5) – Grade II



Figure 6.4 – View of Cambridge Mill edged in blue from Chester Street in conjunction with Plot 11 edged in green and Block C in red (View 12 - OPEN, 2023)

- 6.10. The Cambridge Mill is categorized as a Grade II Listed building. The Proposed Development shares a close proximity with this heritage site, and therefore, its construction will be slightly visible in connection with the heritage assessment. This will bring a slight change in the way the heritage asset is perceived.
- 6.11. As illustrated in **Figure 6.4**, the Proposed Development will become part of the family of buildings currently being built at Plot 11, First Street South. From a townscape standpoint, it will mark the end of long views down Chester Street when looking west. However, the Proposed Development will blend in seamlessly with the emerging buildings at Plot 11 and will not obstruct or dominate the appreciation of the heritage asset from this location.
- 6.12. Based on the above it is considered that the Proposed Development will have **no impact** to the significance of the heritage asset.

Chatham Mill (Asset #6) – Grade II

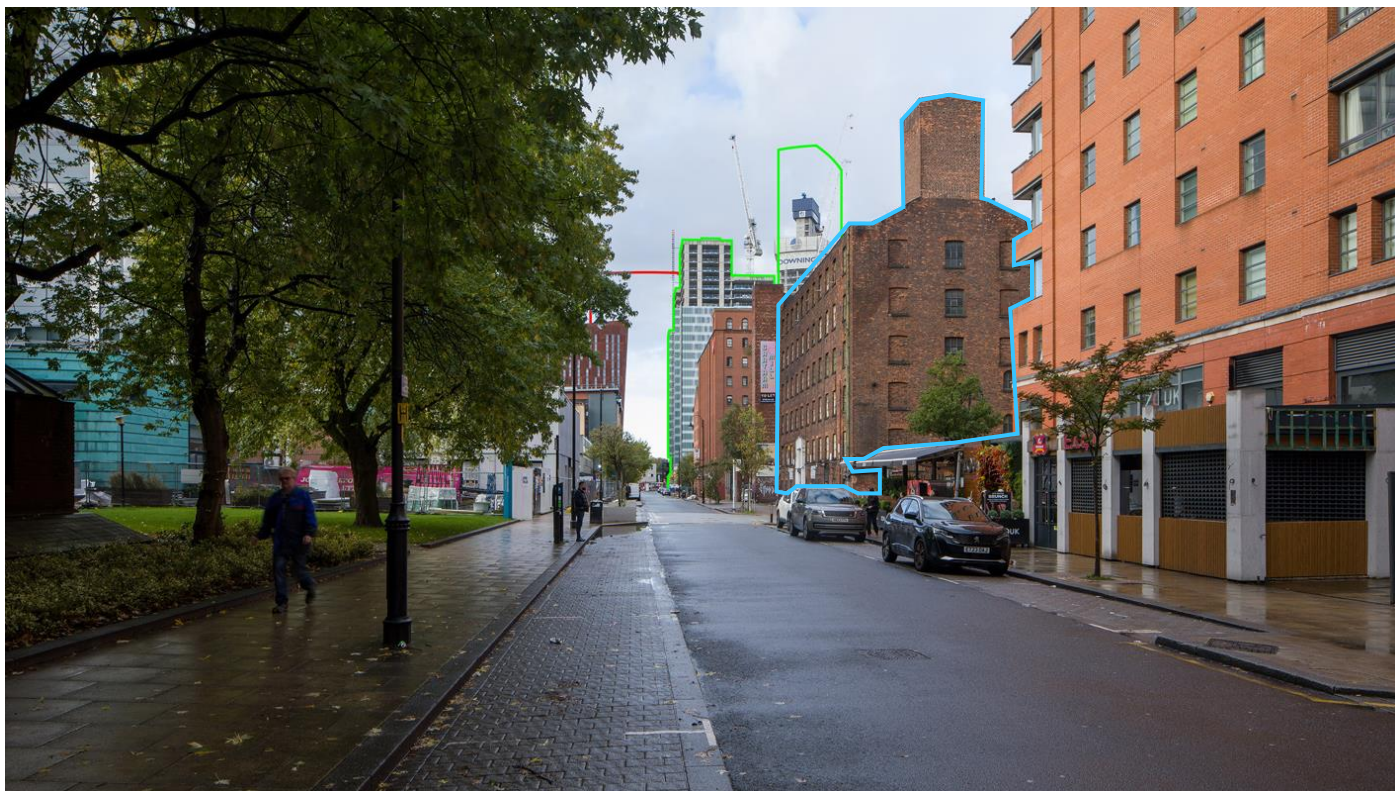


Figure 6.5 – View of Chatham Mill edged in blue from Chester Street in conjunction with Plot 11 edged in green and Block C in red (View 12 - OPEN, 2023)

- 6.13. Chatham Mill is Grade II Listed. Similarly to the above assets, the Proposed Development will be slightly visible in conjunction with the heritage assessment as they are located in close proximity to each other. As a result, this will result in a slight change to the way that the heritage asset is appreciated.
- 6.14. As shown by **Figure 6.5**, the Proposed Development will add to the family of buildings currently under construction at Plot 11, First Street South and from a townscape perspective will terminate what is considered long views down Chester Street looking west. The Proposed Development will however carefully blend in with the emerging buildings at Plot 11 and would not obstruct nor dominate the viewing and appreciation of the heritage asset from this location.
- 6.15. Based on the above it is considered that the Proposed Development will have **no impact** to the significance of the heritage asset.

Summary of Assessment of Impact

6.16. The assessment of impact on the identified heritage assets is summarised below:

Table 6.1 Assessment of Impact

Asset No	Asset Title	Significance of Asset	Contribution of Setting	Contribution of Site to Setting	Assessment of Impact
1.	Former cotton mill on west side of junction with Cambridge Street (Macintosh Mill)	<i>Low-moderate</i>	<i>Low</i>	<i>Neutral</i>	<i>No impact</i>
2.	Mill chimney stack on west side of junction with Cambridge Street	<i>Moderate</i>	<i>Low</i>	<i>Neutral</i>	<i>No impact</i>
5.	Mill on north east corner of junction with Chester Street (Cambridge Mill)	<i>Low - Moderate</i>	<i>Low</i>	<i>Neutral</i>	<i>No impact</i>
6.	Chatham Mill	<i>Low</i>	<i>Moderate</i>	<i>Neutral</i>	<i>No impact</i>

7. Planning Policy Assessment

- 7.1. The NPPF stresses that ‘great weight’ should be given to the conservation of designated heritage assets (NPPF paragraph 199), emphasising the need to avoid substantial harm, in terms of demolition, alteration or the compromise of an asset’s setting.
- 7.2. As concluded in Section 6, the Proposed Development will not cause any harm identified heritage assets 1, 2, 5 and 6 and as such Paragraph 202 of the NPPF is not triggered.
- 7.3. Paragraph 206 of the NPPF directs local authorities to look for opportunities for new development within conservation areas and sites within the setting of heritage assets which enhance or better reveal their significance.
- 7.4. Paragraph 206 of the NPPF also states that *“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”*.
- 7.5. Paragraph 197 directs local planning authorities to consider three key factors when determining planning applications concerning the historic environment. These are considered below in light of the Proposed Development.
- The Proposed Development will sustain the significance of the identified heritage assets.
 - The Proposed Development will not affect the positive contribution that the heritage assets can make to their community.
 - The Proposed Development will make a positive contribution to local character and distinctiveness.
- 7.6. The Site has been earmarked for development by the First Street SDF, and has no historic link to the remaining local assets. It is considered that the Proposed Development will continue to enhance the regeneration of this area, thereby making a positive contribution to overall local character and distinctiveness.
- 7.7. The Proposed Development is in aims to meet the ambitions of MCC Local Policy EN3 (Preserving and enhancing the historic environment) and Saved UDP Citywide Development Control Policy DC 18.1 (Conservation Areas) and Policy DC19.1 (Listed Buildings) through the provision of an appropriately sited Proposed Development and sensitively chosen material palette. There are no direct interfaces with heritage assets and the site is not located within a conservation area.
- 7.8. Overall, the Proposed Development is in accordance with statutory legislation and national and local policy when read as a whole.

8. Summary and Conclusions

- 8.1. In accordance with the requirements of the NPPF, the significance of the designated heritage assets which have the potential to be affected by the Proposed Development have been proportionately described within this Heritage Statement. This included an assessment of the contribution their settings make to their significance and the impacts, if any, of the Proposed Development on the setting and significance of the heritage assets significance.
- 8.2. The impact on this significance has been assessed. It has been concluded that the Proposed Development will cause **no harm** to the identified heritage assets 1, 2, 5 and 6, as such Paragraph 202 of the NPPF is not triggered.
- 8.3. The Proposed Development is in accordance with the Development Plan and other material considerations.



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