

Lower Campfield Market

Liverpool Road
Manchester

Heritage Statement

Prepared by:



Stephen Levrant: Heritage Architecture Ltd
Canada House, Chepstow Street, Manchester, M1 5FW
www.heritagearchitecture.co.uk

Prepared for:

**Allied
London**

26th September
2023

An aerial photograph of a dense urban area in Manchester, showing a mix of residential and commercial buildings. A large, open, rectangular area in the center-left is likely the market site. The surrounding area is filled with multi-story buildings, some with flat roofs and others with gabled roofs. A church spire is visible in the lower-left quadrant. The overall scene is a high-angle, wide-area shot of a city block.

LOWER CAMPFIELD MARKET, MANCHESTER – HERITAGE STATEMENT

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Registered office: 5 Technology Park, Colindeep Lane, Colindale, NW9 6BX

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1 INTRODUCTION

1.1 Purpose

This Heritage Statement has been written by Stephen Levrant Heritage Architecture Ltd (SLHA), a specialist practice of conservation architects, surveyors, planners and heritage consultants which specialises in the historic environment.

SLHA have been commissioned by Allied London to prepare a Heritage Statement to accompany the Listed Building Consent and planning application for the proposed for the conversion of the Grade II listed Lower Campfield Market, Liverpool Road, Manchester (The Site **Figure 1 & 2, below**) into a technology hub, providing flexible workspaces for start-ups and earlystage tech, digital, media and creative companies. The Site is also located within the Castlefield Conservation Area.

The Lower Campfield Market, along with the Upper Campfield Market (not assessed in this report), were designed as purpose-built covered market halls by architects Mangnall & Littlewoods, with the Lower Campfield Market being completed first in 1878, and the Upper Campfield Market being completed soon after in 1882.



Figure 1: The western elevation of the building as it appears today.

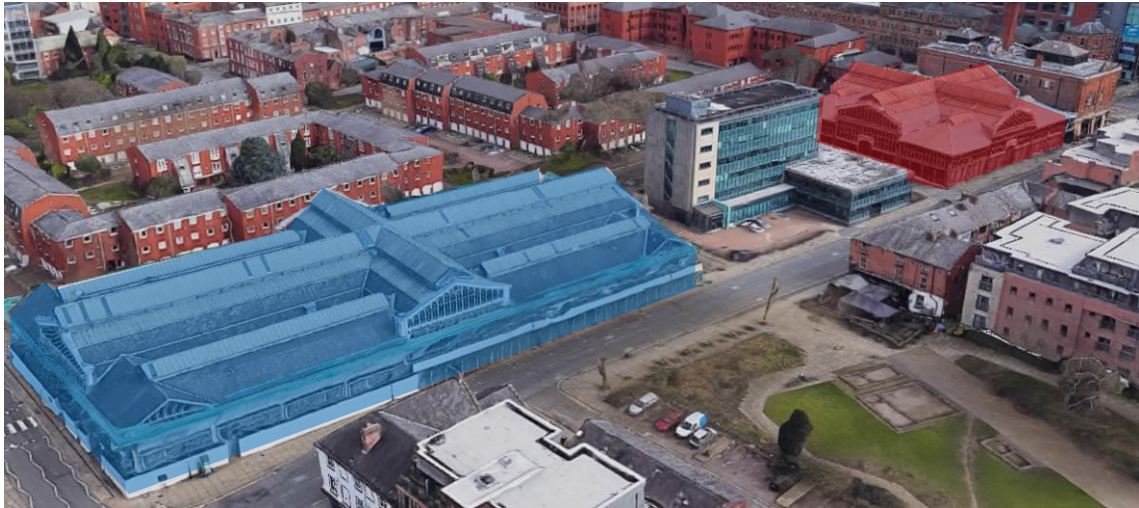


Figure 2: An aerial view looking north-east across the Lower Campfield Market (The Site - shaded blue) and Upper Campfield Market (shaded red – not part of this assessment).

This Statement, and the preceding conservation advice to the client, has been prepared in the context of relevant national and local heritage planning policy and Historic England’s 2019 advice on the structure of Heritage Statements.

1.2 Proposals

The proposals include for the formation of a technology incubator hub which will provide flexible, high quality, low-cost workspaces for start-ups and earlystage tech, digital, media and creative companies with associated retail leisure, event and amenity spaces.

- Refurbishment works to the external and internal fabric of the listed buildings;
- Removal of later addition internal walls and the mezzanine in Lower Campfield;
- The construction of a new mezzanine level;
- New internal layouts to deliver flexible office space and combined social space;
- New external door, window and louvred openings where necessary to enable new functions.

This Statement should be read in conjunction with the plans, drawings and Design and Access Statement by Project 3 Architects Ltd.

1.3 Research Methodology

This appraisal is the result of an extensive process which synthesises literature and documentary research, analysis and processing of information, building surveying, and professional judgment.

The documentary research was based upon primary and secondary sources, including maps, drawings and reports.

Surveys of the site and surrounding areas were originally conducted in 2022 and 2023 by visual inspection.

1.4 Authorship

This report has been prepared by Stephen Levrant Heritage Architecture Ltd., an architectural practice specialising exclusively in the historic cultural environment.

Authors:

- Lee Hutchings [BSc (Hons)] – Senior Historic Building Consultant

2 THE SITE AND HERITAGE CONTEXT

2.1 Location

The Lower Campfield Market (shaded blue in **Figure 3** below) is bounded by Tonman Street to the north-east, Liverpool Road to the south-west, Lower Byrom Street to the north-west, and Byrom Street to the south-east.



Figure 3 – Map showing the location of the Lower Campfield Market shaded blue, and the Upper Campfield Market shaded red (not part of this assessment). (Source: Historic England)

2.2 Statutory designations

2.2.1 Listed buildings

Statutory listing of the Lower Campfield Market means that the building is defined as being of ‘special architectural or historic interest’ and is, therefore, identified as being of sufficient merit be of national heritage significance. The grading of listed buildings reflects their relative architectural and historic interest (i.e. significance). Grade I buildings are of “exceptional interest”, Grade II* buildings are particularly important buildings of “more than special interest”, whilst Grade II buildings (such as the Lower Campfield Market) is defined as being of “special interest”.

The listing of a building (irrespective of grading) does not prevent change, in basic terms it means that Listed Building Consent must be applied for in order to make any changes to that building which might alter its special interest.

Section 7 of the Planning (Listed Buildings & Conservation Areas) Act 1990 requires that no person shall execute or cause to be executed any works for the demolition of a listed building, or for its alteration or extension in any manner which would ‘affect its character’ as a building of special architectural or historic interest, unless the works are authorised in the form of Listed Building Consent.

It is, therefore, important to understand the implications of the listing of the Lower Campfield Market. Both the Upper and Lower Campfield Markets form a group together with the Grade II listed former Deansgate Free Library.

The Upper and Lower Campfield Markets were separately Grade II listed on the 17th May 1974, with the Lower Campfield Market being amended on the 16th June 1994. The list description for the Lower Campfield Market is as follows:

Lower Campfield Market

Heritage Category: Listed Building

Grade: II

List Entry Number: 1200807

Date first listed:

17-May-1974 Date of most recent amendment: 16-Jun-1994

Statutory Address 1:

MUSEUM OF SCIENCE AND INDUSTRY, AIR AND SPACE MUSEUM, LIVERPOOL ROAD

Statutory Address: MUSEUM OF SCIENCE AND INDUSTRY, AIR AND SPACE MUSEUM, LIVERPOOL ROAD

(Formerly Listed as: LIVERPOOL ROAD (North side) City Exhibition Hall)

17/05/74

GV

II

Formerly known as: Lower Campfield Market LIVERPOOL ROAD. Market hall, now museum. 1876, by Mangnall and Littlewood. Cast-iron and wood with slate and glass roofs. Large rectangular plan in the form of a nave with north and south aisles under parallel roofs, and north and south transepts to the centre and both ends. Two storeys, 1:3:1:3:1 bays, the centre and ends gabled, and the centre both wider and higher. Cast-iron columns with crocket caps, each bay divided horizontally by a moulded cornice, with small columns and decorated cast-iron railings below this and large-paned glazing above.

The centre has a tall segmental-headed doorway rising into the glazed upper portion, a latticed band above eaves level, the gable filled with round-headed lights with slender shafts and margin panes, a bracketed cornice and the gable end of a continuous louvred ventilator, with a finial. Each end bay has a segmental-arched open-work panel in the centre, and an elliptical-arched iron bressummer to the gable, with glazing like that of the centre. The intermediate bays have oversailing eaves with scallop fringes, and continuous ridge ventilators. Three-bay east and west ends in matching style. Interior: cast-iron pillars with decorated caps carrying latticed girders, slender elliptical-arched latticed roof girders. Forms

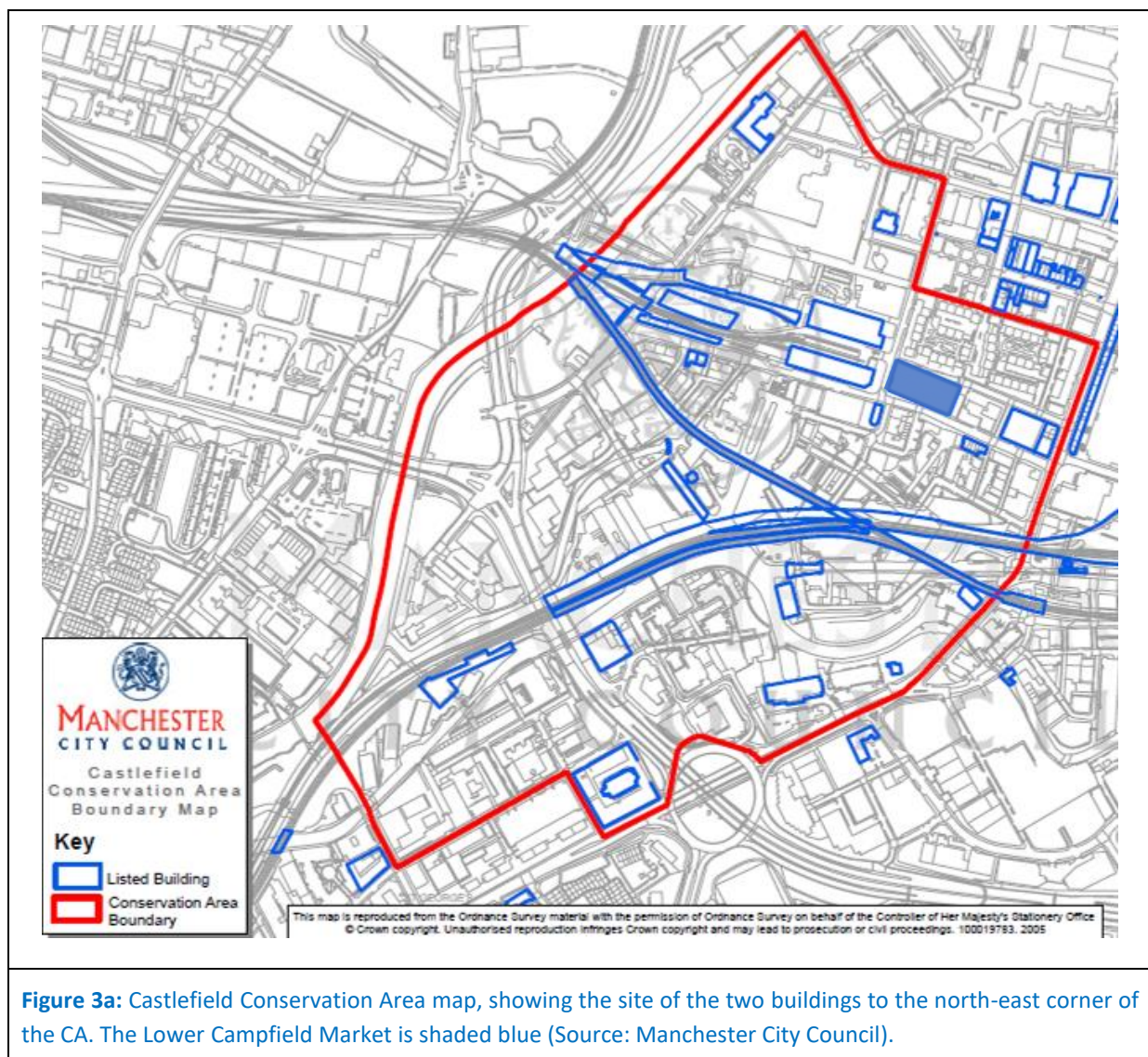
group with former Higher Campfield Market Hall to east (q.v.), by same architects in very similar style.

Listing NGR: SJ8327097786

2.2.2 Conservation Areas

The Site is located within the Castlefield Conservation Area, which forms the largest conservation area in Manchester. Castlefield is situated to the south-west side of the city centre; its focus is the Roman fort from which it derived its name - i.e. 'castle in the field'.

Designated on the 13th October 1979, the Conservation Area's boundary follows the River Irwell, New Quay Street, Quay Street, Lower Byrom Street, Culvercliff Walk, Camp Street, Deansgate, Bridgewater Viaduct, Chester Road, Arundel Street, Ellesmere Street, Egerton Street, Dawson Street and Regent Road. On the 26th June 1985 the area was extended by the addition of land bounded by Ellesmere Street, Hulme Hall Road and the River Irwell. (Figure 3a).



3. POLICY CONTEXT

3.1 Introduction

In accordance with the 2011 guidance of the International Council on Monuments and Sites (ICOMOS) on 'Heritage Impact Assessments' it is important to test development proposals, *"against existing policy frameworks and the management plan for the property and surrounding area"* (para.5-11). Therefore, this section outlines the legislative and Planning policy framework within which the Proposals for the Lower Campfield Market will be subsequently tested.

In particular, the Proposals are informed by the guidance in Historic England's guidance on Conservation Principles (2018). This guidance is consistent with the legislative framework and local planning policy is focused upon the need to understand the heritage interest of a site and apply policy in a manner proportionate to its significance.

The below evaluation of significance and subsequent conclusions have thus been framed by the methodology outlined in Conservation Principles (2018), and the following:

- The relevant legislation relating to both planning and heritage designations.
- The objectives and policies for the historic environment stated in the National Planning Policy Framework (NPPF), Planning Practice Guidance.
- Manchester's Core Strategy (2012)
- British Standard 7913 (2013) Guide to the Conservation of Historic Buildings.
- The methodologies for the assessment of physical and visual heritage impact as defined in Historic England Guidance (see below).

The relevance of the above legislation and planning policy is considered in the following section below.

The Site is located within the Castlefield Conservation Area. The Council is required by legislation and national planning policy to have regard to the impact of any Proposed Development as it affects a designated heritage asset (the Castlefield Conservation Area). This will be assessed in the Heritage Impact Assessment in Section 7.

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

The Planning (Listed Buildings and Conservation Areas) Act 1990, is of relevance to the Current Proposals to undertake works to the listed building as it provides specific protection for buildings and areas of special architectural or historic interest, over and above that provided by development management.

Section 7 of the Act is of particular relevance as it requires the authorisation of works affecting statutorily listed heritage assets (in the form of Listed Building Consent) where they would affect its

character as a building of special architectural or historic interest. It is, therefore, important to understand the special interest of the listed building, and the potential impact of the works on its fabric and setting. This statement provides such analysis.

The legislation imposes specific requirements to consider the physical and visual impact of any works which may impact on the special architectural or historic interest of the Site, over and above that provided by development management.

The Grade II listing of the Lower Campfield Market requires that it is necessary to evaluate the impact of the Proposals in the context of **Section 66** of the Act, in terms of the potential impact on the fabric, character and ‘setting’ of the building.

The key test, derived from the legislation and subsequent guidance, is whether the proposed change makes any difference to the significant fabric or an appreciation of the special interest of the designated heritage asset (the Lower Campfield Market). Thus, it is important to determine the degree of change and whether the proposed physical alterations and additions will result in a negative perception of the listed building, or diminish its interests as a designated heritage asset. The focus of the design-development has thus been to avoid/reduce any harm to the significance of the Lower Campfield Market in order to meet the fundamental requirements of Section 66 of the 1990 Act.

In accordance with the requirements of both Section 66, if a negative impact on the Lower Campfield Market is identified, its extent must be determined to define the magnitude of ‘harm’. This is necessary because limited, or *“less than substantial harm”*, should not be afforded the same weight as that which is deemed to be *“substantial”*, and thus requires different considerations in terms of the NPPF and the supporting PPG, which together explain the application of the 1990 Act.

‘Substantial harm’ under the 1990 Act is interpreted as having a fundamental impact on the significance of the heritage asset by means of: total loss, profound physical harm to its fabric, or the complete compromise of its setting. It follows that *“less than substantial harm”* is a physical alteration or development affecting the setting of a designated heritage asset which may alter but does not fundamentally compromise its *“special architectural or historic interest”*.

Therefore, if a negative (but not fundamental) impact is identified, the Council must determine whether the development is mitigated by its balancing ‘planning benefits’. This determination must be made having demonstrably applied the statutory presumption in favour of preservation of listed buildings established in Section 66 to the development proposal when making its decision.

Fundamentally, the legislation requires decision-makers to apply proportionate weight to the desirability of preserving the significant fabric, architectural character and historic interest of designated heritage assets when determining planning proposals, balanced against identifiable public benefits. This requires appropriate analysis of the Site as a whole, and its physical and visual relationship to any neighbouring designated heritage assets (including conservation areas). The key Planning consideration is thus whether the Proposed Development would cause any demonstrable, unmitigated ‘harm’ or erosion of the interests of the identified heritage assets.

The Council must, therefore, use its judgement (based on relevant material evidence) to understand and objectively define the impact on the affected designated heritage asset, noting that change does not necessarily equate to ‘harm’. Therefore, the weight to be applied by the Council must be proportionate to the status of the affected heritage asset and the nature of the proposed change.

This Heritage Statement aims to provide the evidence to appropriately balance consideration of the Current Proposals in accordance with the requirements of the 1990 Act.

3.3 National Planning Policy Framework (NPPF) (2018 - amended February 2021)

The policies in the National Planning Policy Framework (NPPF) constitute the Government’s view of what sustainable development means in practice. The definition requires development to give due weight to the appropriate conservation of heritage assets in order to be defined as sustainable development (**NPPF paragraph 8**). This is because one of the key dimensions of sustainability is protecting and enhancing the historic environment (**NPPF paragraph 8c**). It is thus necessary to demonstrate that the Proposals for the Site are demonstrably sustainable.

In accordance with the legislation, the NPPF’s core principles, which underpins decision-taking, requires that Planning decisions should contribute to conserving designated heritage assets in a manner proportionate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations (**paragraph 189**). In this instance the ‘heritage assets’ are the Grade II listed Lower Campfield Market (the Site) and the Castlefield Conservation Area.

The NPPF stresses that “*great weight*” should be given to the conservation of designated heritage assets (**NPPF paragraph 199**), emphasising the more important the asset, the greater the weight should be. The need to avoid “*substantial harm*” to such assets is outlined in terms of: demolition, alteration, or the compromise of its setting.

As “*substantial harm*” is interpreted as having 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, it should be avoided. The NPPF (**paragraph 199**) however, notes that “*great weight*” should still be given to conservation regardless of whether “*substantial harm*” is evidenced.

3.4 Local Planning Policy

Manchester’s Core Strategy was adopted on the 11th July 2012 and is the key document in the Manchester Local Plan. The relevant, local heritage planning policy maintains the same focus as the NPPF. Manchester City Council’s (MCC) 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 importance to the heritage assets considered within this statement.

Policy CC9 (Design and Heritage) states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including Listed Buildings, Conservation Areas and Scheduled Ancient Monuments. 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.

Policy EN3 (Heritage) states that throughout the City, MCC will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed to support MCC in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

The Council's key regeneration objective is tempered by the need to ensure that: *"historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced for their own heritage merits and as part of wider heritage regeneration proposals"* (paragraph 12.21, **Policy EN3**). The policy thus evidently requires development proposals to be sensitive to the inherent values/interests of the designated heritage asset, with any impact justified by clear, documentary evidence. This report aims to demonstrate how this requirement is met by the current Proposals.

3.5 Historic England's Good Practice Advice Notes

In 2015 Historic England released a series of 'Good Practice' and Advisory documents supporting the implementation of national policy and the related guidance in the PPG. The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology or particular data sources.

Good Practice Advice Note 2 (GPA.2): 'Managing Significance in Decision-Taking in the Historic Environment' was referenced to gain a full understanding of the relevant issues, alongside the NPPF and PPG. This essentially emphasises the need for decision making to be sensitive to the need for change, with the objective of conserving heritage asset by continued use.

Section 7 of GPA.2 emphasises the importance of properly assessing: *"the nature, extent and importance of the significance of a heritage asset and the contribution of its setting"* in order to conceive a successful development. This will also assist the local planning authority make decisions in-line with the 1990 Act and the objectives of the development plan, as well as the policy requirements of the NPPF. Consequently, the guidance in GPA.2 emphasises the importance of understanding the:

- particular nature of the heritage asset's significance (as the best means of conservation).
- extent of the Site's significance (to better understand the adaptability of the heritage asset and the viability and prospects for sustainable conservation).
- the level of significance in terms of the hierarchy of heritage components (as this provides the essential guide to the application of Planning policies and is intrinsic to decision-taking, particularly where there may be conflict with other planning objectives).

The Proposals have also been developed in the context of the 2016, Historic Environment Advice Note 2: 'Making changes to historic assets' (HEA.2). Historic England thus emphasise that the best way to conserve a historic building is to keep it in use (or to find it an appropriate new use if it has passed out of use) preferably that for which it was designed, or alternatively an appropriate new use

which would secure its long-term conservation. The emphasis on securing continued use leads Historic England to conclude that:

“An unreasonable, inflexible approach will prevent action that could give a building new life; indeed it can eliminate that use. A reasonable and proportionate approach to owners’ needs is therefore essential”.

The emphasis of HEA.2 is thus on ensuring that the key objective of sustainable use is not compromised by unnecessary focus on the minutia of change, where the building’s overall significance is unaffected. The current restoration-focused proposals have been demonstrably developed in this context.

Other key Historic England guidance documents referred to includes ‘Conservation Area Appraisal Designation and Management’ (2019).

4. HISTORICAL DEVELOPMENT

4.1 Introduction

This Section details the historic development of the Site in order to understand the context in which the former market halls were constructed.

This Section does not present a comprehensive history of the surrounding area, but aims to provide a sound evidence base to then assess the significance of the Site. Please refer to Section 9.1 for a map regression of the Site.

4.2 Brief history of the development of the area

The Lower Campfield Market is located within the Castlefield area of Manchester city centre, and is formed from a diverse variety of district areas.

To the south of the area is the location of the former Roman fort along with the 18th century Castlefield Basin, canals and warehouses, whilst to the north of the area is the high quality and ornate Gothic designs of the two Campfield Market hall buildings (the Site) and polite architecture of the 1830s Liverpool Road Station immediately west of the site, along with a number mid-to-late 20th century and early-21st century developments.

The area's boom started in the early 18th century, following the River Irwell being made navigable in the 1720s, allowing local man, Edward Byrom, financing the town's first quay located on the River Irwell for loading and unloading goods in 1734. The new quay helped initiate development in the Castlefield area and was followed by the unprecedented boon in shipping and commerce resulting from the cutting of the first canal in Britain between 1758 to 1761, commissioned by the Duke of Bridgewater (employing James Brindley to construct) to carry coal from the Duke's mines in Worsley to Manchester.

The success of this venture halved the price of coal and prompted the construction of the Rochdale Canal (also originally planned by Brindley) which opened in 1804, making the Castlefield Basin the hub of the canal network and centre of transportation, industry and shipping in Manchester. A large number of warehouses were subsequently built in the immediate vicinity to supply the needs of the rapidly growing population of Manchester, which at this time was the fastest growing city in the world.

During the 18th century the eastern end of what is today Liverpool Road was originally known as Priestner Street, which was approached from its current junction with Deansgate, then called Aldport Lane/Street. This corner was the location of the home of a gardener named Robert Humphreys, who grew an abundance of flowers and vegetables on a large plot to the southern side of what is now Liverpool Road.

By the late 18th century only a few small groups of terraced weavers' dwellings had been constructed at the eastern end of Priestner Street (Liverpool Road), following this the street simply stopped and entered into open fields westwards down to the River Irwell along an open lane called Lady's Walk.

The result of Manchester's extreme wealth and prosperity from its cotton manufacturing trade by this time, and the success of the Castlefield basin, which had become established as a major shipping port by this time, Liverpool Road was the natural location for Manchester's new railway network. Consequently, on the 15th September 1830 the Liverpool Road Railway Station opened as the first passenger railway station in the world (**Figure 4**).



Figure 4: An oil painting of the “Rocket at Liverpool and Manchester Railway Station” by an unknown artist c1830. This view, looking east across the River Irwell from Salford, shows the western end of Liverpool Road. The future site of Lower Campfield Market is outlined red. (Source: curtesy of Elaine Ward, National Trust Collection, Greenway, Devon)

During the early-to-mid 19th century a number of densely-lined streets of terraced houses were constructed primarily to the north of the Site. By the 1930's a programme of slum clearances saw a number of streets in the area being cleared of houses, with further clearances continuing into the 1960's, with swathes of former residential streets being redeveloped to form areas of new flats and other buildings from the 1970s.

4.3 The development of market halls

The first example of a large covered market hall within Britain was St John's Market, built in Liverpool in 1822. It was the first of its kind which sought to 'bring the outdoor market indoors', providing greater security as well as shelter from the weather.

Stalls were typically set up under a huge roof supported on cast-iron pillars, surrounded by walls lined with small shops. Many Victorian market halls of similar type followed. Glass roofs became increasingly popular over the course of the 19th century. The first market hall to have a glass and wrought iron roof was that built at Birkenhead in 1845.

By the 1870s, multi-storey market halls began to appear across the country, lined with shops and with flamboyant façades. They rivalled the department stores then coming into fashion. This generation of market halls, together with shopping arcades were the precursors of the shopping malls of the 20th century.

19th century market halls embraced the new architectural possibilities presented by the use of iron; increased floor spans, and larger openings in external walls, were the two key drivers in creating a recognisable identity of this new building typology. Interestingly, unlike other Victorian retail/commercial spaces, Victorian market halls were normally publicly financed and conceived of as being public spaces.

Consequently, establishing a recognisable architectural style of these market halls, through the use of traditional materials such as brick and stone, allowed the buildings to sit within a recognised civic architectural language, whilst combining the wonder of the ‘modern’ internal spaces created by cast iron columns.

Manchester, like many expanding towns and cities in the 19th century, expanded and improved their earlier market buildings, whilst also creating new buildings such as the Lower and Upper Campfield Markets in the 1870s.

4.4 The development of the Site

The Site of the Lower Campfield Market is located a few hundred yards away from the remains of the fort established by the Romans. The indicative location of the Roman’s camp became known as “Camp Field”, with the Lower Campfield Market being constructed in the north-west corner of that original fort (see **Figure 5**).



Figure 5: An indicative map of Roman Manchester drawn in 1900, showing the location of the Roman fort (shaded orange). The approximate location of the Lower Campfield Market is marked by the blue star. (Source: Gift of Old Manchester Committee)

During the 18th century the land around the site of the future Lower Campfield Market had formed extensive market gardens. During this period, the eastern end of what is today Liverpool Road was originally known as Priestner Street, whilst the western end did not exist, and instead was the site of open fields and pastureland belonging to the then Lord of the Manor Manchester, Sir John Parker Mosley Bart.

At the beginning of the 19th century Sir John Parker Mosley Bart established a fair on “The Camp Field”, known as the “Knott Mill Fair”. The land was used as a general market during times when the fair wasn’t running. This arrangement lasted until 1876.

The 1857 Stranger's Guide through Manchester and Salford, by J. Cornish, describes that Manchester had two ancient markets. The most extensive was the “Knott Mill Fair” held at Camp Field each Easter, and which generally lasted a week. A second fair held on the same site was known as “Acre’s Fair”, which was held on the first three days of each October.

In 1822, a large new church called St Matthews, was constructed in the centre of the Camp Field (**Figures 5a & 6**). The church was designed in the Gothic style by the renowned architect Sir Charles Barry, and remained the sole building on the Camp Field for 54 years until the upper and lower parts of Camp Field

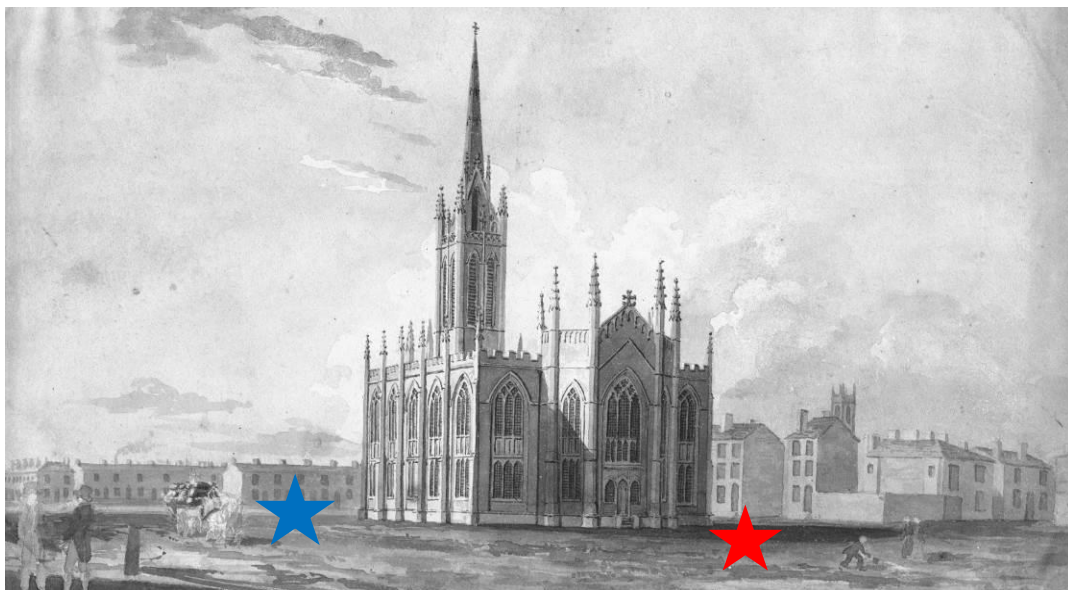


Figure 5a: An etching of the new St Matthew’s Church as seen in the c1830s. This view looks north-west from Liverpool Road towards the rear of the church and shows the future location of the Upper Campfield Market denoted by the blue star, and the location of the Lower Campfield Market by the red star.

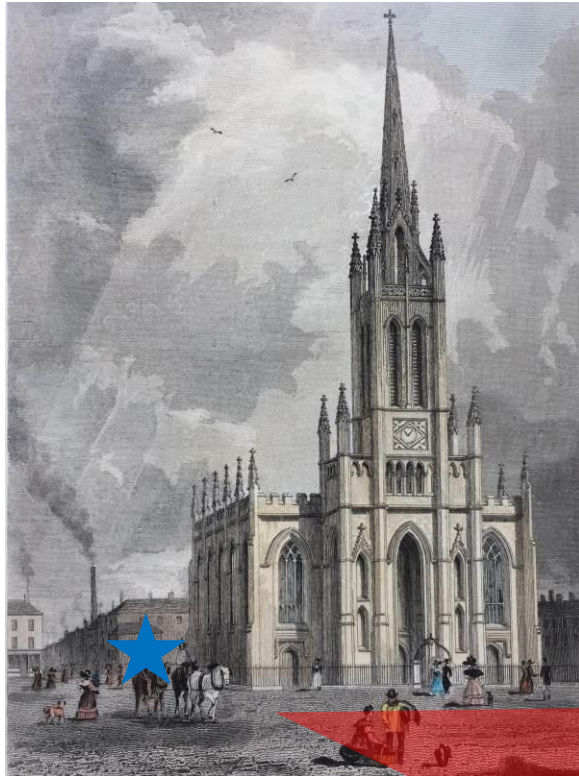


Figure 6: An etching of the new St Matthew's Church as seen in the c1830s. This view looks south-east towards the front of the church from Tonman Street. The future location of the Upper Campfield Market denoted by the blue star, and the location of the Lower Campfield Market by the red shading.



Figure 7: The same view as seen today.



Figure 8: A painting entitled “Factory Girls at The Old Clothes Fair, Knott Mill” dated 1875. This painting shows a romanticised scene of the historic open-air market on the site of the Lower Campfield Market. (Source: Manchester Art Gallery)

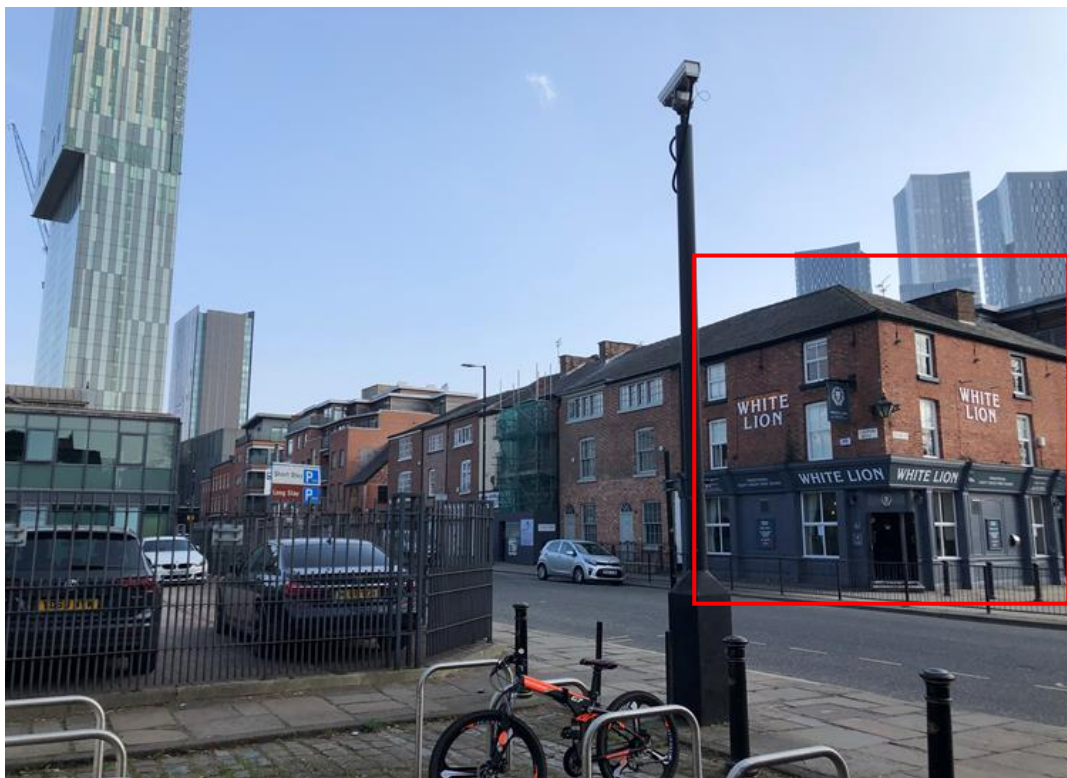


Figure 9: The same view of “Factory Girls at The Old Clothes Fair, Knott Mill” as seen in 2022.

4.5 Construction of the Lower and Upper Campfield Markets

In August 1876 the Manchester Markets Committee decided that new covered markets were required to be built over the two open-air Campfield market grounds, and thus a competition between three architects was initiated. In December 1876 the plans presented by Mangnall and Littlewoods architects were accepted by the Markets Committee.

The contract for the construction was J. Herd of Hulme, the subcontractors for the iron work was Messrs E. T. Bellhouse and Co, and the masonry was undertaken by Messrs Ellis and Hinchliffe.

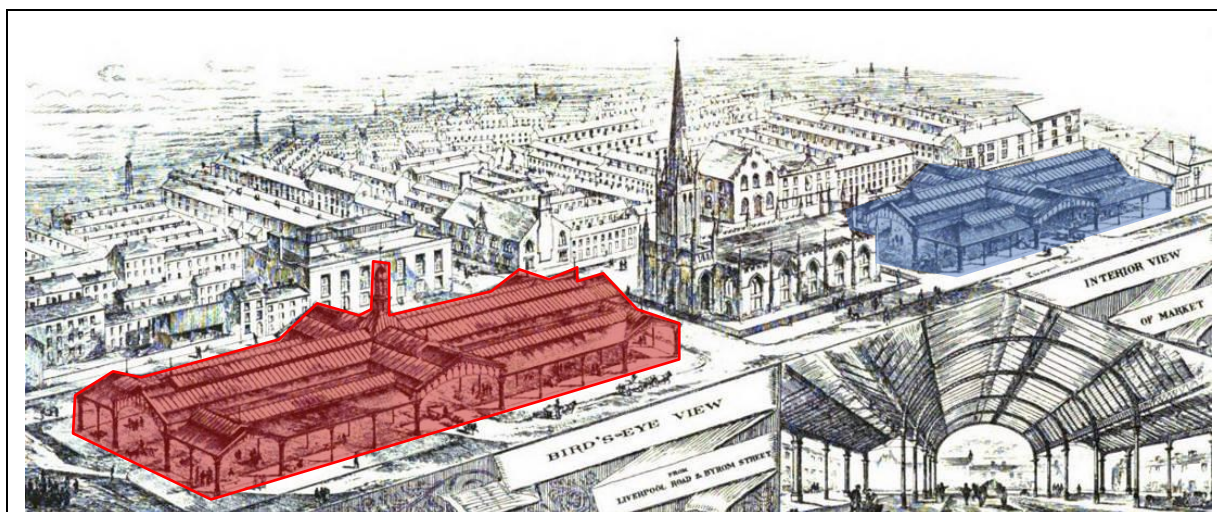


Figure 10: An artists impression of Lower (left – shaded red) and Upper (right-shaded blue) Campfield Markets from *The British Architect and Northern Engineer*, 16th March 1877. Note the original open sides to both buildings.



Figure 11: An aerial view looking north-east across the Site as seen today, showing the comparison with the 1877 view in Figure 10 above.

During the speech given to mark the laying of the foundation stone of the new Lower Campfield Market on the 10th May 1877, the Chairman of the Market's Committee, Mr Ashton, described the background to the project, and that:

“The markets Committee had for a long time thought that the persons who did business on that ground, and paid toll to the Corporation, had not had that consideration which they should have had, and that they ought to be covered from the elements; because so long as fairs were held on the ground it was impossible to utilise it for the purposes of a market. But the time had now come when fairs in large towns had become a thing of the past, and the Committee were now able to utilise the ground for a better purpose” (Source: Manchester Courier and Lancashire General Advertiser, 11th May 1877).

The two markets were designed by the architectural practice of Mangnall and Littlewoods, which was started in circa 1846 by William Mangnall and Henry Travis. Following William’s death, his son, also called William, took over from him. Henry soon retired from the business, and was replaced by John Littlewood (Figure 12), who was later joined by his brother, William Henry Littlewood (Figure 13) to form Mangnall and Littlewoods.



Figure 12: A photograph of John Littlewood (Source: The Building News, 19th September 1890)



Figure 13: A photograph of William Henry Littlewood (Source: The Building News, 19th September 1890)

The firm was responsible for a number of significant buildings throughout Lancashire and Greater Manchester, with a number of buildings being located in Manchester, Important examples include:

- Watts Warehouse, Manchester (1855 – 1858)
- Waldorf House,, Manchester (1863)
- Lower and Upper Campfield Markets (1876)
- Manchester Gasworks (1876)
- Manchester Fish Market (1877)
- Ormond Building, Manchester (1881)
- Salford Baths, Salford (1889)
- Blackpool Pier and Pavilions (after 1893)
- Morecambe Pier and Pavilions (after 1893)
- Blackpool Winter Gardens Empress Ballroom (1896)
- Victoria Pavilion, Morecambe Winter Gardens (1897)
- Hotel Metropole, Morecambe (1897)
- Colwyn Bay Pier and Pavilion (1900)
- Chester Racecourse – County Stand (1900)
- Pavilion Theatre, Weymouth (1908)
- Blackpool Winter Gardens Opera House (1911).

The original design concept for the two markets was described in an article dated 3rd March 1877: *“The space to be covered consists of two plots of land...and separated in the centre by St Matthew’s Church... The markets are intended to be upon a similar plan to those at Smithfield, but of a more ornate though not costly character”* (Source: Manchester Courier and Lancashire General Advertiser, 03rd March 1877).

Originally, both markets were intended to remain open around their sides, this is evidenced in several contemporary newspapers, such as in the Manchester Courier and Lancashire General Advertiser, which reported: *“The markets will be open, the roof being supported on ornamental iron pillars. The roof is to be of glass and slates, so that ample provision has been made for lighting, and the subject of ventilation has also been well attended to”* (Source: Manchester Courier and Lancashire General Advertiser, 11th May 1877).

However, an article in the Manchester Courier and Lancashire General Advertiser on the 3rd March 1877 stated that even from the outset the architects had *“made ample provision to meet the expected contingency of the markets hereafter being enclosed”*.

As seen in the above article, regarding the Lower Campfield Market, this article also explains that *“for the present it will be open on all four sides, the work contemplated being simply a shed supported by iron pillars”*.

Construction started on the Lower Campfield Market first, which was originally known as ‘No. 1 Market’. The foundation cornerstone of the Lower Campfield Market was officially laid by the chair of the Market’s Committee, Mr Ashton on the 10th May 1877, together with copies of the report of the markets committee to the Council recommending the abolition of the Manchester fairs, the Order of the Home Secretary for their abolition and other documents relating to the markets, a copy of *“History of the Manchester Fairs”* and a number of coins and newspapers.

By October 1877 the iron frame of the Lower Campfield Market had been completed, and awaited its timber, slate and glass roof coverings. Interestingly, an article dated 20th October 1877 explained that even from the outset of construction, the intension to enclose the buildings was being considering: *“the Markets Committee of the Corporation are considering the necessity of enclosing both the new markets with wood and glass”* (Manchester Courier and Lancashire General Advertiser, 20th October 1877).

The yet uncompleted Lower Campfield Market started trading on the 19th August 1878 by way of a ‘soft opening’ due to about half the ground being unflagged and consequently being temporarily hoarded off, with a few stall owners using “shake down” trestle tables during the completion of the rest of the market building. (Manchester Courier and Lancashire General Advertiser, 19th August 1878).

By 1879 Upper Campfield Market was quickly reaching completion. An article dated the 20th May 1879 provided details on the construction progress, explaining that *“The market on the east side of St. Mathew’s Church is rapidly approaching completion”* with the glazing and painting the roof being completed on the 20th May.

In late-1878 the Markets’ Committee instructed Mangnall & Littlewoods to undertake improvements to the then completed and trading Lower Campfield Market, to enclose the sides of the building with

the aim of helping protect the stall-keepers against the weather, and keep trader's goods safe, as well as hoping that the improvements would encourage more respectable traders to take up stalls in the market.

"The sides and ends of the structure, according to the original designs, were left open. By the request of the committee, Messrs Mangnall and Littlewoods have prepared plans, and taken the necessary steps to have the whole of the exterior enclosed...forthwith" (Manchester Courier and Lancashire General Advertiser, 05th November 1878).

The article goes on to explain that *"The lower portion of the new work will consist of ornamental iron railings, some 10 feet in height, and the remaining space above – about 10 feet – will be filled up with rough plate glass in wooden framework extending to the eaves of the building"*. The article highlights that when originally completed, Lower Campfield Market did not contain any perimeter railings or gates, and instead was entirely open until the improvements designed by Mangnall and Littlewoods in 1878.

The article confidently continues to explain that *"There can be no doubt that the improvement will conduce much to the comfort and convenience of traders. At close intervals in the railings, sliding gates will be placed so that ingress and egress will be a very easy matter. It will be seen, too, that although enclosed, the market will be perfectly open to public view from the outside"*. (Manchester Courier and Lancashire General Advertiser, 05th November 1878)

Regarding the Lower Campfield Market, the Manchester Evening News explains on the 20th May 1879 that *"the shopping and stall space in the other market – which is now entirely completed, with the exception of finishing some of the gateways – is nearly in full occupation, only a few of the butchers' and provision dealers' stalls remaining unlet"*.

An article in The Manchester Courier and Lancashire General Advertiser on the 11th May 1877 explained that at the time of print, Manchester Corporation was contemplating on purchasing St Matthew's Church with the aim of demolishing the church and joining both Lower and Upper Campfield Markets together over the site of the church.

However, as with the idea of extending the market to meet Deansgate, this also didn't come to fruition (Manchester Evening News, 20th May 1879).

An article published in The Manchester Guardian the day after the Upper Campfield Market's opening, on the 7th October 1882, explained *"There are to be three spacious entrances in Liverpool Road, Tonman Street and Deansgate, the latter being through the centre of the new block of buildings erected by the Manchester Corporation for a free library"*.

The article notes that, regarding the possible enclosure of the markets, by the time the Upper Campfield Market opened, the sides were *"enclosed with wood framing glazed with rough plate glass"* (The Manchester Guardian, 7th October 1882).



Figure 15: A drawing of the Upper Campfield Market (right) and Lower Campfield Market (left) in 1894 (Source: Manchester Old and New, by William Arthur Shaw, 1894)



Figure 16: The Upper Campfield Market as seen from Liverpool Road in 1914, showing the three ground floor shop units (outlined) which were constructed under the new Commercial Produce Auction Sales Room in 1894 (Source: Manchester Archives).

4.6 The Manchester City Exhibition Hall

The necessity for a new exhibition hall in Manchester arose from the demolition of the large St James's Hall exhibition hall, on Oxford Street, which was demolished in 1907. In mid-1909 the Markets Committee proposed to let out Lower Campfield Market for a public hall for shows and exhibitions on a permanent basis, to be called Manchester City Exhibition Hall.

Although the decision to convert the Lower Campfield Market into an exhibition hall was decided in 1909, due to the Campfield Markets having never proved to be a successful venture, as early as 1902 the Lower Campfield Market was being rented out for exhibitions.

An advert dated the 29th August 1907 records that a space would be required for the 1907 RAC motor show for a period of four days, and that it was probable that the *"capacious Campfield Market, Knott Mill, will be acquired for this purpose. It is completely covered by a glass roof, has a perfect flooring space, and can be securely locked up each night"* (an advert in the Manchester Courier and Lancashire General Advertiser, 29th August 1907).

The first official exhibition in the new City Hall is thought to have been the 1909 RAC Motor Show. The alterations undertaken to the City Hall shortly before this exhibition included *"A new and handsome gallery [which had] been put round the hall and it is now a better venue for the annual motor car show than Manchester has ever possessed"* (Manchester Courier and Lancashire General Advertiser, 27th October 1909). Other alterations undertaken during the building's conversion included a new black and white tiled floor, which can be seen in **Figures 23 and 26** below.

Another early exhibition starting in November 1909 was a three-month American show of wild animals called 'The Bostock Jungle'. The exhibition included 300 animals, including 50 performing lions, housed in cages around the hall, of which two performances were held daily (**Figure 17**).

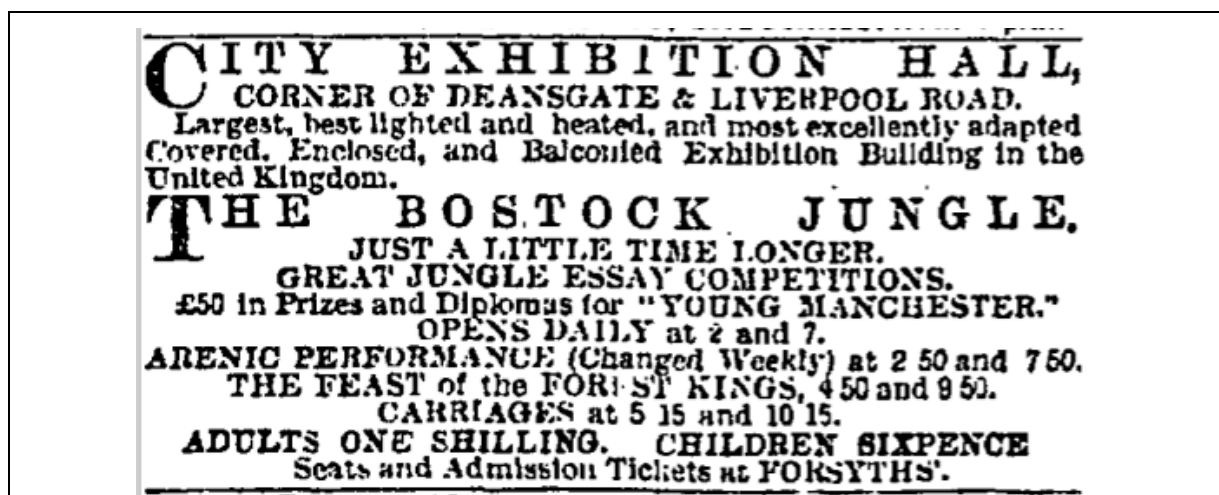


Figure 17: An advert for the "Bostock Jungle" (The Manchester Guardian, 14th December 1909)

During Bostock's Jungle show at the City Hall, a local lady took an opportunity to demonstrate her suffragette cause: *"SUFFRAGETTE AMONG THE LIONS. Another way of claiming the vote for women was tried in Manchester yesterday, when at Bostock's Jungle, Mrs Mary Alice Lloyd, a Bolton suffragette, entered the great cage in the hall and, surrounded by lions, asked the people to support*

the claim of women to the vote. There were eight lions in the cage, but Mrs Lloyd was well protected by trainers, and no untoward incident happened” (Northern Daily Telegraph, 19th January 1910).

IMPORTANT EXHIBITIONS
At the CITY EXHIBITION HALL,
LIVERPOOL ROAD, DEANSGATE, MANCHESTER.

MANCHESTER MOTOR SHOW,
 February 18 to February 26, 1910.
MANCHESTER BUILDING TRADES EXHIBITION,
 March 8 to March 19, 1910.
NORTHERN COUNTIES GROCERS' EXHIBITION,
 April 11 to April 23, 1910.
"CHRONICLE" HOME EXHIBITION.
 Patrons: J.
 Her Royal Highness the Princess Christian,
 the Earl of Derby, &c.
 Organised by the "Manchester Evening Chronicle."
 May 6 to June 11, 1910.
ENGINEERING AND MACHINERY EXHIBITION.
 Organised by "The Engineering Review."
 October 14 to November 5, 1910.

The above Exhibitions, under the Highest Patronage, will be held at the CITY EXHIBITION HALL, the Finest Exhibition Hall in the Provinces.
 W. CAWOOD, Lessee, 193, Deansgate, Manchester.

Figure 18: An advert in The Manchester Guardian, 22nd January 1910, providing details to upcoming shows at the City Hall, and exclaiming the building to be *"The finest exhibition hall in the provinces"*.

The new City Hall was a successful enterprise, accommodating regular exhibitions. Examples of early shows included the Building Trades Exhibition in March 1910, the Grocer's Exhibition in April 1910 and 1912 (see Figures 20, 21 and 22), the Home Exhibition in May 1910, the Cinderella Doll Show, Christmas 1913 (see Figure 27), and a frequent motor show, as seen in Figure 19.



Figure 19: An early motor show in the City Hall, c 1909. Note the black and white tiled floor.



Figure 20: An advert for the 1912 Grocers' Exhibition (Source: The Manchester Courier, 29th March 1912)



Figure 21: The Grocers Exhibition at the City Hall in March 1912.

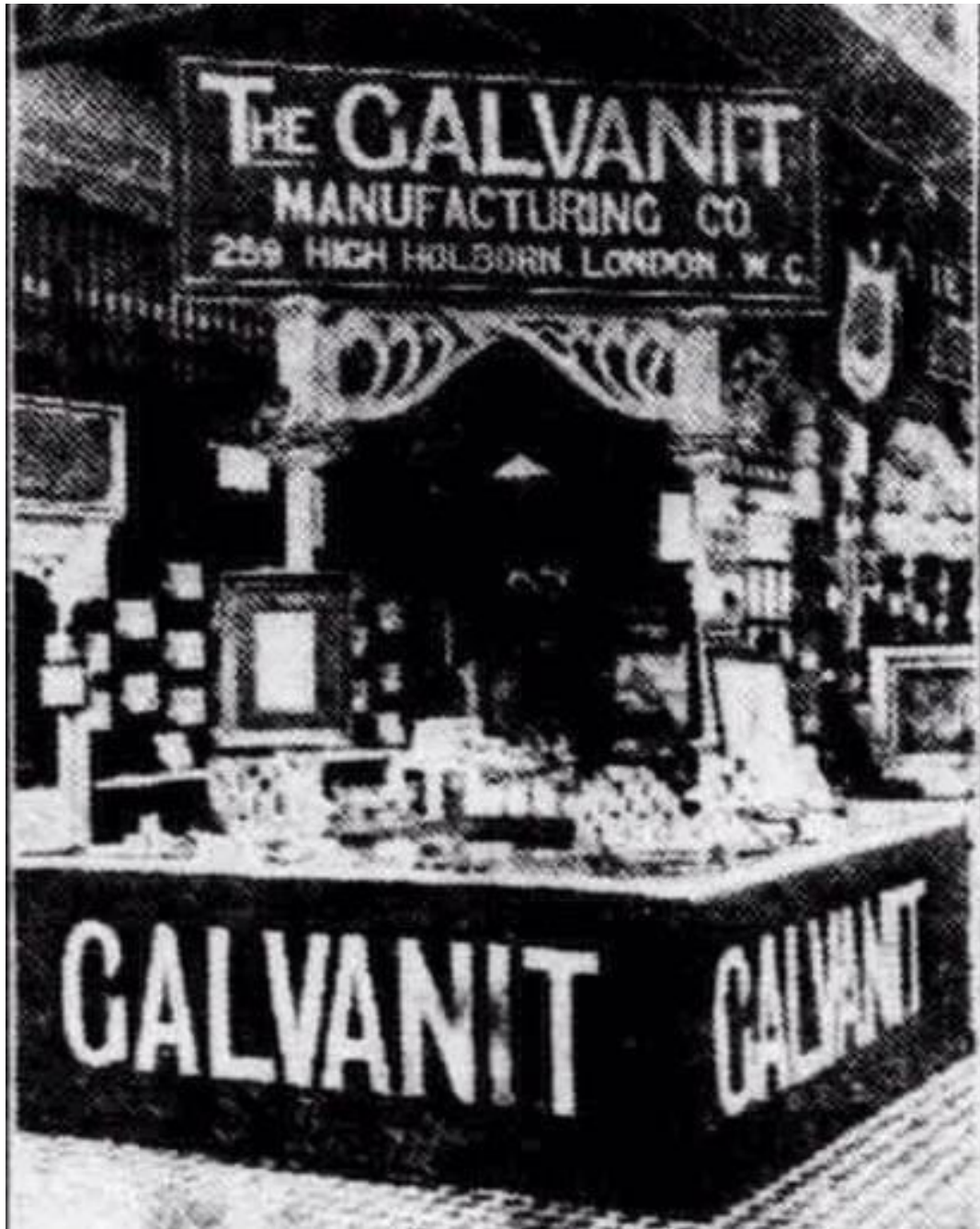


Figure 22: The Grocers Exhibition at the City Hall in March 1912. Note the black and white tiled floor.

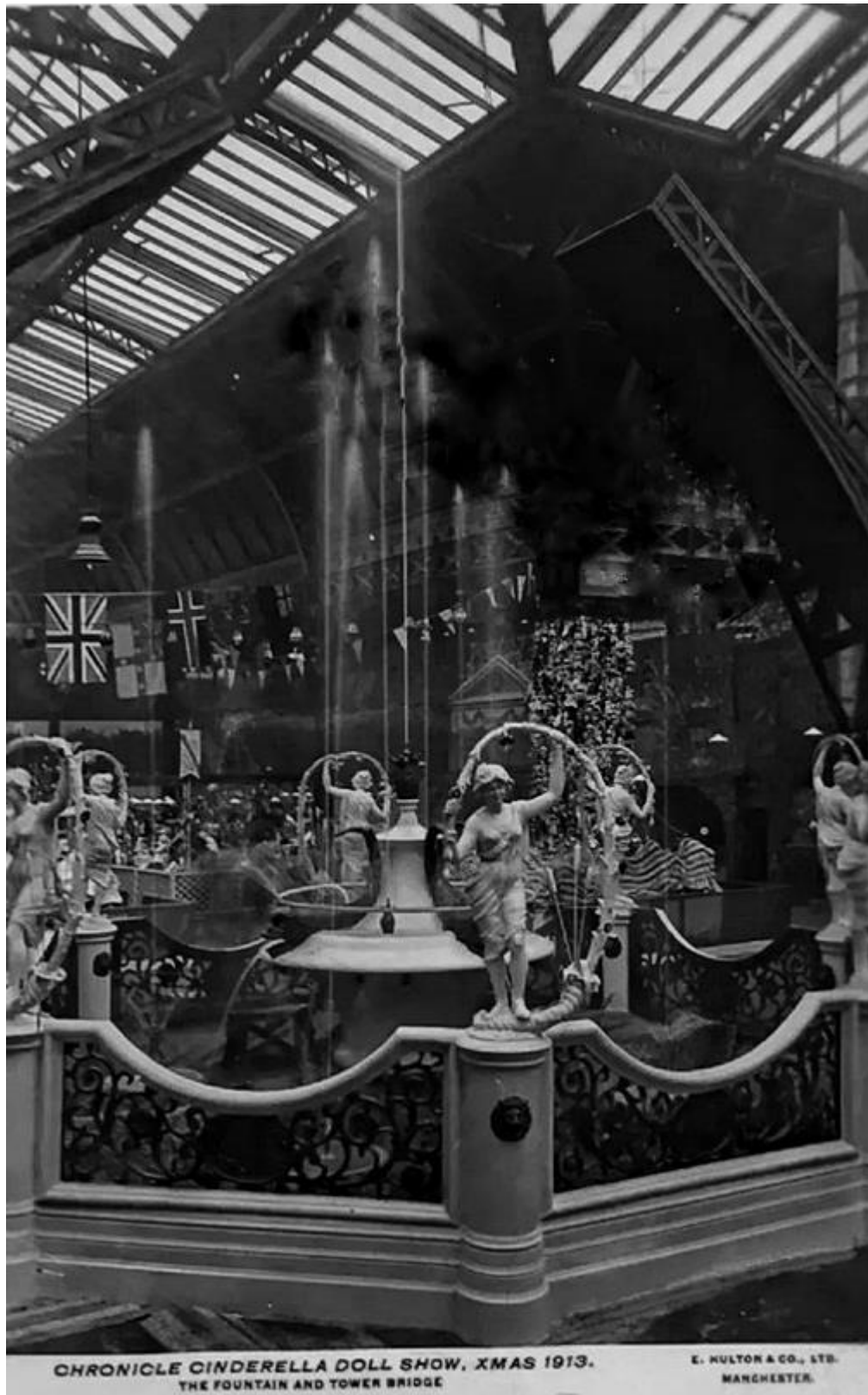


Figure 23: The Cinderella Doll Show, Christmas 1913, showing the fountain constructed to the centre of the City Hall (Source: historic postcard)



Figure 24: The Liverpool Road (left) and Byrom Street (right) elevations of the City Exhibition Hall (formally the Lower Campfield Market) in 1914. The sign on the east elevation of the hall advertises the second northern colliery and mining exhibition. (Source: Manchester Archives)

The City Hall ceased to function as an exhibition hall during the First World War (1914-18), and on the 21st January 1921 the Markets Committee agreed for the hall to be used for the manual training of soldiers for twelve months. The first exhibition to be held in the building following the end of the War was the Textile Machinery and Accessories exhibition between the 6th to 20th October 1922. Figure 25 below illustrates the appearance of the interior of the City Hall in 1922.

On the 27th January 1927, the Market's Committee granted permission for the extension of the City Exhibition Hall, with the intention of extending the building across Tonman Street and onto site of the Miscellaneous Market on the corner of Byrom Street and Tonman Street. The new building was completed in 1928 and almost doubled the floorspace available for future exhibitions (**Figure 27 & 28**).



Figure 25: Looking lengthways through the City Exhibition Hall in 1922, showing the c1909 mezzanine level around perimeter. (Source: Manchester Archives)

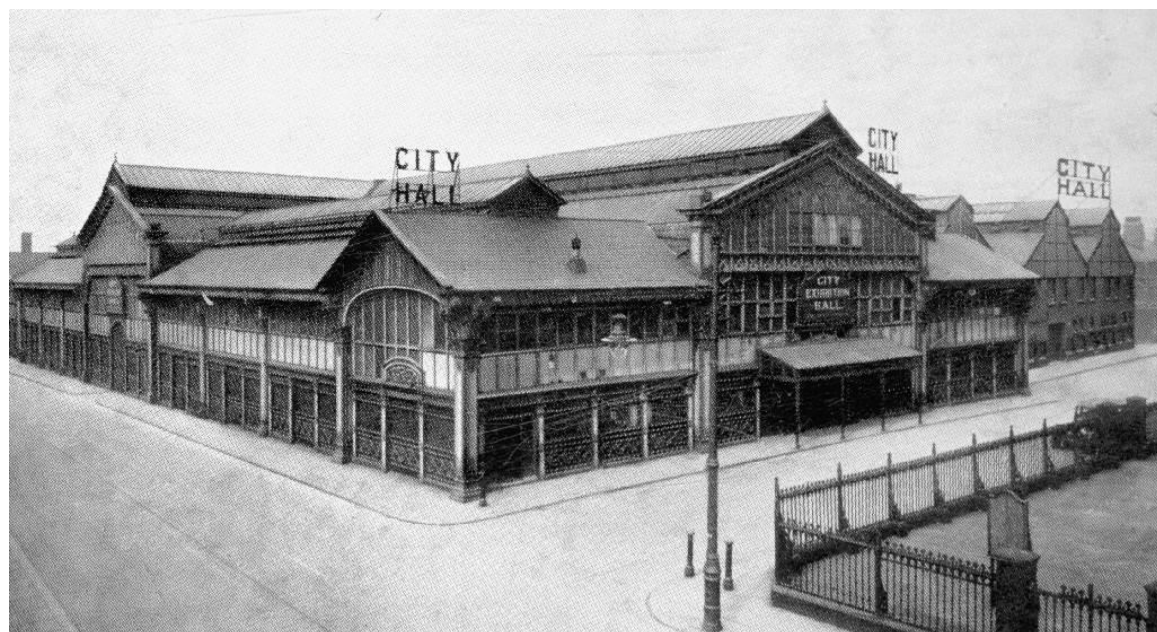


Figure 26: A view looking north-west across the City Hall and the newly completed extension to the right in c1928 (Source: Manchester Archives)



Figure 27: The newly completed City Hall extension (right) seen looking south from Byrom Street in c1927. The original part of the City Hall can be seen to the far left. (Source: Manchester Archives)



Figure 28: A selection of exhibition brochures for the City Hall during the 1930s. (Source: Ebay)



Figure 29: The market department stand at the Imperial Fruit Show at the City Hall in c1931 (Source: Manchester Archives)

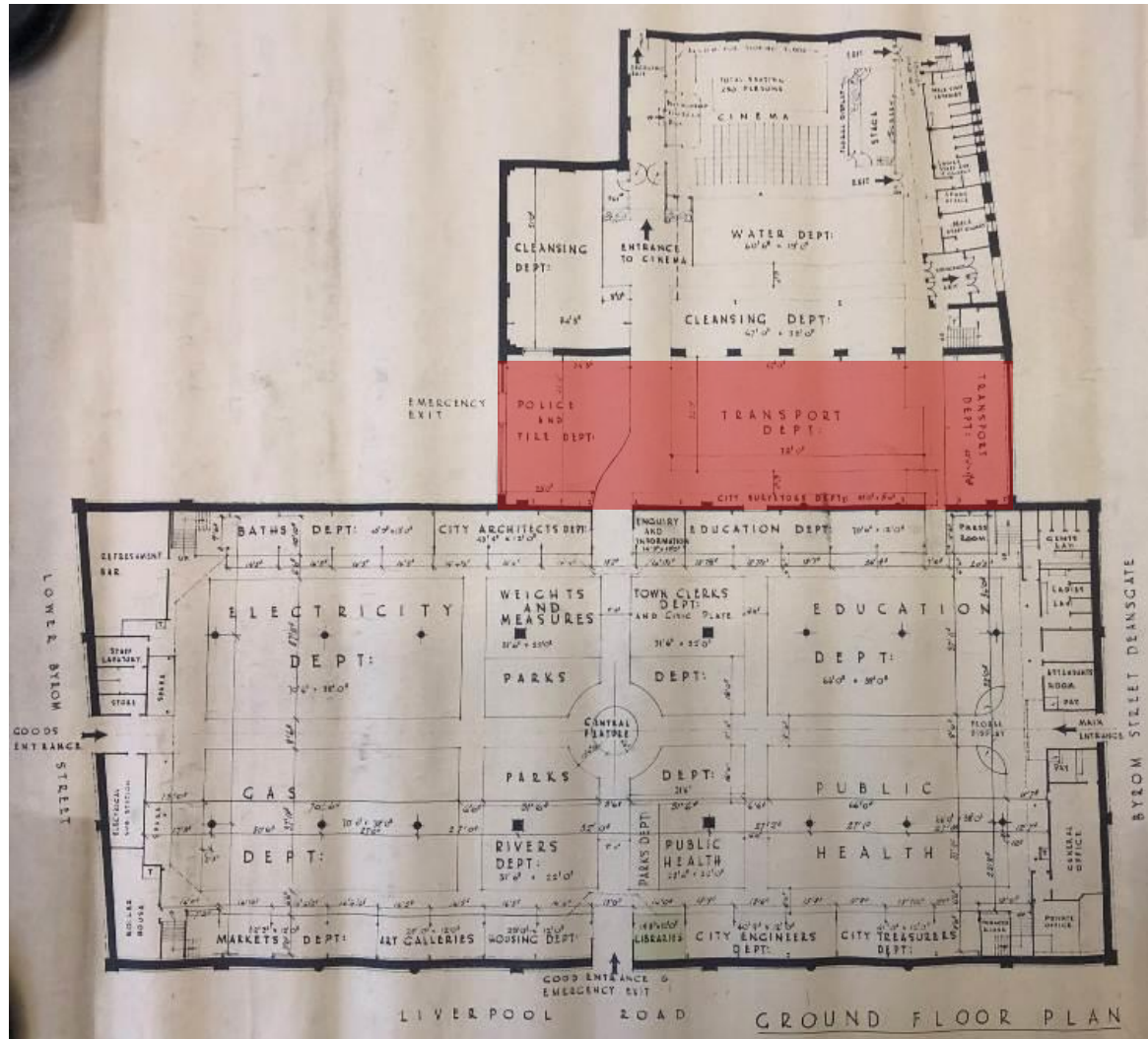


Figure 30: A ground floor plan of the 1938 Manchester Corporation Centenary Exhibition, showing the original extent of the City Hall/Lower Campfield Market to the bottom, and 1927-8 extension to the top. The area shaded red denotes the extension across Tonman Street. (Source: Manchester Archives)

4.7 Manchester Air and Space Museum

Following the designation of Castlefield as a Conservation Area in 1979, interest in the area's history increased resulting in the establishment of Manchester's Science and Industry Museum in the newly restored former Liverpool Road Railway Station (immediately west of the Site in the early 1980s) and the restoration of the canal network and development of the basin for residential flats.

An advert was placed in The Guardian newspaper on the 29th May 1980 asking for tenders to be addressed to the City Architect at Manchester City Council for the repair of the former City Exhibition Hall and its fitting out as an "aircraft museum" which was to be "run by an independent charity trust" (The Guardian, 23rd Feb 1983).

The new museum would form a satellite exhibition building to the principal science museum housed within the former world's first railway station site to the western end of Liverpool Road.

The Guardian advert (29th May 1980) goes on to detail the repair and conversion works required: *"The repairs will include the complete renewal of the timber slated and glazed roof, a new concrete floor, a new block to the lower part of the external walls and repairs to the glazed timber upper part of the external walls...The fitting out will include brick and block plastered walls to form new staff rooms, toilets and display areas"* (see Figure 31).

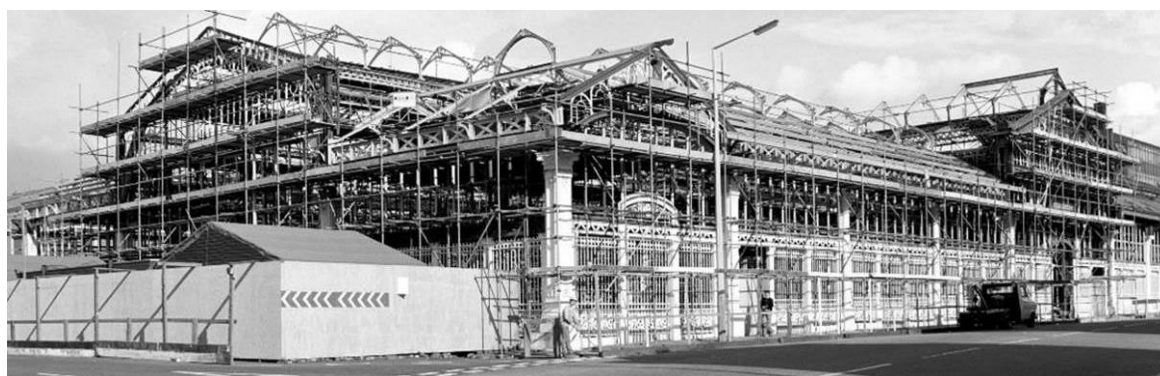


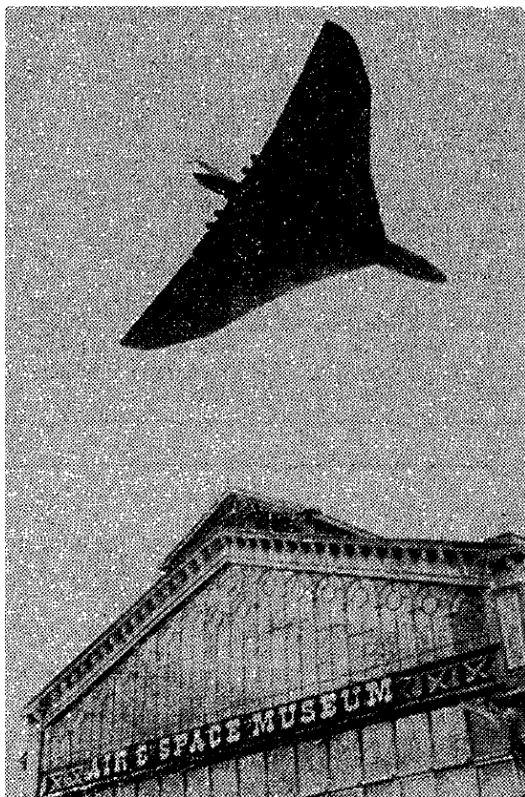
Figure 31: The Lower Campfield Market building during its substantial renovations in 1981 in preparation for becoming the Manchester Air & Space Museum. Note the complete removal of roof and elevation coverings. (Source: Manchester Archives).



Figures 32 and 33: Two plaques located inside the Lower Campfield Market commemorating the official opening of the new Manchester Air and Space Museum on the 30th March 1983.



Figures 34: A fighter plane being lifted into place in the new Air and Space Museum in 1982 (Photograph by Dr Alan Curry)



Figures 35: An RAF Vulcan Bomber marked the preview opening of the new Air and Space Museum by a fly past on the 29th March 1983. The article explains that the museum is a joint venture between Manchester City Council and the RAF Museum. (Source: The Guardian, 30th March 1983)

FRIENDS OF THE MANCHESTER AIR & SPACE MUSEUM

Newsletter


10p

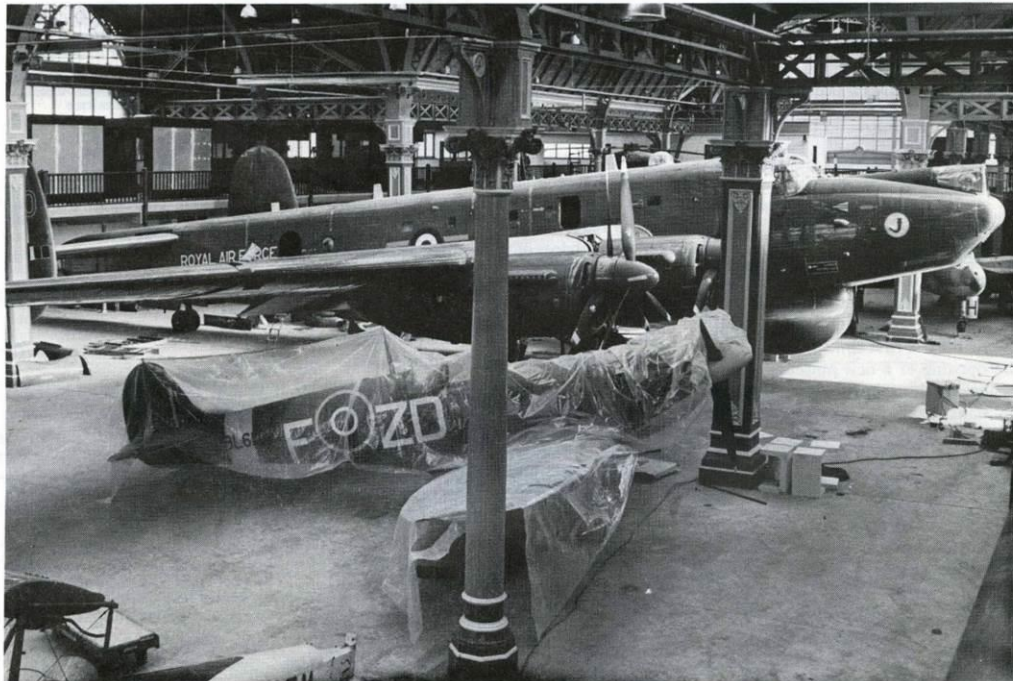
FREE TO MEMBERS

Published quarterly

March 1983

Number 1

Published by the Society of Friends of the Manchester Air and Space Museum, Liverpool Road, Castlefield, Manchester M3 4FP.



A general view of the Museum, taken just after the re-erection of the Shackleton, the largest aircraft on display. (photo: Dr. Alan Curry)

Air & Space Museum Takes-Off

'Chocks away', 'we have lift-off' and whatever other relevant cliches you can think of. It will be 'all systems go' at Liverpool Road at the special preview on Tuesday 29th March, the day before the Museum is opened to the public.

Among those invited to the preview, between 1400 hrs. and 2100 hrs., are members of the Friends of the Manchester Air and Space Museum, and each can bring a guest. Wine will be served and they will be welcomed by Norman Morris, who, as Councillor Morris and Leader of the City Council, was one of the progenitors of an Air and Space Museum in Manchester. Since his retirement from the City Council his interests have remained and he is Chairman of the Trustees of the Museum.

This preview is a unique opportunity to see the Museum in immaculate condition the day before it is opened to the public. We will be very pleased to see as many Friends as possible on the 29th. at the Museum, which is the first element of the Castlefield Heritage Park to be opened, the Museum of Science and Industry and the Roman Fort will be opened later in the year.

AVIATION ART

The well known aviation artist, Mrs. Gib Baxter, will hold an exhibition of paintings on the theme of transport with a strong North West aviation connection in the Brabazon Suite at Manchester International Airport on Tuesday, 5th April.

Pictures will include 613 Squadron Vampires, Winifred Brown's King's Cup winning Avian and a Fairey Battle – there will also be a Falkland Islands selection including a Nimrod.

The exhibition at Manchester International Airport will be for one day only but the paintings will also be displayed at Hale Library from 23rd April to 7th May and at Wythenshawe Central Library from 9th to 22nd May.

Figures 36: The first issue of the Friends of the Manchester Air and Space Museum magazine, giving details of the opening of the new museum, and that a preview was given for special guests on the 29th March, the day before the official opening.

5. BUILDING DESCRIPTION

5.1 Introduction

The following section provides an objective description of the Lower Campfield Market as existing, using images from the non-intrusive visual survey undertaken in January and February 2022.

The aim of the following section is to demonstrate the current appearance and extent of historic fabric that remains, which in turn will inform the Significance Appraisal (**Section 5**).

5.2 The Lower Campfield Market

Table 1: Building Description

Exterior

South elevation –



Figure 37: The southern elevation of the Lower Campfield Market as seen from Liverpool Road. (2018)



Figure 38: The central, raised portion of the southern elevation, showing original cast iron Venetian windows to gable and modern glazed openings to lower portions in the place of removed original cast iron railings. (2018)

North elevation –



Figure 39: The north elevation as seen from Lower Byrom Street. (2018)

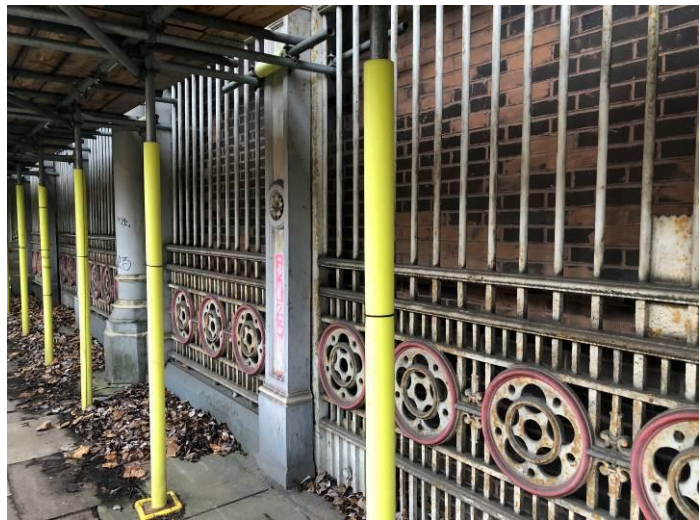


Figure 40-41: Examples of the original sliding gates to the north elevation. Note the wheels (bottom) and lock protection plates (centre).

West elevation -



Figure 42: The southern elevation as seen from Lower Byrom Street. (2018)



Figure 43: The central glazed Venetian windows to the east elevation.



Figure 44: The lower parts of the west elevation.

East elevation –



Figure 45: The south elevation (left) and east elevation (right) (2018)



Figure 46: The east elevation.



Figure 47: Examples of 1980-3 doors to the east elevation.

Interior

Interior south –



Figure 48: Looking south-west across the building towards the southern elevation.



Figure 49: The central section of the south elevation.



Figure 50: Looking south-east across the building towards the southern elevation.

	 Figure 51: Examples of the c1909 cast iron mezzanine columns to the south elevation.
Interior north –	 Figure 52: Looking north-west across the building towards the north elevation.  Figure 53: An example of the 1980s timber external doors to the north elevation.

	 Figure 54: Looking east along the northern elevation beneath the mezzanine.
Interior west –	 Figure 55: Looking west across the building towards the north elevation.



Figure 56: The 1980s toilets and enclosures to the north-west corner of the ground floor.



Figure 57: The modern entrance vestibule to the west elevation.

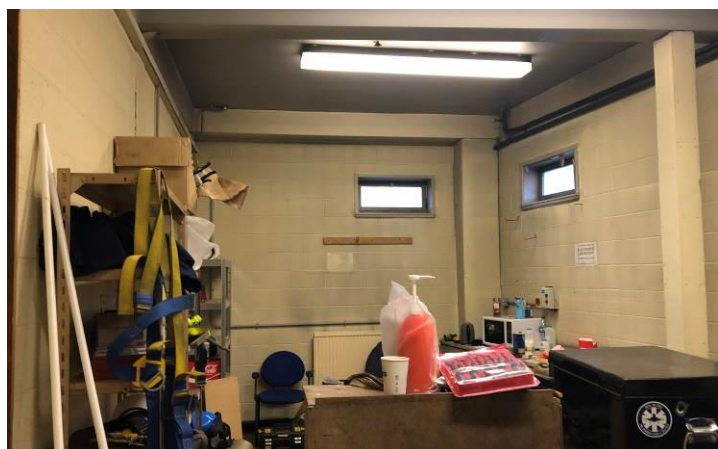


Figure 58: A 1980s room located to the south-west corner of the ground floor.

Interior east -



Figure 59: Looking east across the building towards the east elevation.



Figure 60: Modern 1980s structures along the east elevation.



Figure 61: The modern 1980s rooms to the south-east corner of the ground floor.

Roof –



Figure 62: The south-east corner of the roof structure, showing the 1980s timber boarding replacements and modern lights.



Figure 63: Central section of the eastern side of the roof structure, showing the 1980s timber boarding replacements.



Figure 64: An example of the modern 1980s fibreglass panels (discoloured) and more recent clear coverings.



Figure 65: An example of the modern 1980s fibreglass panels (discoloured) and more recent clear coverings to the centre of the roof.



Figure 66: Looking west along the length of the roof structure.

Mezzanine level



Figure 67: Looking west along the southern mezzanine



Figure 68: Looking east along the southern mezzanine.



Figure 69: The eastern side of the southern mezzanine.

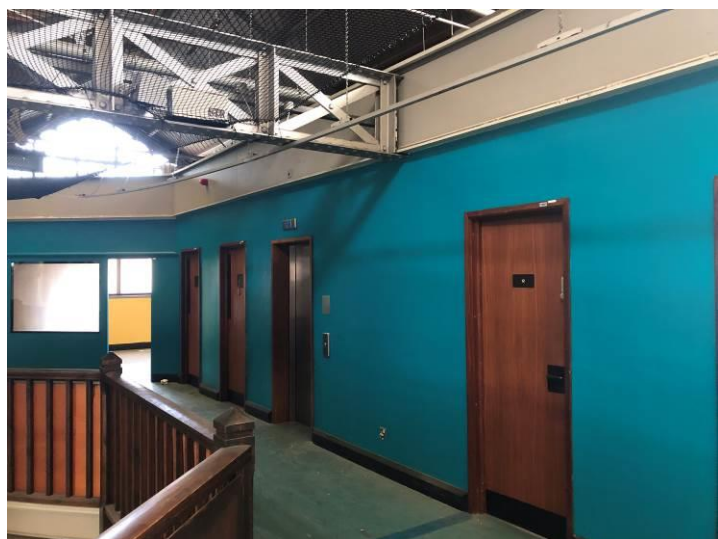


Figure 70: Looking north along the eastern side of the mezzanine, showing the 1980s partitioned toilets and other rooms.

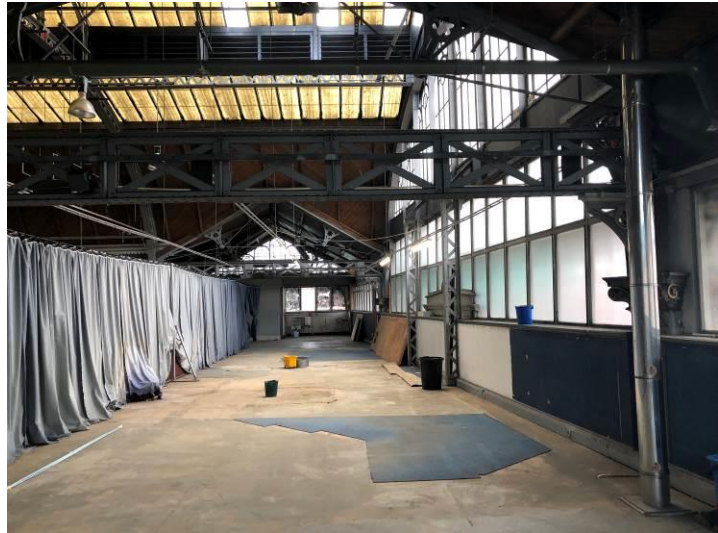


Figure 71: Looking south along the western mezzanine.



Figure 72: Looking north along the western mezzanine.



Figure 73: An example of one of the original decorative cast iron external columns, showing a representation of a Lancashire rose to the capital.



Figure 74: An example of one of the four 1980s mezzanine staircases located to each corner of the building.

6. ASSESSING HERITAGE SIGNIFICANCE

6.1 Introduction

The below significance assessment disaggregates and defines the special interest of the Grade II listed Lower Campfield Market, and allows for an assessment of the current integrity and authenticity of the building, its individual components, its setting and its contribution to the character and appearance of the Castlefield Conservation Area.

The findings of this analysis has been used to inform and justify the building's capacity for change, and thus have informed the development of Proposals. The focus has been on providing necessary and proportional amount of information, in order to justify proposed alterations, based on the perceived level of heritage significance.

The 'Statement of Significance' (**Section 6.4**) summarises the contribution of the various components of the Site in order to identify the most and least sensitive areas, which have informed appropriate intervention options.

6.2 Defining significance

The purpose of the following significance assessment is to use recognised criteria to assess the heritage significance and interest of the Lower Campfield Market.

Statutory criteria, as set out in the 'Principles of Selection for Listing Buildings', DCMS, 2010, provides a list of principles for assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest. Historic England's criteria outlined in 'Conservation Principles, Policies and Guidance, 2018' have also been considered.

The key criteria for listing are special historic or architectural interest. Consequently, in order to determine the significance of a certain component of a heritage asset; the sum of its architectural, historic, artistic or archaeological interest needs to be disaggregated and determined.

Consequently, the significance of a 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.

The following section will also assess the relative heritage interest of the Site utilising Historic England's guidance on the Listing Selection Guide for: Commerce and Exchange Buildings (2017), which provides specific criteria to consider relating to the significance former commercial buildings such as the Lower Campfield Market.

The below hierarchy of significance is tailored to the Lower Campfield Market in order to outline individual features and building elements across the Site and is not intended to be directly transferable to other listed buildings, as the purpose is to disaggregate the relative interests of the building's particular fabric components.

High significance relates to those parts or elements of the Site deemed to be of particularly special interest. These components are fundamental to the understanding of the architectural design concept, and play a major role in reflecting the Site's Archaeological, Architectural and artistic or Historic interest. The loss of such elements (through demolition, removals, or alterations) could potentially cause a highly adverse impact on the special interest of the building and has been largely been avoided in the proposed development.

Medium significance relates to those components of the Site deemed to be of special interest. They are important to the understanding of the architectural design concept, and play a considerable role in reflecting the Site's Archaeological, Architectural and artistic or Historic interest. The loss of such elements (through demolition, removals, and/or alterations) could potentially cause a moderate adverse impact on the special interest of the building.

Low significance relates to those components of the Site deemed to be of more modest interest. They provide a minor contribution to the understanding of the architectural design concept and a modest role in revealing the Site's Archaeological, Architectural and artistic or Historic interest. The loss of such elements (through demolition, removal, or alteration) may cause a minor adverse or neutral impact on the special interest of the building.

None/Detrimental features and elements of the Site that do not contain any special interest. These can detract from the significance of the Site and maybe evidence of poor craftsmanship or ad-hoc additions. The loss of such elements (through demolition, removal or alteration) could potentially have a beneficial impact on the special interest of the building.

6.3 Contribution to the character & appearance of the Castlefield Conservation Area

The Castlefield Conservation Area is the largest conservation area in Manchester. Its focus is the site of the former Roman fort which was situated to the south-west of the area. However, the subsequent remaining developments of the 18th century canal system, initial late-18th/early-19th century residential/railway infrastructure, and the landmark quality of the Campfield Markets now characterise the area.

It is clear that the Lower Campfield Market is a positive contributor and key building within the Castlefield Conservation Area, and forms a landmark quality structure that reflects the importance of Manchester's commercial development and improvement during the 19th century.

6.4 Statement of Significance

The statement of significance provides further details and a summary of the Site's heritage interest. Reference should be made to the significance plans above.

The special architectural and historic interest of the Lower Campfield Market is recognised by its Grade II Listed designation.

The Lower Campfield Market forms a landmark building and positive contributor to the Castlefield Conservation Area.

The setting to the east of Lower Campfield Market (on Byrom Street) retains stone cobbled streets, which, along with the modern stone flagged pavements around the perimeter of the building, allow for the special interest of the Site to be understood and appreciated within this immediate context.

However, the modern, 1980s flats within the setting to the north of both buildings, and within the context of the 1960s Castlefield House between the two market buildings, detracts from the setting of both Grade II listed buildings.

The building yields **high historic interest** due to its association with the mid-19th century commercial development of Manchester and as a symbol of the civic architecture born out of the Victorian ideals of commercial and produce selling improvements. High historic interest is also yielded through the Lower Campfield Market's long and continued use as the City Exhibition Hall between the 1900s and the 1970s.

The external architectural expression of the building is largely unaltered and is of **high architectural and aesthetic interest**. Internally, the surviving 1870s cast and wrought iron structures are also of high architectural and aesthetic interest, whilst the 1980s additions are of **no interest**.

The Lower Campfield Market is constructed on a former Roman camp, located in an area which has yielded a number of important archaeological finds in the past. Consequently, the Site is considered likely to be of archaeological interest.

Areas/elements of **high significance** include:

- The external elevations which remain largely unaltered, including cast and wrought iron structure, and cast iron railings (largely all original, and retaining original perimeter sliding gates).
- The form of the roof structure (the current roof external coverings are modern and of no heritage interest). Although the existing diagonal timber boarding to the underside of the building dates to the 1980s, this follows the historic design.
- The internal cast iron columns
- The wrought iron tie beam roof trusses
- The double-height spatial quality.
- The surviving open-plan form.

Areas/elements of low significance include:

- The c1909 cast iron columns supporting the mezzanine level around the perimeter of the Lower Campfield Market. Possible component of the 1909 mezzanine may survive under modern coverings.

Areas/elements of no significance include:

- All modern brickwork walls and areas of glazing around external perimeter of Lower Campfield Market, including all external gates and doors.
- All roof coverings, including modern boarding, corrugated sheet, fibreglass panels etc. Note – The existing diagonal timber boarding to the underside of the building follows the historic design.
- All remaining internal room enclosures, fixtures and fittings.
- Balustrading, handrails and newel posts to mezzanine level of Lower Campfield Market.
- All staircases.
- All flooring.
- All lighting, plumbing and other M&E.

6.5 Significance Plans

The following significance plans provide a graphic representation of the heritage assessment using the above coloured levels of significance in order to visually represent areas of significance throughout the building.

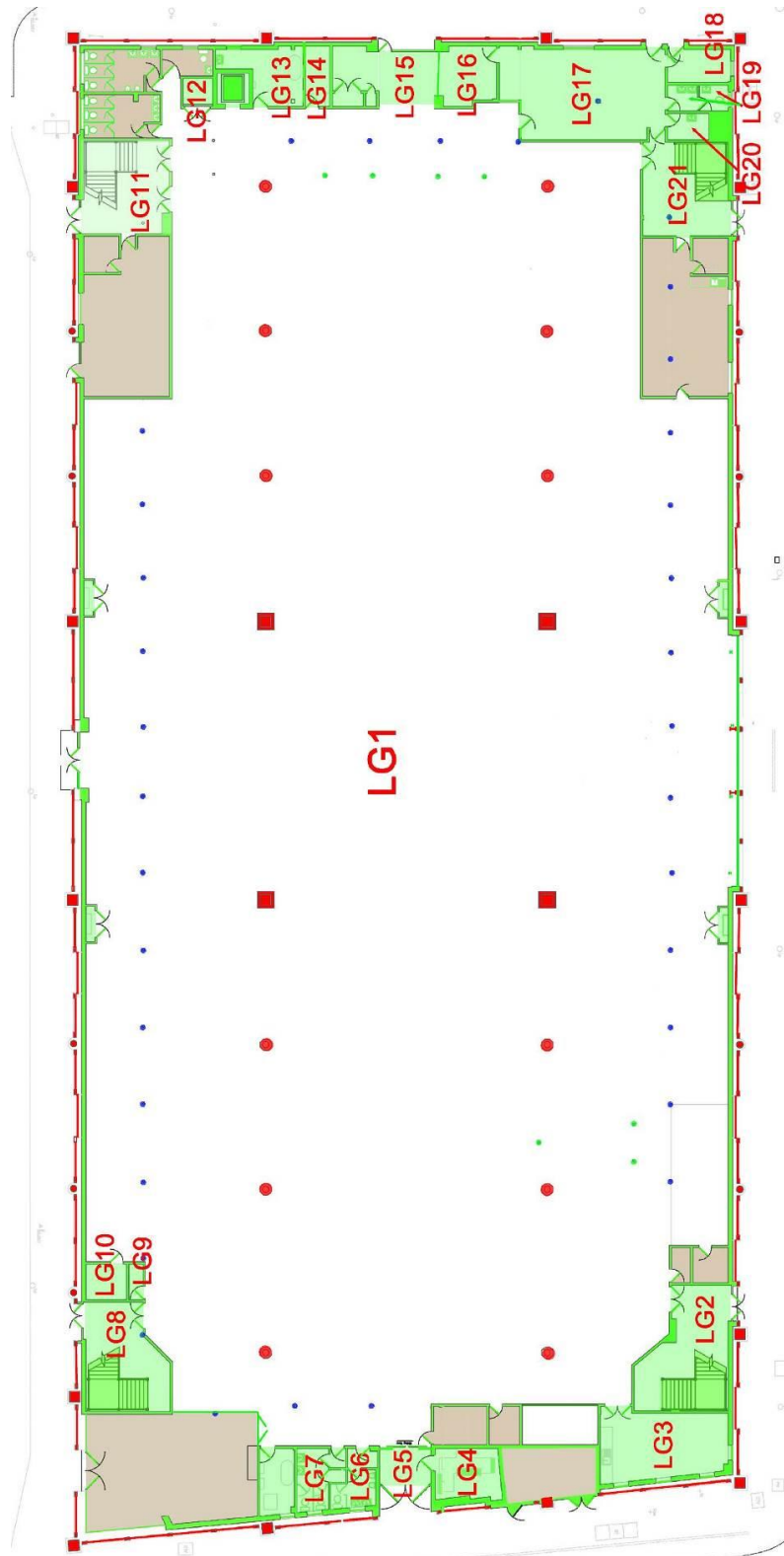


Figure 75: Significance plan of the ground floor level of Lower Campfield Market (please note the majority of modern room enclosures, shaded green, have since been removed).

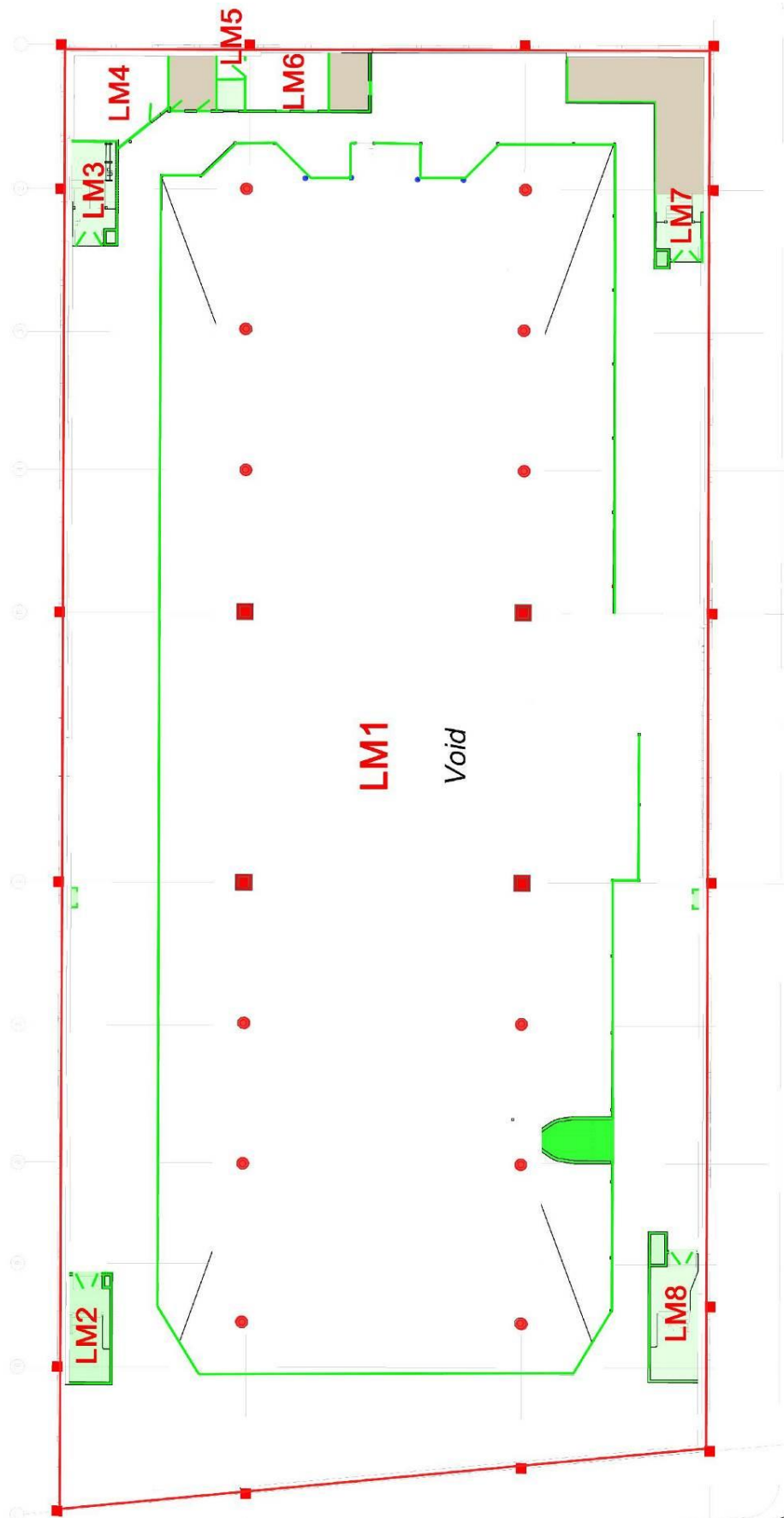


Figure 76: Significance plan of the mezzanine floor level of Lower Campfield Market. (please note the majority of modern room enclosures, shaded green, have since been removed).

7. HERITAGE IMPACT ASSESSMENT

7.1 Physical Impact Assessment

7.1.1 Scope of Physical Impact

The following section summarises the potential physical (or direct) heritage impact of the proposals on the Grade II Lower Campfield Market. The aim is to demonstrate the cumulative impact of the proposed works to the listed building. A summary of the potential impact of the proposals on the listed building is provided **below in Table 3**.

The key purpose of the Heritage Impact Assessment is to ensure that the Proposals balance the degree of change, to deliver both an optimum and sustainable use for the listed building while meeting and contributing to wider conservation objectives established in national and local policy.

There is no standard methodology for the appraisal of physical impact on listed buildings, therefore, the method used below is a synthesis of the Historic England's guidance on "*Conservation Principles*" (2008). The assessment is also based on the policy requirements of the NPPF, which requires that new development should be demonstrably 'sustainable', thus securing the protection or enhancement of the historic environment.

The proposed works will require a degree of intervention and change. Consequently, in evaluating the overall impact of the works, careful consideration has been given to the 'balance of benefits' in order to reach a proportionate and justifiable conclusion.

7.1.2 Assessment Methodology

The impact of the Proposals on the individual components and the overall integrity and significance of the building's components may be measured as: adverse; neutral; or beneficial. The key objective has been to minimise any adverse impact.

The scale of the overall impact of the proposed works on the significance of the building fabric is evaluated using the following criteria in **Table 2 below**:

Table 2: Criteria for defining the effect and degree of direct and indirect heritage impact

Definition of magnitude and nature of heritage impact.	Direct heritage impacts	Indirect heritage impact
Major adverse Impact. <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage interest of the identified heritage assets in the view, or the ability to understand and appreciate its architectural and historic interest and thus results in

		total loss of significance.
Moderate Adverse Impact. <i>Less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its heritage interest.
Minor Adverse Impact. <i>The negative impact on the setting or overall character will need to be clearly balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage interest of the heritage asset and its setting, such that it is noticeably changed.
Negligible adverse impact. <i>This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.</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 heritage interest of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.
Neutral Impact. <i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.</i>	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	Imperceptible change to the character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the architectural, aesthetic and historic interest of the heritage assets in the view, or the ability to appreciate its significance to any measurable degree.
Negligible beneficial impact. <i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i>	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic architectural and historic of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.

Minor Beneficial Impact. <i>The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.</i>	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	Minor enhancement to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the architectural and historic interest of the heritage assets in the view, or the ability to appreciate its significance.
Moderate Beneficial Impact. <i>The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage interest.</i>	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	Evident improvement of the character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage interest. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
Major beneficial Impact. <i>The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage interest.</i>	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage interest.	Substantial improvement of the character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage interest. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.

7.2 Physical Impact Assessment

The following section sets out in tabular form each of the proposed works to the Lower Campfield Market and the potential impact of each intervention and any mitigating circumstances.

Table 2: Physical Impact Appraisal

Exterior		
Building element	Proposal/intervention	Impact/mitigation
Redecoration	The original ironwork and modern timberwork of the building's structure will be redecorated using the Hirst Conservation paint analysis findings to return the structure back to the colour palette used in the 1970s, however, using linseed oil based paints.	Neutral
Restoration and reuse of original sliding gate to north-west corner	Retain and restore in order to maintain the sliding original gate in its original location and operation.	Minor beneficial
Removal of one original bay of cast iron railings and relocate	A new entrance will be formed to the Tonman Street/Byrom Street corner, requiring a section of original cast iron railings to be cut out and relocated to a section where the railings have historically been removed. A glazed double door will be fitted in the location of the railings to form an off-the-street entrance to the retail unit behind.	Minor adverse
Entrances	The modern glazed entrance from Liverpool Street will be replaced by new glazed doors and windows. A new glazed entrance door will be formed to the north facade centrally positioned within the gable elevation. The two side entrances to Lower Byrom Street and Byrom Street will serve as the entrances to the offices.	Neutral
Signage	Simple, small-scaled signage for the building will be fixed above each of the four main central entrances to each of the four elevations.	Neutral
External brickwork	The modern brickwork inserted around the railed perimeter in the 1980s will be cleaned, re-pointed	Minor beneficial

	and painted black with external masonry paint, allowing the original iron railings to be redecorated and stand out against the black. High level slimline louvre systems will be fitted to the prep kitchen and bin storage façades within the modern brickwork.	
External windows	A series of small, square window openings will be formed at regular intervals around the perimeter of the modern brickwork, allowing natural daylight into the proposed new rooms and spaces directly behind. The window system will include an overhead metal panel with concealed high level ventilation louvre to the window head. Existing windows to the west facade are in-filled with matching brickwork.	Minor beneficial
Interior		
Building element	Proposal/intervention	Impact/mitigation
Mezzanine level	Current remains of early 20th century mezzanine and its supporting structure to be demolished. A new steel and timber mezzanine level to wrap around the perimeter of the building and house office studio spaces beneath and create an expanse of open plan work areas above. This will leave open the atrium space along the central areas.	Moderate adverse
Creation of new rooms	The centre of the building will become a social hub with tiered retractable bleacher seating in timber overlooking the central space for events and performances. The space will be screened with large, full-height translucent drapes acting as an acoustic barrier and a projection screen and a free-standing, antique, metal-cage, Victorian-style lift connecting the cafe and lounge above. New WC's will also be included. Below the mezzanine, glazed screens will be located behind the new columns, with the projecting perimeter beams above forming expressed soffits adding to the industrial market feel. The colonnade is further expressed through	Moderate adverse

	the intermittently recessed office enclosures forming the semi-open garden/patio spaces. Black mesh fixed to the underside of the beams forms the ceiling above the gardens and offices with services running between the new structure. All structures will be fully reversible.	
Mezzanine pavilions	12 new pavilion structures will be located across the mezzanine level accommodating a variety of size meeting rooms, and forming circulation cores, amenity spaces, and enclosed workstations. To the north, the office space will be bisected by the lounge overlooking the event space below. The mezzanine will be fully reversible.	Negligible adverse
M&E	Suspended linear LED fittings in the offices, existing high-bay fittings on mezz full height space supplemented by LED Can downlighters and table lamps. Recessed LED downlighters will be installed in circulation and toilets, while any back of house area will have batten type of luminaires. A large, feature lighting installation made of a connected mesh of LEDs, will be hung from the centre of the cruciform of the structure. Externally, amenity type fittings capable of running in emergency lighting mode will be installed at each entrance/exit.	Neutral
Lifts	The existing lift core will be retained and refitted to provide access to the mezzanine along with the two retained 1980s stair cores. The mezzanine and ground social spaces will be connected by a new free-standing lift and staircase either side of the stepped seating facing the central stage. A new lift core will be provided to the Lower Byrom Street entrance.	Neutral
Columns	The majority of original internal cast-iron columns will have a black aluminium framework constructed around each column and clad over in clear glass/Perspex sheets to allow the proposed	Moderate adverse

	separating wall between offices and other rooms to be built around each column without fixing to it. The framework will use the existing structure for support, and will be fully reversible.	
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7.3 Castlefield Conservation Area

Due to the minimal alterations proposed to the exterior of the building, i.e. upgrading c1980s fabric and redecoration, these changes will result in a negligible beneficial improvement to the character and appearance of the Castlefield Conservation Area.

7.4 Impact Assessment Conclusions

This Statement has presented details on the conversion of the Grade II listed Lower Campfield Market into an office space with multi-functional, publicly accessible social hub to host events with a ground floor cafe, a mezzanine lounge and a central stage and stepped seating connecting the two. The overriding aim of the current proposals has been to formulate a sustainable scheme that ensures the building has an appropriate long-term use whilst minimising any impact on historic fabric.

The significance assessment within this report has established a baseline from which the potential impact of the Proposals has been assessed. The aim has been to form a full and detailed understanding of the cumulative impact of the proposed works to the building as a whole.

Along with a number of beneficial impacts relating to the active reuse, repair, and reversal of a number of 1980s alterations, and a beneficial impact on the character and appearance of the Castlefield Conservation Area, the proposed scheme also results in instances of adverse impact on the character and historic building fabric of the Grade II listed building, such as the subdivision of the open plan spaces and addition of a mezzanine level.

The scheme will see the most significant parts/features of the cast and wrought iron framed structure being retained and refurbished using traditional paints in a colour palate chosen from the Hirst Conservation paint analysis, whilst accommodating a sustainable, long term new use with associated new build elements of high quality design and craftsmanship, and renewal of facilities for a modern, high quality office/social/hub development of this nature.

Overall, this Heritage Statement finds that the instances of negligible and moderate adverse physical impact resulting from the proposed works, which result in less-than substantial harm, are necessary to accommodate a number of new uses/rooms/and other facilities within the current, largely open-plan single space and which facilitate the reuse and regeneration of the listed building.

8. CONCLUSIONS

8.1 Overview of significance and proposals

It is a fundamental requirement of the NPPF (2021) that planning proposals contribute to the achievement of “*sustainable development*” (**Paragraph 8**). In order to meet this key planning objective, it is essential that the proposed redevelopment of a site delivers a viable long-term use for the wider built historic environment, whilst avoiding any unmitigated negative impact. This requires a clear and proportionate understanding of the significance of the heritage asset and the potential impact upon the listed building as a result of the Proposals, as has been outlined in this Heritage Statement.

As the imaginative nature of the proposals demonstrate, the works to the Grade II listed Lower Campfield Market strive to maintain, and in some cases enhance, the original appearance and character of the former market building, allowing the dramatic volume, spatial quality and highly decorative ironwork to form the main focus of the scheme, and providing opportunity for building users to enjoy these features.

However, due to the number of proposed new room enclosures/subdivision, extended mezzanine level/pavilions, and encasing of cast iron columns, the largely open-plan spatial quality of the market hall structure, and the ability of appreciate and understand it, will be greatly affected.

8.2 Statutory and policy requirements.

The **Planning 1990 (Listed Building and Conservation Areas) Act** and the **National Planning Policy Framework, 2021** set out the Government’s planning legislation and policies for England and how these are expected to be applied.

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 must be balanced against the potential advantages of the public benefits that may outweigh any harm (**paragraphs 201-202**).

It will be clear the proposals for Lower Campfield Market will result in various instances of both adverse and beneficial direct impacts upon the listed building. Instances of beneficial impact focus on the restoration and enhancement of the most significant parts of the building, where original and early features will be retained and enhanced – allowing for the original character of the market building to be understood and appreciated from certain locations.

Other such beneficial impacts include the painting of the 1980s brickwork to the perimeter of the building in a black colour in order to allow these areas to become subservient to the original railings in front, and the change of use of the building to form a dynamic and imaginative space for events, will allow building users to enjoy the building within a pleasant and positive environment, enabling the building’s dramatic structure being at the heart of the scheme and complemented by high quality design and planting scheme.

Adverse interventions arise from the need to replace the current mezzanine level with a much larger mezzanine footprint, the division of the ground floor and mezzanine level of the space, and the encasing of the majority of internal columns, thus visually impacting on the character and spatial quality of the original open-plan market hall to an extent. However, it is considered that these changes enable the introduction of a sustainable and viable new use for the listed building, and are entirely reversible.

Consequently, on balance, it is considered that the combined physical (direct) impacts on the Grade II listed Lower Campfield Market will be **minor adverse**, resulting in **less than substantial harm** to the special architectural or historic interest heritage interest of the building.

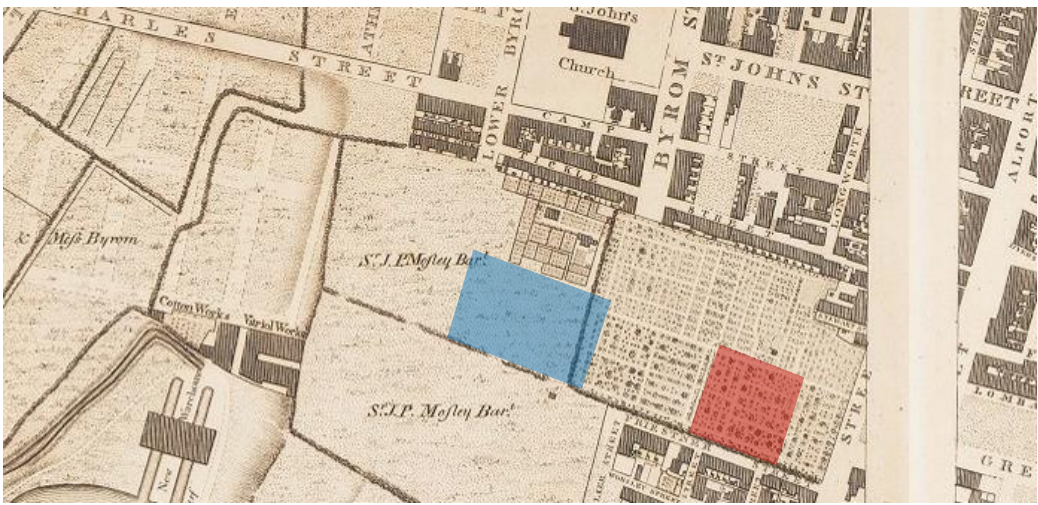
This statement addresses and accords with the relevant policies within the NPPF concerned with the historic environment (principally Section 16 - Conserving and enhancing the historic environment).

9. APPENDICES

9.1 Map Regression

In order to understand how the Site and the area around it have developed in detail, historic maps are interrogated. Through discursive commentary the identification of salient features and useful contextual and interpretative information can then be analysed which will inform the assessment of any features or assets that remain today.

On each map below the location of the Upper Campfield Market is indicated using red shading, whilst the Lower Campfield Market is indicated using blue shading.

Table 3: Map Regression	
	William Green 1794 – This early map shows the position of both markets to be located within a semi-rural area to the west of Aldport Street (now Deansgate). Upper Campfield Market can be seen to have been located on a large expanse of market gardens. The Lower Campfield Market is partially located on the gardens, but with the majority of its footprint located on a field belonging to Sir John Parker Mosley, lord the manor of Manchester.
	Roper 1807 – By 1807, the area to the west of Lower Campfield Market can now be seen to be the location of a market called “St John’s Market”, located on the current location of Lower Byrom Street. The footprint of Upper Campfield Market can still be seen to occupy the market gardens.