

One Park Place,

Cheetham Hill,

Manchester, M4 4FY

Heritage Statement: Significance Appraisal & Impact Assessment

Prepared by



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Prepared for:

**Benjamin Property
Ltd.**

October 2023

One Park Place, Cheetham Hill, Manchester: Heritage Statement

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1. INTRODUCTION

1.1 Purpose of the Heritage Statement

- i) This Heritage Statement has been prepared by Heritage Architecture Ltd on behalf of Benjamin Property Company Ltd (hereafter referred to as the 'Applicant') and is submitted in support of an application for Full Planning Permission at One Park Place, Cheetham Hill, Manchester, M4 4FY (hereafter referred to as the 'Site').
- i) Heritage Architecture Ltd are a practice of conservation architects, surveyors, planners and heritage consultants who specialise in the historic environment. This Heritage Statement identifies heritage sensitivities within the context of the Site, analysing their significance and setting to understand the potential impact the Proposed Development may have on their significance and an appreciation of it.
- ii) This Heritage Statement has been prepared in the context of relevant national and local heritage policy and guidance. In particular, the report has been prepared in accordance with the national policy requirement of National Planning Policy Framework ('NPPF', 2023) paragraph 194. This paragraph stipulates that Applicants should describe the significance of affected heritage assets, including any contribution made by their setting, in a manner that is proportionate to their special interest and enables an understanding of the potential impact of any proposal on this significance.

1.2 Site Context

- i) The Site is bound by Park Place to the north and Cheetham Hill Road to the east. Built form at 21 Cheetham Road bounds the Site boundary to the south and 3 Park Place lies to the west. The site is currently occupied by a late 20th century, single storey building.
- ii) It is not protected by any built heritage designations; it does not contain any statutorily listed buildings, nor does it lie within a Conservation Area. At the time of writing, Manchester City Council ('MCC'), who are the Local Planning Authority, do not have a local list of heritage assets and subsequently there are no formally identified non-designated heritage assets within the Site or in its setting. There are, however, a number of heritage assets within the setting of the Site; it is these which will form the central consideration of this Heritage Statement.
- iii) The Site falls within the Great Ducie Street Strategic Regeneration Framework ('SRF') which was adopted in 2018. The Site is referred to as Plot 60 within the SRF and identified as being an appropriate location for a development reaching between 20 and 29 storeys. The SRF also stipulates that a commercial use should be provided at ground level to contribute to the activation of the streetscape along Cheetham Hill Road.
- iv) The location and local context of the Site is illustrated at **Figure 1**.



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

1.3 Summary of the Proposed Development

- i) The description of development is as follows:

Demolition of existing building and erection of a part 25 and part 15 storey residential building comprising 154 units with ground floor commercial units (Use Class E), associated residents amenity space, cycle parking, substation, servicing, and associated landscaping works.

- ii) The proposals (hereafter referred to as the 'Proposed Development') seek to demolish the existing single storey building on the Site and deliver a 25-storey building comprising of 154 residential units and ground floor commercial units.
- iii) The Proposed Development is described fully in the Design and Access Statement ('DAS') prepared by Hodder + Partners (the architects) and presented in the Application Drawings. The application proposals have been developed in consultation with MCC Officers.

1.4 General Methodology

- i) This appraisal is the result of a process which synthesises literature and documentary research, and which relies on professional judgment. The documentary research was based upon primary and secondary sources, including maps, drawings, and any other relevant supporting documentation.
- i) A review of the following resources has informed the documentary research within this report:
 - Historic Environment Record (HER).
 - Manchester University Archives.
 - Historic mapping (Ordnance Survey where appropriate).
 - Various online resources (including the National Heritage List for England and Britain From Above).
- ii) A survey of the Site and surrounding area was conducted in September 2023 by visual inspection in order to map out the locality, to analyse the setting of identified heritage assets and to consider the potential relationship they would have with the Proposed Development.

1.5 Authorship

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

2. THE SITE & HERITAGE CONTEXT

2.1 Location and Site Description

- i) The Site is located to the north of Manchester City Centre, in the area known as 'Cheetham Hill'. It occupies a corner plot at the junction of Cheetham Hill Road and Park Place. The location of the Site is shown in **Figure 1** above and **Figure 2** below.

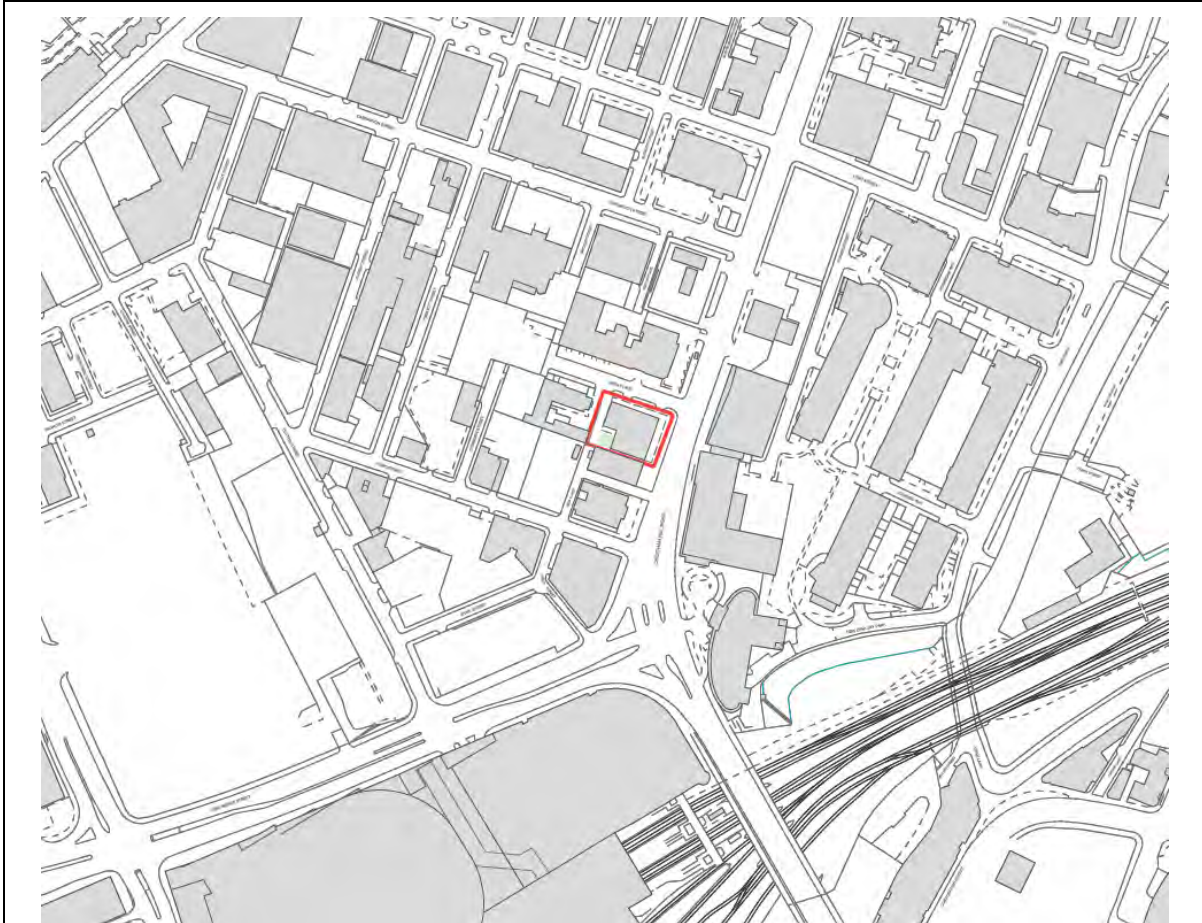


Figure 2: Site plan illustrating corner plot of the Site and surrounding road networks. The Site boundary is indicated in red.

- ii) The former commercial, late 20th century building on the Site is faced in white render; window and door openings are obscured by closed yellow roller shutters. The northern and western elevations of the building are largely blank in character, their appearance further deteriorated through vandalism and neglect. In its existing condition, the character and quality of the Site is very poor, and of no identifiable heritage value (to be determined through detailed analysis in **Section 5** of this report).
- iii) The current condition of the Site is reflected in the photographs at **Figure 3, Figure 4, Figure 5, and Figure 6**.

	
Figure 3: View of Site from Cheetham Hill Road. The former hospital building at 3 Park Place appears in the background beyond the mid-20th century vacant commercial building within the Site.	Figure 4: View of Site from Cheetham Hill Road in conjunction with the Grade II listed Former Synagogue and the former Northern Hospital wing.
	
Figure 5: View of the side elevation of the existing building to Park Place.	Figure 6: View of the rear elevation of the existing building and overgrown yard.

- iv) The Site's townscape context is highly varied, with high quality and interesting historic buildings sitting cheek-by-jowl with poor quality late 20th century (largely commercial or light industrial in character). The hostile road infrastructure to the north-east of the Manchester AO Arena and which continues along Cheatham Hill Road detracts from the quality and enjoyment of the townscape and aids the isolation of remnant historic buildings from one another and their local setting. Where there is open space in the setting of the Site, it generally comprises of poor-quality hardstanding used for car parking or as commercial yards. The inclusion of the Site and its locality within the Great Ducie Street SRF area means that the townscape is subject to future evolution and change as the area is redeveloped and regenerated.
- v) To the east of the Site (outside of the SRF area), the townscape has been transformed by modern redevelopment which provides residential development in tall buildings fronting the pavement along Cheatham Hill Road and extending to Red Bank to the east.

2.2 Designated Heritage Assets

- i) The Site is not located within a conservation area, nor does it contain any statutorily listed buildings. The Site is, however, close to a number of designated heritage assets, the settings of which have the potential to be affected the Proposed Development.
- ii) A 500m study area has been established to identify all heritage assets within the local setting of the Site. The study area is considered to be an area of analysis proportionate to the nature of the Site, taking into account the character and form of the local townscape, and the scale of the Proposed Development. A site survey was undertaken in September 2023 to gain a full understanding of the Site and its surroundings and to confirm the appropriateness of the study area. The following 36 designated heritage assets fall within 500m of the site boundary:
 - Chethams Hospital and Attached Wall (Grade I)
 - Victoria Station Including Concourse to rear with Restaurant and Booking Hall (Grade II)
 - Middle Bridge (Grade II)
 - Manchester Parcel Post Office (Grade II)
 - North Bridge (Grade II)
 - The Tower of HMP Manchester (Grade II)
 - Stephenson Bridge (Grade II)
 - Gatehouse of HMP Manchester (Grade II)
 - Union Bridge (Grade II)
 - Holyoake House (Grade II)
 - Cooperative Press (Grade II)
 - City Buildings (Grade II)
 - Charter Street Mission (Formerly Charter Street Ragged School and Working Girls' Home) (Grade II)
 - Cooperative Society Building (Grade II)
 - Cooperative Society Building (Grade II)
 - Cooperative Wholesale Society Building to North of Junction with Hanover Street (Grade II)
 - Cooperative Wholesale Society (Grade II)
 - Cheetham Town Hall (Former) (Grade II)
 - New Century House, including its attached Conference Hall and Abstract Concrete Relief Wall in the Entrance Piazza (Grade II)
 - Co-Operative Insurance Society (Cis) Building (Grade II)
 - Sharp Street Ragged School (Grade II)
 - Parkers Hotel (Grade II)
 - Knowsley Hotel (Grade II)
 - Cheetham Town Hall Annexe (Former) (Grade II)
 - Former Free Library (Grade II)
 - Fragment of Hydes Cross Approximately 20 Metres South of Chethams Hospital (Grade II)
 - Former Boys Prison Block of HMP Manchester (Grade II)
 - Main Prison Block of HMP Manchester (Grade II)
 - South East Wing to Chetham's Hospital (Former Manchester Grammar School) (Grade II)

- St Chad's Cheetham Hill First World War Memorial Cross (Grade II)
- Roman Catholic Church of St Chad and Attached Presbytery, and Boundary Walls (Grade II)
- Detached Block of Schoolroom Approximately 20 Metres South of Chethams Hospital (Grade II)
- Former Synagogue (Grade II)
- Ashton House (Grade II)
- Cathedral Conservation Area
- Shudehill Conservation Area

iii) The location of all of the listed buildings within 500m of the Site boundary are identified on Historic England's National Heritage List for England ('NHLE') map at **Figure 7** below. The location of the two Conservation Areas within 500m of the Site boundary are shown at **Figure 8**.

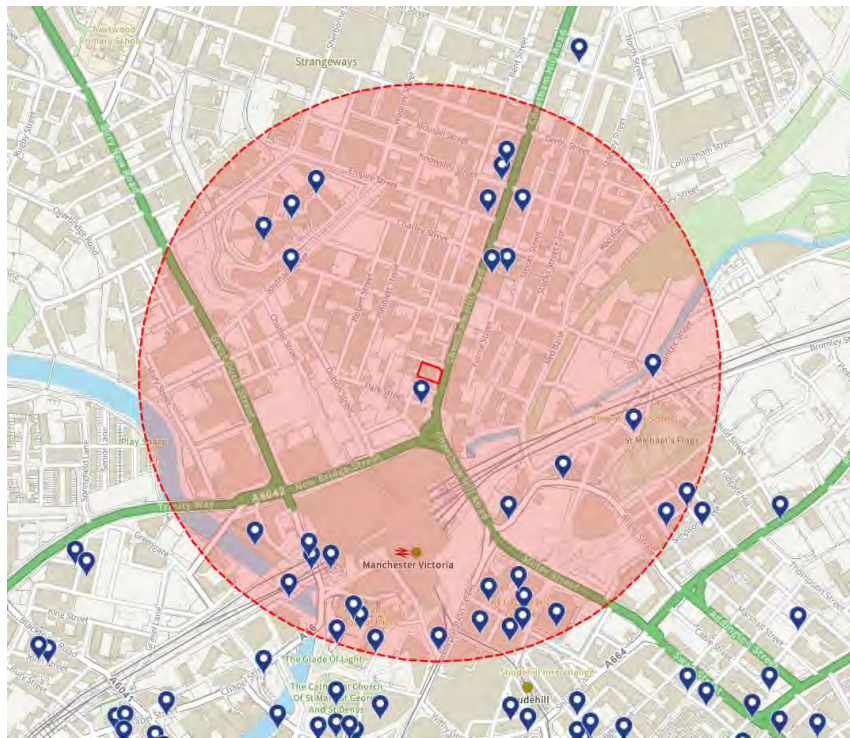
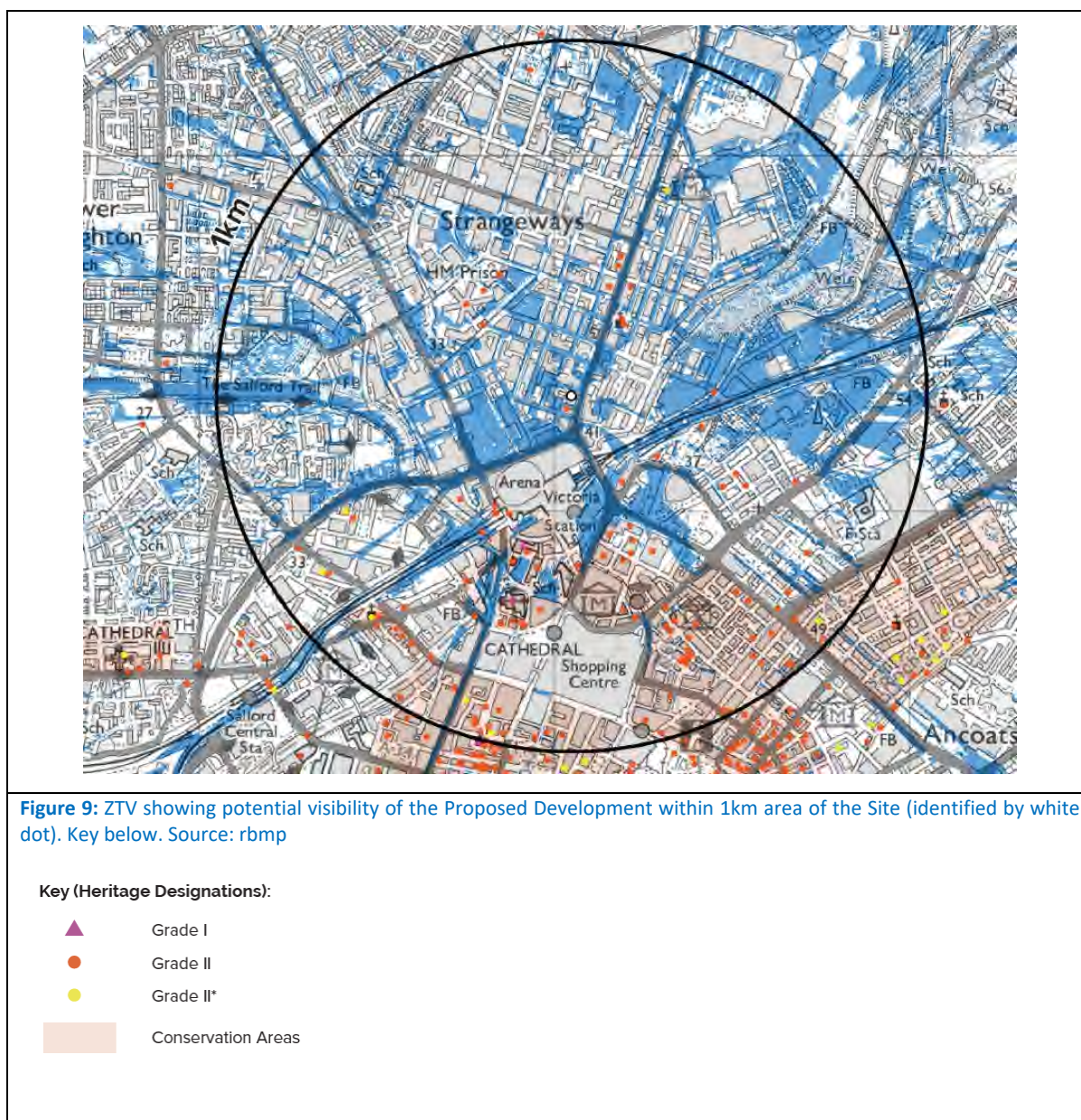


Figure 7: Location of listed buildings within 500m study area of the Site. Source: Historic England's NHLE Map.



Figure 8: Location of Cathedral (A) and Shudehill (B) Conservation Areas in reference to the Site (approximate location indicated in red). Source: Manchester City Council Interactive Map.

- iv) Given the dense nature of the townscape within the city centre to the south of the Site, it is considered that the Proposed Development will not materially (or significantly) affect an appreciation of the significance of a number of the heritage assets identified above. Owing to separating distance, or the obscuring effect of interposing development, a number of designated heritage assets have been scoped out of the assessment and are not considered further in this report. In some cases, such as the Grade II listed Fragment of Hydes Cross at Chetham Hospital, it is considered that through their nature as a piece of sculpture or street furniture, their wider setting contributes little to an appreciation or understanding of their special interest. Some heritage assets within the 500m study area have been scoped out on that basis.
- v) The study area provides a focus for assessment but is not intended to be prescriptive; whilst buildings in close proximity to the Site have been identified as the most sensitive to any potential visual impact, any additional heritage assets will be identified through the Visual Impact Assessment in **Section 7.0**.
- vi) This scoping exercise has also been informed by a Zone of Theoretical Visibility ('ZTV') prepared by rbmp for the purposes of the Heritage and Townscape/Visual Impact Assessment. An extract from the ZTV is reproduced at **Figure 9** below.



vii) For the reasons identified above, a number of heritage assets are scoped out and will not be considered further within this Heritage Statement. The scoped-out assets are as follows:

- Middle Bridge (Grade II)
- Manchester Parcel Post Office (Grade II)
- North Bridge (Grade II)
- Union Bridge (Grade II)
- Holyoake House (Grade II)
- Cooperative Press (Grade II)
- Cooperative Society Building (Grade II)
- Cooperative Society Building (Grade II)
- Sharp Street Ragged School (Grade II)
- Fragment of Hydes Cross Approximately 20 Metres South of Chethams Hospital (Grade II)
- Ashton House (Grade II)

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

2.3 Non-designated Heritage Assets

- i) Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets. In some areas, local authorities identify non-designated heritage assets as 'locally listed'. Manchester City Council does not have such a local list at the time of writing.
- ii) Notwithstanding this, a baseline appraisal has identified that there are several buildings in close proximity to the Site which are identified as non-designated heritage assets for the purposes of this assessment owing to their local architectural and/or historical interest. These assets are as follows:
- 21 Cheetham Hill Road
 - 3 Park Place
 - 6-12 Park Place

2.4 Summary of Heritage Baseline

- i) The heritage baseline is summarised in **Table 1** below. The Heritage Asset Plan at **Figure 10** shows the location of those assets scoped into this Heritage Statement.

Table 1: Heritage Assets with potential to affected by the Proposed Development		
Map Reference	Name	Designation
Listed Buildings		
1	Chethams Hospital and Attached Wall	Grade I
2	Victoria Station Including Concourse to rear with Restaurant and Booking Hall	Grade II
3	The Tower of HMP Manchester	Grade II
4	Stephenson Bridge	Grade II
5	Gatehouse of HMP Manchester	Grade II
6	City Buildings	Grade II
7	Cooperative Wholesale Society Building to North of Junction with Hanover Street	Grade II
8	Cooperative Wholesale Society	Grade II
9	Cheetham Town Hall (Former)	Grade II
10	New Century House, including its attached Conference Hall and Abstract Concrete Relief Wall in the Entrance Piazza	Grade II
11	Co-Operative Insurance Society (Cis) Building	Grade II
12	Parkers Hotel	Grade II
13	Knowsley Hotel	Grade II
14	Cheetham Town Hall Annexe (Former)	Grade II
15	Former Free Library	Grade II
16	Former Boys Prison Block of HMP Manchester	Grade II
17	Main Prison Block of HMP Manchester	Grade II
18	South East Wing to Chetham's Hospital (Former Manchester Grammar School)	Grade II
19	St Chad's Cheetham Hill First World War Memorial Cross	Grade II
20	Roman Catholic Church of St Chad and Attached Presbytery, and Boundary Walls	Grade II
21	Detached Block of Schoolroom Approximately 20 Metres South of Chethams Hospital	Grade II
22	Former Synagogue	Grade II

23	Charter Street Mission (formerly Charter Street Ragged School and Working Girls' Home)	Grade II
24	Cathedral Church of St Mary	Grade I
Conservation Areas		
	Cathedral Conservation Area	Conservation Area
	Shudehill Conservation Area	Conservation Area
Non-Designated Heritage Assets		
25	21 Cheetham Hill Road	N/A
26	3 Park Place	N/A
27	6-12 Park Place	N/A

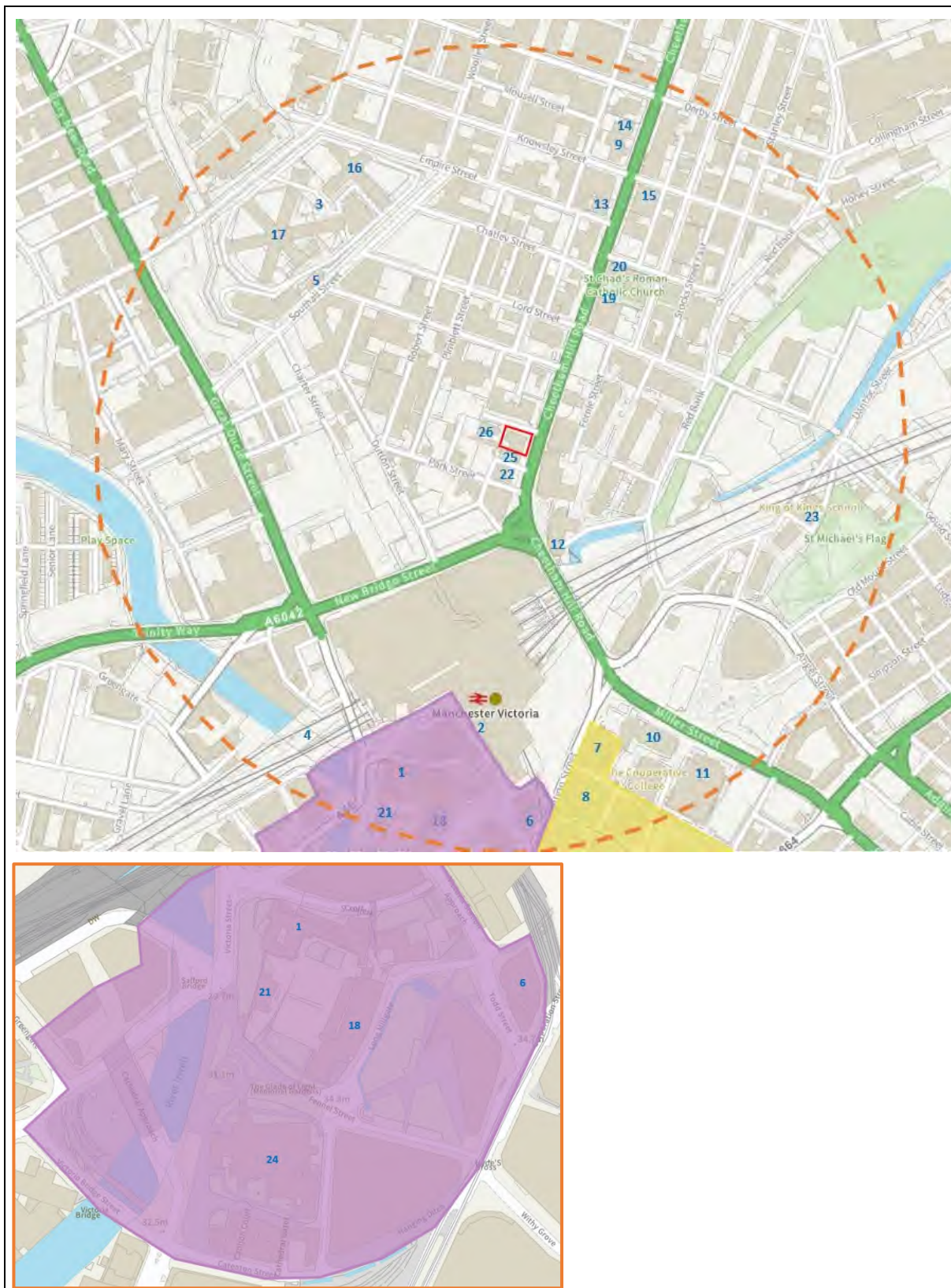


Figure 10: Heritage Asset Plan. Site boundary shown in red. 500m study area shown in orange. Listed buildings and non-designated heritage assets identified with blue numbers. Purple shading identifies Cathedral Conservation Area. Yellow Shading indicates Shudehill Conservation Area. Inset showing location of the Grade I listed Cathedral Church of St Mary (Number 24, outside the 500m study area) to the south.

- ii) The heritage assets identified above on the Heritage Asset Plan and within **Table 1** are discussed in detail in **Section 5.0** so that their significance and the contribution their setting makes to an appreciation of their special interest can be understood. A detailed assessment of the potential impact of the Proposed Development on an appreciation of the significance of the identified heritage assets follows in **Section 7.0**.

3. POLICY CONTEXT

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

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

3.2 National Planning Policy Framework (‘NPPF’) (2023)

- i. The revised NPPF was published on 5 September 2023. The NPPF constitutes the Government’s view of what sustainable development in England means in practice.

Design

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

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

Heritage

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

- xiii. **Paragraph 201** states that where a proposal will lead to substantial harm¹ to a designated heritage asset, consent should be refused by the decision-maker unless it can demonstrate that the harm is outweighed or is necessary to deliver substantial public benefits, or that a series of other defined conditions are applicable.
- xiv. Where there is a perceived degree of less than substantial harm, **Paragraph 202** establishes that this harm should be weighed against the identified public benefits (which may include heritage benefits) of the Proposed Development.
- xv. The undertaking of the balancing exercises defined by the NPPF paragraphs described above (**Paragraphs 201 and 202**) provides the clear and convincing justification for harm that is required by **Paragraph 200**.
- xvi. Given the baseline appraisal has identified a number of buildings in the local setting of the Site which are identified as non-designated heritage assets for the purposes of this assessment, **Paragraph 203** is also applicable. This provision stipulates that the significance of such buildings and the effect of development schemes which directly or indirectly affect them should be taken into consideration in the determination process.

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

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

3.4 Manchester City Council Core Strategy, 2012

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

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

preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

3.5 Unitary Development Plan for the City of Manchester, 1995

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

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

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

3.7 Historic England Guidance

- i. In 2015 Historic England ('HE') released three Good Practice Advice notes supporting the implementation of national policy and the related guidance provided within the PPG. *Good Practice Advice Note 2 - Managing Significance in Decision-Taking in the Historic Environment* (2015) ('GPA2') and *Good Practice Advice Note 3 - The Setting of Heritage Assets* (amended

December 2017) ('GPA3') were both utilised as part of this assessment in order to gain a full understanding of the relevant issues.

- ii. In particular, this Heritage Statement takes account of the advice contained within the revised version of GPA3 on understanding what constitutes the setting of a listed building, Conservation Area, or other heritage asset. Furthermore, this Heritage Statement relies on the guidance provided on the identification of assets and their settings which have the potential to be affected by development proposals, as well as the approach to the selection of indicative key views of a proposed development in a context which includes heritage assets and heritage sensitivities.
- iii. In terms of assessing the impacts of development proposals, this Heritage Statement takes account of the advice in GPA3 which states that *"setting and views are matters of qualitative and expert judgement [...] technical analyses [and] should be seen primarily as material supporting a clearly expressed and non-technical narrative argument that sets out 'what matters and why' in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them."*
- iv. This Heritage Statement also accords with the guidance and approach established in Historic England's *'Statements of Heritage Significance: Analysing Significance in Heritage Assets'* (2019) ('GPA12').

Historic England Advice Note 4: Tall Buildings ('HEAN 4')

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

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

stipulates that the identification of locations or the determination of proposals should be informed by an understanding of local place, character, and historic significance. The guidance warns of the negative impacts tall buildings can have on the qualities of place valued by people who experience them if the siting, scale, or design is wrong and/or fails to demonstrate a consideration for the defining positive characteristics of a local area.

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

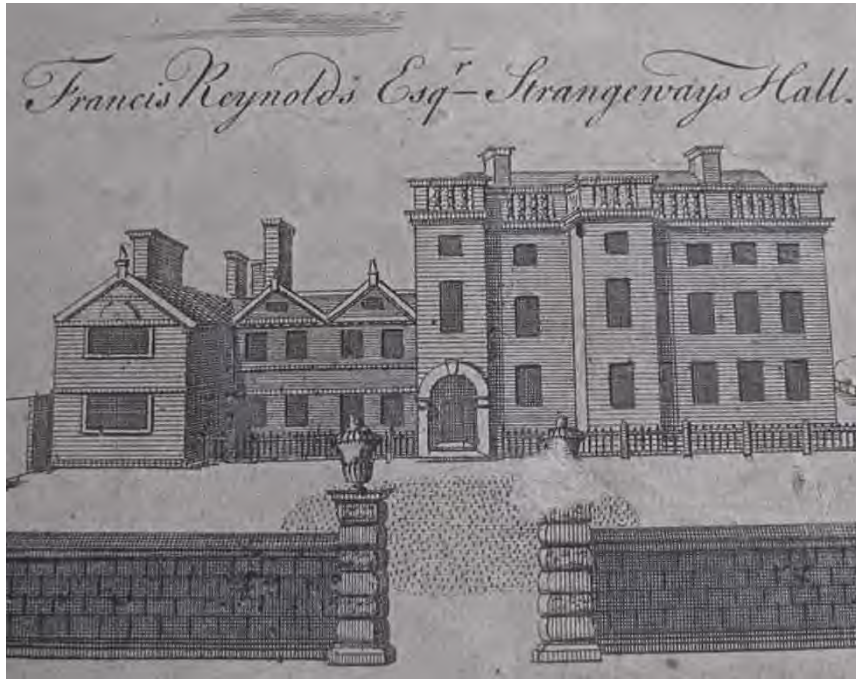


Figure 12: Mid-18th century etching of the principal elevation of Strangeways Hall. Source: Chethams Library.

- ii) The Hall was set within a landscape of pleasure grounds and parkland to the north and north-east, including woodland, fish ponds, bowling green, maze, and shooting butts. By the late 18th century, the expansion catalysed by the rapid industrialisation of Manchester was beginning to encroach on the formerly rural estate, encouraging the family to release parts of the grounds for industrial development, including a dye works and brewery.
- iii) In 1816, the contemporary owners of the estate, the Reynolds-Moreton family, the Earls of Ducie, appointed land surveyor William Johnson as estate agent. Alongside Lord Ducie, Johnson oversaw the partial development of the grounds to form a new gridwork of streets comprising of lower-middle and middle class housing, the development of which commenced in the early 1820s. A number of new streets were named after family members relating to Strangeways Hall, including Catherine, Francis, Augustus, Julia, Great Ducie and Moreton Streets. It was at this time that Cheetham Hill Road, formerly 'York Steet', was laid out.
- iv) The Hall was demolished in 1858-9 in order to construct the present HM Strangeways Prison, the architectural design competition of which was won by prominent and prolific Manchester architect, Alfred Waterhouse. The prison was commissioned to replace the New Baily Prison in Salford, which closed in 1868. By 1869 the Strangeways Prison was complete; with a capacity for 1,000 inmates, the prison is notable for the radial plan of its main block. The prison's 71m tall ventilation tower (often mistaken for an observation tower) quickly became a local landmark, and still characterises views across the local townscape today.



Figure 13: Aerial photo showing the radial plan and enclosing wall of Strangeways Prison, 1953. Source: Historic England Aerial Photograph Archive.

- v) The urbanisation of the surrounding landscape continued into the 19th century, combining industrial development (largely related to the manufacture and processing of textiles) and residential expansion. Hartwell, Hyde and Pevsner (*The Buildings of England, Lancashire: Manchester and the South-East*, 2004) highlights that the remnant Victorian buildings along Cheetham Hill Road reflect the former prosperity of the area. A large proportion of that prosperity was resultant of the influx of Jewish families into this area of Manchester from the mid-19th century onwards. Many of these families were retailers who established premises along Cheetham Hill Road, creating a vibrant and animated neighbourhood to the north of the city centre. This first phase of migration would set a precedent for the future development of the townscape around Cheetham Hill Road which would be characterised by its ethnic diversity and cultural richness.
- vi) The historic development of the Site is addressed below, although it is clear from historic maps that Park Place, originally 'Denbigh Street', was laid out by the 1830s. The 1832 map (see map regression in **Table 2**) shows the current alignment of Park Place providing access to a detached villa property in landscaped grounds. Other terraced properties were also present on Cheetham Hill Road by this time. By 1848, the northern side of Park Hill had been developed with a group of generously proportioned terraced houses, enclosing the gap between Cheetham Hill Road and the earlier villa to the west. The mid-19th century former residences are still present on Park

Place, although they have been altered to an extent that it is difficult to appreciate their original architectural character (see **Table 2** below).



Figure 14: Police and Fire Station at junction of Park Place and Cheetham Hill Road (opposite to the Site), 1906. Source: Greater Manchester Lives online archive, Ref. m78562.



Figure 15: Clock on elevation of former residences, converted to Police and Fire Station, Park Place, 1899. Source: Greater Manchester Lives online archive Ref. m78514

vii) Broadly contemporary to the development of the terraces on Park Place was the construction of the former Methodist Chapel (Grade II listed as ‘Former Synagogue’) on the corner of Cheetham Hill Road and Park Street, just to the south-west of the Site. The Classically informed symmetrical fronted building commands a prominent position on Cheetham Hill Road and is another indicator of the former wealth of the area. Two residential terraces are shown to have enclosed the gap between the chapel and the Site, at this point undeveloped, to the north.



Figure 16: Streetscape of Cheetham Hill Road, 1900. Source: Greater Manchester Lives online archive, Ref. m16646.



Figure 17: Streetscape of Cheetham Hill Road, 1925. Source: Greater Manchester Lives online archive, Ref. m16265.

- viii) In the c.40 years between the 1848 and 1889 OS maps presented in **Table 2**, the intensification and increasing urbanisation of the townscape surrounding the Site is obvious. The most notable development in the locality of the Site was the establishment of the Northern Hospital in the western end of Park Place.
- ix) The 25-bed hospital, labelled as 'Clinical Hospital' on the 1889 map, was opened in 1867 as a children's hospital, having moved from premises established in 1856 in Stevenson Square. The hospital was designed by Manchester architect, Edward Salomon. By 1892 it was admitting women and had expanded with a new wing fronting Cheetham Hill Road, replacing the pair of terraces which previously sat between the Site and the Methodist Chapel (labelled on the 1889 OS map as 'Congregational Chapel'), and still existing today along with the earlier range on Park Place.
- x) The online archive, *The Manchester Medical Collection*², provides the following summary of the hospital's development:

'The first woman surgeon was appointed in 1900. The name of the hospital was changed again in 1902, to the Manchester Northern Hospital for Women and Children. Despite extensions and the building of a new operating theatre in 1909, there was a growing realisation that the hospital building was out of date, with no open-air facilities etc.

A decision was made in the 1920s to build a new hospital on Alms Hill, where a site had been given by Sir Edward Holt. However, due to a lack of finance, the hospital only opened in 1934. With the advent of the NHS in 1948, Manchester Northern Hospital became part of North Manchester Group. The hospital became a general hospital, admitting male patients. Most of the children's beds were transferred leaving only 11 children's beds. The hospital closed in 1994.'

- xi) Also notable in the 1889 map (**Table 2**) is the loss of the villa at the western end of Park Place, the former residence having been replaced with a carriage works, reflecting the continuing industrialisation of the Strangeways area. The map reflects the general increase in the density of the urban built form in the setting of the Site, acting as a mirror to Manchester's continual growth and expansion as it moved towards the 20th century.

²<https://archiveshub.jisc.ac.uk/search/archives/b489e047-e6b1-3992-aaa3-5e40e2147729?component=08575c26-68a2-3e0b-ba90-c6104bf738db>



Figure 18: Looking into Park Place, 1959. The residential building formerly used as Police and Fire Station on the corner with Cheetham Hill Road has been replaced with a single storey bank building, most likely dating from the 1920s. Source: Greater Manchester Lives online archive, Ref. m16426.



Figure 19: Looking along Cheetham Hill Road towards the former Methodist chapel and Northern Hospital frontage. Source: Greater Manchester Lives online archive, Ref. m16426.

- xii) The map regression contained within **Table 2** charts the continued development and evolution of Cheetham Hill Road into the 20th century.

4.3 Historic Map Regression

Table 2: Historic Map Regression	
Map with Approximate Site Location	Date and description
	<i>Pigot's Map of Manchester, 1803</i> <i>The Site lies within the parkland associated with the Strangeways estate to the west, characterised by open its open landscape, pleasure grounds, large ponds, and woodland. The alignment of Cheetham Hill Road is marked as 'Intended Road', reflecting the ambition for the expansion and development of this area to the north of the town centre.</i>



Bancks & Co.'s Plan of Manchester & Salford, 1832

The 1832 map reflects the gradual urbanisation of the area around Cheetham Hill Road (at this point titled 'York Road'), including the development of residential terraces and industrial premises.

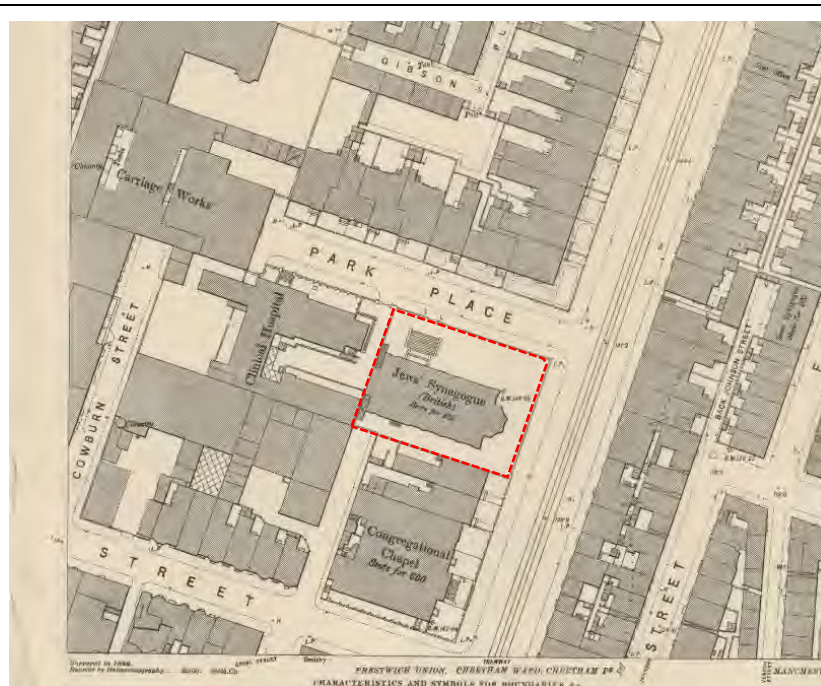
Denbigh Street, which would subsequently become Park Place, has been laid out, providing access to a detached villa in landscaped grounds situated on the edge of the waterbody formerly within the Strangeways estate.



1848 OS

By the mid-19th century, Park Place (formerly Denbigh Street) had been developed with terraced properties, turning the corner onto Cheetham Hill Road.

The plots to the south of the Site have also been developed, including a pair of terraced houses and a methodist chapel, here labelled as 'Ducie Chapel'.



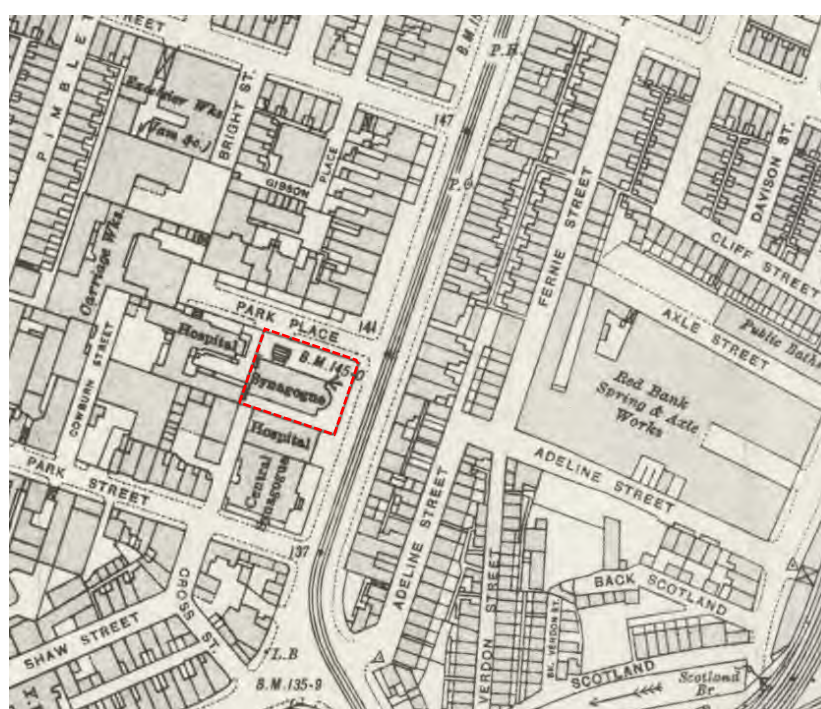
1889 Manchester Town Plan

The increase in urban density between this map and the previous is notable. This comprises primarily of residential and industrial development, including the establishment of a carriage works at the western end of Park Place in the location of the former detached villa.

The Site was developed in 1857 with the Manchester Reform Synagogue (here labelled specifically as the 'British' synagogue, differentiating it from the Great Synagogue further north on Cheetham Hill Road which accommodated the Orthodox Jewish community.

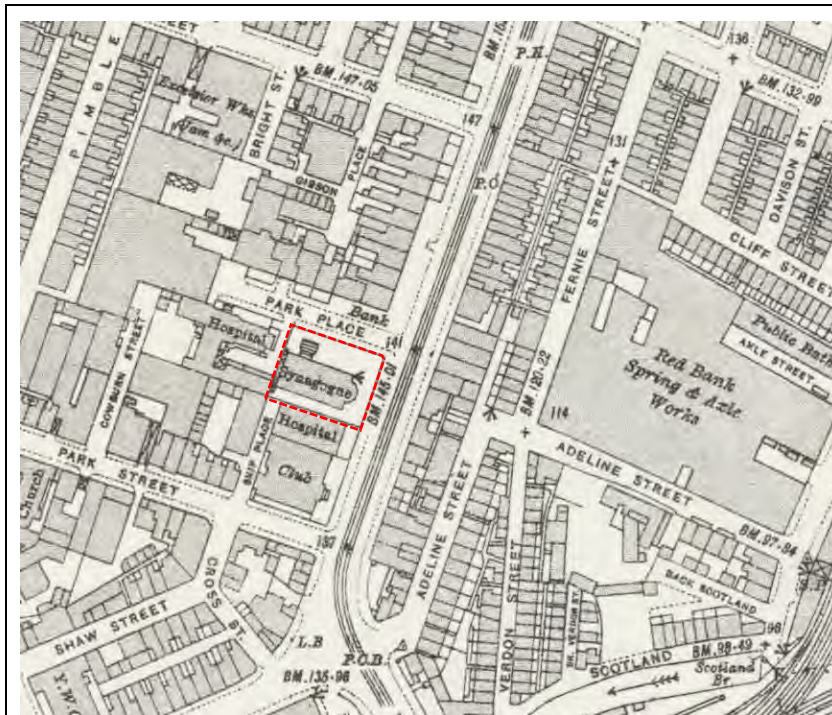
Also notable on this map is the establishment of the Clinical Hospital (alternatively known as the Northern Hospital) adjacent to the Site on Park Place.

Not marked on this or subsequent maps is the establishment of a Police and Fire Station on the corner of Park Place at some point prior to 1906 (see Figure 14).



1915 OS

The most notable change between this and the previous map is the extension of the hospital on Park Place to comprise of a new frontage wing to Cheetham Hill Road. This saw the replacement of the existing pair of residential terraces which separate the Site from the former Methodist chapel to the south-east.



1931 OS

The townscape remained largely unchanged in the early part of the 20th century. Of note is the establishment of a bank opposite to the Site at the corner of Park Place and Cheetham Hill Road.



Bomb damage 1941 (drawn on the OS map of 1931)

This map reflects the relatively significant damage inflicted on this part of the city centre from enemy bombing during the Second World War.

The Manchester Reform Synagogue on the Site was hit by a fire bomb (red circle), the damage being so considerable that the building was demolished (indicated by the red shading of the building). The map also shows damage, albeit to a lesser extent (indicated by red hatching) of neighbouring and nearby buildings on Park Place.



1948

The Site was subsequently redeveloped in c.1948 with a small building which reflects the scale and form of the primary range of the existing building.



1946 Aerial (Historic England Archive)

Cleared plot following bomb damage destroyed the former synagogue on the Site.



1953 Aerial (Historic England Archive)

Aerial view of the redeveloped Site.

4.4 Summary of the Site's Historic Development

- i) The map regression above illustrates the changes that the Site and its local setting have undergone since the early 19th century.
- ii) There are two primary phases to the Site's development: the establishment of the Manchester Reformist Synagogue in 1857 and its subsequent replacement with a simple commercial building. Modern marketing material states that the Site was then redeveloped in the early 1990s with the existing building, although the current building on the Site largely mirrors the form and architectural detailing of the building documented in historic photographs and maps.
- iii) From the mid-19th century onwards, Jewish families began to establish themselves around the Strangeways, Cheetham Hill Road, and Lower Broughton area neighbourhoods. The community found itself split between two primary sects: the Reformists and the Orthodox congregations. In 1857, Manchester architect Edward Saloman (whose father belonged to Reformist congregation) designed the 'Manchester Synagogue of British Jews' for the Reformist community to sit within the Site at the corner of Park Place and Cheetham Hill Road, the building modelled on a '*Lombardic, or even Saracenic version of the Byzantine*' (Parkinson-Bailey, *Manchester: An Architectural History*, 2000). Parkinson-Bailey (Ibid) reproduces a contemporary description of the building: '*It has lofty aisles with three storeys of windows, a very low clerestory, and a polygonal apse, and makes much display of coloured pattern-work in the bricks moulded and plain*'. The Reformist congregation and the synagogue itself, which provided seats for 350, was inclusive of both the Sephardi (those with their cultural background in Spain, Portugal, North Africa and parts of the Middle East) and Ashkenazi (those from/descendant from communities in Central or Eastern Europe) groups.



Figure 20: Exterior of the former Manchester Synagogue of British Jews, alternatively known as the ‘Manchester Reform Synagogue’, 1866. Source: Greater Manchester Lives online archive, Ref. m68959.



Figure 21: Interior of the former Manchester Synagogue of British Jews. Source: Archives+, Ref. Mm779/42.

- iv) On the 1st June 1944, the synagogue was bombed by the German airforce during the blitz of Manchester. The building was damaged to such an extent that it was subsequently demolished. The majority of the synagogue’s records and possessions were also destroyed. A new synagogue on Jackson’s Row in the city centre (one of the first buildings to be built following the Second World War) replaced the synagogue on Park Place, the Site lying empty until c.1948.



Figure 22: View of the Site from Cheetham Hill Road, 1965. Source: Greater Manchester Lives online archive, Ref. m16294.



Figure 23: The Site is seen at the far right of the photograph in conjunction with the former Methodist chapel and Northern Hospital wing on Cheetham Hill Road, all apparently serving commercial purposes, 1972. Source: Greater Manchester Lives online archive, Ref. m71659.

- v) The first phase of the subsequent building on the Site was constructed within the same year. It is understood that the Site performed as a light industrial and/or commercial outlet. A photograph from 1965 (**Figure 22**) shows the Site being used for the manufacture of clothes,

shirts in particular. The 1972 photograph (**Figure 23**) shows that the building remained much the same at this point albeit with new advertising.

- vi) The simple, functional character of the building is clearly legible in both photographs. As above, modern marketing suggests that the existing building dates from 1992, although it resembles closely the building documented in the historic photographs above. Regardless, subsequent alterations have seen the building extended to the south and an entrance created on the Cheetham Hill Road frontage, amongst other ad-hoc additions and changes.

5. SIGNIFICANCE APPRAISAL

5.1 Introduction

- i) The purpose of the Significance Appraisal is to use recognised criteria to assess the heritage significance and interest of the Site and identified heritage assets which have the potential to be indirectly affected by the Proposed Development.
- ii) The Significance Appraisal will inform the subsequent Heritage Impact Assessment (HIA) at **Section 6** which considers the potential impact of the proposals upon the setting of heritage assets within the defined study area and the ability to appreciate their significance. This, in turn, allows for the extent of 'harm' upon any heritage asset incurred by the proposals to be established within the terms defined by the NPPF.
- iii) The assessment of the contribution of an asset's setting to an appreciation of its significance has informed the identification of heritage views which form a key part of the subsequent Visual Impact Assessment in **Section 7**.

5.2 Methodology

- i) The appraisal of significance accords with the requirements of the NPPF and uses Historic England's methodology outlined in their updated document '*Statements of Heritage Significance*' (2019). Historic England's '*Conservation Principles Policies and Guidance*' (2008) and the revised guidance on the '*Setting of Heritage Assets*' (as reissued in December 2017) have also been acknowledged as part of the following assessment. The appraisal and subsequent impact assessment is also framed within the context of the well-established methodology provided by the International Council on Monuments and Sites ('ICOMOS') in their '*Guidance for Heritage Impacts Assessments*' (2011), with particular reference to the example guide for assessing the 'value' of heritage assets (ICOMOS, Appendix 3A).
- ii) The significance of a designated heritage asset is determined by an analysis of the relevant aspects of the following:

➤ ***Archaeological interest***

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

➤ ***Architectural and artistic interest***

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

➤ **Historic Interest**

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

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

5.3 Statement of Significance of the Site

- i) The Site comprises of a former light industrial building which dates from c.1948 (see 1948 OS in **Table 2** for first cartographical evidence of the current building) which has been extended to the south-west and altered over time. Hardstanding used formerly for car parking bounds the Site's frontages to Cheetham Hill Road and Park Place. A small yard in the western corner of the Site is overgrown with low quality vegetation.
- ii) The existing building, which has most recently been used as a commercial premises, is of a single storey, the principal range having a low-pitched roof with open gable to Cheetham Hill Road whilst the later, adjoining range has a flat roof. The building's primary entrance is to Cheetham Hill Road, with two secondary entrances on Park Place.
- iii) The Site is currently vacant and in a disused and deteriorating condition; it has a poor relationship to the streetscape of both Cheetham Hill Road and Park Place. The poor relationship of the Site to adjacent and nearby heritage assets is discussed below.

Archaeological Interest

- iv) The Site has seen phases of redevelopment which have changed its character and use from forming part of an open, agricultural landscape, to a place of worship and community for the Jewish community, to its current use as a (vacant) commercial premises. It is possible that these phases of the Site's development reflect some evidence of past human activity, although there has been considerable change and development in the local setting of the Site which reduce the potential for the survival of this evidence and its contribution to our understanding. The Site's potential for archaeological interest is therefore deemed, overall, to be **Negligible**.

Architectural and Aesthetic Interest

- v) The building on the Site is considered to be of no architectural or aesthetic significance and, indeed, its vacant, deteriorated, and degraded condition presents an unsightly and hostile face to both Park Place and Cheetham Hill Road. The building is simple and utilitarian in architectural character and design; it does not possess any conspicuous detailing or characteristics which readily communicate a specific period or mode of architectural design. Ad-hoc alterations to

the building over the 20th century and the hardstanding which surround the building reinforce the Site's poor architectural and aesthetic quality.

- vi) The Site fails to meaningfully interact with the streetscape or surrounding buildings and fails to emphasise or celebrate its corner position.
- vii) The architectural and aesthetic interest of the Site is subsequently judged to be **None**.

Historic Interest

- viii) All of the historic development on the Site has been cleared and no evidence of the former British Revival Synagogue remains, though the historic street network has survived. Whilst the phasing of the Site's development is of some limited interest for its reflection of the former character of the area, the historic narrative of the Site as a synagogue is no longer legible or appreciated. For that reason, the overarching historical interest of the Site is deemed to be **None**.

Setting

- ix) The Site occupies a corner plot, fronting Park Place to the north and Cheetham Hill Road to the east; the existing building presents its primary frontage to Cheetham Hill Road. The townscape context in the local setting of the Site is varied, with several prominent and interesting historic buildings (which communicate the former prosperity of the area) sitting cheek-by-jowl with poor quality, mid-late 20th century development (largely commercial or light industrial in character) and adulterated 19th century buildings.
- x) There are a number of interesting buildings in the local setting of the Site which are identified as being of heritage interest: the Grade II Former Synagogue (originally a Methodist chapel) on the corner of Park Street, the undesignated, former North Hospital buildings on Park Place (No. 3) and Cheetham Hill Road (No. 21), and the heavily altered, early 19th century terraces at 12 Park Place being the closest. The Site is also visible in conjunction with the Grade II listed Roman Catholic Church of St Chad to the north. Due to its current condition and quality, it detracts from the local setting of these designated and non-designated heritage assets.
- xi) The overarching character of the local townscape is commercial; low quality shop fronts and the deteriorated pedestrian realm in the setting of the Site creates a hostile and generally uninviting environment around Park Place and along this stretch of Cheetham Hill Road. Ad-hoc car parking along Park Place further detracts from the quality of the Site's immediate setting. The hostile road infrastructure to the north-east of the Manchester AO Arena and which continues along Cheetham Hill Road detracts from the environmental quality and enjoyment of the local setting of the Site and aids the isolation of remnant historic buildings from one another and their local setting. Where there is open space in the setting of the Site, it generally comprises of poor-quality hardstanding used for car parking or commercial yards.
- xii) To the east of the Site (outside of the SRF area), the townscape has been transformed by late 20th and more recent 21st century redevelopment which provides residential development in tall buildings fronting the pavement along Cheetham Hill Road and extending to Red Bank to

the east. Tall buildings are a prominent and noticeable feature of the Site's local setting and heritage assets in its locality are viewed and experienced in this context, particularly in linear views looking south along Cheetham Hill Road.

- xiii) The character and appearance of the local setting of the Site is illustrated in **Figure 24 - Figure 33**.



Figure 24: View of the Site from Cheetham Hill Road in conjunction with Grade II listed Former Synagogue (former Methodist chapel) and wing of the Northern Hospital at No. 21 Cheetham Hill Road.



Figure 25: Northern streetscape of Park Place including c.1960s bank and heavily altered early 19th century terraces (and modern infill).



Figure 26: View north along Cheetham Hill Road taking in the tower of the Grade II listed Roman Catholic Church of St Chad.



Figure 27: Grade II listed Former Free Library and unlisted No. 122 Cheetham Hill Road, formerly the New Jewish Synagogue. Both situated to the north of the Site.



Figure 28: Grade II listed Knowsley Hotel, to the north of the Site.



Figure 29: Grade II listed Cheetham Town Hall (Former), to the north of the Site.



Figure 30: View south along Cheetham Hill Road taking in varied townscape including commercial and residential buildings.



Figure 31: Tall residential development to east of the Site and within the neighbouring SRF.



Figure 32: Looking south along Cheetham Hill Road towards tall buildings in the background at Deansgate. The tower of



Figure 33: View into Carnarvon Street to the north of the Site. The Grade II listed heating and ventilation tower of Strangeways Prison is visible on the skyline.

the Grade II listed church is backdropped by modern development on Cheetham Hill Road.	
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5.2 Appraisal of Heritage Assets in the Setting of the Site

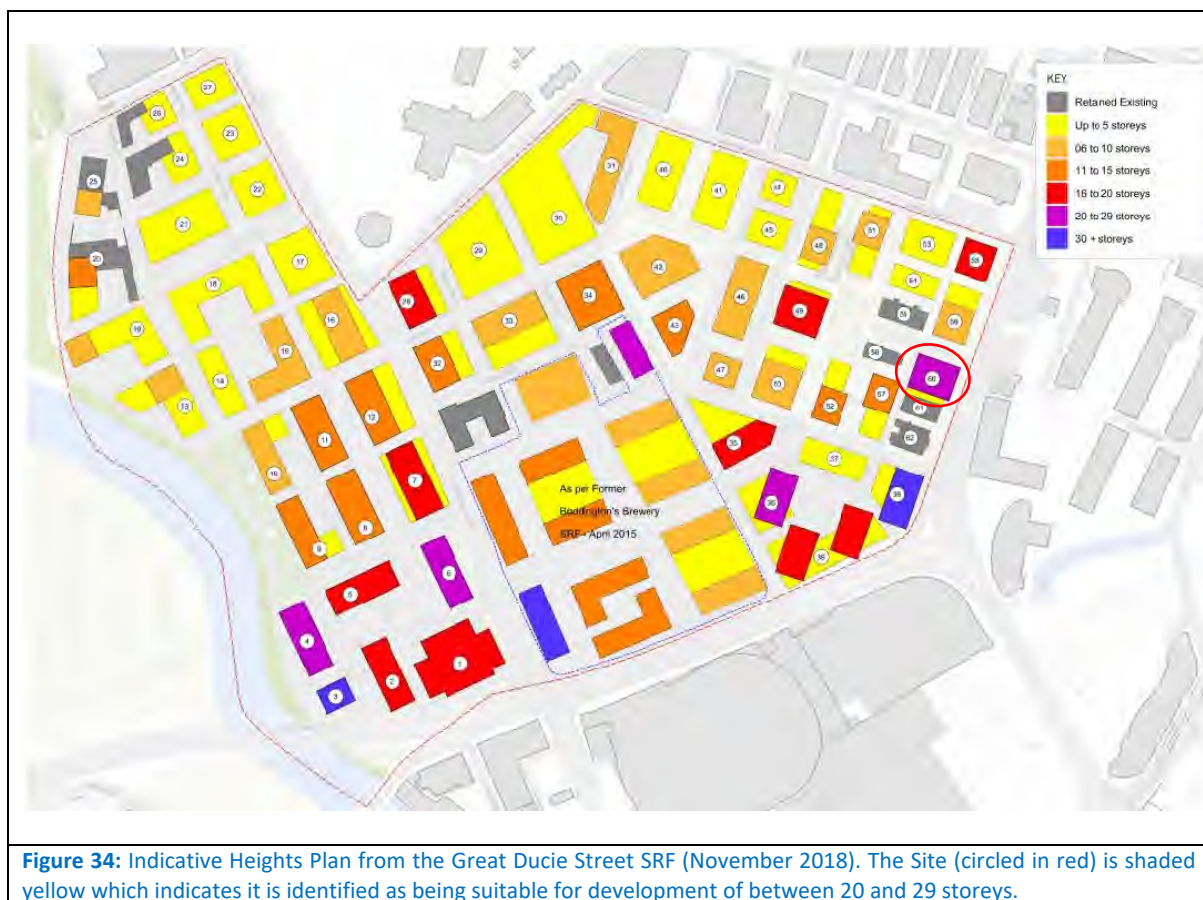
- i) The heritage assets which have the potential to be impacted by the proposed redevelopment of the Site have been identified in **Table 1**. The architectural and historical value and the contribution of setting to an appreciation of the significance of these heritage assets is explored in **Table 3**, provided at **Appendix I** (extracted from the main body of this report due to its length).
- ii) As there are no heritage assets within the Site boundary, the Proposed Development only has the potential to result in indirect impacts on these heritage assets, i.e. through change to their setting or change to how they are experienced in views.
- iii) The importance of 'setting' lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance. Thus, it is the contribution of setting to the significance of the heritage asset which should be established at this stage in the process. For the purposes of this appraisal, the contribution of the Site to the setting and appreciation of the significance of any given heritage asset is defined in order to provide an understanding of how that contribution might change through the Proposed Development. The Site is identified as making a '**positive**' (no instances of this are identified), '**negative**', or '**no**' contribution to the setting and significance of each asset in turn.
- iv) Please refer to **Appendix I** for the appraisal of heritage assets in the setting of the Site.

5.4 Summary of Significance Appraisal

- The Site yields **Negligible archaeological value, No historical value, and No architectural and aesthetic value.**
- Its contribution to the setting of surrounding heritage assets is dependent on their proximity to the Site and whether they are experienced together in views. Given the existing low scale of the building and the generally modest scale of the Site, its interaction with heritage assets outside of its immediate locality (Park Place, Cheetham Hill Road) is limited. In terms of those closest designated and non-designated heritage assets, the Site is determined to make a negative contribution to their setting and detract from the appreciation of their relative significance.
- Given the scale of the Proposed Development, it is considered that there is potential for the relationship between the Site and heritage assets both in its local and wider setting to change to a notable degree. The nature of these relationships is explored in the following section through the assessment of key views of the Proposed Development.

6. SUMMARY OF PROPOSED DEVELOPMENT

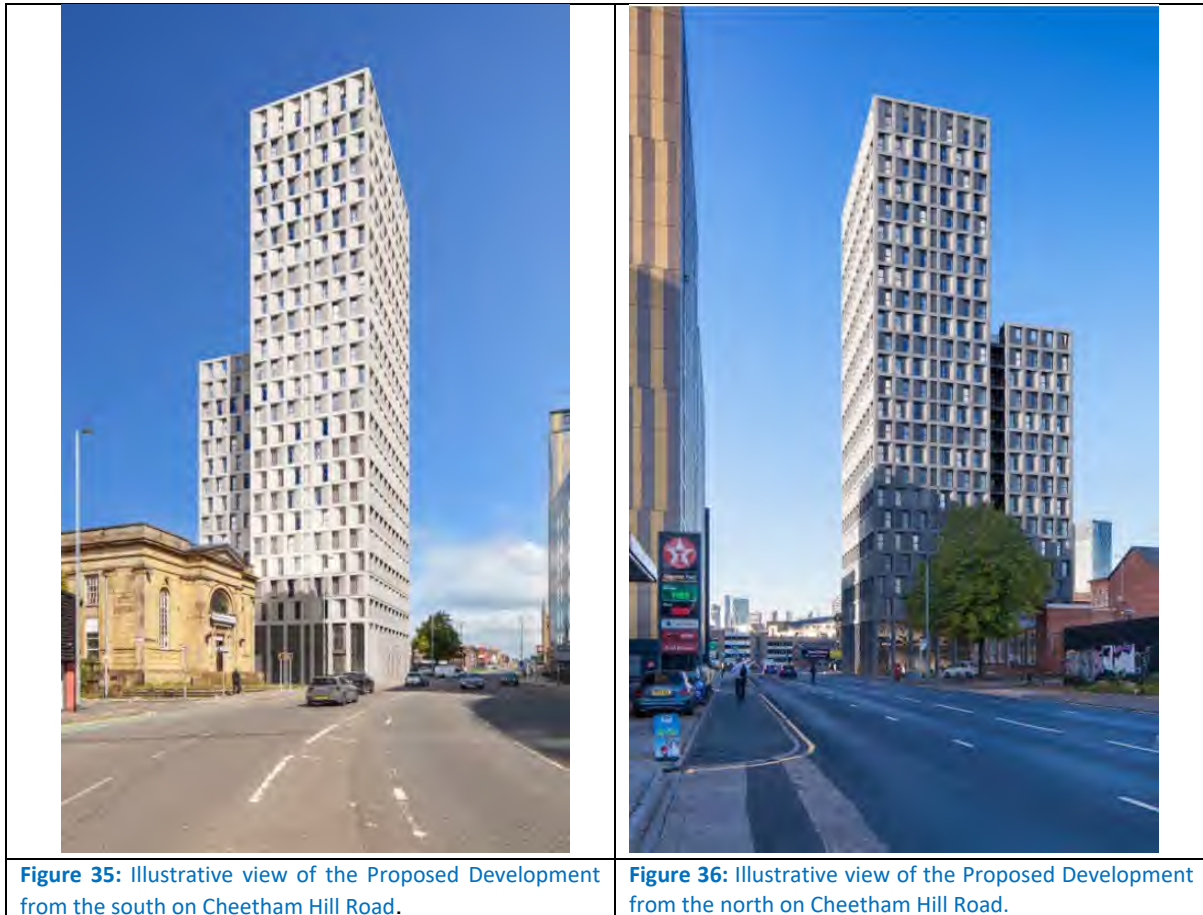
- i) The Proposed Development is presented in detail in the DAS and Application Drawings prepared by Hodder + Partners. The assessment of heritage impact at **Section 7** should be read in conjunction with this design material.
- ii) In summary, the Proposed Development comprises of the demolition of the existing building on the Site to facilitate the construction of a 25-storey tower providing 154 residential units, shared outdoor amenity space, commercial space at ground floor, and ancillary facilities.
- iii) The Site is identified in the Great Ducie Street SRF (November 2018) document as being suitable for redevelopment with a building of between 20 and 29 storeys in height on the Indicative Heights Plan for the area (**Figure 34**).



- iv) The graphic above illustrates that it is envisioned that the Site will sit within a townscape that features buildings of greater height and scale than currently exists now, including a building of 30+ storeys to the south on the corner with Park Street and one of up to 20 storeys to the north on the corner with Carnarvon Street.
- v) The key design principles outlined in the DAS are as follows:

- Creating an active frontage to Cheetham Hill Road and One Park Place.
- Response to neighbouring heritage assets in terms of scale, positioning, and detailed design.
- Creation of a landmark building with consideration for its skyline profile.
- Improvements to public realm around the Site.

vi) The Site is illustrated in the Computer Generated Images ('CGIs') at and below.



7. ASSESSMENT OF HERITAGE IMPACT

7.1 Introduction

- i) The Site contains no listed buildings and is not located within a conservation area. It will be clear, therefore, that there is no potential for the Proposed Development to incur any direct heritage impacts, i.e. physical impacts on historic fabric. The following assessment will therefore focus on the indirect impact of the Proposed Development on the surrounding historic environment, i.e. its visual impact and/or setting impact.
- ii) The following assessment aims to identify the potential impact the Proposed Development could have on an appreciation of the significance of heritage assets in the locality of the Site. This assessment has been informed by an understanding of the character and form of the Proposed Development, and by a series of views that have been prepared which show the scheme in its context, which includes heritage assets.
- iii) The Heritage Impact Assessment utilises the guidance set out in Historic England's *The Setting of Heritage Assets* (December 2017) and ICOMOS guidance on Heritage Impact Assessments (2011).
- i) A total of seventeen views have been prepared by rbmp for the Townscape and Visual Impact Assessment ('TVIA'); their locations are indicated on the plan at **Figure 37**. The viewpoints have been selected and agreed in consultation with MCC.
- iv) A selection of these views has informed the subsequent Heritage Impact Assessment as they illustrate the relationship of the Proposed Development and heritage assets in its local and wider townscape setting. For the purposes of this assessment, the views have been grouped and discussed collectively in order to understand the impact of the proposals on heritage assets in a holistic sense. The views relevant for this assessment have been organised in the following groups:
 - Cheetham Hill Road (Views 8, 9, 10, 11 and 15)
 - Deansgate (Views 1, 2, 3, 4A and 4B)
 - Cathedral Conservation Area (Views 4A, 4B, and View 17)
 - Additional Views (Views 7, 13, and 16)
- v) The views are presented as Accurate Visual Representations ('AVRs') in either wireline (AVR type 1) or rendered (AVR type 3) format. The set is produced in full in the TVIA prepared by rbmp.
- vi) The scenarios considered are:
 - **Existing:** baseline photograph
 - **Cumulative:** baseline photograph + Proposed Development + Emerging schemes (consented and/or in the process of being constructed). Cumulative key at **Figure 38**.



Figure 37: Viewpoint Location Plan. Source: rbmp.

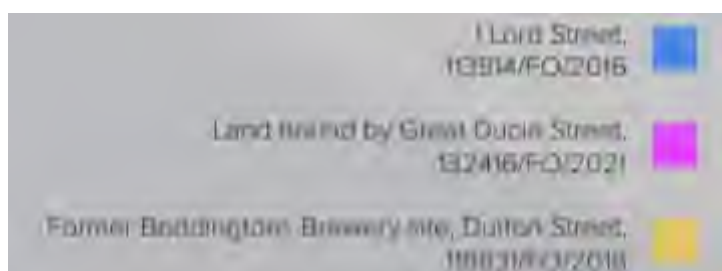


Figure 38: Key for cumulative schemes as presented in views. Source: rbmp.

7.2 Methodology for Measuring Heritage Impact

- i) The assessment of the potential heritage impact concerns the indirect (setting and/or visual impact) of the Proposed Development on the identified heritage assets. The contribution of the setting to the significance in each asset has been established in **Table 1 (Appendix I)** as part of the baseline appraisal.

- ii) The magnitude of impact is a product of the extent of change which is likely to result from the Proposed Development on the setting of the identified heritage assets. Where the proposed changes are considered to enhance the setting or appreciation of a heritage asset, the impact will be deemed to be **beneficial**. Conversely, where the Proposed Development is considered to compromise an appreciation of its significance, the impact will be deemed **adverse**. Where an impact is considered to make no material change to the understanding and appreciation of an asset's significance, the resultant impact will be **neutral**. This impact is assessed in consideration of the asset's relative significance. Please refer to **Table 5, Appendix I** for the relative significance / values used in this Heritage Statement.

7.3 Determining the Overall Impact

- ii) The nature of the effect – i.e. the overall impact – is determined on an understanding of the importance of the asset and the magnitude of the impact. The overarching effect of the Proposed Development on identified heritage assets is defined as: **Major, Moderate, Minor, Negligible or Neutral**, and is rated as **adverse, beneficial or neutral**.
- iii) The criteria for assessing the magnitude of impact and the nature of the effect are set out **Table 6 and 7 (Appendix II and III)**, and indirect heritage impacts are set out in **Table 6 (Appendix II)**. This follows the recommended approach to evaluating heritage impact derived by ICOMOS (2011) and the tests set by Historic England's in the 2017 guidance on the evaluation of setting: '*The Setting of Heritage Assets*'.
- iv) The focus of the following section will focus on the indirect impact of the Proposed Development on the setting of identified heritage assets surrounding the Site. This principally relates to visual impact, but also takes into consideration any changes experienced within the setting of the heritage assets, including traffic, noise, accessibility, permeability and patterns of movement, as informed by Historic England's assessment checklist for assessing the impact on setting (provided in their 2017 guidance).
- v) Mitigation in respect of any adverse impact upon the setting and significance of the identified listed buildings/structures is either embedded into the scheme (i.e. design quality, improvements to public realm in the setting of heritage assets) or formulated upon the public benefits delivered by the Proposed Development.
- vi) The perceived benefits of a scheme relate to both the place in which the development will be constructed, as well as benefits to the wider community or society as a whole. These can comprise 'heritage benefits' which could, for example, include improvements to the setting of listed buildings in the environs of the Site, and which come under the wider umbrella of 'public benefits'. The discussion of these wider public benefits falls outside the scope of this Heritage Statement and are addressed in the Planning Statement prepared by Zerum.

7.4 Visual Impact Assessment

Cheetham Hill Road Views (Views 8-11, and 15)





View 9 - Existing



View 9 – Proposed + Cumulative







- i) This selection provides a kinetic sequence of views experienced along Cheetham Hill Road, travelling both south and north from the location of the Site.
- ii) Views 8, 9, and 10 look south along Cheetham Hill Road and illustrate how the proposed tall building on the Site would be experienced in tandem with historic buildings along the street and in conjunction with the emerging scheme at 1 Lord Street. The sequence demonstrates how the views south along Cheetham Hill Road allow the Proposed Development and the cumulative scheme at 1 Lord Street to be seen in conjunction with existing and established tall buildings at Deansgate and within the city centre to the south. The new tall buildings are read and understood as forming part of this urban context and reinforce it. The view north from these positions would, for the time being, see the Proposed Development as a tall building without any development of corresponding scale or mass and so the experience of the Site is a varied and shifting one dependent on the location from which it is experienced.
- iii) In Views 8 and 9, the Proposed Development is seen to form part of the same streetscape as the Grade II listed Knowsley Hotel and the former Town Hall building. Whilst the increase in scale on the Site is notable, it does not materially change or alter how the listed buildings to the north are experienced or appreciated within the streetscape. The lower shoulder block of the Proposed Development and its lightweight materiality softens its visual appearance and creates a relatively slender and elegantly proportioned profile for the building.
- iv) The kinetic sequence of Views 8, 9, and 10 show that the 1 Lord Street scheme will demonstrably change the experience of the Grade II listed Church of St Chad from the north by backdropping its tower and reducing its sense of architectural hierarchy within the streetscape, impacting its local landmark quality. It is not considered that the Proposed Development, which sits on the opposite side of the street and is visually separate from the church's tower in the views, will increase or change this impact to any degree.
- v) View 15 looks south along Cheetham Hill Road and shows how the Proposed Development will appear alongside the existing tall buildings on the east side of the road. In this view, the introduction of the tall building changes how the historic buildings in the immediate locality of the Site are experienced and appreciated. The tall building wholly restricts oblique views of the primary elevations of No. 21 Cheetham Hill Road and the Grade II listed Former Synagogue building from further north along the street and will continue to do so even as the receptor moves closer towards the Site. The Proposed Development introduces a building that, at a local scale, appears incongruent in terms of its height and massing, changing the visual experience of the historic streetscape on this part of Cheetham Hill Road. Notwithstanding this, the existing tall buildings on the east side of Cheetham Hill Road and the tall buildings clearly visible in the background and wider setting of the view provide a context that the scale is read alongside.
- vi) In a more intimate and local experience of the Site, as one moves further south on Cheetham Hill Road, the activation and animation of the streetscape will become apparent through the permeability and proposed use of the lower levels of the building, enlivening the local environment in which the historic buildings adjacent to the Site and on Park Place (No. 3 and No. 12 Park Place) are experienced. View 11 illustrates how the focus of people moving north

onto Cheetham Hill Road from Corporation Street will shift from the Grade II listed building on the corner to the Proposed Development, reducing this building's hierarchy and role as a focal point within the streetscape to a minor degree. Notwithstanding this, the podium height of the new building aligns with the ridge height of the historic buildings to the south of the Site, creating a sense of rhythm and consistency within the streetscape.

- vii) In the existing, largely undeveloped context which characterises the local townscape, the uplift in scale on the Site is visually dramatic, however the proposals are understood in the context of the SRF which has established the principles for the holistic development of this area, and which includes buildings of a greater scale and similar to that which is proposed at One Park Place.

Deansgate Views (Views 1-3)

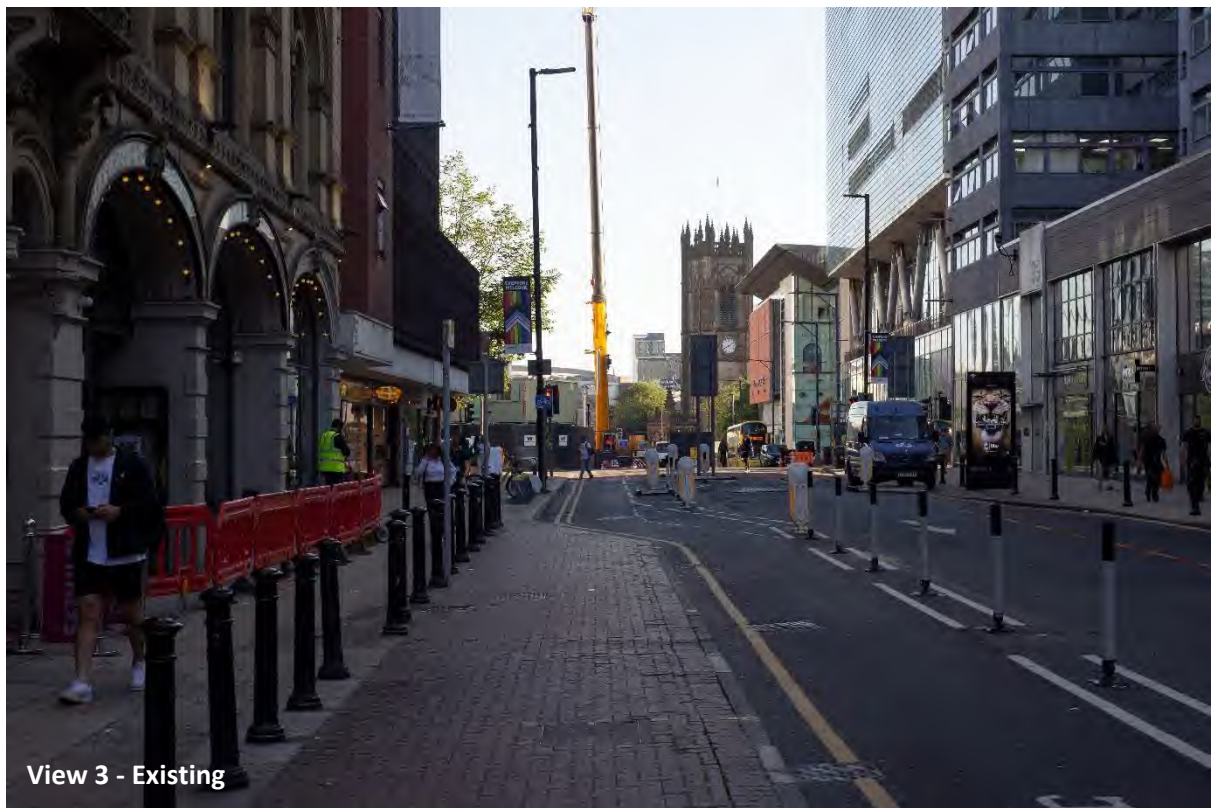




View 2 - Existing



View 2 – Proposed + Cumulative



- viii) Views 1-3 provide a kinetic sequence that reflects the experience of moving north on Deansgate through the city centre. The street is characterised by its straight, linear axis, its sense of enclosure created by the continued building line, and its varied townscape which comprises historic buildings sitting alongside tall and large contemporary buildings.
- ix) The views illustrate that as one moves south on Deansgate, the Grade I listed Cathedral Church of St Mary becomes increasingly prominent and the focal point of the view, the tower at its western end projecting forward into the streetscape and its pinnacle west tower projecting above the varied roofscape to the western side of the road. In View 1, the Cathedral is seen alongside the Grade II listed Church of St Chad on Cheetham Hill Road in the distant background.
- x) The Cathedral provides a visual focal point in these views along Deansgate, albeit it is not until one reaches the location around View 3 where the townscape at St Mary's Gate begins to open up that the tower is appreciated as being a separate entity from the Deansgate streetscape. Here the architectural prominence and hierarchy of the cathedral within the local townscape is appreciated.
- xi) The views demonstrate that the tall building of the Proposed Development will be a clearly visible and prominent addition to the visual experience along Deansgate and, in View 1, sit almost centrally, framed by built form on either side, providing a bookend to the long axis. It will be experienced alongside the emerging tall building scheme at 1 Lord Street and together the buildings represent a considerable increase in the scale of built form experienced in the view. There are existing tall buildings which are experienced both directly and peripherally along Deansgate which are read as a separate layer of the urban townscape; it is considered that the Proposed Development will be understood as forming part of this context. Whilst 1 Lord Street backdrops the Cathedral, the Proposed Development sits to one side and does not directly interact with the Grade I listed building in any of the selected views.
- xii) In these distant views, the light-coloured materiality and detailed articulation of the proposed building's facade softens its appearance; the screening of mature trees on Deansgate also aids its visual integration into the townscape. Notwithstanding this mitigation, it is still considered that when experienced in tandem with 1 Lord Street, the Proposed Development changes the visual experience of the Cathedral along Deansgate, creating distractions in the background which draw away from the building's sense of architectural primacy and its role as a focal point.
- xiii) The impact in View 3 is also notable, given the closer range view which sees the Proposed Development and 1 Lord Street sitting alongside the Cathedral tower. The two tall buildings are experienced here as broadly the same height as the Cathedral tower, stepping up slightly towards the pinnacled tower. Whilst there is a sense that the new buildings step away from the tower, aided by the lower shoulder block of the Proposed Development, and there is breathing space between all the vertical elements, it is considered that the new schemes reduce to a minor extent the prominence of the Cathedral within the view and add to the visual enclosure of its local setting, which has historically been relatively open, reflecting the status of the listed building. Notwithstanding the above, this is a localised impact derived from one sequence of

views in the city centre. The exceptional architectural and historical significance of the Cathedral is still readily appreciated in the view and in many others across the city.

Cathedral Conservation Area Views (Views 4A, 4B, and 17)





View 4B - Existing



View 4B – Proposed + Cumulative



View 17 - Existing



View 17 – Proposed + Cumulative

- xiv) Views 4A and 4B provide a continuation of the visual sequence above as one moves past the western front of the Cathedral on Victoria Street towards the Chetham School complex to the north. The views, which show the Proposed Development in tandem with cumulative schemes at 1 Lord Street and the Former Boddington Breweries site, demonstrate that the tall buildings to the north will be prominent features in the local setting of the Grade I listed Cathedral, and the Grade I and Grade II listed buildings within the Chetham School complex.
- xv) In View 4A, the Proposed Development is seen to project above the roofline of the narrow, traditional building which sits within the boundary wall that encloses the school. Alongside the other emerging schemes, the Proposed Development is experienced and understood as being a peripheral element of the complex's wider urban setting. An appreciation of the historic former hospital and current school buildings is relatively limited to close up and immediate views which enable an understanding of their architectural and historical interest. The presence of tall buildings within their wider setting, notwithstanding their visual prominence, is not considered to materially affect this appreciation or experience. As one moves closer on Victoria Street towards the historic complex, the experience of the Proposed Development will become more peripheral as the viewer's attention shifts towards the low scale historic buildings which are enclosed by a boundary wall.
- xvi) View 17 demonstrates how the Proposed Development will appear when experienced from the Cathedral Gardens to the west of the Chetham School complex and just north of the Cathedral. Here, interposing mature trees screen the main body of the tall building, with the upper levels appearing above the canopy. Tall buildings are an established, pre-existing feature of this view and the visual experience of receptors moving around the Cathedral Gardens, and the Proposed Development is understood and read as part of this context. The screening of the tall building, which will lessen in winter months due to leaf loss, means the Proposed Development is experienced peripherally and does not detract from an appreciation of the architectural and historical value of the Grade II listed eastern wing of the school which fronts onto the gardens.

Additional Views (Views 7, 13, and 16)



View 7 - Existing



View 7 – Proposed + Cumulative





- xvii) View 7 illustrates how the Proposed Development will be experienced from the local setting of the Strangeways Prison complex. The tall building is clearly an uplift in scale and means the Site will now be visible from the historic group of buildings when formerly it was obscured by interposing development. The view demonstrates how cumulative schemes at 1 Lord Street and the Former Boddington Breweries site will also be visible and together will be read as an emerging collection of tall buildings which communicate the regeneration of the local area. Given the insular and limited visual experience of the prison buildings (with the exception of the Grade II listed ventilation tower), it is not considered that the Proposed Development changes or affects an appreciation of their architectural or historical value and significance as a group.
- xviii) View 13 looks north towards the Site from a point close to the junction of Corporation Street and the Ring Road across the front of the Grade II listed Parkers Hotel. The Grade II listed ventilation tower of Strangeways Prison is visible to the north-west. The Proposed Development is largely obscured by interposing built form and is not readily noticeable or prominent within the view. It does not change an appreciation of the significance of either listed building experienced in the view.
- xix) View 16 has been included to understand to what degree the Proposed Development will be experienced and appreciated from St Michael's Flags & Angel Meadow Park and in tandem with the Grade II listed Charter Street Mission on Aspin Lane. The view demonstrates that the visual experience of the Site is largely limited by the mature trees within the park, which obscure the upper part of the building, the lower levels obscured by interposing development. It is possible that the Site will be visible to a greater degree from other areas of the park, or in winter months when the trees are without leaf, but it is considered that the Site will still be experienced peripherally and alongside other tall buildings in the surrounding townscape. It is not considered that the Proposed Development changes or negatively affects an appreciation of the listed building, the architectural and historical significance of which is appreciated more readily in closer, unobscured views.

7.5 Heritage Impact Assessment – Summary

- i) As recommended in the revised Historic England guidance on the *Setting of Historic Buildings* (2017), the perceived indirect (visual) impact upon the nearby heritage assets have been tabulated below. The impact assessment has been informed by the baseline significance appraisal at **Appendix I** and follows the recommended ICOMOS scheme of Heritage Impact Assessment as defined by the Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011).
- ii) These values have been established within the following table (**Table 4**) assessing the potential scale of impact and the perceived overall effect on each heritage asset by the Proposed Development.

Table 3 – Potential Impacts of Proposed Development upon Appreciation of Significance of Heritage Assets

Map. Ref.	Heritage Asset and Designation	Significance Value	Scale of Impact	Overall Impact
Listed Buildings				
1	Chethams Hospital and Attached Wall (Grade I)	High	Low	Minor Neutral
2	Victoria Station Including Concourse to rear with Restaurant and Booking Hall (Grade II)	Medium	Negligible	Negligible Neutral
3	The Tower of HMP Manchester (Grade II)	Medium	Low	Minor Neutral
4	Stephenson Bridge (Grade II)	Medium	Negligible	Negligible Neutral
5	Gatehouse of HMP Manchester (Grade II)	Medium	Low	Minor Neutral
6	City Buildings (Grade II)	Medium	Negligible	Negligible Neutral
7	Cooperative Wholesale Society Building to North of Junction with Hanover Street (Grade II)	Medium	Negligible	Negligible Neutral
8	Cooperative Wholesale Society (Grade II)	Medium	Negligible	Negligible Neutral
9	Cheetham Town Hall (Former) (Grade II)	Medium	Low	Minor Neutral
10	New Century House, including its attached Conference Hall and Abstract Concrete Relief Wall in the Entrance Piazza (Grade II)	Medium	Negligible	Negligible Neutral
11	Co-Operative Insurance Society (Cis) Building (Grade II)	Medium	Negligible	Negligible Neutral
12	Parkers Hotel (Grade II)	Medium	Negligible	Negligible Neutral
13	Knowsley Hotel (Grade II)	Medium	Low	Minor Neutral
14	Cheetham Town Hall Annexe (Former) (Grade II)	Medium	Low	Minor Neutral
15	Former Free Library (Grade II)	Medium	Low	Minor Neutral
16	Former Boys Prison Block of HMP Manchester (Grade II)	Medium	Low	Minor Neutral
17	Main Prison Block of HMP Manchester (Grade II)	Medium	Low	Minor Neutral

18	South East Wing to Chetham's Hospital (Former Manchester Grammar School) (Grade II)	Medium	Low	Minor Neutral
19	St Chad's Cheetham Hill First World War Memorial Cross (Grade II)	Medium	Negligible	Negligible Neutral
20	Roman Catholic Church of St Chad and Attached Presbytery, and Boundary Walls (Grade II)	Medium	Low	Minor Neutral
21	Detached Block of Schoolroom Approximately 20 Metres South of Chethams Hospital (Grade II)	Medium	Low	Minor Neutral
22	Former Synagogue (Grade II)	Medium	Medium	Minor Adverse
23	Charter Street Mission (formerly Charter Street Ragged School and Working Girls' Home) (Grade II)	Medium	Negligible	Negligible Neutral
24	Cathedral Church of St Mary (Grade I)	High	Low	Minor Adverse
Conservation Areas				
	Cathedral Conservation Area	High	Low	Minor Neutral
	Shudehill Conservation Area	Medium	Negligible	Negligible Neutral
Non-Designated Heritage Assets				
25	21 Cheetham Hill Road	Low	Medium	Minor Adverse
26	3 Park Place	Low	Medium	Minor Adverse
27	6-12 Park Place	Low	Low-Medium	Negligible-Minor Adverse

Summary of Indirect Heritage Impact Assessment

- i) The impact assessment above has identified that the Proposed Development would result in:
- 4 x Minor Adverse impacts
 - 12 x Minor Neutral impacts
 - 1 x Negligible-Minor Adverse impact
 - 11 x Negligible Neutral impacts
- ii) The tabulated matrix above is generally consistent with recognised criteria as defined within ICOMOS Guidance (2011). This is not, however, intended to be prescriptive. The adverse impacts identified are limited to local impacts on heritage assets which are adjacent to the Site, and which derive principally from the considerable increase in scale and massing on the Site. This does not account for detailed design mitigation which has been developed with the

principal aim of minimising impact on surrounding heritage assets and integrating the Proposed Development into its local context. The quality of the design and the enhancement to locality through significant enhancements to the streetscape and reintroduction of a viable use must also be taken into consideration.

- iii) It should be noted that the Proposed Development will deliver a number of public benefits which are defined in the Planning Statement prepared by Zerum.

8. PLANNING POLICY ASSESSMENT AND CONCLUSION

8.1 Statutory and Policy Requirements

- i) The NPPF (2021) and the associated Planning Practice Guide emphasise the need for a thorough understanding of the significance of designated heritage assets to form the basis for the assessment of any development impact. The Significance Appraisal at **Section 5** has informed the Heritage Impact Assessment at **Section 7** which demonstrates that the Proposed Development would generally have a **Neutral** impact on heritage assets in its local setting, with a **Minor Beneficial** impact identified on the setting of the Castlefield Conservation Area.
- ii) The NPPF also requires that all planning proposals contribute to the achievement of “sustainable development” (**NPPF, Paragraph 8**), which in this case means the preservation of the significance, character, and appearance of the identified heritage assets. The NPPF establishes a clear hierarchy of significance for heritage assets, derived from their designated status. The fundamental objective is to avoid compromising designated heritage assets, such that any potential ‘harm’ from a development should be balanced against public benefits of the proposals so that the ‘harm’ is outweighed (**Paragraphs 201-202**).

8.2 Statutory and Policy Requirements

- i) The Visual Impact Assessment has demonstrated that the Proposed Development would introduce a new tall building into the setting of numerous heritage assets throughout the city centre and on Cheetham Hill Road. The assessment has identified that in most cases, the Proposed Development would not impact on the ability to appreciate the architectural and historical significance of these heritage assets (i.e. where **Minor Neutral** or **Negligible Neutral** effects are identified). The Proposed Development may be a visible feature of these assets’ setting, but it does not change or detract from how they are experienced, or their significance appreciated and understood.
- ii) The assessment has identified a number of adverse effects, including a **Minor Adverse** impact on the Grade I listed Cathedral Church of St Mary derived through the cumulative impact of the Site in tandem with the emerging development at 1 Lord Street in views of the historic building along Deansgate (demonstrated by Views 1-3). This impact is identified as being at the lower end of the scale, transient in nature, and specific to this one sequence along the axial alignment of Deansgate as it towards the Cathedral. The ability to appreciate the architectural and historical significance of the Cathedral is by no means removed in these views, affected by the Proposed Development to a minor degree, and the Proposed Development does not affect other key views and vantage points from which the high significance of the Grade I listed building is entirely preserved.
- iii) The local impacts identified (**Minor Adverse** and **Negligible-Minor Adverse**) on the historic buildings closest to the Site are derived in the considerable uplift in scale on the Site which, in some instances, obscures local views of them and generally appears incongruent in terms of its scale and grain. The local enhancement to the streetscape and pedestrian environment

delivered through the Proposed Development is recognised and identified as being something which has the potential to improve this aspect of the heritage assets' setting. A contextual response to the historic buildings is also legible in the architectural language of the building, most clearly seen through the podium level which mirrors the eaves height of the neighbouring buildings on Cheetham Hill Road. The injection of a new and viable use into the Site will have resultant beneficial effects which also naturally improve and enliven the local settings of this group of historic buildings. The Proposed Development will herald further investment in this part of Manchester and make a positive contribution to its sense of vitality and regeneration.

- iv) With regard to the above, it is considered that the Proposed Development positively addresses the core planning principles set out in **Paragraph 8** of the NPPF 2021 and meets with the requirements of national and local policy.

9. REFERENCES

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

1. Planning (Listed Buildings & Conservation Areas) Act 1990.
2. National Planning Policy Framework (2021).
3. Planning Practice Guide, Historic Environment (published 2014, updated 2019).
4. Historic England, Conservation Principles. Policies and Guidance (2008).
5. Historic England, The Setting of Heritage Assets (2017).
6. Historic England, Historic Environment Good Practice Advice in Planning. Note 2: Decision-Taking in the Historic Environment (2015).
7. Historic England, Statements of Heritage Significance (2019).
8. Historic England, Tall Buildings: Advice Note 4 (March 2022).

APPENDICES

Appendix I: Appraisal of Heritage Assets in the Setting of the Site

Table 4: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 10)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance/ relationship with the Site
Listed Buildings within 500m Study Area				
1	Chethams Hospital and Attached Wall (Grade I)	Grade I	Listed in 1952. <i>College of the Collegiate Parish Church of Manchester, now music school. Established 1422 by Thomas de la Warre; converted after Dissolution in 1547 for use as town house by Earl of Derby; sequestrated during Commonwealth, purchased in 1654 by Humphrey Chetham's executors for adaptation as charity school ("hospital") and library; restored and enlarged 1883-95 by Oliver Heywood and Charles James Heywood. Coursed squared red sandstone, with some dressings of grey gritstone (probably C19), and stone slate roofs. Small cloistered quadrangle with former Fellows' sets in north, south and west ranges, Great Hall and former Warden's rooms in east range, long east wing continued from north range containing former kitchen, hospitium, bakehouse (etc.) with short returned end linked to gatehouse; C19 parallel addition to rear of this wing.</i> Buildings are of High architectural and historical value as a well-preserved collection that has seen many phases of development and use, with the	The Chetham's Hospital Complex is located in the northern part of Manchester's city centre, bound to the west by Victoria Street, to the north by Walkers Croft, to the east by Long Millgate, and to the south by Fennel Street. The complex sits within the Cathedral Conservation Area; the Cathedral itself is located just to the south along Victoria Street. The complex has a sense of enclosure created by the arrangement of the historic buildings around a central courtyard which comprises a car park, leisure grounds, and formal gardens. The Grade I listed building sits to the north of this arrangement and looks inwards to the courtyard. The surrounding buildings which make up the school provide historic context for the former hospital building, enabling an appreciation and understanding of its architectural interest and historic development. The Cathedral and the Chetham's complex are experienced as an important group and one which communicates the early development of Manchester; the listed building derives a large amount of its significance from its proximity and relationship to the Cathedral.

Table 4: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 10)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance/ relationship with the Site
			legibility of their original function as a hospital still evident.	The townscape surrounding the complex has seen a considerable level of change to built form and infrastructure. Of particular note are large scale buildings in the setting of the site, including Victoria Station and the AO Arena to the north, and the National Football Museum to the east. Given the low scale and relative enclosure of the Chetham's complex, views of the site and an appreciation of its architectural and historical significance are largely limited to intimate, close up views from its immediate locality. The contribution of the surrounding townscape is therefore relatively limited in its contribution to an appreciation of the listed building's setting, with the exception of reflecting the later phases of Manchester's development. The Site is not currently intervisible with the listed building and makes no contribution to an appreciation of its significance.
2	Victoria Station Including Concourse to rear with Restaurant and Booking Hall (Grade II)	Grade II	Listed in 1988, listing amended in 1994. <i>Railway station. Original block to Hunt's Bank Approach, 1844, for the Manchester and Leeds Railway Company (also used by the Liverpool and Manchester Railway Company), altered and greatly enlarged 1909 by William Dawes for the Lancashire and Yorkshire Railway Company; altered. Sandstone ashlar office blocks with slate</i>	The setting of Victoria Station has been considerably altered through the introduction of large and tall buildings into its immediate setting, including the cluster of towers at 'New Victoria to the east, the AO Arena to the north, and a series of other developments to the south and west. The accumulation of large scale developments around the station reflects its

Table 4: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 10)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance/ relationship with the Site
			<i>roofs; cast-iron train sheds with slate and glazed roofs. Office blocks form L-plan, the original building on a north-east/south-west axis, and the much larger addition at right-angles to its north end. 1844 block in Italianate manner, now 2 storeys (originally one storey) and 7 bays wide, with square-headed doorways to left and right, arcaded windows to both floors of the centre, other windows with architraves and cornices. 1909 block in neo-Baroque style, 4 storeys and 31 bays plus rounded corner at south-east end. Fine surviving interiors to this part, including panelled booking hall, restaurant with stained glass dome and mosaic lettering, bookstall with mosaic decoration, map of Lancashire and Yorkshire railway system in tilework, etc.</i> Building is of Medium architectural and historical value for its reflection of Manchester’s infrastructure expansion in the mid-19th century and the survival of the building, including interior spaces.	townscape importance and status as a key transport node. Other historic buildings are a feature of the station’s setting, including the former Co-Operative Society warehouse and office buildings to the east and the Stephenson Bridge to the west. These buildings/structures communicate the important historical functional relationship that existed between the two, with the transport and storage of goods, and in the case of the bridge, is still maintained. The historical and architectural interest of the station is primarily experienced in views along Todd Street (becoming Victoria Station Approach to the north, where the listed building is experienced in conjunction with modern buildings, including the Hotel Indigo at the corner of Todd Street and Corporation Street. The visibility and interaction of modern development with the station does not limit or detract from the ability to understand its historic (and continued function) or appreciation its architectural quality and interest. The Site is not currently intervisible with the listed building and makes no contribution to an appreciation of its significance.

Table 4: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 10)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance/ relationship with the Site
3	The Tower of HMP Manchester (Grade II)	Grade II	Listed in 1974. <i>Extraction tower for the heating and ventilation system.1866-68, by Alfred Waterhouse. Red brick with sandstone dressings. Octagonal plan. Minaret style, approx. 234 feet high, with an arched recess in each side, a perimeter gallery with brick balustraded parapet on stone corbels, and a domed cupola with louvred openings in the sides and cast-iron cresting to the roof. A very prominent landmark in this area of the city.</i> Structure is of Medium architectural and historical value for its distinctive landmark quality and its interest as a group with other buildings in Strangeways Prison complex.	The listed tower sits within the gated complex of Strangeways Prison, alongside other listed buildings within the site including the gatehouse, main block to the south, and former boys' block to the north. The experience of the group as a preserved entity contributes considerably to an understanding and appreciation of the tower's significance. The tower has a landmark quality and is visible across the townscape in mid and long distance views. These views also contribute to an understanding of the structure and the wider complex's significance, reflecting the moralistic architectural intentions of the prison's Victorian design. The Site is experienced in conjunction with the listed tower in views from Cheetham Hill Road, where the tall structure projects above the roofline of the single storey building. The Site currently makes no contribution to the setting of the tower; its poor architectural quality arguably detracts from the wider setting of the prison complex.
4	Stephenson Bridge (Grade II)	Grade II	Listed in 2008, listed amended in 2015. <i>Cast iron, masonry and brick. The 1844 bridge has two cast iron arches carrying the railway line over Victoria Street, supported by masonry abutments, with brick arches between the two main spans on the north side. A later addition on the south side is</i>	The railway bridge lies to the west of Victoria Station, which it still serves by carrying trains across the River Irwell and road below. The continued functional relationship between these two listed structures reinforces an appreciation of the bridge's architectural and historical interest.

Table 4: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 10)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance/ relationship with the Site
			<i>of plate-girder construction with a cast iron parapet.</i> <i>Designed by George Stephenson as part of his work on the Manchester and Leeds Railway Company's trans-Pennine route, terminating at Victoria Station immediately adjacent to the bridge. It dates to 1844, the second phase of railway construction when railway building enthusiasm was at its height and much of the national network was laid down. Its 1884 extension formed part of the longest passenger platform in Europe until the adjoining Manchester Exchange Station was closed in 1969. It forms an important component in a group of railway and other transport structures of the nineteenth century. It demonstrates, with other closely associated structures, the development of the transport network in Manchester throughout the nineteenth century.</i> The listed structure is of Medium architectural and historical value for the aforementioned reasons.	The rest of the bridge's setting is varied, reflecting the <i>ad hoc</i> development of this part of Manchester. The Site is not currently intervisible with the listed structure and makes no contribution to an appreciation of its significance.
5	Gatehouse of HMP Manchester (Grade II)	Grade II	Listed in 1974. <i>Gatehouse of gaol. 1866-8, by Alfred Waterhouse. Red brick with sandstone dressings and steeply-</i>	The listed gatehouse sits within the gated complex of Strangeways Prison, alongside other listed buildings within the site including the ventilation tower, main block to the south, and former boys' block to the north

Table 4: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 10)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance/ relationship with the Site
			<i>pitched slate roofs. Irregular plan. French Gothic style. Three storeys and 3 bays plus 2-storey 3-bay wing to left. The principal element, consisting of a central entrance archway flanked by semi-octagonal turrets, has battered sandstone rubble plinths to the turrets, plain stone bands and a 1st floor string-course, emphatically bracketed eaves, octagonal-conical roofs to the turrets, and 2 tall chimneys on the central ridge. The 2-storey centre has a large round-headed arch moulded in 3 orders, with massive double doors and a plain fanlight, and a round-headed niche at 1st floor containing the Royal Arms, flanked by single-light windows; the 3-storey turrets have single-light windows diminishing in the height, with iron bar grilles to all floors of the right-hand turret and ground floor of the left turret. Two storey wing to left, in matching style, including bay window to left and gabled porch to right.</i> The building is of Medium architectural and historical value for its reflection of Victorian penitentiary architecture and its group value with other buildings in the Strangeway Prison complex.	The experience of the group as a preserved entity contributes considerably to an understanding and appreciation of the gatehouses's significance. The gatehouse is experienced from the public realm from Southall Street, where it is seen in conjunction with the high prison walls. Its architectural character and continuing function is clearly legible and appreciated. The Site is not currently intervisible with the listed building and makes no contribution to an appreciation of its significance.
6	City Buildings (Grade II)	Grade II	Listed in 2000. <i>Former warehouse, shops and offices, now shops, restaurant and mixed use to upper floors. Built</i>	The listed building is located on a prominent corner plot at the junction of Todd Street and Corporation Street. It is experienced in conjunction with both

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			<i>between 1865 and 1875. Sandstone ashlar with red brick to rear and side elevations; Welsh slate roof. The building occupies a prominent corner site and is arranged around a small internal court with vehicular access from Todd Street. Four storeys. Ground floor retains its original stone pilasters with foliated capitals between shop divisions and a number of cast-iron barley-sugar mullions. Vehicular entrance with original iron double-gates. Double-doorway to Corporation Street with stone name panel above (CITY BUILDINGS). City Buildings has considerable townscape value, occupying a significant site in this part of the city and groups well with other listed buildings, including Victoria Station. Its design is much enlivened by varied detailing which survives remarkably intact.</i> The listed building is of Medium architectural and historical value for the aforementioned reasons.	modern and historic elements of the townscape, including the historic façade of Victoria Station, mirroring the scale, materiality and architectural character of the building, and listed former Co-Operative warehouses to the north. The preservation of other key elements of the Victorian townscape contributes positively to an understanding and appreciation of the City Building’s significance. The tower of the Hotel Inigo backdrops the listed building, and it is experienced alongside other large and tall modern developments on Corporation Street and Todd Street. The Site is not currently intervisible with the listed building and makes no contribution to an appreciation of its significance.
7	Cooperative Wholesale Society Building to North of Junction with Hanover Street (Grade II)	Grade II	Listed in 1994. <i>Warehouse and office block. 1928, by W.A.Johnson. Sandstone ashlar (roof concealed). Rectangular plan. Classical style. Five unequal storeys plus double attic storey. Forms group with</i>	The listed building is experienced in tandem with other Victorian buildings along Corporation Street, including the neighbouring former Co-operative Wholesale Society warehouse to the south. Together, these buildings clearly communicate the phasing of the Victorian development that grew up around Victoria Station in the mid-19th century and contribute

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Heritage Asset and Map Reference (refer to Figure 10)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance/ relationship with the Site
			<i>Cooperative Wholesale Society building to south (q.v.).</i> The building is of Medium architectural and historical interest for its Classical design, its reflection of the commercial expansion and wealth of the Co-Operative Society in the early part of the 20th century, and its group value with neighbouring buildings within the same estate.	positively to an understanding and appreciation of the building's significance. Tall and large scale modern development's in the local setting of the former warehouse have arguably reduced its prominence and status within the streetscape, albeit the ability to appreciate the former wealth and status of the Co-Operative Wholesale Society communicated through the architectural language of the building is still achieved. The Site is not currently intervisible with the listed building and makes no contribution to an appreciation of its significance.
8	Cooperative Wholesale Society (Grade II)	Grade II	<i>Listed in 1988.</i> <i>Offices and warehouse. 1905-9, by F.E.L.Harris, dated 1907; rear block dated 1903. Red brick with dressings of polished granite and sandstone (roof concealed). Large rectangular plan. Neo-Baroque style. Four storeys with basement and full attic storey.</i> The building is of Medium architectural and historical interest for its Classically informed design, its reflection of the commercial expansion and wealth of the Co-Operative Society in the early part of the 20th century, and its group value	The listed building is experienced in tandem with other Victorian buildings along Corporation Street, including the neighbouring former Co-operative Wholesale Society warehouse to the north. Together, these buildings clearly communicate the phasing of the Victorian development that grew up around Victoria Station in the mid-19th century and contribute positively to an understanding and appreciation of the building's significance. Tall and large scale modern development's in the local setting of the former warehouse have arguably reduced its prominence and status within the streetscape, albeit the ability to appreciate the former

Table 4: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 10)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance/ relationship with the Site
			with neighbouring buildings within the same estate.	wealth and status of the Co-Operative Wholesale Society communicated through the architectural language of the building is still achieved. The Site is not currently intervisible with the listed building and makes no contribution to an appreciation of its significance.
9	Cheetham Town Hall (Former) (Grade II)	Grade II	<i>Listed in 1974.</i> <i>Former town hall. 1853-5, by T.Bird; altered. Red brick in Flemish bond, with sandstone dressings and slate roofs. Approximately rectangular plan with side wings. Italianate style. Two storeys. The ground floor has a central round-headed doorway with ornamented stone surround and panelled double doors...and attached to the centre (slightly offset to the left) an added 3-bay iron portecochere with slender columns, open-work spandrels, moulded cornice with finials and open-work cresting, and mono-pitched glazed roof with elaborate wrought-iron ornamental balcony at the back. Forms group with Town Hall Annexe to right (q.v.).</i> The listed building is of Medium architectural and historical value for its interest as a former municipal building, the strong Classical language	The listed building sits on the west side of Cheetham Hill Road. The local setting of the building is wholly fragmented, comprising numerous phases of development and infill which has detracted from the character and quality of the local townscape. Traditional buildings that have survived have largely been altered and their original architectural quality diminished. Notwithstanding this, the former municipal building sits within a loose group of historic buildings on Cheetham Hill Road which communicate the development and former character of the area. These include the listed library and former synagogue to the west side of the road, and further south the Church of St Chad, and the listed public house to the south. The neighbouring annexe building has a direct historic functional relationship with the former town hall and contributes to an appreciation and understanding of its historic significance.

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Heritage Asset and Map Reference (refer to Figure 10)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance/ relationship with the Site
			of its design, and its group value with the neighbouring annexe building.	Tall buildings are a visible feature of the building’s setting in long views south towards the city centre and Deansgate. Given the existing low scale of the building on the Site, it is not currently intervisible with the listed building. It makes no contribution to an appreciation of its significance.
10	New Century House, including its attached Conference Hall and Abstract Concrete Relief Wall in the Entrance Piazza (Grade II)	Grade II	Listed in 1995. <i>Office building and attached conference hall, 1959-63, by G.S. Hay, chief architect of the Co-operative Wholesale Society (CWS) with Gordon Tait of Sir John Burnet, Tait and Partners.</i> <i>Reasons for Designation</i> <i>New Century House, including its attached conference hall and abstract concrete relief wall in the entrance piazza, is designated at Grade II for the following principal reasons:</i> <i>* Architectural interest: it has an elegant tower and slab composition with a low-lying conference hall incorporating a striking external anodised aluminium frame superstructure with opaque glass-panel cladding that successfully reflects, as originally intended, the mid-C20 status and prestige of the Co-operative group;</i> <i>* Design interest: like its neighbouring sister building, the Co-operative Insurance Society (CIS)</i>	New Century House sits on the south side of Ring Road; in views from the corner of this road and Corporation Street the listed building is experienced in tandem with the Grade II listed CIS tower beyond and one of the Co-operative Wholesale Society warehouses. The experience of this building within this group (which includes other listed buildings of the same family to the west) contributes considerably to an appreciation of its architectural and historic significance, enabling an understanding of the wealth and prestige of the Co-operative group across the 20th century. The building’s setting to the east is largely characterised by tall and large modern buildings, within which New Century House sits comfortably. The Site is not currently intervisible with the listed building and makes no contribution to an appreciation of its significance.

Table 4: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 10)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance/ relationship with the Site
			<i>Building, New Century House was one of the first large commercial buildings in England to be air-conditioned and its use of carefully selected external materials, such as black vitreous enamelled-steel panels and anodised aluminium mullions were specifically chosen to withstand air pollution. Other key design features include the conference hall's cubic shape and interior treatment, which maximise its uses and acoustic properties;</i> <i>* Architect: it was designed by Gordon T. Tait of Sir John Burnet, Tait & Partners, along with George S. Hay of the CWS; both of whom are notable architects with listed buildings to their name;</i> <i>* Interior interest: despite some later alteration the interior retains many original features and uses high quality materials throughout, including an interesting use of more unusual woods, such as muhuhu (an African hardwood), pearwood, and gaboon veneer; the latter being used in part of the conference hall for its appearance and tonal properties;</i> <i>* Artistic interest: the striking conference hall interior is enhanced by two large, high-quality sculptured panels depicting lady musicians by Stephen Sykes, whilst an abstract, concrete sculptural screen wall by John McCarthy is a good example of 1960s public art and provides a dramatic focal point within the entrance piazza;</i>	

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Heritage Asset and Map Reference (refer to Figure 10)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance/ relationship with the Site
			<i>* Group value: New Century House and its attached conference hall form an important group with the neighbouring Grade II listed Co-operative Insurance Society (CIS) Building on Miller Street; the buildings being designed by the same architects and built as a single scheme for the Co-operative group. Together the buildings share a strong visual, contextual and stylistic relationship with one another and form impressive skyline features within Manchester city centre.</i> The listed building is of Medium architectural and historical interest for the aforementioned reasons.	
11	Co-Operative Insurance Society (Cis) Building	Grade II	Listed in 1995. <i>Office building, 1959-62, by G.S. Hay, chief architect of the Co-operative Wholesale Society (CWS) with Gordon Tait of Sir John Burnet, Tait and Partners.</i> <i>Reasons for Designation</i> <i>The Co-operative Insurance Society (CIS) Building is designated at Grade II for the following principal reasons:</i> <i>* Architectural interest: it has a strikingly elegant and sophisticated design inspired by Skidmore, Owins & Merrill's Inland Steel Building in Chicago</i>	The CIS Tower sits on the south side of Ring Road; in views from the corner of this road and Corporation Street the listed building is experienced in tandem with the Grade II listed New Century House in front and one of the Cooperative Wholesale Society warehouses. The experience of this building within this group (which includes other listed buildings of the same family to the west) contributes considerably to an appreciation of its architectural and historic significance, enabling an understanding of the wealth and prestige of the Cooperative group across the 20th century.

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Heritage Asset and Map Reference (refer to Figure 10)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance/ relationship with the Site
			<i>(1956-8), which together with its imposing scale and massing, is highly successful in conveying, as originally intended, the status and prestige of the CIS and the wider Co-operative movement, and the strength of the financial community within Manchester;</i> <i>* Design interest: the CIS Building employs state of the art construction techniques and features for its date; for instance, it was one of the first large commercial buildings in England to be air-conditioned. Other key design features include its use of carefully selected external materials, such as glass curtain walling with black vitreous enamelled-steel panels and anodised aluminium mullions, which were specifically chosen to withstand air pollution;</i> <i>* Architect: it was designed by Gordon T. Tait of Sir John Burnet, Tait & Partners, along with George S. Hay of the CWS; both of whom are notable architects with listed buildings to their name;</i> <i>* Interior interest: the interior was designed by Professor Misha Black and Alexander Gibson of the Design Research Unit (DRU), one of the most significant post-war design practices in Europe, and despite some later alteration many original features survive, particularly on the two executive level floors, which display the use of high quality materials, such as teak and cherry veneer panelling and doors with blue-green coloured,</i>	The building’s setting to the east is largely characterised by tall and large modern buildings, within which New Century House sits comfortably. The Site is not currently intervisible with the listed building and makes no contribution to an appreciation of its significance.

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Heritage Asset and Map Reference (refer to Figure 10)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance/ relationship with the Site
			<i>roughcast-glass vertical side lights;</i> <i>* Artistic interest: the interior is enhanced by artwork designed and carried out by notable mid-C20 artists, including a massive, brightly-coloured plastic laminate mural in the former recreation room by Barry Daniels of DANAD Design Associates, and a striking 30ftx12ft abstract sculptured fibreglass mural by the renowned artist and sculptor, William G. Mitchell that dominates the entrance hall;</i> <i>* Group value: the CIS Building forms an important group with the neighbouring Grade II listed New Century House and its attached conference hall on Corporation Street; the buildings being designed by the same architects and built as a single scheme for the Co-operative group. Together the buildings share a strong visual, contextual and stylistic relationship with one another and form impressive skyline features within Manchester city centre.</i> The listed building is of Medium architectural and historical interest for the aforementioned reasons.	
12	Parkers Hotel (Grade II)	Grade II	Listed in 1994. <i>Formerly commercial offices, now hotel. c.1900-10, in 2 builds. Entrance block of red brick and Portland stone, rear range of sandstone ashlar,</i>	Parkers Hotel is located on a corner plot at the junction of Corporation Street and Ring Road. The listed building is prominent in these approaches owing to its corner position, copper-clad dome, and the contrast of its red brick materiality with the largely grey tones of

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Heritage Asset and Map Reference (refer to Figure 10)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance/ relationship with the Site
			<i>with slate roof. On island site between Corporation Street and railway, the rear range rectangular with the entrance block forming a quadrant at the south end. Entrance block in neo-Baroque style: 3 storeys with basement and double attic, 9 bays in a convex quarter circle.</i> The building is of Medium architectural and historical interest for its transition in use from offices to a hotel and for its strong Classical aestheticism which optimises the curved corner plot it accommodates.	surrounding modern development, including the tall buildings on Cheetham Hill Road which backdrop the former hotel. The current visual experience of the listed building highlights that it appears quite isolated from its former historic context, with the exception of the Cooperative Society warehouse buildings to the south which contributes to an appreciation of its significance. The surrounding road infrastructure creates a hostile pedestrian realm surrounding the listed building, limiting opportunity for the appreciation and enjoyment of its architectural quality in close up views. Owing to the low scale of the existing building on the Site and the orientation of the road, the listed building is not currently intervisible with the Site, which makes no contribution to an appreciation of its significance.
13	Knowsley Hotel (Grade II)	Grade II	Listed in 1974. <i>Hotel, now public house and shop. Mid to later C19; altered. Red brick with sandstone quoins and dressings (roof concealed). Rectangular plan on corner site. Three storeys over cellars.</i> The building is of Medium architectural and historical interest for the commercial character	The listed building sits on the west side of Cheetham Hill Road. The local setting of the building is wholly fragmented, comprising numerous phases of development and infill which has detracted from the character and quality of the local townscape. Traditional buildings that have survived have largely been altered and their original architectural quality diminished.

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Heritage Asset and Map Reference (refer to Figure 10)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance/ relationship with the Site
			that is communicated in its design, which is Italianate in style.	Notwithstanding this, the building sits within a loose group of historic buildings on Cheetham Hill Road which communicate the development and former character of the area. These include the listed library, former synagogue, Church of St Chad to the west side of the road, and the listed town hall and annexe to the north. Tall buildings are a visible feature of the building's setting in long views south towards the city centre and Deansgate. The Site is just intervisible with the public house in long views along Cheetham Hill Road, though it is not a noticeable or prominent feature of its setting. It makes no contribution to an appreciation of its significance.
14	Cheetham Town Hall Annexe (Former) (Grade II)	Grade II	Listed in 1974, listed amended in 1994. <i>Poor Law Union office, subsequently town hall annexe. 1861-2. Red brick in Flemish bond with sandstone dressings and hipped slate roofs with side-wall chimneys. Rectangular plan. Italianate style. One and 2 storeys. Forms group with No.107, former Cheetham Town Hall to left (q. v.).</i> The listed building is of Medium architectural and historical value for its interest as a former municipal building, the strong Classical language	The listed building sits on the west side of Cheetham Hill Road. The local setting of the building is wholly fragmented, comprising numerous phases of development and infill which has detracted from the character and quality of the local townscape. Traditional buildings that have survived have largely been altered and their original architectural quality diminished. Notwithstanding this, the former municipal building sits within a loose group of historic buildings on Cheetham Hill Road which communicate the development and former character of the area. These

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Heritage Asset and Map Reference (refer to Figure 10)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance/ relationship with the Site
			of its design, and its group value with the neighbouring former Town Hall building.	include the listed library and former synagogue to the west side of the road, and further south the Church of St Chad, and the listed public house to the south. The neighbouring annexe building has a direct historic functional relationship with the former town hall and contributes to an appreciation and understanding of its historic significance. Tall buildings are a visible feature of the building’s setting in long views south towards the city centre and Deansgate. Given the existing low scale of the building on the Site, it is not currently intervisible with the listed building. It makes no contribution to an appreciation of its significance.
15	Former Free Library (Grade II)	Grade II	Listed in 1974. <i>Public library, now derelict following fire damage</i> [update from site inspection in September 2023: building is being used as part of commercial clothing business]. <i>Dated 1876 on frieze. Yellow brick with gritstone dressings (now roofless). Rectangular plan on corner site. Italianate style. Two storeys and basement, a symmetrical facade of 3 unequal bays, with pilasters, frieze inscribed "CHEETHAM BRANCH MANCHESTER FREE LIBRARY</i>	The listed building sits on the east side of Cheetham Hill Road. The local setting of the building is wholly fragmented, comprising numerous phases of development and infill which has detracted from the character and quality of the local townscape. Traditional buildings that have survived have largely been altered and their original architectural quality diminished. Notwithstanding this, the former public building sits within a loose group of historic buildings on Cheetham Hill Road which communicate the development and former character of the area. These including the

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			<i>ERECTED AD 1876". Forms group with No.122 (former New Synagogue) to right (q.v.).</i> The building is of Medium architectural and historical significance for its former public function as a library, the use of which is reflected in the design of the building such as in the placement of windows.	neighbouring former synagogue, and further south the Church of St Chad, and the listed public house and former town hall complex to the east. Tall buildings are a visible feature of the building's setting in long views south towards the city centre and Deansgate. Given the existing low scale of the building on the Site, it is not currently intervisible with the listed building. It makes no contribution to an appreciation of its significance.
16	Former Boys Prison Block of HMP Manchester (Grade II)	Grade II	Listed in 1974. <i>Formerly women's prison. 1866-68, by Alfred Waterhouse. Red brick with stone dressings and slate roof. Cruciform plan with wings radiating from an octagonal concourse. The concourse has a clerestory with a 3-light stone mullioned window in each side, a corbel table to the eaves, a tourelle at each corner, and a pointed roof. The 4-storeyed wings have ranges of cell windows with stone sills and cambered stone heads.</i> The building is of Medium architectural and historical value for its reflection of Victorian penitentiary architecture and its group value with other buildings in the Strangeway Prison complex.	The listed block sits within the gated complex of Strangeways Prison, alongside other listed buildings within the site including the ventilation tower, main block to the south, and gatehouse. The experience of the group as a preserved entity contributes considerably to an understanding and appreciation of the block's significance. Owing to the high perimeter walls, a public appreciation for the Victorian prison block is largely restricted to glimpsed views of the upper levels. The Site is not currently intervisible with the listed building and makes no contribution to an appreciation of its significance.

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Heritage Asset and Map Reference (refer to Figure 10)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance/ relationship with the Site
17	Main Prison Block of HMP Manchester (Grade II)	Grade II	Listed in 1974. <i>Prison. 1866-68, by Alfred Waterhouse. Red brick with stone dressings. Six wings radiating from central concourse: a short entrance wing facing the gatehouse and 5 cell-block wings. Romanesque style. The hexagonal concourse has a clerestory of round-headed windows with pilasters, a corbel table to the eaves and a pointed roof. The 2-storey entrance wing (including 1st floor chapel) has a slightly projecting gabled bay in the centre with pilasters, an arcaded range of 5 windows and central arched entrance, and a perron over all. The five 4-storeyed cell wings have ranges of barred windows with stone sills and cambered stone lintels, and a canted bay at the gable end of each, enclosing the staircase.</i> The building is of Medium architectural and historical value for its reflection of Victorian penitentiary architecture, including its notable radial design and Romanesque architectural character, and its group value with other buildings in the Strangeway Prison complex.	The listed gatehouse sits within the gated complex of Strangeways Prison, alongside other listed buildings within the site including the ventilation tower, main block to the south, and former boys' block to the north. The experience of the group as a preserved entity contributes considerably to an understanding and appreciation of the block's significance. Owing to the high perimeter walls, a public appreciation for the Victorian prison block is largely restricted to glimpsed views of the upper levels. The Site is not currently intervisible with the listed building and makes no contribution to an appreciation of its significance.
18	South East Wing to Chetham's Hospital	Grade II	Listed in 1974. <i>GV II School, now part of Music School. 1873-78, by Alfred Waterhouse. Red brick with sandstone</i>	The Chetham's Hospital Complex is located in the northern part of Manchester's city centre, bound to the west by Victoria Street, to the north by Walkers Croft, to the east by Long Millgate, and to the south by

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Heritage Asset and Map Reference (refer to Figure 10)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance/ relationship with the Site
	(Former Manchester Grammar School) (Grade II)		<i>dressings (roof concealed). Rectangular plan parallel to street, forming part of east side of courtyard of Chetham's Hospital. Tudor style.</i> <i>Three storeys over basement, with four-storey gate tower.</i> The listed building is of Medium architectural and historical interest for its association with prominent Manchester architect, Alfred Waterhouse, and for its group value with the other buildings in the former Chetham’s Hospital complex.	Fennel Street. The complex sits within the Cathedral Conservation Area; the Cathedral itself is located just to the south along Victoria Street. Generally speaking, the complex has a sense of enclosure created by the arrangement of the historic buildings around a central courtyard which comprises a car park, leisure grounds, and formal gardens. The Grade II listed building sits to the east of this arrangement and looks outwards onto Long Millgate. The surrounding buildings which make up the school provide the historic context for the site and the listed building, enabling an appreciation and understanding of its architectural interest and historic development. The Cathedral and the Chetham’s complex are experienced as an important group and one which communicates the early development of Manchester; the listed building derives a large amount of its significance from its proximity and relationship to the Cathedral. Cathedral Gardens to the east of the listed building provides an attractive area of greenery that provides opportunity to appreciate the listed building and provides an element of screening from the National Football Museum to the east. The townscape surrounding the complex has seen a considerable level of change to built form and

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				infrastructure. Of particular note are large scale buildings in the setting of the site, including Victoria Station and the AO Arena to the north, and the National Football Museum to the east. Given the low scale of the listed building and screening by mature trees, views of the site and an appreciation of its architectural and historical significance are largely limited to intimate, close-up views from its immediate locality. The contribution of the surrounding townscape (with the exception of the Cathedral and other buildings within the school complex) is relatively limited in its contribution to an appreciation of the listed building's setting, with the exception of reflecting the later phases of Manchester's development. The Site is not currently intervisible with the listed building and makes no contribution to an appreciation of its significance.
19	St Chad's Cheetham Hill First World War Memorial Cross (Grade II)	Grade II	Listed in 2023 <i>A First World War memorial erected around 1920 as a wheelhead Celtic cross in grey granite.</i> <i>The St Chad's Cheetham Hill First World War memorial, a war memorial of around 1920, is listed at Grade II for the following principal reasons:</i>	The memorial cross is set within the churchyard of St Chad's Church which provides its most important setting relationship, contributing to an appreciation of the memorial's historical and architectural interest. Whilst the quality of the local townscape is low, its contribution to the setting of the listed structure as a memorial within the churchyard is relatively limited.

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Heritage Asset and Map Reference (refer to Figure 10)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance/ relationship with the Site
			<i>Historic interest: * as an eloquent witness to the tragic impact of world events on the local community, and the sacrifice it made in the conflicts of the C20.</i> <i>Architectural interest: * for its good quality design in the form of a wheelhead Celtic cross, enhanced by carved decoration and lead-lettered inscriptions.</i> The listed structure is of Medium architectural and historical interest for the aforementioned reasons, in addition to its group value with the Grade II listed Roman Catholic Church of St Chad.	The Site makes no contribution to an appreciation of its special interest.
20	Roman Catholic Church of St Chad and Attached Presbytery, and Boundary Walls (Grade II)	Grade II	Listed in 1974. <i>A Roman Catholic church with attached presbytery, now an oratory, of 1847, by Weightman and Hadfield of buff sandstone in Perpendicular Gothic style.</i> <i>The Roman Catholic Church of St Chad and attached presbytery, and boundary walls, a Catholic church with attached presbytery, now an oratory, of 1847, by Weightman and Hadfield, is listed at Grade II for the following principal reasons:</i> <i>Architectural interest: * imposing building in Gothic style by the notable practice of Weightman and Hadfield, with a striking south-west tower</i>	The listed building sits on the west side of Cheetham Hill Road. The local setting of the building is wholly fragmented, comprising numerous phases of development and infill which has detracted from the character and quality of the local townscape. Traditional buildings that have survived have largely been altered and their original architectural quality diminished. Notwithstanding this, the church sits within a loose group of historic buildings on Cheetham Hill Road which communicate the development and former character of the area. These include the listed library and former synagogue to the north, and the listed public house and former town hall complex on the west side of Cheetham Hill Road.

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			<i>with expressed polygonal stair turret, and good decorative carving including statuary, gargoyles and figurative hoodmould stops;</i> <i>* the church retains a number of notable interior features, including canopied pulpit, chapel fixtures, bell and stained-glass windows;</i> <i>* the ensemble is enhanced by the inclusion of a large presbytery in complementary Gothic style with good surviving interior features, and boundary walls with timber gates and some surviving railings.</i> <i>Historic interest: * it is the first post-emancipation Catholic church in Manchester, embodying the growing strength and confidence of the denomination after the repeal of more than 300 years of discrimination;</i> <i>* it has a rich history of serving various communities and congregations.</i> The listed building is of Medium architectural and heritage significance for the aforementioned reasons. It also has group value with the Grade II listed First World War Memorial Cross in its churchyard.	Tall buildings are a visible feature of the building’s setting in long views south towards the city centre and Deansgate. The residential towers at the southern end of Cheetham Hill Road backdrop the tower of the church in views from the north. This has diminished an appreciation of the structural, landmark quality of the church in views south along the road. The Site is intervisible with the church in long views along Cheetham Hill Road, though it is not a noticeable or prominent feature of its setting. It makes no contribution to an appreciation of its significance.

Table 4: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 10)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance/ relationship with the Site
21	Detached Block of Schoolroom Approximately 20 Metres South of Chethams Hospital (Grade II)	Grade II	Listed in 1974. <i>Schoolroom, now part laundry and part schoolroom. 1878, by Alfred Waterhouse; altered. Coursed squared sandstone, slate roof. Rectangular plan on north-south axis, plus smaller parallel range to rear projecting at north end. Perpendicular style. Single storey (altered internally by insertion of upper floor).</i> The listed building is of Medium architectural and historical interest for its association with prominent Manchester architect, Alfred Waterhouse, and for its group value with the other buildings in the former Chetham’s Hospital complex.	The Chetham’s Hospital Complex is located in the northern part of Manchester’s city centre, bound to the west by Victoria Street, to the north by Walkers Croft, to the east by Long Millgate, and to the south by Fennel Street. The complex sits within the Cathedral Conservation Area; the Cathedral itself is located just to the south along Victoria Street. Generally speaking, the complex has a sense of enclosure created by the arrangement of the historic buildings around a central courtyard which comprises a car park, leisure grounds, and formal gardens. The Grade II listed building sits to the west of this arrangement and looks into the courtyard. The surrounding buildings which make up the school provide the historic context for the site and the listed building, enabling an appreciation and understanding of its architectural interest and historic development. The Cathedral and the Chetham’s complex are experienced as an important group and one which communicates the early development of Manchester; the listed building derives a large amount of its significance from its proximity and relationship to the Cathedral. The townscape surrounding the complex has seen a considerable level of change to built form and

Table 4: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 10)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance/ relationship with the Site
				infrastructure. Of particular note are large scale buildings in the setting of the site, including Victoria Station and the AO Arena to the north, and the National Football Museum to the east. Given the low scale of the listed building and its enclosure within the courtyard, views of the site and an appreciation of its architectural and historical significance are largely limited to intimate, close-up views from its immediate locality. The contribution of the surrounding townscape (with the exception of the Cathedral and other buildings within the school complex) is relatively limited in its contribution to an appreciation of the listed building's setting, with the exception of reflecting the later phases of Manchester's development. The Site is not currently intervisible with the listed building and makes no contribution to an appreciation of its significance.
22	Former Synagogue (Grade II)	Grade II	Listed in 1974. <i>Methodist chapel, subsequently synagogue, now retail warehouse</i> [update from 2023 site inspection: currently occupied by a Law Chambers firm]. <i>c.1840, altered internally. Sandstone ashlar (roof concealed). Rectangular plan on corner site. Classical style. Two storeys over basement; single-storey 3-bay facade, symmetrical, the centre</i>	The listed building sits on the west side of Cheetham Hill Road. As with other buildings in this area, the local setting of the building is wholly fragmented, comprising numerous phases of development and infill which has detracted from the character and quality of the local townscape. Traditional buildings that have survived have largely been altered and their original architectural quality diminished.

Table 4: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 10)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance/ relationship with the Site
			<i>breaking forwards and pedimented; with plinth, pilasters, and entablature with cornice and high parapet...Interior altered.</i> The listed building is of Medium architectural and historical significance for its clear and prominent Classical design language, and the adaptation of the building to serve different religious communities in its history.	Notwithstanding this, the former public building sits within a loose group of historic buildings on Cheetham Hill Road which communicate the development and former character of the area. These including the neighbouring former synagogue, and further south the Church of St Chad, and the listed public house and former town hall complex to the east. The listed building sits on the corner with Park Street, and is a visible and prominent feature of the streetscape as one moves along Cheetham Hill Road from the south. The former methodist chapel is seen in conjunction with other historic buildings including the neighbouring former frontage building to the Northern Hospital and the tower of the Church of St Chad in the background. Its immediate context includes low quality late 20th century development, including the Site, as well as tall residential development to the east. Tall buildings are therefore a defining and prominent feature of the listed building’s setting. The Site detracts from the local streetscape in which the listed building is appreciated and experienced, failing to provide a suitable bookend to the stretch of road bound by Park Street to the south and Park Place to the north. The inactive frontage of the Site contributes to the low quality streetscape and general

Table 4: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 10)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance/ relationship with the Site
				environment which characterises the setting of the listed building. Overall, the Site makes a negative contribution to the setting of the listed building and detracts from an appreciation of its significance.
23	Charter Street Mission (formerly Charter Street Ragged School and Working Girls' Home)	Grade II	Listed in 2019. <i>A working girls' home, ragged school and mission hall of 1892 and 1900 by Maxwell and Tuke, comprising a three-and-four-storey trapezoidal courtyard-plan building of red brick with slate roofs.</i> <i>Reasons for Designation</i> <i>The Charter Street Mission, a working girls' home, ragged school and mission hall of 1892 and 1900, is listed at Grade II for the following principal reasons:</i> <i>Architectural interest:</i> <i>* as a rare and relatively early example of social welfare provision of girls' accommodation, unusually combined with a ragged school; * for its good design quality as a charitable institution in a deprived area of international notoriety, with</i>	The listed building sits on the northern edge of the St Michael's and Angel Meadow Park which provides an attractive green setting and enables opportunity for an appreciation of the architectural character and historical significance of the listed building. To the north, the building is enclosed by the railway viaduct; to the west, it's setting has been enclosed by tall modern development. Opportunity to appreciate the listed building is therefore largely limited to close up views from the park to the south. The Site is not currently intervisible with the listed building and makes no contribution to an appreciation of its significance.

Table 4: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 10)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance/ relationship with the Site
			<i>varied massing and decorative detailing; * for the good survival of planform and features of note relating to the welfare use including timber cubicles, kitchen range, fireplaces, floor and wall finishes.</i> <i>Historic interest:</i> <i>* as a physical reminder of the very real need to safely accommodate working girls and young women in industrial cities during the late-C19 and early-C20, and the extensive efforts made to meet this need; * associated with Sir William John Crossley (Bart), a notable industrialist and philanthropist, who paid for the site of the 1892 phase and chaired the building committee; * designed by notable architects Maxwell and Tuke, authors of several listed buildings including Blackpool Tower, Lancashire (Grade I) and four girls’ hostels at Port Sunlight, Wirral (Grade II); * in illustrating the continuity of welfare use and charitable ownership since the 1860s.</i> <i>Group value:</i> <i>* with the nearby Ashton House (Grade II), Sharp Street Ragged School (Grade II), and the former</i>	

Table 4: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 10)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance/ relationship with the Site
			<i>Methodist female mission at 29 Great Ancoats Street (Grade II).</i> The listed building is of Medium architectural and historical value for the above reasons.	
Conservation Areas within 250m Study Area				
Purple Shading	Cathedral Conservation Area	Conservation Area	Designated in 1972 to preserve and enhance setting of the Grade I listed Cathedral and Chetham's Hospital School complex. MCC's online summary of the conservation area³ states: <i>'The Cathedral area has been the ecclesiastical and scholastic centre of Manchester since the earliest times.</i> <i>To the south and east the two buildings [the Cathedral and Chetham's Hospital School], and the confined solemnity of the Cathedral Yard, are effectively separated from the rest of the city centre by a partial ring of Victorian commercial buildings, including the impressive Corn and</i>	MCC's online summary of the conservation area's local setting states: <i>'To the north and west the Cathedral overlooks the broad width of the busy Victoria Street and the deep cut of the River Irwell, both of which traverse the area, and beyond, into Salford, to the extensive cobbled forecourt of the disused Exchange Station which forms the western boundary of the area'.</i> The former Chetham Hospital complex to the north provides an important insight into the historical context of the Cathedral which enables an understanding and appreciation of its architectural and historical significance. The two sites are

3

https://www.manchester.gov.uk/info/511/conservation_areas/964/cathedral_conservation_area#:~:text=Parks%2C%20leisure%20and%20the%20arts%20Cathedral%20Conservation%20Area&text=These%20all%20cluster%20around%20the,Station%20and%20Hunts%20Bank%20approach.

Table 4: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 10)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance/ relationship with the Site
			<i>Produce Exchange. These all cluster around the medieval street pattern and bounded on the outside by the curving line of the Cateaton Street, Hanging Ditch, Todd Street, Victoria Station and Hunts Bank Approach’.</i> The architectural and historical value of the Cathedral Conservation Area is High owing to its inclusion of highly graded listed buildings which reflect the history and development of Manchester from the Saxon period onwards and which, as noted above, embodies the city’s ecclesiastical and scholastic centre. The survival of the buildings within the Conservation Area and their adaptation to suit changing requirements and withstand the growth and expansion of the city is testament to their local and national significance.	experienced as an important historical grouping to the north of the city centre. The wider townscape setting of the conservation area is wholly varied, reflecting the piecemeal redevelopment of this part of the city. Tall and large buildings are a visible and prominent feature of the asset’s setting, albeit there is a sense of breathing space around the Cathedral in particular which reinforces its tower to be appreciated as a landmark within the surrounding townscape. The Site is not currently intervisible with the conservation area and makes no contribution to an appreciation of its significance.
Yellow Shading	Shudehill Conservation Area	Conservation Area	<i>Designated in 1987.</i> MCC’s online summary of the conservation area⁴ states: <i>‘The west side of the Conservation Area is composed of large buildings constructed during</i>	The setting of Shudehill Conservation Area is varied, taking in the adjacent Cathedral Conservation Area to the west and the Smithfield Conservation Area to the east. These two distinct pockets of historic townscape reflect various and defined phases of Manchester’s growth and development which enable and facilitate

⁴ https://www.manchester.gov.uk/info/511/conservation_areas/1110/shudehill_conservation_area/3

Table 4: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 10)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance/ relationship with the Site
			<i>the 20th century. These line the east side of Corporation Street and turn the corner up Withy Grove. The older, smaller scale properties which survive today are situated to the east side of the conservation area.</i> <i>Shudehill and Withy Grove rise up the incline of one of the Irwell river terraces. At the steepest part, the upper end of Withy Grove, the narrowest fronted buildings are found, and these form a more varied yet integrated frontage on the slope than would large, broad-based buildings such as those on Corporation Street, which is level.</i> <i>Many older buildings have been demolished due to low levels of occupancy, neglect and lack of investment. Others have been affected by the construction of the Metrolink system which follows the line of Balloon Street and the former Snow Hill.'</i> The Shudehill Conservation Area is of Medium architectural and historical significance for the reasons described above.	an appreciation of the built form within the Shudehill Conservation Area. The designation's setting to the north (Cheetham Hill Road and NOMA site) comprises large and tall buildings. Given the nature of the townscape comprised within the conservation area, including the listed CIS and New Century House towers, this development is not seen to be at odds or contrary to the character of the conservation area or to detract from an appreciation of its significance. The Site is not currently intervisible with the conservation area and makes no contribution to an appreciation of its significance.
Non-Designated Heritage Assets within 250m Study Area				
25	21 Cheetham Hill Road	N/A	The red brick building was built in c.1892 when the Northern Hospital was expanded to create a	The building fronts Cheetham Hill Road and is bounded to the north by the Site. As with other buildings in this

Table 4: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 10)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance/ relationship with the Site
			frontage to Cheetham Hill Road. The former institutional building has a symmetrical frontage to the road, with Dutch gables and frieze panels within the central bay. The architectural detailing of the building has been well preserved, despite later ad hoc amendments, and its institutional character is legible. The building is identified as being of Low architectural and historical value for its reflection of late Victorian institutional architecture and its local value to the Cheetham Hill Road area.	area, the local setting of the building is wholly fragmented, comprising numerous phases of development and infill which has detracted from the character and quality of the local townscape. Traditional buildings that have survived have largely been altered and their original architectural quality diminished. The building is a visible and prominent feature of the streetscape as one moves along Cheetham Hill Road from the south, seen in conjunction with the neighbouring listed former Methodist chapel. Its immediate context includes low quality late 20th century development, including the Site, as well as tall residential development to the east. Tall buildings are therefore a defining and prominent feature of the listed building's setting. The Site detracts from the local streetscape in which the building is appreciated and experienced, failing to provide a suitable bookend to the stretch of road bound by Park Street to the south and Park Place to the north. The inactive frontage of the Site contributes to the low-quality streetscape and general environment which characterises the setting of the building.

Table 4: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 10)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance/ relationship with the Site
				Overall, the Site makes a negative contribution to the setting of the building and detracts from an appreciation of its significance.
26	3 Park Place	N/A	The Northern Hospital building was built on Park Place in an Italianate design in 1889. It is constructed of red brick and has a clear Classical/Italianate design language communicated through its intricate corbelled cornice, segmental arched window headers, and contrasting brickwork, all contributing to its architectural value. The building forms a group with No. 21 Cheetham Hill Road which provided an extension to the hospital in 1892. The building is identified as being of Low architectural and historical value for its reflection of late Victorian institutional architecture and its local value to the Cheetham Hill Road area.	The building sits to the west of the Site on Park Place. As with other buildings in this area, the local setting of the building is wholly fragmented, comprising numerous phases of development and infill which has detracted from the character and quality of the local townscape. Traditional buildings that have survived have largely been altered and their original architectural quality diminished. Park Place has a degraded townscape character that is contributed to by the deteriorated pedestrian realm, decline of the buildings, and presence of a high number of parked cars. The Site detracts from the local setting of the former hospital building by failing to adequately address or provide an active street frontage to Park Place, its poor built form, and by reason of the unsightly and low-quality hardstanding and yard area which divides the two plots. Overall, the Site makes a negative contribution to the setting of the building and detracts from an appreciation of its significance.

Table 4: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 10)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance/ relationship with the Site
27	6-12 Park Place	N/A	Nos. 6-12 Park Place are heavily altered early 19th century residential terraces, now used as commercial premises. The architectural legibility of the terrace has been diminished by ad hoc works to the property which has seen the loss of original features (windows, doors, roof) and their subsequent replacement with low quality/inappropriate alternatives. Notwithstanding this, the domestic character of the terrace is still perceived. They are considered to be Low architectural and historical significance for their reflection of the early residential of the Cheetham Hill Road area.	The terrace sits to the east of the Site on Park Place. As with other buildings in this area, the local setting of the building is wholly fragmented, comprising numerous phases of development and infill which has detracted from the character and quality of the local townscape. Traditional buildings that have survived have largely been altered and their original architectural quality diminished. Park Place has a degraded townscape character that is contributed to by the deteriorated pedestrian realm, decline of the buildings, and presence of a high number of parked cars. The Site detracts from the local setting of the former residential terrace by failing to adequately address or provide an active street frontage to Park Place and by reason of its low-quality built form. Overall, the Site makes a negative contribution to the setting of the building and detracts from an appreciation of its significance.
Listed Buildings outside 500m Study Area				
24	Cathedral Church of St Mary (Grade I)	Grade I	Listed in 1952. <i>Collegiate parish church, cathedral since 1847. Mostly c.1422-1520, perhaps incorporating some</i>	The building is the centrepiece of the Cathedral Conservation Area. MCC's online summary of the conservation area's local setting states:

Table 4: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 10)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance/ relationship with the Site
			<i>earlier fabric; altered, restored or rebuilt 1814-15, 1862-8 by J.P.Holden, 1885-6 by J.S.Crowther and 1898 by Basil Champneys; annexes added 1903 by Champneys and 1934 by Sir Percy Worthington; bomb damaged 1940 and subsequently restored and rebuilt by Sir Hubert Worthington. Sandstone. Perpendicular style. West tower rebuilt 1867 with west porch of 1898 and choir rooms, 6-bay nave with north and south aisles with north and south chantries, north porch rebuilt 1891 and south porch of 1891, 6-bay choir with north and south aisles with chapels, C15 south Chapter House, and east Lady Chapel, destroyed 1940 and rebuilt; south annexes. In 2nd World War Manchester was, after Coventry, the most damaged English Cathedral but the interior retains amongst other fittings excellent choir stalls of c.1505-10 with misericords. There are also the probably early C16 pulpitum restored and with cornice of 1872, the parclose screens altered C18 and the screens of the choir chantries. Fine nave and restored choir roofs. In the Lady Chapel a restored C15 screen, and in the Derby Chapel a fragmentary early C16 brass to Bishop Stanley and the C18 font. There are also the Saxon angel stone, a brass in the choir to its builder John Huntingdon, and the statues of Humphrey Chetham by William Theed, 1853, and Thomas Fleming by Baily, 1851. In the west porch a statue</i>	<i>‘To the north and west the Cathedral overlooks the broad width of the busy Victoria Street and the deep cut of the River Irwell, both of which traverse the area, and beyond, into Salford, to the extensive cobbled forecourt of the disused Exchange Station which forms the western boundary of the area’.</i> The former Chetham Hospital complex to the north provides an important insight into the historical context of the Cathedral which enables an understanding and appreciation of its architectural and historical significance. The two sites are experienced as an important historical grouping to the north of the city centre. The wider townscape setting of the conservation area is wholly varied, reflecting the piecemeal redevelopment of this part of the city. Tall and large buildings are a visible and prominent feature of the asset’s setting, albeit there is a sense of breathing space around the Cathedral in particular which reinforces its tower to be appreciated as a landmark within the surrounding townscape. The Site is not currently intervisible with the conservation area and makes no contribution to an appreciation of its significance.

Table 4: Appraisal of Heritage Assets in Study Area				
Heritage Asset and Map Reference (refer to Figure 10)		Designation	Summary Description (blue text extracted from NHLE for listed buildings) and Significance	Contribution of Setting to Significance/ relationship with the Site
			<i>of Queen Victoria sculpted and presented by her daughter Princess Louise, and over the entrance to the south annexe a carving of 1933 by Eric Gill. (Buildings of England: N Pevsner: South Lancashire: PP273-9; Pitkin Guides: H Hodkin: Manchester Cathedral).</i> The architectural and historical value of the Cathedral is High owing to its reflection of the Early Modern phase of Manchester’s development and expansion, its architectural quality and local landmark identity, and its community and social value as a key building in the historic core of the city.	

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

Table 5: The hierarchy and definition of heritage significance relevant to the redevelopment of the Site (tailored from ICOMOS & Historic England guidance)	
Heritage status / hierarchy	Description.
Very High / Exceptional heritage significance <i>International architectural and historic interest and importance.</i>	This heritage grading relates to the fabric and setting of: - Scheduled Ancient Monuments, - Grade-I listed buildings, - Grade-I historic parks/gardens, - and battlefields, defined by statute, where the particular site is well represented in the impacted historic environment.
High heritage significance <i>National architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II* and grade-II listed buildings, - Grade-II* and grade-II historic parks/gardens, - battlefields, as defined by statute, - Conservation Areas containing very Important buildings where the particular site is well represented in the impacted historic environment.
Medium heritage significance <i>Regional architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II listed buildings (dependant on character), - Grade-II historic parks/gardens and battlefields, - designated Conservation Areas, - Unscheduled archaeological sites and landscapes of potential national interest where the fabric and character of the site is well represented in the impacted historic environment.
Low heritage significance <i>Local architectural and historic heritage importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Locally Listed Buildings (as formally identified by the Council and defined by an adopted Local Planning Policy), - Site's identified and recorded as being of heritage interest on the Historic Environment Record, which retain a definable heritage interest as a component of the historic environment. - unrecorded buildings, structures, or designed landscape features, which demonstrably retain a degree of heritage value due to their: architectural design, historic, communal, or townscape interest.
Negligible heritage significance <i>Buildings or fabric components which have been extensively altered, eroding or compromising their architectural and historic interest</i>	This heritage grading relates to sites which may be: - recorded on the Historic Environment Record in record form or as 'Find Sites' but retain minimal or no original fabric or definable character. - buildings, structures, or designed landscape features, which detract from the architectural design, historic, communal, or townscape interest of the principal heritage asset.
Unknown heritage potential <i>Buildings/sites where the potential importance interest requires determination</i>	This heritage grading relates to sites which may be locally identified as meriting recognition but have not been previously recorded or investigated so that their origins and fabric significance have yet to be objectively defined.

Appendix III: Assessing the Magnitude of Change or Impact

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

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

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

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

<i>characteristics of its heritage interest.</i>		the heritage values of the heritage assets in the view, the view as a whole, or the ability to appreciate its significance.
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Appendix IV: Assessing the Significance of Impact

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

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

Table 6: Assessing the Significance of Impact

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

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