

St Johns Campus

2 Quay Street,
Manchester,

M3 3BE

Heritage Statement: Significance Appraisal & Impact Assessment

Prepared by



Stephen Levrant Heritage Architecture Ltd

Canada House, Chepstow Street, Manchester, M1 5FW

www.heritagearchitecture.co.uk

Prepared for:

**St Johns Manchester
Ltd**

September 2023

St Johns Campus: Heritage Statement

All Rights reserved.

Copyright © Stephen Levrant Heritage Architecture Ltd.

While Copyright in this volume document report as a whole is vested in Stephen Levrant Heritage Architecture Ltd., copyright to individual contributions regarding sections of referenced works belongs to their respective authors, and no part may be reproduced, transmitted stored in a retrieval system in any form or by any mean whether electronic, mechanical, via photocopying, recording or otherwise, without the previous consent from Stephen Levrant Heritage Architecture Ltd.

Document production © Stephen Levrant Heritage Architecture Ltd 2023.

Heritage Statement – Issued: September 2023

Stephen Levrant Heritage Architecture Ltd is a Limited Liability Partnership Registered in England 3053944 • VAT GB656883581.

REGISTERED OFFICE: 5 TECHNOLOGY PARK, COLINDEEP LANE, COLINDALE, NW9 6BX

CONTENTS

1. INTRODUCTION	5
1.1 Purpose of the Heritage Statement	5
1.2 General Methodology	6
1.3 Research Sources	6
1.4 Consultation	7
1.5 Authorship.....	7
2. THE SITE & HERITAGE CONTEXT	8
2.1 Location and Site Description	8
2.2 Listed Buildings & Conservation Areas	13
2.3 Non-designated Heritage Assets.....	16
3. POLICY CONTEXT	17
3.1 The Planning (Listed Building and Conservation Areas) Act 1990	17
3.2 National Planning Policy Framework ('NPPF') (2021)	17
3.3 Planning Practice Guidance ('PPG') (2014 and as subsequently amended)	19
3.4 Manchester City Council Core Strategy, 2012	19
3.5 Unitary Development Plan for the City of Manchester, 1995	20
3.6 Places for Everyone, Joint Development Plan Document – Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Thameside, Trafford Wigan (August 2021)	20
3.7 Historic England Guidance	20
4. HISTORICAL DEVELOPMENT	23
4.1 Introduction	23
4.2 History and Development of the Area	23
4.3 Historic Development of the Site	28
5. SIGNIFICANCE APPRAISAL.....	33
5.1 Introduction	33
5.2 Methodology.....	33
5.3 Statement of Significance of the Site.....	34
5.2 Appraisal of Heritage Assets in the Study Area	35
5.4 Summary	49
6. SUMMARY OF PROPOSED DEVELOPMENT	50
7. ASSESSMENT OF HERITAGE IMPACT	52

7.1	Introduction	52
7.2	Methodology for Measuring Heritage Impact.....	53
7.3	Determining the Overall Impact	53
7.4	Rendered Photomontages	54
7.5	View 2	56
7.6	View 4	58
7.7	View 5	60
7.8	View 6	62
7.9	View 7	64
7.10	Visual Impact Assessment – Discussion.....	66
7.11	Heritage Impact Assessment – Summary	66
8.	PLANNING POLICY ASSESSMENT AND CONCLUSION	68
8.1	Introduction	68
8.2	Statutory and Policy Requirements	68
8.3	Balanced Impact on the Historic Environment	69
9.	REFERENCES	70
	APPENDICES.....	71
	Appendix I: Definition of Significance Terms used in this Heritage Statement	71
	Appendix II: Assessing the Magnitude of Change or Impact	73
	Appendix III: Assessing the Significance of Impact	75

1. INTRODUCTION

1.1 Purpose of the Heritage Statement

- i) This Heritage Statement has been prepared by Heritage Architecture Ltd on behalf of St Johns Manchester Ltd, a subsidiary of HBD (hereafter referred to as the 'Applicant') and is submitted in support of an application for Full Planning Permission at land bound by New College Street, New Quay Street, NCP Car Park and Gartside Street, otherwise known as "St John's Campus" (hereafter referred to as the 'Site'). The Local Planning Authority is Manchester City Council (MCC).
- ii) The description of development is as follows:

"Demolition of the existing buildings and structures and the erection of a 16-storey office building (Use Class E(g)), with flexible ground floor uses (Use Class E), rooftop amenity space and works to facilitate public realm improvements".
- iii) The proposals (hereafter referred to as the 'Proposed Development') seek to demolish the existing on-site buildings and structures to deliver a 16-storey office building plus rooftop amenity space of sustainable construction and high-quality design. The building will offer flexible office accommodation which will meet the needs of a range of tenants and also provide ground floor commercial uses which will activate the ground floor frontage creating a unique arrival experience.
- iv) The Proposed Development is described fully in the Design and Access Statement ('DAS') prepared by EPR Architects and presented on the application drawings. The application proposals have been developed in consultation with MCC Officers.
- v) Heritage Architecture Ltd are a practice of conservation architects, surveyors, planners, and heritage consultants who specialise in the historic environment. This Heritage Statement identifies heritage sensitivities within the context of the Site, analysing their significance and setting to understand the potential impact the Proposed Development may have on an appreciation of their significance.
- vi) This Heritage Statement has been prepared in the context of relevant national and local heritage policy and guidance. In particular, the report has been prepared in accordance with the national policy requirement of National Planning Policy Framework ('NPPF', 2021) **Paragraph 194**. This paragraph stipulates that Applicants should describe the significance of affected heritage assets, including any contribution made by their setting, in a manner that is proportionate to their special interest and enables an understanding of the potential impact of any proposal on this significance.
- vii) The Site does not contain any listed buildings, nor is it located within a designated Conservation Area. There are, however, a number of heritage assets in the local and wider setting of the Site and it is these that will form the focused consideration of this Heritage Statement.

- viii) The location and local context of the Site is illustrated at **Figure 1**.



Figure 1: Aerial view of the Site and surrounding townscape context. The Site boundary is outlined in red.

1.2 General Methodology

- i) This appraisal is the result of a process which synthesises literature and documentary research, and which relies on professional judgment. The documentary research was based upon primary and secondary sources, including maps, drawings, and any other relevant supporting documentation.
- ii) A survey of the Site and surrounding area was conducted in February 2023 by visual inspection in order to map out the locality, to analyse the setting of identified heritage assets and to consider the potential relationship they would have with the Proposed Development.

1.3 Research Sources

- i) Documentary research which has informed the content of this Heritage Statement was based upon primary and secondary sources, including maps, drawings, and reports, as well as local archive material.
- ii) Reference with the following organisations, and documentation sources has been undertaken:

- Historic Environment Record (HER).
- Manchester University Archives.
- Historic mapping (Ordnance Survey where appropriate).
- Various online resources (including the National Heritage List for England and Britain From Above).

1.4 Consultation

- i) The current proposals have been informed by a number of pre-application meetings and consultations with MCC, a public consultation exercise, and discussions with ward councillors.

1.5 Authorship

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

2. THE SITE & HERITAGE CONTEXT

2.1 Location and Site Description

- i) The Site is located in the western edge of Manchester's City Centre, close to the municipal boundary of the city of Salford which lies approximately 120m to the north-west on the northern bank of the River Irwell. It occupies a corner plot, bound by Gartside Street to the south-east, New College Street to the north-east, New Quay Street to the south-west and an existing NCP car park to the north-west. The location of the Site is shown in **Figure 2**.



Figure 2: Site plan illustrating corner plot of the Site and surrounding road networks. The Site boundary is indicated in red.

- ii) The Site is formed of an area of 0.16 hectares and currently comprises a four-storey building built in c.2000 and formerly occupied by The Manchester College. The building was originally developed as part of an early stage of the Spinningfields' masterplan.
- iii) The existing building is of a red brick construction with areas of glazing and panelling. It has a curved corner profile elevation at the junction of Quay Street and Gartside Street where the principal entrance into the building is located. To the north-east of the building, within the Site boundary, is an area of hardstanding formerly used for car parking and bicycle storage. There is a secondary entrance to this rear elevation of the building. The current condition of the Site is reflected in the photographs at **Figure 3**, **Figure 4**, **Figure 5**, and **Figure 6**.



Figure 3: View of the Site's southern, corner elevation and south-eastern elevation to Gartside Street, as viewed from Quay Street to the south of the Site (February 2023). Site outlined in yellow.



Figure 4: View of the Site's north-eastern elevation and rear car park, as viewed from New College Street (February 2023). Site outlined in yellow.



Figure 5: View of the Site's primary elevation and entrance to New Quay Street, looking south-east towards the junction with Quay Street and Gartside Street (February 2023). Site outlined in yellow.



Figure 6: View of the Site's rear elevation and rear car park in its local context, as seen from New College Street to the north-west of the Site (February 2023). Site outlined in yellow.

- iv) The Site's context is characterised predominantly by modern and late 20th century commercial buildings, including the NCP Car Park to the north-west, No. 1 Hardman Boulevard to the north-east, No. 3 Hardman Square to the east, the buildings at Enterprise City to the south-east, and a series of new buildings to the south and west within the St John's neighbourhood area, comprising a mixture of cultural, commercial, and residential buildings. The grain of the townscape is generally coarse, with large and tall buildings enclosing the Site's setting in most directions. There is a collection of lower, finer grain buildings directly to the east of the Site, fronting Quay Street and intersected by Young Street. The local and emerging context of the Site is reflected in the illustration at **Figure 7**.



Figure 7: Graphic illustrating the existing (light grey) and emerging (yellow) massing context in the setting of the Site, shown centrally and shaded in dark blue and outlined in red. Source: EPR Architects.

- v) The area to the south-west of the Site falls within the emerging St John's Masterplan which is the focus of a residential-led, mixed-use neighbourhood development project. Given the Site's position on the north-eastern boundary of the emerging St John's Masterplan area, its local context is currently subject to continual change and evolution, with a series of new developments recently completed, in the process of being constructed, or subject to planning permission. New development has increased the density of the local townscape and means that the Site's environs are generally defined by a sense of visual and spatial enclosure, with short distant and dynamic views of the local townscape, and interaction with the wider townscape

limited to glimpsed views above and beyond the intervening built context. The local townscape of the Site is reflected in the photographs below.



Figure 8: Looking south-west along the elevation of the Site on Gartside Street toward new and emerging buildings within the St John's neighbourhood (February 2023).



Figure 9: Looking south along the Grade II listed Irwell Street Bridge in the direction of the Site, not visible from this location. Tall buildings including the Beetham Tower and Deansgate Square development can be seen in the background (February 2023).



Figure 10: Looking south-east along New College Street toward the Site (not visible on the southern side of the road) and the large commercial buildings flanking Quay Street in the background (February 2023).



Figure 11: Looking west along Quay Street toward the new and emerging developments in the local setting of the Site (not visible) which form part of the St Johns Masterplan development (February 2023).



Figure 12: Looking north-west along Quay Street across the finer, traditionally informed building to the east of the Site (obscured from this location). Other, large and modern

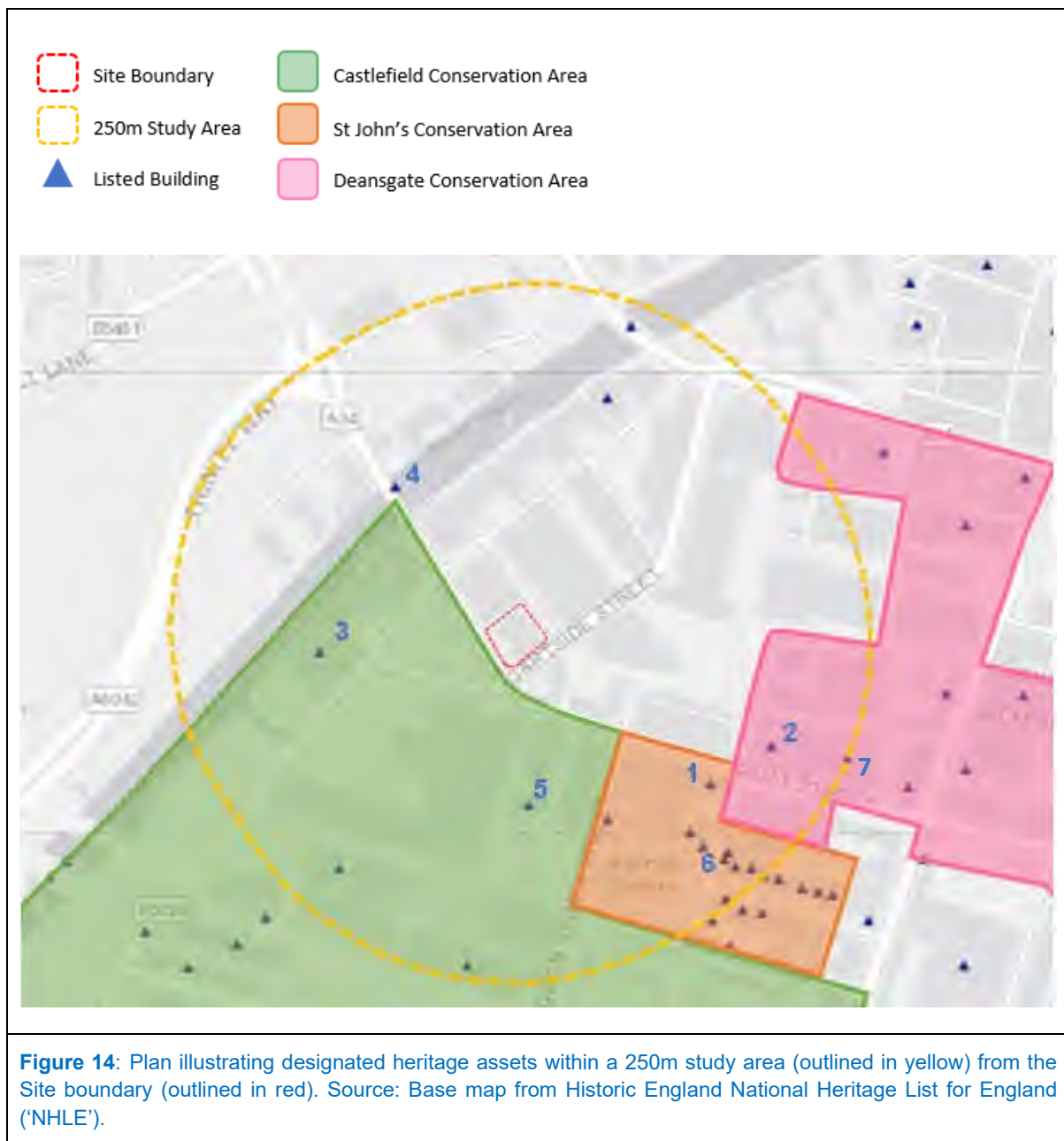


Figure 13: View north from the pedestrian realm on the riverbank, looking across to modern development within Salford. The Grade II listed Irwell Bridge is visible to the west (February 2023).

commercial buildings are seen further along Quay Street and to Hardman Square to the north (February 2023).	
---	--

2.2 Listed Buildings & Conservation Areas

- i) The Site is not located within a Conservation Area, nor does it contain any statutorily listed buildings. The Site is, however, close to a number of heritage assets, the settings of which have the potential to be affected the Proposed Development.
- ii) A 250m study area has been established to identify all heritage assets within the local setting of the Site. The study area is considered to be an area of analysis proportionate to the nature of the Site, taking into account the character and form of the local townscape, and the scale of the Proposed Development. A site survey was undertaken in February 2023 to gain a full understanding of the Site and its surroundings, including the local and wider conservation area context, and to confirm the appropriateness of the study area. The designated heritage assets within the 250m study area are identified on the Heritage Asset Plan at **Figure 14**.



- iii) Within 250m of the Site boundary, there are three Conservation Areas (Castlefield Conservation Area, St John Street Conservation Area and Deansgate/Peter Street Conservation Area) and a total of 17 listed buildings.
- iv) Given the dense nature of the townscape in the environs of the Site, it is considered that the potential impact of the Proposed Development on its heritage context will be limited to a selection of the heritage assets within the study area. Owing to separating distance, or the obscuring effect of interposing development, a number of designated heritage assets have been scoped out of the assessment and are not considered further in this report. In some cases, such as the Grade II listed pair of bollards at the east end of St John's Passage, it is considered that through their nature as a piece of street furniture, their wider setting contributes little to an

appreciation or understanding of their special interest. Some heritage assets within the 250m study area have been scoped out on that basis.

- v) It is considered that the Proposed Development has the potential to affect the setting of the designated heritage assets identified in **Table 1** below. The map references refer to the Heritage Asset Plan at **Figure 14**.

Table 1: Heritage Assets with potential to affected by the Proposed Development		
Map Reference	Name	Designation
Listed Buildings		
1	Cobden House, 19 Quay Street	Grade II*
2	The Opera House	Grade II
3	Albert Warehouse Quay on west side fronting River Irwell, Victoria Warehouse	Grade II
4	Irwell Street Bridge (that part in Salford Civil Parish)	Grade II
5	St Johns College of Further Education	Grade II
6	Group of listed buildings on Byrom Street and St John Street: Nos. 14 and 15A Byrom Street, and Nos. 8-28 St John Street, and 11-25 St John Street (individually listed)	Grade II
7	Sunlight House	Grade II
Conservation Areas		
Green Shading	Castlefield Conservation Area	Conservation Area
Orange Shading	St John Street Conservation Area	Conservation Area
Pink Shading	Deansgate/Peter Street Conservation Area	Conservation Area

- vi) The heritage assets identified above on the Heritage Asset Plan and within **Table 1** are discussed in detail in **Section 5** so that their significance and the contribution their setting makes to an appreciation of their special interest can be understood. A detailed assessment of the potential impact of the Proposed Development on an appreciation of the significance of the identified heritage assets follows in **Section 6**.
- vii) Designated heritage assets within 250m of the Site boundary and which have been scoped out of assessment for the reasons described above are as follows:
- Two Bollards at East End of St John's Passage (Grade II)
 - Two Bollards at West End of St John's Passage (Grade II)
 - Former Grape Street Railway Bonded Warehouse (Grade II)

- Manchester Museum of Science and Industry, Former Lower Byrom Street Warehouse (Grade II)
- Former Hydraulic Power Station in Grounds of City College (Grade II)
- Albert Bridge (that part in Salford Civil Parish) (Grade II)

2.3 Non-designated Heritage Assets

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

3. POLICY CONTEXT

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

- i) **The Planning (Listed Buildings and Conservation Areas) Act 1990** provides the foremost component of the legislative framework which governs the specific protection of buildings, structures, and areas of special architectural or historic interest over and above that which is provided by development management.
- ii) As the Site is within the setting of a number of listed buildings, **Section 66** of the Act is applicable; it requires the LPA to *“have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”* when considering whether to grant planning permission.
- iii) Although the Site is not located within a designated Conservation Area, there are two designated areas within its setting. Although the setting of Conservation Areas is not formally protected through planning legislation, **Section 72(1)** of the Act requires that *“special attention shall be paid to the desirability of preserving or enhancing the character or appearance”* of Conservation Areas. As such, the potential impact of the Proposed Development within the setting of relevant Conservation Areas and any associated effect on their character and appearance is a consideration of this Heritage Statement.

3.2 National Planning Policy Framework (‘NPPF’) (2021)

- i) The revised NPPF was published on 20 July 2021. The NPPF constitutes the Government’s view of what sustainable development in England means in practice.

Design

- ii) **Chapter 12** (Design) of the NPPF establishes the Government’s framework and approach towards design. The NPPF states at **Paragraph 126** that *“good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*.
- iii) At **Paragraph 130**, the NPPF establishes a set of principles that Local Authorities should ensure are at the forefront when considering planning policies and development proposals. These principles stipulate that developments should: function well and contribute to the overall quality of the area; be visually attractive through the use of high quality architecture, successful layouts and effective landscaping; be sympathetic to local townscape character and history (including the built environment and landscape setting); reinforce and maintain sense of place through considered arrangement of streets, spaces, typologies and materiality; optimise the potential of sites and create a sustainable mix of developments; and create spaces that are safe, inclusive and accessible to all.

- iv) **Paragraph 134** states that developments that are that not well designed should be refused by Local Authorities (including and especially where proposals fail to reflect local design policies and government design guidance). Conversely, the NPPF states in the same paragraph that *“significant weight”* should be given to schemes that reflect local policy requirements and government guidance on design, and those that reflect *“innovative designs which promote high levels of sustainability”*.
- v) Read together, **Paragraphs 130 and 134** demonstrate the Government’s encouragement of Local Authorities to support schemes which embody high quality sustainable design.
- vi) It will be clear from this Heritage Statement that the Proposed Development seeks to provide a sustainable use and a high-quality scheme which accords with the definition of sustainable development provided within the NPPF.

Heritage

- vii) The NPPF identifies the protection and enhancement of the built and historic environment as a key component of one of three overarching objectives (an environmental objective) of the planning system required to achieve sustainable development (**Paragraph 8, point c**).
- viii) **Chapter 16** (Conserving and Enhancing the Historic Environment) sets out the Government’s detailed approach and policies relative to the historic environment in a planning context, its conservation and enhancement.
- ix) The focus of the Government’s planning policy guidance is to ensure that account is always taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation (**Paragraph 190, point a**).
- x) **Paragraph 194** stipulates that Local Authorities should require applicants to describe the significance of any heritage assets that have the potential to be affected by development proposals, including any contribution their setting makes to an appreciation of their significance. The NPPF determines that this description should be proportionate to the assets’ significance and *“no more than is sufficient to understand the potential impact of the proposal on their significance”*. This Heritage Statement fulfils this requirement by providing an appraisal of the settings of key heritage assets in the local environs of the Site.
- xi) **Paragraphs 199-202** of the NPPF should be read together. In **Paragraph 199**, the NPPF stresses that *“great weight”* should be given to the conservation of designated heritage assets in the planning balance, defining that the *“more important the asset, the greater the weight should be.”*
- xii) **Paragraph 200** determines that any harm to designated heritage assets – which may be direct (physical alteration or demolition) or indirect (development in setting) – should require clear and convincing justification. The NPPF defines two broad spectrums of harm: substantial and less than substantial.

- xiii) **Paragraph 201** states that where a proposal will lead to substantial harm¹ to a designated heritage asset, consent should be refused by the decision-maker unless it can demonstrated that the harm is outweighed or is necessary to deliver substantial public benefits, or that a series of other defined conditions are applicable.
- xiv) Where there is a perceived degree of less than substantial harm, **Paragraph 202** establishes that this harm should be weighed against the identified public benefits (which may include heritage benefits) of the Proposed Development.
- xv) The undertaking of the balancing exercises defined by the NPPF paragraphs described above (**Paragraphs 201 and 202**) provides the clear and convincing justification for harm that is required by **Paragraph 200**.

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

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

3.4 Manchester City Council Core Strategy, 2012

- i) The relevant, local heritage planning policy maintains the same focus as the NPPF. The City Council's heritage policies focus on the fundamental importance of "*preserving or, where possible, enhancing the historic environment*". The following policies from Manchester's Core Strategy are of relevance.
- ii) **Policy CC9 (Design and Heritage)** states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, Conservation Areas, and Scheduled Monuments. The policy also establishes that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.
- iii) **Policy EN3 (Heritage)** states that Manchester City Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. Development options must be designed to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

¹ Substantial harm is broadly defined as an effect that has a fundamental impact on the significance of the heritage asset by means of its total loss, profound physical harm to its fabric, or the complete compromise of its setting.

3.5 Unitary Development Plan for the City of Manchester, 1995

- i) The Unitary Development Plan (the 'UDP') for Manchester was adopted by the Council in 1995. The Core Strategy, adopted in 2011 and referred to above, replaced significant elements of the UDP, though there are saved policies which are extant, and which are relevant to a consideration of the impact of development proposals on heritage assets.
- ii) **Development Control Policies 18.1 and 19.1** are saved from the UDP and address conservation areas and listed buildings respectively. The policies stipulate the careful consideration is given to development proposals which affect the respective heritage assets, providing a series of provisions to consider such as relationships between new and old buildings, and promote their preservation and enhancement.

3.6 Places for Everyone, Joint Development Plan Document – Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Thameside, Trafford Wigan (August 2021)

- i) The emerging Places for Everyone is a Joint Development Plan for the nine Greater Manchester Districts listed above. The emerging document dates from August 2021 and was published as a 'Publication Stage' plan; it sets out a long-term plan for the creation of jobs, new homes and sustainable growth across the Greater Manchester Area. The draft plan is currently subject to an independent examination having been submitted to the Secretary of State for Levelling Up, Housing and Communities.
- ii) **Draft Policy JP-P 2 (Heritage)** sets out the district's collaborative approach to the protection of the historic environment, including exploiting opportunities to *"aid the promotion, enjoyment, understanding and interpretation of heritage assets as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place"*.
- iii) The policy sets out a series of strategies for the positive integration of heritage into decision-making across the district, including a focus on the role of heritage in place-making, providing opportunities for interpretation and local engagement, providing *"creative contextual architectural responses"* to heritage assets, and the economic viability and environmental performance of historic buildings and places.

3.7 Historic England Guidance

- i) In 2015 Historic England ('HE') released three Good Practice Advice notes supporting the implementation of national policy and the related guidance provided within the PPG. *Good Practice Advice Note 2 - Managing Significance in Decision-Taking in the Historic Environment* (2015) ('GPA2') and *Good Practice Advice Note 3 - The Setting of Heritage Assets* (amended December 2017) ('GPA3') were both utilised as part of this assessment in order to gain a full understanding of the relevant issues.
- ii) In particular, this Heritage Statement takes account of the advice contained within the revised version of GPA3 on understanding what constitutes the setting of a listed building, Conservation

Area, or other heritage asset. Furthermore, this Heritage Statement relies on the guidance provided on the identification of assets and their settings which have the potential to be affected by development proposals, as well as the approach to the selection of indicative key views of a proposed development in a context which includes heritage assets and heritage sensitivities.

- iii) In terms of assessing the impacts of development proposals, this Heritage Statement takes account of the advice in GPA3 which states that *“setting and views are matters of qualitative and expert judgement [...] technical analyses [and] should be seen primarily as material supporting a clearly expressed and non-technical narrative argument that sets out ‘what matters and why’ in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them.”*
- iv) This Heritage Statement also accords with the guidance and approach established in *Historic England Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019) and *Conservation Principles, Policies and Guidance* (2017).

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

- v) HE’s revised guidance on tall buildings was published on 4 March 2022. The note supersedes a previous version from 2015 and takes into account recent updates to planning policy, legislation, and recent experience of the development of tall buildings within the historic environment.
- vi) The purpose of the guidance is defined by HE as follows:

“Its purpose is to support Local Planning Authorities, developers, communities and other stakeholders in dealing with tall buildings proposals within the legislative and planning framework relevant to the historic environment.”
- vii) The note provides support and guidance in the following key ways: in the initial plan-making process, in the identification of appropriate locations for tall buildings and the definition of ‘design parameters’ with regard to the historic environment, and in the assessment and determination of individual tall building proposals at the determination stage of the planning process.
- viii) HE’s note establishes a set of principles for the consideration of tall building development in the historic environment. The emphasis is on a plan-led approach to the consideration of such development, with appropriate locations determined through the Local Plan. This process, the note advises, should be informed and supported by an evidence base which explores different locations and considers heights which might be appropriate in any given area. The note stipulates that the identification of locations or the determination of proposals should be informed by an understanding of local place, character and historic significance. The guidance warns of the negative impacts tall buildings can have on the qualities of place valued by people

who experience them if the siting, scale, or design is wrong and/or fails to demonstrate a consideration for the defining positive characteristics of a local area.

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

4. HISTORICAL DEVELOPMENT

4.1 Introduction

- i) In order to understand the relative significance of the Site and its contribution to its surrounding townscape context, it is first necessary to understand its historical development and that of its locality.
- ii) This section of the report analyses and interprets historic maps and primary and secondary information in order to provide a sound evidence base, placing the Site in the context of the development of Manchester's city centre.

4.2 History and Development of the Area

- i) During the 18th century, south-east Lancashire as a whole was predominantly an agricultural area of isolated settlements and market towns, with the growing town of Manchester at its centre. By the 1780s, the national demand for textiles, particularly cotton, began to rise, resulting in a dramatic increase in mill building that transformed Manchester into a centre of the factory-based cotton manufacturing industry of international repute.
- ii) This process of industrial development was greatly facilitated by the development of canals, which provided the first efficient means of transporting bulk loads of goods. The first significant advance in the local transportation network was focused on the River Irwell when, in 1721, an Act of Parliament allowed the Mersey and the Irwell to be made navigable between Warrington and Manchester. This allowed waterborne trade to enter Manchester and Salford for the first time and provided and an efficient link to the expanding port of Liverpool.



Figure 15: Engraving of the first buildings on Water Street forming the new quay as they were in 1746. The Victoria and Albert Warehouses are now located approximately on this site.



Figure 16: Photograph of Grape Street, from Lower Byrom Street, showing the existence of housing alongside industrial buildings. Source: Greater Manchester Lives Archive, Ref. m78878.

- iii) The Mersey & Irwell Navigation was most likely completed in 1736 and, by 1740, wharfage facilities for boats of up to 50 tons was provided by a quay established on the Manchester side of the river by Edward Byrom, a wealthy fustian dealer and one of the proprietors of the Mersey & Irwell Navigation Company. The quay was built a short distance to the north-west of the present location of the Site in 1735, at the bottom of what in that year became Quay Street (originally 'Key Street'), strategically located to carry much of the town's trade, with a river frontage of 136 yards. This street also linked to Water Street, which joined with Quay Street at a right angle and provided a more direct link between the quay and the town centre, connecting to Aldport Lane (now 'Deansgate') in the east. Water Street was originally part residential and part industrial, the two uses existing cheek by jowl (see **Figure 15**). The street comprised of several large warehouses which were located on the banks of the River Irwell; these were interlaced with some shops and several public houses dotted along the street. Quay Street was later extended further eastwards to connect with Mosley Street in 1794, the stretch becoming known as 'Peter Street'.
- iv) By the late 1770s the quay was already known as 'The Old Quay' or 'Key'. After c.1780 the Old Quay was a name used for the site by the Mersey and Irwell Navigation Company. A large stone block which is now located along Grape Street is carved with the initials 'O.Q' and the date '1824'; these letters stand for 'Old Quay', the block probably a key stone to one of the riverside warehouses on Water Street which have since been demolished.



Figure 17: Cobden House, or 19 Quay Street, c.1908. Source: University of Manchester Archive, Ref. UPC/2/117.

- v) The area surrounding the Site was developed with a variety of buildings in different uses, of which there are a few notable examples which still survive. One such example is 19 Quay Street, known as Cobden House, a former townhouse constructed in 1775 for William Allen who, along with local industrialist and developer Edward Byrom, his partner, was one of the co-founders of Manchester's first bank: Byrom Allen Sedgwick and Place. The house was bought by Richard Cobden in 1836, hence 'Cobden House', a prominent political figure, and was later established as the first premises of Owens College. The educational facility was established by textile

merchant, John Owens, and was the precursor to the University of Manchester. By the 1870s, the college had expanded beyond the reimits of the 18th century townhouses and relocated to new purpose-built premises on Oxford Road. In 1878, Cobden House came into use as the Manchester County Court.

- vi) Cobden House is broadly contemporary with the fine residential dwellings which were constructed on St John Street in the late 18th century. The street was aligned with the Church of St John to the west (see **Figure 18**), built in 1758 by Edward Byrom and demolished in 1931, since replaced with a formal public garden. The houses were built from 1770 up to the mid-19th century as required. MCC's online summary of the St John Street Conservation Area's historic development notes that the *"early residents represented a broad mix of occupations, but with the passage of time occupancy became almost exclusively connected with the medical and legal professions"*.



Figure 18: Watercolour of the westward view along St John Street toward the now demolished Church of St John. Source: Greater Manchester Lives Archive, Ref. m80190.

- vii) The industrialisation of the local townscape continued into the 19th century, intensified particularly in the Castlefield area to the south of the Site which became the industrial hub of the city, characterised by warehouses, factories and overlapping networks of waterways and railway viaducts. The industrial townscape existed in close proximity to the relatively high-status residences 300m to west of the river. Land for a new canal was purchased in 1824 and in July 1836 the Salford & Manchester Junction Canal Act was passed allowing work to commence on the new Salford Junction Canal. The Act permitted the construction of a basin to be positioned

parallel to Atherton Street and terminating just before Quay Street. This basin was named Brunswick Basin and served as a potato market on its sidings. By the early 1840s, the canal was regarded surplus to requirements largely due to the timing of its construction coinciding with the beginnings of the railway boom and the construction of the Liverpool Road Station to the south of the Site in the early 1830s. The canal remained open, but to limited trade and closed in 1922.



Figure 19: Bancks & Co.'s plan of Manchester & Salford, 1832. The map illustrates the range of industries established along the banks of the river, including premises associated with dying, botany, boat graving, and the manufacture of cotton and processing of timber. Site outlined in red. Source: University of Manchester, Ref. C17:70 Manchester (56).

- viii) By the late 19th Century a number of timber yards, slaughter yards etc. and many general engineering works were also located here. The range of industrial premises along the river is illustrated in the 1830s map reproduced at **Figure 19**.
- ix) Between 1876 and 1878, a new street was laid out to connect Salford with Manchester via a new bridge called the Irwell Street Bridge (see **Figure 20**). The street would initially have been named Irwell Street, but because of a second Irwell Street in the area it was soon renamed New Quay Street. The new street saw several residential and commercial blocks, in addition to a large timber yard, being demolished in order to cut a street diagonally through their plots, resulting in the 'flat iron' shaped site immediately opposite the Site to the west.

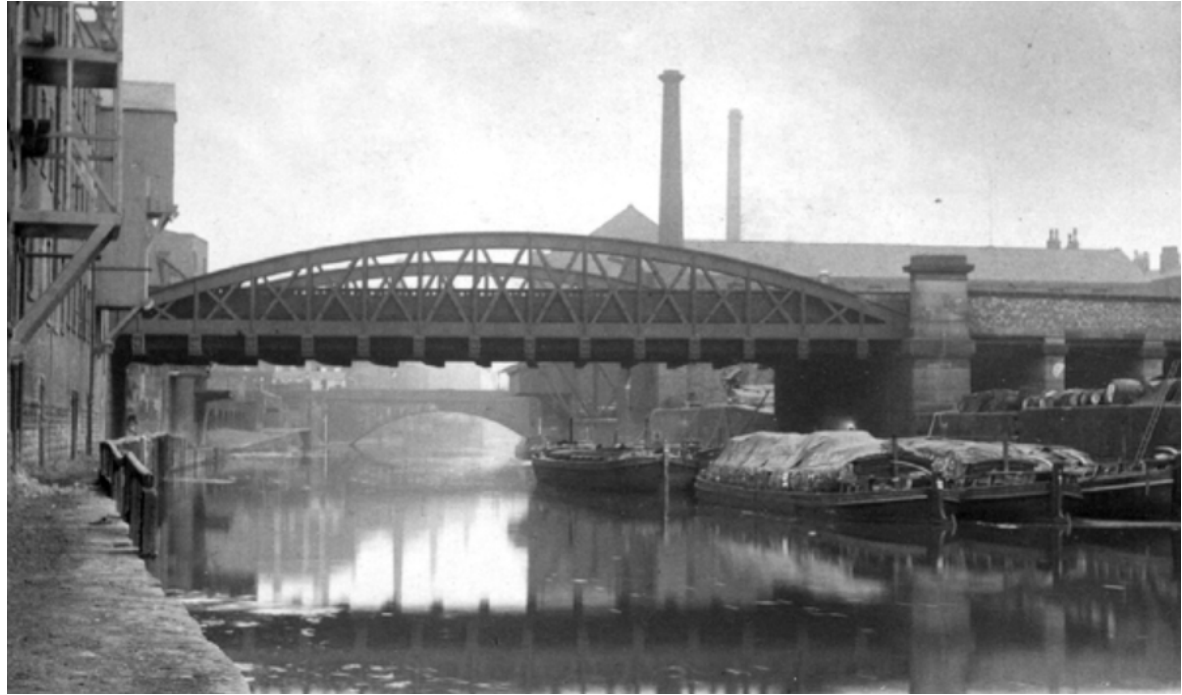


Figure 20: Irwell Bridge, 1900, with industrial premises fronting onto the river. The Albert Bridge is seen in the background. Source: Greater Manchester Live Archive, Ref. m08848.

- x) The townscape along Quay Street continued to develop and change into the 20th century; notable buildings from the early 20th century period include the Opera House, formerly the New Theatre, some 200m to the south-east of the Site. The theatre was built in 1912 to designs by Farquharson, Richardson and Gill. The building adjoining the theatre to the east, Sunlight House, followed in 1932. The office block was designed by Joseph Sunlight in an art décor style; at 14 storeys it was the tallest building in Manchester until the 1960s.
- xi) The next significant phase in the development of the area surrounding the Site came about in the mid-20th century with the establishment of Granada Studios to the west side of Quay Street, headquarters of ITV and Granada between 1956 and 2013 (**Figure 21**). The premises were designed by Ralph Tubb, a highly regarded post-war architect. Notwithstanding its recent redevelopment, the studios are regarded as culturally significant in the development and evolution of Manchester in the post-war period, being striking architecturally and also the first commercial building to be constructed in the city after the end of WWII.



Figure 21: Granada Studios. Source: ITV Granada.

4.3 Historic Development of the Site

- i) From the late 18th, the area that now comprises the Site was formerly laid out with a number of smaller streets, including Back Quay Street to the south with Grindle Street to the north-east, Young Street to the east, with Gartside Street beyond that.
- ii) Historic mapping and contemporary photographs illustrate that from the early to mid-19th century, the historic townscape within the environs of the Site was formed of a mixture of primarily residential and commercial development, including a public house and a public bath, 'Corporation Wash House', which was constructed within the main body of the Site area. The photographs reproduced at **Figure 22**, **Figure 23**, **Figure 24**, and **Figure 25** illustrate the character and appearance of the area across the mid-19th to mid-20th centuries.



Figure 22: Quay Street in 1875, looking towards Irwell Bridge and across a townscape of residential development and industrial infrastructure in the background. Source: Greater Manchester Lives Archive, Ref. m05238.



Figure 23: New Quay Street in 1906, looking across an empty plot within the western half of the Site toward the rear of residential properties on Grindle Street. Source: Greater Manchester Lives Archive, Ref. m03633.



Figure 24: Corporation Wash House, 1916. Source: Greater Manchester Lives Archive, Ref. m57420.



Figure 25: Back Quay Street, Corporation Wash House, 1959. Source: Greater Manchester Lives Archive, Ref. m00278.

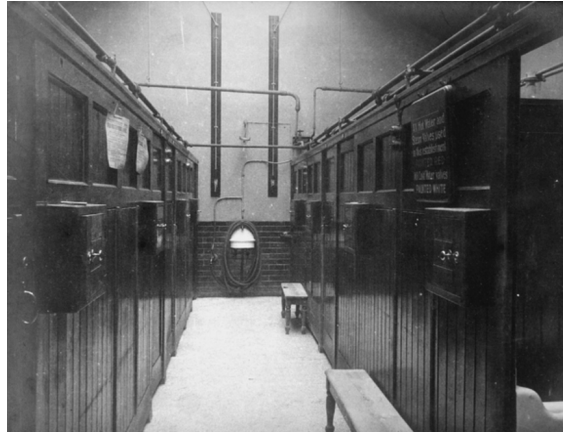


Figure 26: Interior of Corporation Wash House or New Quay Street Bath House, 1916. Source: Greater Manchester Lives Archive, Ref. m57422.



Figure 27: Interior of Corporation Wash House or New Quay Street Bath House, 1916. Source: Greater Manchester Lives Archive, Ref. m57421.

- iii) The origins of the Manchester College building which currently exists on the Site are derived in the early 19th century and the establishment of St. John's Sunday School which was opened to provide educational facilities for the children of local working families. In the late 19th century, a purpose-designed school building was built on the east side of Atherton Street and north side of Great John Street to the south of the Site. In the 1950s, the school had become the St John's and Openshaw Technical College, gradually merging with other educational facilities to become The Manchester College in 2008. The building on the Site became the St John's Campus of the Manchester College.
- iv) The history and development of the Site is explored through the map regression below.

Table 2: Historic Map Regression

Map with Approximate Site Location	Date and description
	1794, A Plan of Manchester and Salford by William Green <i>This map from the late 18th century shows that the former road network that historically intersected and bounded the Site was established by this point. The Site is seen to be crossed on an east-west axis by Back Quay Street, its northern edge terminating at what was historically Pitt Street, subsequently changing to Grindle Street.</i> <i>The Site appears to have been made up of fine grain terraces to the southern side of Back Quay Street, with part of the road and area to the south seemingly undeveloped at this time, and a more ad-hoc collection of buildings in the northern half which were most likely a mixture of residential, commercial and light industrial premises.</i>



1850-51, Adshead's Illustrated Maps of the Township of Manchester

Adshead's map from the mid-19th century illustrates the evolution of the townscape and the intensification of built form within the Site and in its locality.

Built form within the Site appears to comprise primarily of fine grain residential terraces. Pitt Street has been renamed Grindle Street to the north of the Site and a small residential road had been laid out within the Site, 'Wright Street', connecting to Back Quay Street to the south.



1891, Ordnance Survey ('OS')

The 1891 OS shows the re-planning of the road network to the west of the Site and the establishment of New Quay Street, forming the south-western boundary of the Site.

Some of the residential development within the Site has been cleared, along with other plots along the new interface to New Quay Street.



1908, Ordnance Survey

The 1908 OS demonstrates that there was little change within the Site boundary or locality across the end of the 19th century.

The photograph reproduced at Figure 23 from 1906 illustrates the existing character of the townscape from this period, including the empty, undeveloped plots between New Quay Street and the residential townscape to the north.



1932-5 Ordnance Survey (reused to show bomb damage in 1940-1)

By the mid-1910s (see Figure 24), a public baths, identified as 'Corporation Wash House' or 'new Quay Streets Baths and Wash House', had been constructed on the north side of Back Quay Street, taking up the north-western corner of the Site.

The public baths would have provided a hygiene and washing facility for local residents, provided and maintained by the city authority.



1957 Ordnance Survey

The 1957 OS illustrates that the public baths were preserved into the mid-20th century, although it is not clear whether they were still in use in their original function at this time.

A small plot in the southern corner of the Site had been developed by this point, with frontages to New Quay Street to the west and Back Quay Street to the north.

This map clearly shows a building labelled as 'Sch', for school, to the south of the Site. This identifies the historic premises of St John's College of Education which would eventually sit within the Site as part of a merged educational institution.

- v) Subsequent changes in the historic development of the Site have included the laying out of New College Street and the creation of a new Gartside Street (to the east of the historic street which remains in a curtailed form), creating the north-eastern and south-eastern boundaries of the Site respectively. Both roads have subsequently been developed with coarse grain commercial buildings.
- vi) The former bath house was demolished at some point in the late 20th century, presumably commensurate with the re-planning of the road network, and the building on the Site was constructed in c.2000 as part of the earliest phase of the Spinningfields masterplan. It has not been extended or altered to any great extent since its construction.
- vii) The area surrounding the Site is currently characterised by change and evolution, largely owing to the redevelopment of the St John's masterplan area to the west of Quay Street which has seen the area redevelopment with high quality commercial buildings and associated landscaping and public realm schemes.

5. SIGNIFICANCE APPRAISAL

5.1 Introduction

- i) The purpose of the significance appraisal is to use recognised criteria to assess the heritage significance and interest of the Site and identified heritage assets in its setting which could be indirectly affected by the Proposed Development.
- ii) The significance appraisal will inform the subsequent Heritage Impact Assessment (HIA) which considers the impact of the proposals upon the and setting of the identified heritage assets and the ability to appreciate their significance. This in turn allows, in a planning policy context, the extent of 'harm' upon any heritage asset incurred by the proposals to be established within the terms defined by the NPPF. In particular, the assessment of the contribution of an asset's setting to an appreciation of its significance has informed the choice of heritage views which form a key part of the subsequent Visual Impact Assessment in **Section 6**.

5.2 Methodology

- i) The assessment of significance accords with the requirements of the NPPF and uses Historic England's methodology outlined in its 2019 document, '*Statements of Heritage Significance*'. Historic England's '*Conservation Principles Policies and Guidance*' (2008) and the revised guidance on '*Setting of Heritage Assets*' (as reissued in Dec. 2017) have also been acknowledged as part of the following assessment.
- ii) Consequently, the significance of a designated heritage asset is determined by an analysis of the relevant aspects of the following:

➤ **Archaeological interest**

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

➤ **Architectural and artistic interest**

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

➤ **Historic Interest**

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

wider values such as faith and cultural identity.

- iii) The focus is on providing necessary and proportionate information based on the perceived level of a heritage asset's significance.

5.3 Statement of Significance of the Site

- i) The Site comprises a former institutional building from c.2000 on the corner of New Quay Street, Gartside Street New College Street.
- ii) The existing building has an institutional/commercial character, with a sweeping corner profile at the junction of New Quay Street and Gartside Street. The four-storey building has a red brick-clad façade and fenestration with grey surrounds. It has a poor relationship to the streetscape on all sides and lacks distinct architectural character or quality.

Archaeological Interest

- iii) The Site has seen phases of redevelopment which have changed its character and use from residential, to public, and most recently to institutional. It is possible that these phases of the Site's development reflect some evidence of past human activity, although there has been considerable change and development in the local setting of the Site which reduce this potential. The Site's potential for archaeological interest is therefore deemed, overall, to be **Negligible**.

Architectural and Aesthetic Interest

- iv) The building on the Site is considered to be of no architectural or aesthetic significance. The building is of a standard design and reflects its early 21st century construction date. As noted above, it is considered that the building fails to meaningfully interact with the streetscape or surrounding buildings and fails to emphasise or celebrate its prominent corner position.
- v) The architectural and aesthetic interest of the Site is subsequently judged to be **None**.

Historic Interest

- vi) All of the historic development on the Site has been cleared and the historic street network which previously character the Site and its environs has been changed. Whilst the phasing of the Site's development is still of some limited interest for its reflection of the former character of the area, the historic narrative of the Site as a public bath house and traditional residential housing is no longer legible or appreciated. For that reason, the overarching historical interest of the Site is deemed to be **None**.

Setting

- vii) The Site occupies a corner plot, its principal façade orientating toward the junction of Quay Street and New Quay Street. Notwithstanding its corner position and owing to the orientation

and tightness of the surrounding street network, visibility of the Site is relatively contained and presently restricted to close up views from the streets that bound the plot.

- viii) Since the mid-20th century, the Site's setting has undergone a continual phase of evolution and change which has seen the loss of large areas of the historic townscape and an increasing trend towards large scale commercial buildings. This development reflects the wider period of regeneration in this area, including the phase at the end of the 20th century and related to the development of the Spinningfields area in the subsequent decade. The newest phase has brought about another period of renewal in the immediate setting of the Site, most notably within the St John's masterplan area and Enterprise City to the south-west.
- ix) Notwithstanding the extent and scale of change, there are historic survivals which reflect the former varied character of the area, including the former St John's College of Further Education and the Grade II listed Albert and Victoria Warehouses on the river to the west of the Site. Given its existing low scale and relatively restricted visibility in the townscape, the Site's interaction with these remnants of the historic townscape is fairly limited.
- x) The extent to which the Site contributes to the quality and character of surrounding townscape is similarly restricted owing to the existing building's lack of architectural quality and its poor relationship with the street.

5.2 Appraisal of Heritage Assets in the Study Area

- i) The heritage assets which have the potential to be impacted by proposed redevelopment of the Site have been identified in **Table 1**. The contribution of setting to an appreciation of the significance of these heritage assets will be explored in **Table 3** below.
- ii) The scope of potential impact resultant from development proposals upon heritage assets can include direct impacts on their physical fabric as well as indirect impacts upon their setting, such as how they are appreciated in views. As there are no heritage assets within the Site boundary, the Proposed Development only has the potential to result in indirect heritage impacts (i.e. setting/visual effects).
- iii) The importance of 'setting' lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance. Thus, it is the contribution of setting to the significance of the heritage asset which should be established at this stage in the process. For these purposes of this appraisal, the contribution of setting to the significance of any given heritage asset is considered to be **positive, neutral, or negative**, or a range depending on the asset and nature of its surroundings.

Table 3: Appraisal of Heritage Assets in Study Area

Heritage Asset and Map Reference (refer to Figure 14)	Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance and Potential of Proposed Development to Impact Significance
Listed Buildings			
1	Cobden House, 19 Quay Street	Grade II* <i>Town house, 1770s with later additions and alterations during its use as a college in the mid-C19 and a county court from the late C19; refurbished in the 1990s for use as a set of barristers' chambers.</i> As defined in the NHLE listing, the building's significance is derived in the following aspects: <i>Architectural interest: as a good survival of an elegant former Georgian town house with Classical-style detailing including decorative cornicing, a symmetrical front elevation and a well-detailed rear Venetian window;</i> <i>For its surviving high-quality C18 internal fabric including elaborate door cases, prominent central staircase with decorated cast-iron balustrades, and intricate plasterwork.</i> <i>Historic interest: for its association with the prominent political figure, Richard Cobden, who lived here while acting in a central role for the national political movement, the Anti-Corn Law League.</i> <i>Group value: with nearby late-C18 and C19 town houses on Byrom Street and</i>	The former house occupies a corner plot at the intersection of Quay Street and Byrom Street. As a result, the building has a relatively assertive presence on the street, and the full extent of its principal elevation is appreciated when stepping back along Byrom Street to the north. The building's eastern elevation, less formal and austere in character, is wholly visible from the street owing to the width of Byrom Street, enabling full understanding of the scale and depth of the theatre's plot. The building's local context is highly varied, reflecting the piecemeal development of the surrounding townscape. The building is viewed alongside modern commercial buildings of medium and large scale from Quay Street. Other heritage assets, including the Grade II Opera House and Sunlight House reflect later stages in the area's development and the diversity of the townscape. Overall, the existing setting is considered to make a neutral contribution to an appreciation of its significance, as it is considered that recent development could provide a more meaningful response to the heritage asset. The Site, in its existing form, is not visible and makes no contribution to an appreciation of the building's significance. Owing to the scale of the Proposed Development, there is potential for a visual relationship with the former residence across the

Table 3: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 14)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance and Potential of Proposed Development to Impact Significance
Listed Buildings				
			<i>St John Street (most Grade II) and the associated late-C19 former county court offices on Byrom Street (Grade II).</i> Overall, the building is considered to be of High heritage significance.	interposing townscape, although this will be wholly limited.
2	The Opera House	Grade II	<i>Theatre, now opera house. 1912, by Richardson and Gill with Farquarson; altered. Stucco on brick, slate roof. Rectangular plan at right-angles to street. Classical style. Front block of 3 storeys with attic, 1:1:11:1:1 bays, symmetrical, the first and last bays set back; with plinth, banded rusticated stucco to all levels; giant order to 1st and 2nd floors, consisting of a 5-bay centre with engaged fluted Ionic columns, the 1st and 5th bays breaking forwards and each containing a lettered pedestal at the foot and a mask roundel at the top, flanked by 3 pilastered bays each side, these and the 3 centre bays having windows at the top with geometric glazing; entablature with frieze lettered "THE PLAY MIRRORS LIFE" in the centre and decorated in Wedgwood style in the other bays, dentilled cornice carried round and surmounted in the centre by a large semi-circular tympanum with allegorical</i>	The theatre occupies a corner plot at the intersection of Quay Street and Byrom Street. As a result, the building has a relatively assertive presence on the street, and the full extent of its principal elevation is appreciated when stepping back along Byrom Street to the south. The building’s western elevation is wholly visible from the street owing to the width of Byrom Street, which enables a full understanding of the scale and depth of the theatre’s plot. The building’s local context is highly varied, reflecting the piecemeal development of the surrounding townscape. The building is viewed against a backdrop of modern, tall, commercial buildings from Quay Street, and alongside neighbouring historic buildings such as the striking Sunlight House (Grade II). Other heritage assets, including the Grade II* listed Cobden House reflect the diversity of the townscape. Overall, the building’s setting is considered to make a neutral contribution to an appreciation of its significance, as it is considered that recent development could provide a

Table 3: Appraisal of Heritage Assets in Study Area			
Heritage Asset and Map Reference (refer to Figure 14)	Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance and Potential of Proposed Development to Impact Significance
Listed Buildings			
		<i>relief; pedimental gable with moulded cornice on brackets. Five-bay wide entrance at ground floor, with later C20 canopy.</i> The building's architectural significance is derived in its Classical aesthetic, which presents a prominent and striking elevation to Quay Street. The intended and design use of the building is clearly legible in its architectural appearance. Historical interest is derived in the building as a remnant of the historic streetscape of Quay Street, and because the building is still performing in its original intended use. Overall, the building is considered to be of Medium heritage significance.	more meaningful response to the heritage asset. The Site, in its existing form, is not visible and makes no contribution to an appreciation of the theatre's significance. Owing to the scale of the Proposed Development, there is potential for a visual relationship with the theatre across the interposing townscape, although this will be wholly limited.
3	Albert Warehouse Quay on west side fronting River Irwell, Victoria Warehouse	Grade II	<i>Warehouses. Early to mid C19, altered. Red brick with sandstone dressings and slate roof; quay of very large dressed stone blocks. Victoria Warehouse L-plan with one range at right-angles to street and the other parallel to the quay, and Albert Warehouse continued from north end of this. Five storeys. The west front, to the river, forms a continuous range of 9+7 windows, plus 4 loading slots. Victoria warehouse,</i> The former pair of warehouses sit on the banks of the south side of the River Irwell, located to the west of the Site. The position of the building next to the river facilitates a continued appreciation and understanding of the warehouses' historical function and character, reinforcing an appreciation of their significance. The scale of the former warehouses and their historic functional relationship to the river is best appreciated in views from the northern bank of the Irwell and from Pump Circus to the south.

Table 3: Appraisal of Heritage Assets in Study Area			
Heritage Asset and Map Reference (refer to Figure 14)	Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance and Potential of Proposed Development to Impact Significance
Listed Buildings			
		<i>the southern half, has 5-stage loading slots at the south end and near the centre (dividing the windows 4 and 5), both with timber sills, board doors and pitched wooden canopies; Albert Warehouse has round-headed 5-stage loading slots at the junction and near the centre (dividing the windows 3 and 4), and between these a large basket-arched doorway rising through 2 storeys, with rusticated quoined surround (and now furnished with sliding doors and protected by remains of wooden pentice). Both have low 6-pane tilting casement windows (mostly damaged), with raised stone sills and flat-arched heads. Victoria Warehouse has a hipped roof, Albert Warehouse has a stone frieze, cornice and blocking course, and raised coped gables. The return side and rear (to Water Street) are generally similar, but Victoria Warehouse has 2 blocked basket-arched doorways with quoined surrounds. Interior: iron columns with wide timber pads to timber beams.</i> The former industrial use of these buildings is clearly legible in their existing form; from this, architectural and historical significance is derived. The	The townscape to the east of the listed building is in a period of transition, and currently being redeveloped. Whilst high quality modern buildings in its setting do not detract from an appreciation of the former industrial structure, brownfield sites and construction works are negative setting elements, albeit temporary, and detract from an appreciation of the building's architectural and historical significance. The contribution of the building's setting to an appreciation of its significance is considered, on balance, to be neutral. The Site is not currently visible in conjunction with the listed building except in oblique views from the junction of Quay Street and Water Street. The Site makes no contribution to an appreciation of its significance. Owing to the scale of the Proposed Development, there is potential for a visual relationship with the theatre across the interposing built form although this will be wholly limited.

Table 3: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 14)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance and Potential of Proposed Development to Impact Significance
Listed Buildings				
			warehouses reflect the former intensive industrial activity along this stretch of the River Irwell. Overall, the listed building is considered to be of Medium heritage significance.	
4	Irwell Street Bridge (that part in Salford Civil Parish)	Grade II	<i>Bridge over river Irwell. c1880. Stone, cast-iron and wrought-iron or steel. Stone piers and abutments each side and paired arched trusses with lattice-work cross bracing with rosette decoration over the rivets. Road bed carried on lateral cast-iron beams, their ends ornamented with rosettes. Cast-iron parapet divided in panels each with solid latticework. Arms of the cities of Salford and Manchester in low relief panels at each end.</i> The bridge has an industrial character which reflects the former historical character of this stretch of the river. From this, architectural and historical significance is derived. Overall, the bridge is considered to be of Low-Medium heritage significance.	The listed bridge crosses the Irwell and leads onto New Quay Street on the southern bank. The structure is appreciated from areas of public realm on the riverbanks and by pedestrians and road users as they cross the river. The structure's continued use in its originally intended function and its relationship with the river contributes to an appreciation of its historical and architectural interest. The structure's townscape setting is varied but is generally considered to make a neutral to minor positive contribution to an appreciation of its heritage significance. The Site is just visible in conjunction with the listed bridge from the western end of Quay Street but makes no contribution to an appreciation of its significance. Given the proximity of the Site and the scale of the proposals, it's likely there will be a great extent of intervisibility between the two.
5	St Johns College of Further Education	Grade II	<i>School, now college of further education. Late C19, altered. Stock brick with dressings of red brick and sandstone (flat roof</i>	The listed building is experienced within its immediate streetscape context owing to the tightly

Table 3: Appraisal of Heritage Assets in Study Area			
Heritage Asset and Map Reference (refer to Figure 14)	Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance and Potential of Proposed Development to Impact Significance
Listed Buildings			
		<i>concealed). Roughly T-shaped plan, formed by main block parallel to street and large rear wing of almost full width. Eclectic style with some C17 Renaissance features. Three storeys and 5 bays (2 windows per bay), symmetrical, the centre bay slightly projected, with red brick pilasters (banded at top floor), moulded brick cornice interrupted in the centre, high parapet with banded piers and iron railings, interrupted in the centre by a rectangular upstand which has a blind keyed oculus under an open pediment.</i> <i>Note – the school actually dates to the early 20th century, constructed to the design of Henry Price.</i> The building has a clear and legible institutional character which contributes to its architectural significance. Historical significance is derived in the school's association with the historic community of the area and the fact it was established to provide education to the children of local working families. It has group value with the listed houses of St John's Street to the east through their shared association	constrained street network around the building. The building is best appreciated in views from Great John Street, where it is appreciated in tandem with attractive trees within the area of parkland to the south. The historic, former institutional building is viewed against modern development to the west from Great John Street, an urban context that is continuing to change with the redevelopment of the St John's masterplan area. Overall, the building's setting is considered to make a neutral contribution to an appreciation of its significance. Due to the existence of built form between the listed building, the Site currently makes no contribution to an appreciation of the building's significance. The increased scale of built form in the Site may result in a new visual relationship between the two plots although owing to interposing built form the potential for impact upon the asset's setting is demonstrably low.

Table 3: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 14)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance and Potential of Proposed Development to Impact Significance
Listed Buildings				
			with the now-demolished Church of St John. Overall, the building is considered to be of Medium heritage significance.	
6	Group of listed buildings on Byrom Street and St John Street: Nos. 14 and 15A Byrom Street, and Nos. 8-28 St John Street, and 11-25 St John Street (individually listed)	Grade II (multiple entries)	Collective grouping of c.18th century – mid-19th century townhouses covered under 14 separate listings. Principally red brick in Flemish bond, comprising three storeys in height. Round-headed doorways with open-pedimented Tuscan doorcase prevalent to streetscape character. No.15A Byrom Street is a late 18th century house with an interesting oriel window supported on a large corbelled bracket. The mid-19th century 24 St John Street clearly contrasts with the other typically Georgian buildings in the street. It is higher and more elaborately detailed, with banded rustication on the ground floor, windows framed with architraves, a bracketed cornice and stucco finish. This collection of residential buildings has significance derived in their appreciation as a group. The high-class residential character of the buildings remains clearly legible, and together they	This group of former residential buildings create a robust localised setting for themselves. The consistency in architectural form and detailing across the street provides a sense of focus and enclosure when experiencing the group from St John’s Street. The alignment of the houses with St John’s Gardens to the west contributes to an appreciation of the street’s historic development and their architectural quality. Notwithstanding the linear alignment and subsequent sense of visual enclosure along the street, the wider townscape is visible, and includes modern tall development to the west in particular. The visibility of this development detracts to some extent from an appreciation of the historic enclave. Further, car parking along St John Street detracts from the localised setting of the listed buildings individually and as a group, creating visual clutter along the streetscape. Overall, and notwithstanding the elements referred to above, the group’s setting is considered to make a positive contribution to an appreciation of its special interest. The Site, obscured by interposing built form, currently makes no contribution to an appreciation of the group’s special interest. Owing to the scale of

Table 3: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 14)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance and Potential of Proposed Development to Impact Significance
Listed Buildings				
			are appreciated as a complete streetscape. Historic significance is derived in the gradual evolution of St John's Street, and the group's association with the now-demolished Church of St John. Overall, the heritage significance of the group is considered to be High.	the proposals, there is limited potential for an extent of intervisibility between the Site and the historic street, although the effect will be wholly limited where it exists.
7	Sunlight House	Grade II	<i>Office block. 1932, by Joseph Sunlight. Steel frame with cladding of Portland stone, slated 3-tier mansard roof with glazed centre. Large square plan with central light-well. International Modern style with classical elements. Ten storeys plus 4 attic storeys successively set back, 8 bays plus wide canted corner to right rising to octagonal turret with domed lantern and apex finial; ground and 1st floors treated as plinth, 6-storey 5-bay pilastrade to centre, with moulded frieze over 7th floor and enriched cornice over 8th floor, plain parapet over 10th floor. Very regular fenestration with casements of 3 lights to the 5-bay centre and 2 lights to the end bays, metal panels between floors; 3-light attic windows, those of the first 3 tiers set in individual projected</i>	Sunlight House occupies a corner plot at the intersection of Quay Street and Little Quay Street. As a result, the building has a relatively assertive presence on the street, and its architectural quality is principally experienced in approach views, particularly of the corner elevation with Little Quay Street, from Quay Street. The building's local context is highly varied, reflecting the piecemeal development of the surrounding townscape. The building is viewed against a backdrop of modern, tall, commercial buildings from Quay Street, and alongside neighbouring historic buildings such as the striking Grade II listed Opera House. Other heritage assets, including the Grade II* listed Cobden House reflect the diversity of the townscape. Overall, the building's setting is considered to make a neutral contribution to an appreciation of its significance, as it is considered that recent development could provide a

Table 3: Appraisal of Heritage Assets in Study Area			
Heritage Asset and Map Reference (refer to Figure 14)	Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance and Potential of Proposed Development to Impact Significance
Listed Buildings			
		<i>rectangular dormers. Shop windows and a round-headed archway at ground floor. Cantled corner treated as tower, given strong vertical emphasis by narrow 3-light mullioned windows in each face tiered continuously from 2nd to 10th floors, with carved decoration over 10th floor, a 1-storey drum over this, set-back 2-storey continuation, and set-back lantern; square-headed doorways to entrance porch at ground floor. Return to right and rear elevation similar, but with slated attic and extruded dormers. Forms group with Royal London House to right (Nos 188-202 Deansgate, q.v.).</i> Architectural and historical interest is derived in the building's distinctive Art Deco design. When constructed in 1932, Sunlight House was Manchester's tallest building, and subsequently is of further historic interest for reflecting the increasing trend in the development of tall buildings in the early part of the 20th century. The building's aesthetic is clearly informed by international architecture of the times, including American skyscrapers.	more meaningful response to the heritage asset. The Site, in its existing form, is not visible and makes no contribution to an appreciation of the theatre's significance. Owing to the scale of the Proposed Development, there is potential for a visual relationship with the former office building across the interposing townscape, although this will be wholly limited.

Table 3: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 14)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance and Potential of Proposed Development to Impact Significance
Listed Buildings				
			The building’s significance overall is considered to be Medium .	
Conservation Areas				
Green	Castlefield Conservation Area	Conservation Area	Castlefield Conservation Area is the largest conservation area in Manchester. The focus of the Conservation Area is the Castlefield Basin and Liverpool Road areas, as these areas contain a large number of listed buildings which best represent the development of the railways and canal related industry in this part of the city. The numerous viaducts and bridges constructed as part of the development of the three different railway lines across the Castlefield basin now dominates the character of this area, creating a unique multi-level environment which straddles streets, warehouses and canals, extending across Deansgate. In recent years the area has been redeveloped for residential, commercial and recreational use which has restored something of the former historic urban grain to the area making it a popular and vibrant place to experience. The central part of the canal basin forms the	Given the extent of Castlefield Conservation Area, it has a broad setting that varies in townscape character, form, and quality, with different areas making differing contributions to an appreciation of the historic industrial townscape. The setting of the conservation area to the north is formed by the River Irwell and defined by the boundary between Manchester and Salford. The river has a separating effect, albeit the remnants of industrial development along the riverside reflect the former function and character of the area. To the north and east are further designated conservation areas, including St John Street and Deansgate, within which the townscape and built form quality is generally high, and reflective of different phases or nature of Manchester’s historic development. The ring-road to the south of the conservation area is identified as a negative feature of its setting, and which historically carved through the townscape, creating isolated pockets of former industrial land. The overarching contribution of the area’s setting to an appreciation of its significance varies from negative to positive dependent on area. The northern boundary of the conservation area lies immediately to the south of the Site. It is considered that the Proposed Development

Table 3: Appraisal of Heritage Assets in Study Area

Heritage Asset and Map Reference (refer to Figure 14)	Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance and Potential of Proposed Development to Impact Significance	
Listed Buildings				
		focus of high-end bars, restaurants and tourist destination, which spills out onto the atmospheric canal sidings. A long-standing lack of investment and regeneration at the eastern extremity of the Conservation Area where it meets with Deansgate is evident in the character and form of the townscape. This difference in character, appearance and uses is due to its proximity to, and lack of connectivity with the popular basin area of Castlefield. Notwithstanding this, the character and visual link of the dynamic, multi-level, 19th century transport infrastructure is still a fundamental characteristic of the Castlefield Conservation Area and is contributed to by the richness of built forms and sympathetic and contextually appropriate modern development. Overall, and for the reasons described above, the Conservation Area is considered to be of High heritage significance.	currently makes no contribution to an appreciation of the heritage asset due to its lack of architectural quality and indistinct character. Given the proximity, the Proposed Development will be appreciated from the conservation area. The nature and scale of the effect will be determined in the subsequent impact assessment.	
Orange	St John Street Conservation Area	Conservation Area	St John Street is the only surviving Georgian terraced street in central	The setting of the St John Street Conservation Area is much as described above for the group of listed

Table 3: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 14)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance and Potential of Proposed Development to Impact Significance
Listed Buildings				
			Manchester, and forms the heart of the conservation area which was designated on 4th November 1970. The boundary of the conservation area follows Artillery Street, Longworth Street, Camp Street, Culvercliffe Walk, Lower Byrom Street, Quay Street and Byrom Street. St John Street is a wide street by Georgian standards, and this contrasts sharply with the narrow back streets - Artillery Street, Culvercliffe Walk and Longworth Street - which provided access to the workers' cottages. The linear, dynamic, directional character of these streets also contrasts with the static, tranquil spaces of the gardens, particularly St John's Churchyard. The contrast is also significant in the hard materials of the streets and the soft trees and shrubs in the gardens. The St John Street Conservation Area is considered to yield High heritage significance.	buildings along that street and the adjoining Byrom Street. The boundary extends to Quay Street to the north, meaning there is a greater extent of visibility from this thoroughfare. Overall, the contribution of the area's setting to an appreciation of its significance is considered to range from positive to neutral. This range is identified because of the slightly reduced quality of the townscape along Quay Street which reflects a change from the better-preserved historic townscape to the east of the conservation area and along Deansgate. Owing to the orientation of the street, the Site is not currently visible in conjunction with the conservation area, obscured by interposing built form and making no contribution to an appreciation of its significance. There is potential for a visual relationship to be established owing to the scale of the proposals on the corner of New Quay Street.
Pink	Deansgate/Peter Street Conservation Area	Conservation Area	The Peter Street/ Deansgate Conservation Area has been designated due to the architectural and historic interest of a number of the buildings within the area and clear grouping of buildings that were born out of the commercial	The setting of the conservation area, given its scale, is large and varied. The area is bounded by five other conservation area designations: St John Street to the south-west, St Peter's Square to the south-east, Albert Square to the east, Parsonage Gardens to the

Table 3: Appraisal of Heritage Assets in Study Area			
Heritage Asset and Map Reference (refer to Figure 14)	Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance and Potential of Proposed Development to Impact Significance
Listed Buildings			
		expansion of the city during the mid-18th century to the early 20th century. The area was designated on 26 June 1985, when several city centre conservation areas were designated and existing ones extended. It includes much of the area surrounding Peter Street and the junctions of Deansgate with both Quay Street and Bridge Street. Deansgate forms the longest and straightest street in the city centre and consequently there is a distant view to the north showing the tower of the cathedral framed by buildings on either side. To the south, railway viaducts in Castlefield cross Deansgate and terminate the view. The Grade II listed Deansgate Terrace forms a highly significant, visual component within the designated area. Peter Street, and its continuation into Quay Street, is the most important junction in the area. There is a slight change of direction in these two streets, neither of them forming an exact right angle with Deansgate. Peter Street contains a number of highly significant listed buildings which form landmarks within the area,	north-west, and St Ann's Square to the north-east. These areas of townscape reflect other aspects of Manchester's historic development and provide context which enables and reinforces an appreciation of the Deansgate/Peter Street Conservation Area. The heavily trafficked nature of the road infrastructure within and in the setting of the Conservation Area examples of low-quality architecture, building uses and public realm are identified as detracting features of the Conservation Area's setting. Notwithstanding this, and generally speaking, it is considered that the asset's setting makes a neutral to positive contribution to an appreciation of its significance. The Site is located to the west of the conservation area, and currently makes no contribution to an appreciation of the heritage asset's significance.

Table 3: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 14)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance and Potential of Proposed Development to Impact Significance
Listed Buildings				
			including Albert Hall (Grade II); Free Trade Hall (Grade II*) and Royale Club (Grade II); to name a few. As is commonplace with city centre conservation areas, the architectural character and materiality is varied. This is primarily due to the continuous cycles of change and redevelopment which defines the commercial focused nature of town centres. The Deansgate/Peter Street Conservation Area is therefore considered to be of High heritage significance.	

5.4 Summary

- The Site yields **Negligible archaeological value, No historical value, and No architectural and aesthetic value.**
- Its contribution to the setting of surrounding heritage assets is considered to be wholly limited given the existing building is not visible in conjunction with them when they are experienced in their local setting.
- Given the scale of the Proposed Development, it is considered that there is potential for the relationship between the Site and a select number of heritage assets to change to a minor extent. The nature of this relationship is explored in the following section through the assessment of the Proposed Development.

6. SUMMARY OF PROPOSED DEVELOPMENT

- i) The Proposed Development is presented in detail in the DAS and Application Drawings prepared by EPR Architects. The assessment of heritage impact at **Section 7** should be read in conjunction with this design material.
- ii) In summary, the Proposed Development comprises of the construction of a 16-storey commercial office building in place of the existing institutional building on the Site. The DAS prepared by EPR Architects states that the architectural character of the building has been informed by the industrial heritage of the Site's local setting; details such as the window proportion and material reflect the local vernacular of the St John's neighbourhood. The proposed design of the new building ties it into its local context, which is in the ongoing process of redevelopment and regeneration.
- iii) The building's envelope will be sculpted in a concaved form on the corner of Quay Street and Gartside Street to reduce the overall visual massing of the building and to step the building away from the street frontage and the boundary with the Castlefield Conservation Area to the south. The articulation also provides a distinctive corner profile to the junction of Quay Street and Gartside Street and creates visual interest in local townscape views of the Site.
- iv) The material palette is also distinctive and distinguishes the building in a complementary way from the surrounding commercial buildings. The coloured glazed tiles provide the building with an individual and characterful architectural identity which contributes to the interest and animation of the streetscape and the quality of the local area. The rooftop pavilion and terrace further reinforce the identity of the building and provides a point of interest on the skyline.
- v) The double height frontage at ground floor creates a new and enhanced street interface between the Site and its frontages to both Quay Street and Gartside Street. The permeable quality of the interface will contribute to the activation and revitalisation of the local pedestrian environment and the destination quality of the Site.



Figure 28: Illustration showing corner profile of the building at the intersection of Quay Street and Gartside Street. Source: EPR Architects.

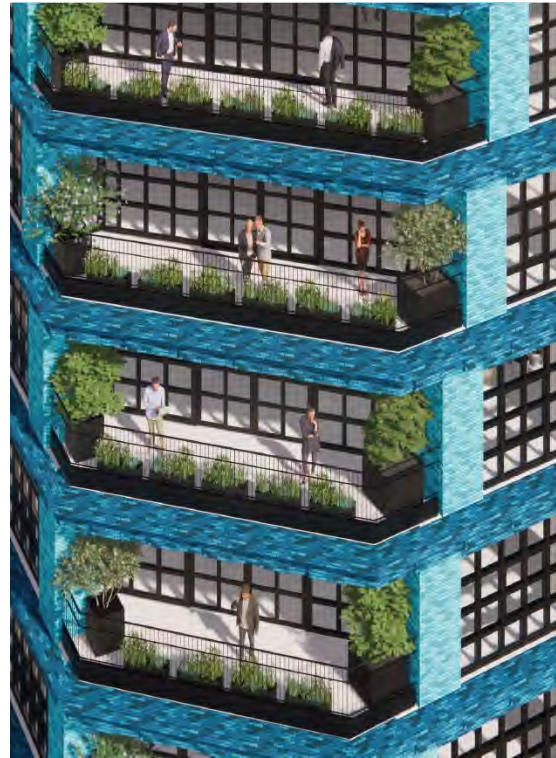


Figure 29: Illustration showing corner balcony detail. Source: EPR Architects.

7. ASSESSMENT OF HERITAGE IMPACT

7.1 Introduction

- i) The Site contains no listed buildings and is not located within a conservation area. It will be clear, therefore, that there is no potential for the Proposed Development to incur any direct heritage impacts, i.e. physical impacts on historic fabric. The following assessment will therefore focus on the indirect impact of the Proposed Development on the surrounding historic environment, i.e. its visual impact and/or setting impact.
- ii) The following assessment aims to identify the potential impact the Proposed Development could have on an appreciation of the significance of heritage assets in the locality of the Site. This assessment has been informed by an understanding of the character and form of the Proposed Development, and by a series of views that have been prepared which show the scheme in its context, including heritage assets.
- iii) The Heritage Impact Assessment utilises the guidance set out in Historic England's *The Setting of Heritage Assets* (December 2017) and ICOMOS guidance on *Heritage Impact Assessments* (2011).

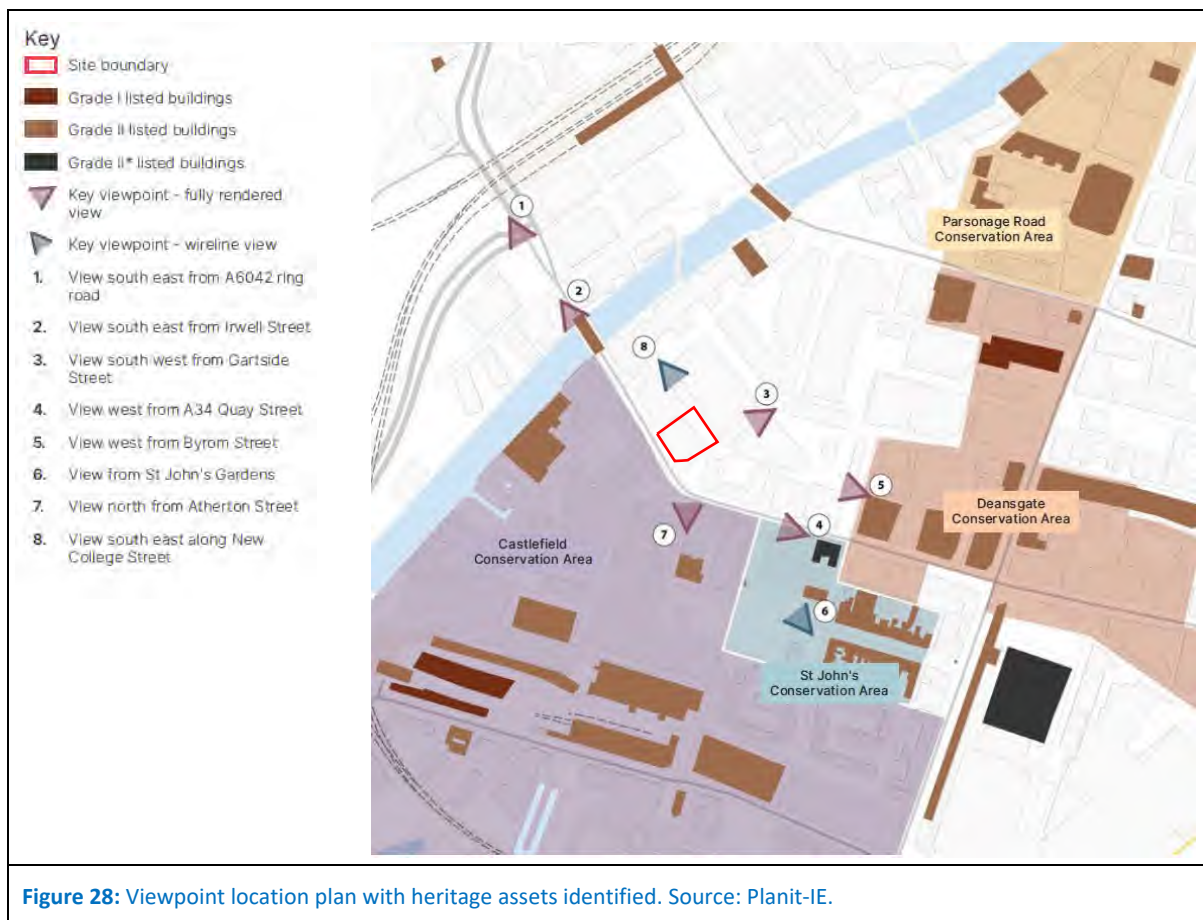


Figure 28: Viewpoint location plan with heritage assets identified. Source: Planit-IE.

- iv) A total of eight views have been informed as part of the Townscape and Visual Impact Assessment ('TVIA', prepared by Planit I.E) which accompanies this Heritage Statement as part of the planning application. The location of these viewpoints is shown on the map at **Figure 29**.
- v) Of these views, a number are helpful for illustrating and understanding the potential impact of the Proposed Development on the setting of nearby heritage assets. The views are presented as rendered photomontages utilising existing baseline photography; the set is produced in full in the TVIA prepared by Planit I.E.
- vi) The assessment below reproduces and refers to a selection of the views for the purposes of the Heritage Impact Assessment. The views reproduced are: **2, 4, 5, 6 and 7**.
- vii) The views are presented in the following format:
 - **Existing** – existing scenario.
 - **Proposed** – existing scenario plus the Proposed Development.

7.2 Methodology for Measuring Heritage Impact

- i) The assessment of the potential heritage impact concerns the visual impact of the proposals upon the settings of identified heritage assets. The contribution of the setting to significance in each case has been established in the significance assessment in the previous section in preparation for the following impact assessment. The relative importance and interest of each heritage asset is considered in the context of its surroundings and the extent to which its setting contributes to the interest and appreciation of the asset. Where they exist, historical relationships between heritage assets and their surroundings and other assets in the vicinity are considered. In some instances, these relationships may be understood in the light of historic research but may not be immediately or visually apparent.
- ii) The magnitude of impact is a product of the extent of change which is likely to result from the Proposed Development on the setting of the identified heritage assets and the ability to appreciate its significance. Where the proposed changes are considered to enhance the setting or appreciation of a heritage asset, the impact on its significance will be deemed to be **beneficial**. Conversely, where the Proposed Development is considered to compromise its positive heritage interests, the impact on the significance will be deemed **adverse**. Where an impact is considered to make no material change to the understanding and appreciation of an asset's significance, the resultant impact will be **neutral**. This impact is assessed in consideration of the asset's relative significance. Please refer to **Table 5, Appendix I** for the relative significance / values used in this Heritage Statement.

7.3 Determining the Overall Impact

- i) The nature of the effect – i.e. the overall impact - is a function of the importance of the asset and the magnitude of impact. The overarching effect of the Proposed Development on

identified heritage assets is rated as: **Major, Moderate, Minor, Negligible or Neutral**, and is rated as adverse, beneficial, or neutral.

- ii) The criteria for assessing the magnitude of impact and the nature of the effect are set out **Table 6 and 7 (Appendix II and III)**, both direct heritage impacts and indirect heritage impacts are set out in **Table 6 (Appendix II)**. This follows the recommended approach to evaluating heritage impact derived by ICOMOS (2011) and the tests set by Historic England's in the 2017 guidance on the evaluation of setting: *"The Setting of Heritage Assets"*.
- iii) As defined above, the effect of the Proposed Development will be limited to indirect impacts on heritage assets in the setting of the Site.
- iv) The focus of the following section will therefore focus on the indirect (visual) impact upon the setting of identified heritage assets surrounding the Site. This principally relates to visual impact, but also takes into consideration any changed experience within the setting of the heritage assets in the view, including traffic, noise, accessibility, permeability, and patterns of movement. As set out within Historic England's assessment checklist for assessing the impact on setting (provided in their 2017 guidance).
- v) The overall indirect impact of the Proposed Development upon the setting and appreciation of the significance of the identified heritage assets is assessed through a series of Computer-Generated Images ('CGIs') which show the scheme in its local context and in tandem with adjacent/proximate heritage assets. The viewpoints for the CGIs have been selected and agreed with MCC planning officers to provide as full an understanding as possible of the indirect impacts of the Proposed Development on the surrounding context, including on heritage assets in the setting of the Site. Please refer to **Table 7 (Appendix III)** for the ICOMOS Guide on determining the significance of overall impact.
- vi) Mitigation in respect of any adverse impact upon the setting and significance of the identified listed buildings/structures is formulated upon the overall benefits of the Proposed Development.
- vii) The perceived benefits of a scheme relate to both the place in which the development will be constructed, as well as benefits to the wider community or society as a whole. These can comprise 'heritage benefits' which could, for example, include improvements to the setting of listed buildings in the environs of the Site, and which come under the wider umbrella of 'public benefits'. The discussion of these wider public benefits falls outside the scope of this Heritage Statement and are addressed in the wider Planning Statement prepared by Asteer Planning.

7.4 Rendered Photomontages

- i) **Figure 28**, above, provides a baseline map showing the locations of key heritage viewpoints in the local environs of the Site. A total of five views are helpful for considering the potential impact of the Proposed Development on the setting of surrounding heritage assets.

- ii) The selected views have been scoped in where; a) there is a baseline value to the view in heritage terms, b) where the Proposed Development was visible, and c) sensitive / key viewpoints which test how the Proposed Development would sit within its local context.

7.5 View 2

Existing



- i) View 2 looks south-east along New Quay Street and the Grade II listed Irwell Street Bridge towards the Site. The viewing corridor is influenced by the development which lines either side of the streetscape (the southern streetscape beyond the river forms the northern boundary of the Castlefield Conservation Area), including tall commercial and residential developments in the fore and middle-ground that line the River Irwell. These modern commercial buildings characterise the view, which is read as a varied urban environment, activated by moving traffic and pedestrians. The view takes in the Beetham Tower in the background of the view, reflecting the viewpoints proximity to the city centre.
- ii) A glimpse of the existing building on the Site is visible beyond the northern elevation of the NCP Car Park building which is adjacent to the Site, although it is not readily perceived within the view. The overall heritage sensitivity of the view is judged to be **Low**.

Proposed



- iii) The new building forming the Proposed Development is seen to rise above the roofline of the NCP car park to the north of the Site, sitting within the existing building line to Quay Street and existing comfortably within the prevailing height datum established by existing modern commercial and residential development. The Proposed Development does not change the character or focus of the view, nor does it change an appreciation or understanding of the Grade II listed Irwell Bridge. The impact of the view on the significance of the listed structure as experienced in this view is subsequently judged to be **Neutral**.

7.6 View 4

Existing



- i) View 4 looks north-west along Quay Street in the direction of the Site, not visible in this view due to interposing development. The view is characterised by contemporary commercial development, with a consistent material palette of glazing and cladding; these coarse grain building front the streetscape and create a sense of enclosure within the view. The traditionally informed buildings at 66-70 Quay Street provide an architectural contrast to the prevailing aesthetic of the surrounding commercial buildings. The southern streetscape falls within two separate conservation areas: St John's and Castlefield respectively. The viewer may be aware that they have just passed the Grade II* listed Cobden House at 19 Quay Street, just to the east of the viewpoint. The heritage sensitivity of the view is judged to be **Low**.

Proposed



- ii) The sculpted form of the south-western corner of the Proposed Development projects forward from the existing building line on Quay Street. The scheme is read as a new, attractive addition to an existing streetscape formed of modern buildings; it sits within the existing height datum and reinforces the contemporary, commercial character of the view. The Proposed Development does not change an appreciation of heritage assets experienced in the view or it's the locality of the viewpoint, for that reason, the impact of the Proposed Development on the significance of heritage assets is judged to be **Neutral**.

7.7 View 5

Existing



- i) View 5 looks west towards the Site across an area of landscaped public realm from Byrom Street; the viewpoint looks out from the western edge of the Deansgate/Peter Street Conservation Area and from the secondary street (Atkinson Street) at the rear of the Grade II listed Opera House and Sunlight House. The view has an enclosed character formed by the narrowness of the public route through the modern commercial developments in the foreground and middle-ground of the view.
- ii) These buildings have a shared architectural character which reflects their commercial function, with a shared material palette consisting primarily of glazing and cladding elements. The view is terminated by the eastern elevation of the traditionally informed, late 20th century building at 36 Young Street. Visible above the roofline is the recently completed building at 1 New Quay Street. The return elevation of the building on the Site is just visible in the centre background of the view, although hardly perceived. The heritage sensitivity of the view is judged to be **Low**.

Proposed



- iii) The Proposed Development is a conspicuous addition to the view, enclosing the sky gap to the west and creating a new terminating focus in the background. The new building sits within the height datum established by existing buildings visible from Byrom Street and is complementary to the general townscape character by reason of its architectural design and interesting materiality. The new tall building does not change the character of the view out from the western edge of the Deansgate/Peter Street Conservation Area, nor does it impact how the Grade II listed Opera House and Sunlight House are experienced in their local setting, and subsequently its impact on the heritage asset as experienced in this view is judged to be **Neutral**.

7.8 View 6

Existing



- i) View 6 looks north-west out from St John's Gardens towards the Site, obscured by interposing development which encloses the northern boundary of the formal green space. The viewpoint is situated within the St John's Conservation Area, it is likely they would be aware of the presence of historic buildings in the vicinity of the view, including the Grade II listed No.14 Byrom Street as well as the street of listed terraces on St John Street to the west. The view is characterised by the mature trees and landscaped greenery within the gardens; the trees and wall of built form along the park's northern edge encourage an inward focus, although the wider townscape and buildings on Lower Byrom Street are visible and the viewer will appreciate they are in a varied, urban environment. The heritage sensitivity of the view is judged to be **Medium** owing to its location in a conservation area and the importance the green space plays in terms of its historic relationship to historic development on St John Street and Byrom Street.

Proposed



- ii) The Proposed Development shown here in a red wireline to be completely occluded by interposing built form. The existing development within the St John Conservation Area and along its boundary prevents the new tall building from being visible in tandem with the historic townscape as experienced from this location. The impact of the Proposed Development on the heritage significance of assets experienced in this view and its locality is therefore judged to be **Neutral**.

7.9 View 7

Existing



- iii) View 7 looks north towards the Site from Atherton Street, from the northern boundary of the Castlefield Conservation Area. The view has an enclosed frame towards the Site which is informed by the narrowness of the street and the scale of buildings on either side of the road, including the former Granada Studios building and the recently redeveloped 'Bauhaus' building. The view focuses on the corner and return elevation on the existing building of the Site, which is distinct in its architectural quality and street presence. The view of the building is partially filtered by street trees, beyond which is the large commercial building at 1 Hardman Street.
- iv) Despite its location within a conservation area, the viewer is not readily able to appreciate the character of significance of the Castlefield from this location. For that reason, the heritage sensitivity of the view is judged to be **Low**.

Proposed



- v) The Proposed Development encloses the view along Atherton Street to a greater extent and creates a new terminating point on the northern edge of the Castlefield Conservation Area. From this proximity, the architectural quality and refinement of the new building's external envelope is clearly legible; the industrial aesthetic of the new building draws on the local historical architecture which contributes positively to the character of the conservation area and the local townscape to the south of the Site. The podium level at ground and first floor level creates a new interface that addresses Quay Street in a positive and more assertive, creating a permeable frontage that activates and revitalises the streetscape. The permeability of the lower along Atherton Street, through the conservation area, and towards the new building.
- vi) The sculpted form of the new building is architecturally interesting and has the effect of shifting the mass away from the frontage building and the edge of the conservation area in a successful way. Overall, it is considered that the Proposed Development has a **Minor Beneficial** effect on the setting of the Castlefield Conservation Area as experienced in this view and enhances the contribution the Site makes to an appreciation of its significance.

7.10 Visual Impact Assessment – Discussion

- i) The Visual Impact Assessment above has demonstrated that, due to the existing urban context of the Site, the Proposed Development is seen to fit comfortably into the townscape views as it reinforces the contemporary, commercial character of Quay Street and its environs. The assessment of local views has demonstrated that the effect of the Proposed Development on local heritage assets is limited, with **Neutral** effects identified on most of the assets discussed.
- ii) A **Minor Beneficial** effect has been identified in the immediate streetscape context of the Castlefield Conservation Area owing to the enhanced contribution the new building makes to the local townscape character on Quay Street, including activation of the street frontage and high-quality architecture which improves the local setting of the heritage asset.

7.11 Heritage Impact Assessment – Summary

- i) As recommended in the revised Historic England guidance on the Settings of Historic Buildings referenced above, the perceived indirect (visual) impact upon the nearby heritage assets have been tabulated below. The impact assessment has been informed by the baseline significance appraisal above and follows the recommended ICOMOS scheme of Heritage Impact Assessment as defined by the Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011).
- ii) These values have been established within the following table (**Table 4**) assessing the scale of impact and the perceived effect of change in each case as regard each of the designated heritage assets identified which could potentially be affected by the proposed development.

Map. Ref.	Heritage Asset and Designation	Significance Value	Scale of Impact	Significance of the Effect of Change, or Overall Impact
1	Cobden House, 19 Quay Street (Grade II*)	High	Negligible	Neutral
2	The Opera House (Grade II)	Medium	Negligible	Neutral
3	Albert Warehouse Quay on west side fronting River Irwell, Victoria Warehouse (Grade II)	Medium	Negligible	Neutral
4	Irwell Street Bridge (that part in Salford Civil Parish) (Grade II)	Low-Medium	Negligible	Neutral
5	St Johns College of Further Education (Grade II)	Medium	Negligible	Neutral

6	Group of listed buildings on Byrom Street and St John Street: Nos. 14 and 15A Byrom Street, and Nos. 8-28 St John Street, and 11-25 St John Street (individually listed at Grade II)	High	Negligible	Neutral
7	Sunlight House (Grade II)	Medium	Negligible	Neutral
Green	Castlefield Conservation Area	High	Minor	Minor Beneficial
Orange	St John Street Conservation Area	High	Negligible	Neutral
Pink	Deansgate/Peter Street Conservation Area	High	Negligible	Neutral

iii) The impact assessment above has identified that the Proposed Development would result in:

- 1 x Minor Beneficial impact
- 9 x Neutral impact

iv) The tabulated matrix above is generally consistent with recognised criteria as defined within ICOMOS Guidance (2011). This is not, however, intended to be prescriptive, and does not account for detailed design mitigation which has been developed with the principal aim of minimising impact on surrounding heritage assets and integrating the Proposed Development into its local context.

8. PLANNING POLICY ASSESSMENT AND CONCLUSION

8.1 Introduction

- i) The NPPF (2021) and the associated Planning Practice Guide emphasise the need for a thorough understanding of the significance of designated heritage assets to form the basis for the assessment of any development impact. The Significance Appraisal at **Section 5** has informed the Heritage Impact Assessment at **Section 7** which demonstrates that the Proposed Development would generally have a **Neutral** impact on heritage assets in its local setting, with a **Minor Beneficial** impact identified on the setting of the Castlefield Conservation Area.
- ii) The Proposed Development enhances the character and quality of the Site and contributes to the wider regeneration of the area.

8.2 Statutory and Policy Requirements

- i) The NPPF requires that all planning proposals contribute to the achievement of “sustainable development” (**NPPF, Paragraph 8**), which in this case means the preservation of the significance, character, and appearance of the identified heritage assets. This requires a clear and proportionate evaluation of the significance and potential impact on the identified heritage assets as has been undertaken in **Sections 5 and 7** of this report.
- ii) The NPPF establishes a clear hierarchy of significance for heritage assets, derived from their designated status. The fundamental objective is to avoid compromising designated heritage assets, such that any potential ‘harm’ from a development should be balanced against public benefits of the proposals so that the ‘harm’ is outweighed (**Paragraphs 201-202**).
- iii) The Proposed Development does not detract from the ability to appreciate the special interest of the heritage assets despite minor material changes to their settings, rather it is considered to improve the localised setting of the closest heritage assets, Castlefield Conservation Area, and contribute positively to the character and distinctiveness of the local historic environment and townscape. Thus, the proposal meets the requirements of **NPPF Paragraphs 197 and 199** and complies with content of Manchester Core Strategy **Policy EN 3 (Heritage)** which stipulates that the Council should encourage development which “*complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods*”.
- iv) The Visual Impact Assessment has demonstrated that the Proposed Development would enhance the current character and appearance of the Site through the introduction of a high quality and distinctive new building which reinforces the commercial character of the local area whilst introducing a material palette that is new, interesting and gives the Site a sense of distinctive identity.
- v) The development would deliver a series of public benefits (which are discussed in detail in the Planning Statement prepared by Asteer Planning) such as enhancing the pedestrian environment and public realm around the site, activating the streetscapes and injecting vitality

through the injection of new workers into the area. In the above terms, the proposed development positively addresses the core planning principles set out in **Paragraph 8** of the NPPF 2021.

8.3 Balanced Impact on the Historic Environment

- i) The Proposed Development will herald further investment in this part of Manchester and make a positive contribution to its sense of vitality and regeneration.
- ii) Consequently, the Proposed Development complies with national and local policy and with the requirements of the **NPPF, Paragraph 190 Point C**.

9. REFERENCES

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

1. Planning (Listed Buildings & Conservation Areas) Act 1990.
2. National Planning Policy Framework (2021).
3. Planning Practice Guide, Historic Environment (published 2014, updated 2019).
4. Historic England, *Conservation Principles. Policies and Guidance* (2008).
5. Historic England, *The Setting of Heritage Assets* (2017).
6. Historic England, *Historic Environment Good Practice Advice in Planning. Note 2: Decision-Taking in the Historic Environment* (2015).
7. Historic England, *Statements of Heritage Significance* (2019).

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

Table 5: The hierarchy and definition of heritage significance relevant to the redevelopment of the Site (tailored from ICOMOS & Historic England guidance)	
Heritage status / hierarchy	Description.
Very High / Exceptional heritage significance <i>International architectural and historic interest and importance.</i>	This heritage grading relates to the fabric and setting of: - Scheduled Ancient Monuments, - Grade-I listed buildings, - Grade-I historic parks/gardens, - and battlefields, defined by statute, where the particular site is well represented in the impacted historic environment.
High heritage significance <i>National architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II* and grade-II listed buildings, - Grade-II* and grade-II historic parks/gardens, - battlefields, as defined by statute, - Conservation Areas containing very Important buildings. where the particular site is well represented in the impacted historic environment.
Medium heritage significance <i>Regional architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II listed buildings (dependant on character), - Grade-II historic parks/gardens and battlefields, - designated Conservation Areas, - Unscheduled archaeological sites and landscapes of potential national interest where the fabric and character of the site is well represented in the impacted historic environment.
Low heritage significance <i>Local architectural and historic heritage importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Locally Listed Buildings (as formally identified by the Council and defined by an adopted Local Planning Policy), - Site's identified and recorded as being of heritage interest on the Historic Environment Record, which retain a definable heritage interest as a component of the historic environment. - unrecorded buildings, structures, or designed landscape features, which demonstrably retain a degree of heritage value due to their: architectural design, historic, communal, or townscape interest.
Negligible heritage significance <i>Buildings or fabric components which have been extensively altered, eroding or compromising their architectural and historic interest</i>	This heritage grading relates to sites which may be: - recorded on the Historic Environment Record in record form or as 'Find Sites' but retain minimal or no original fabric or definable character. - buildings, structures, or designed landscape features, which detract from the architectural design, historic, communal, or townscape interest of the principal heritage asset.

Unknown heritage potential <i>Buildings/sites where the potential importance interest requires determination</i>	This heritage grading relates to sites which may be locally identified as meriting recognition but have not been previously recorded or investigated so that their origins and fabric significance have yet to be objectively defined.
--	--

Appendix II: Assessing the Magnitude of Change or Impact

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

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

Table 6: Criteria for defining the effect and degree of direct and indirect heritage impact		
Definition of Magnitude and Nature of Heritage Impact.	Direct Heritage Impacts (<i>physical alteration or change to character</i>)	Indirect Heritage Impact (<i>visual change to the experience or setting of the building and its context</i>).
Major Adverse Impact. <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance.	Substantially harmful change to overarching character or setting of the identified designated heritage assets. Where the development severely erodes the heritage values of the identified heritage assets in the view, or the view as a whole, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse Impact. <i>Such less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset.	Less than substantial harm to overarching character or setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Minor Adverse Impact. <i>The negative impact will need to be balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to overarching character or setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage values of the assets in the view, or the view as a whole, or the ability to appreciate those values.
Negligible Adverse Impact. <i>This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric,</i>	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic values of the identified heritage assets, or the experience and appreciation of the

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

<i>character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage interest.</i>	and an enhancement of its cultural heritage values.	a significant enhancement of its cultural heritage values. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage values of the heritage assets in the view, the view as a whole, or the ability to appreciate its significance.
---	---	---

Appendix III: Assessing the Significance of Impact

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

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

Table 6: Assessing the Significance of Impact

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

