



University of
Salford
MANCHESTER

Heritage Statement

Former Boddingtons
Brewery site,
Manchester

Client:
Latimer
Developments Ltd

Technical Report:
Katie Fletcher

Report No:
SA/2021/62



Site Location: The development area is located in Strangeways, Cheetham Hill, to the north of Manchester City Centre. It is bounded by Great Ducie Street to the south-west, the Travel Lodge off Francis Street to the north-west, and land to the south-east that is currently undergoing development

NGR: Centred at NGR 383754 399263

Prepared for: Latimer Developments Ltd

Document Title: Former Boddingtons Brewery site, Strangeways, Manchester

Document Type: Heritage Statement

Report No: SA/2021/62

Version: Version 2.0

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Summary

Latimer Developments Ltd have commissioned Salford Archaeology to undertake a Heritage Statement of the land at Great Ducie Street, to inform the Full Planning Application process. This assessment of the built heritage in close proximity to the Site, was intended to establish, as far as possible, the character of the historic built environment within the vicinity of the proposed development site and to provide a description of significance in order to understand the potential impact of the proposals, including the potential impact on the setting on any nearby designated heritage assets.

Within the boundary of the proposed development site there are no upstanding buildings of historic interest, and the site contains no discernible historic character. A review of the Historic Environment Record data recorded several designated and undesignated heritage assets within the vicinity of the site. Within a 300m Study Area of the site, the designated and non-designated heritage assets assessed in order to consider the potential impact of the proposed works upon those assets includes;

- / HMP Manchester: Gatehouse, Grade II Listed
- / North Bridge, Grade II Listed
- / Victoria Station, Grade II Listed
- / HMP Manchester: Main Prison Block, Grade II Listed
- / 19 Cheetham Hill Road, Grade II Listed
- / Manchester Parcel Post Office, Grade II Listed
- / Stephenson Bridge, Grade II Listed
- / Middle Bridge, Grade II Listed;
- / Manchester Cathedral, Grade I Listed
- / Cheetham's Hospital School, Grade I Listed
- / Former Globe Works, non-designated
- / Former Clarendon Hat Works, non-designated heritage asset
- / Former Motor Works, non-designated
- / Cathedral Conservation Area

The Cathedral Conservation Area was also considered as part of this assessment, in addition to Manchester Cathedral and Cheetham's Hospital School (which lay on the fringe of the study area). The Proposed Development will result in either No impact, Neutral or Slight Adverse instances of impact on the significance of the identified designated and non-designated buildings. The Proposed Development will result in a Slight Adverse impact upon the significance of the Conservation Area.

1. Introduction

1.1 Purpose

This Heritage Statement has been prepared in support of a planning application for the erection of two buildings part 29, 25 and 20 storeys and 12 storeys to create a mixed-use development comprising 505 residential apartments (Use Class C3a) with commercial uses (Use Class E) provided at the ground floor level, together with public realm including courtyard pocket park, cycle parking, accessible parking spaces, access arrangements, and other associated works

The proposed redevelopment area (herein referred to as 'the Site') is located within the Cheetham Hill ward in Manchester, on the north side of the city centre. Land within the Site currently comprises a hard-standing surface that has been used for car parking, off Great Ducie Street.

This Heritage Statement appraises the identified features of the historic built environment within the context of the application site, providing a description of their significance in order to understand the potential impact of the proposals, both positive and negative.

1.2 Location

The Site (centred on NGR 383754 399263) is situated on Great Ducie Street, in the Cheetham Hill ward in Manchester, to north of the city centre. Land within the Site currently comprises a hard-standing car park (Plate 1; Figure 1). The Site is bounded by Great Ducie Street to the west, a Travel Lodge off Francis Street to the north, and former car parks to the east and south that are currently undergoing redevelopment.



Plate 1: Recent aerial view looking north across the Site

The Site lies at a height of approximately 28.9m above Ordnance Datum (aOD). Land along the course of Great Ducie Street gradually descends to the north-west and rises slightly to the south-east, towards Manchester. The solid geology of the area comprises the Chester Sandstone Formation, which is overlain by glacial deposits, comprising sand and gravel (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

1.3 Designated Heritage Assets within the Area of Analysis

The Site does not contain any heritage assets that are afforded statutory protection, such as Scheduled Monuments, listed buildings, or any Registered Parks and Gardens, and it does not fall within a conservation area.

A review of the Historic Environment Record Data for a study area of 300m around the Site was reviewed, which is a standard approach to historic environment analysis of urban areas. The data showed that the Cathedral Conservation Area and eight listed buildings (Table 1) are situated within 300m of the Site (Plate 2). The proposed development may have a visual impact on these designated heritage assets, and so they are considered further in this report. The Manchester Cathedral and Cheethams School are not situated within this 300m study area, but due to their status as Grade I listed structures, and their proximity to the site, they are considered further.

HER No.	Description	Grade	NGR
8619.1.0	HMP Manchester: Gatehouse	II	SJ 8379 9952
16185.1.0	North Bridge	II	SJ 8383 9901
1392.1.0	Victoria Station	II	SJ 8387 9899
8619.2.0	HMP Manchester: Main Prison Block	II	SJ 8375 9958
8317.1.0	19 Cheetham Hill Road (Former Synagogue)	II	SJ 8403 9929
15544.1.0	Manchester Parcel Post Office	II	SJ 8373 9902
16138.1.0	Stephenson Bridge	II	SJ 8379 9894
16184.1.0	Middle Bridge	II	SJ 8383 9899

Table 1: Summary of listed buildings within a 300m radius of the Site

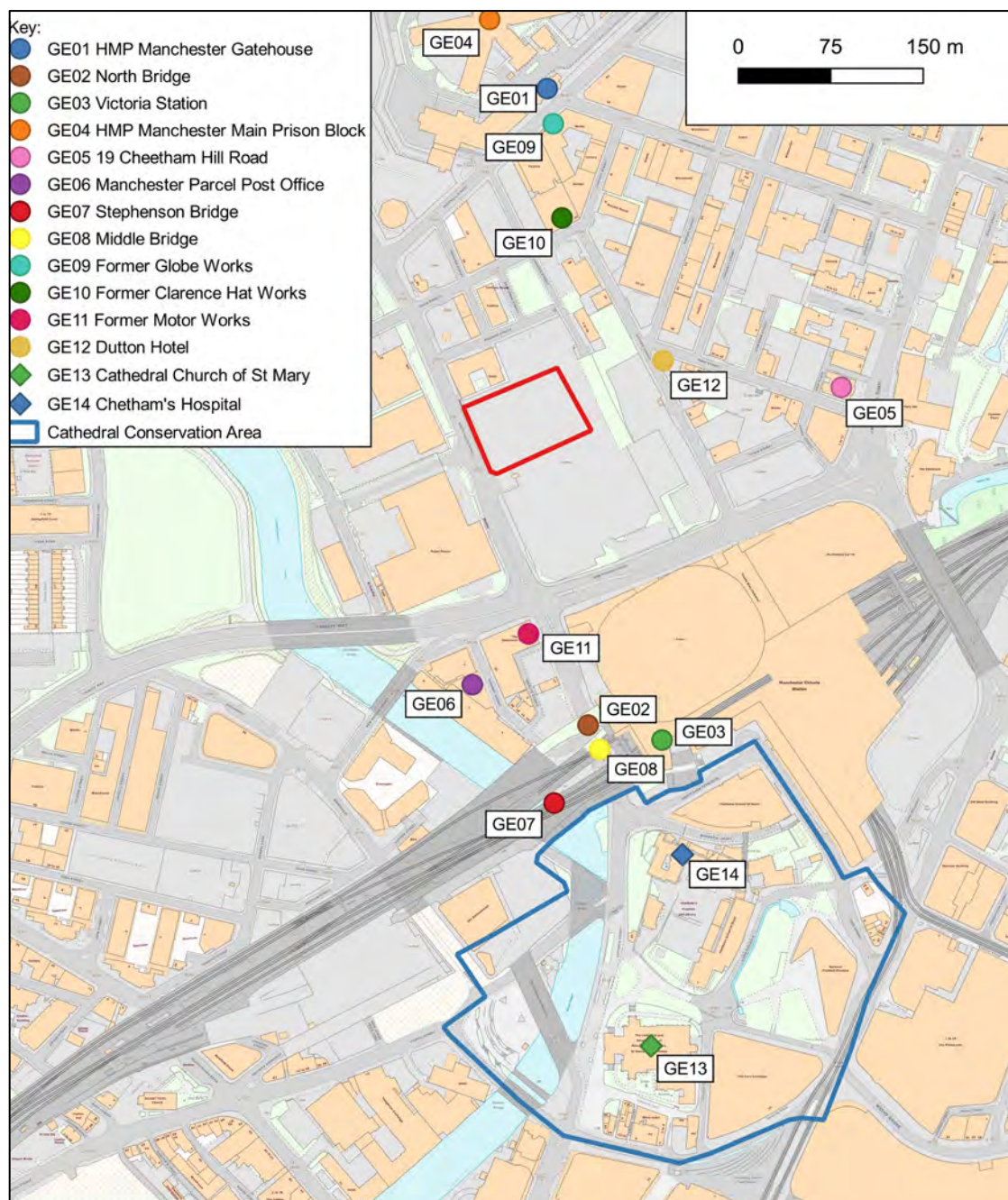


Plate 2: Site boundary superimposed onto modern mapping, showing the location of listed buildings and the Cathedral Conservation Area

2. Policy Context

This assessment accords with National, Regional and Local Planning Policies which relate to the historic environment. National planning policies relevant to heritage asset management are contained within the National Planning Policy Framework (NPPF 2021).

2.1 *Planning (Listed Buildings and Conservation Areas) Act 1990*

The Site is located within 300m of eight listed buildings and the Cathedral Conservation Area. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority 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.

2.2 *National Planning Policy Framework*

The significance of the heritage resource identified within this report has been assessed as recommended in the revised *National Planning Policy Framework* (Ministry of Housing, Communities and Local Government, July 2021). The NPPF sets out the Government’s planning policies and outlines the presumption in favour of sustainable development, which is defined by three principles: economic, social and environmental. Of the core planning principles underpinning decision making, conserving heritage assets ‘in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations’ is one.

Section 16 specifically deals with this historic environment (paragraphs 189-208), and local planning authorities should consider:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 194 states that local planning authorities, when determining applications, should require the applicant to describe the significance of any affected heritage assets, including any contribution made by their setting. ‘The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.’

Paragraph 199 states that ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should

be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm.'

Paragraph 202 states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimal viable use'.

Paragraph 203 states that 'the effect of an application on the significance of a non-designated heritage asset should be taken into account when determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

Paragraph 205 states that 'local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this impact publicly accessible.'

2.3 Local Development Framework

The NPPF outlines the need for local planning policies to create local plans and frameworks to implement the NPPF at a local level. Manchester City Council adopted a Core Strategy in 2012, which is scheduled until 2027. The heritage strategy is outlined in the Saved UDP policies on Listed Buildings and Conservation Areas. *Objective 6: Environment* summarises the approach the local authority will take in determining planning applications which may affect the historic environment.

Policy EN3 states:

'Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.'

Manchester City Council is advised on proposals affecting listed buildings by their Conservation Team, supported by the Greater Manchester Archaeological Advisory Service (GMAAS) for proposals that could affect non-designated heritage assets.

2.4 Historic England Guidance

The Heritage Statement accords with the guidance set out in Historic England's Advice Note 12, '*Statements of Heritage Significance: Analysing Significance in heritage Assets*' (October 2019). The recent guidance calls for a staged approach, which provides relevant and proportionate information sufficient to inform decision-making by the Council (Historic England, 2019).

In 2015, Historic England released three Good Practice Advice Notes in support of the implementation of national policy and the related guidance in the Planning Policy Guidance (PPG). A fourth Good Practice Advice Note was released in 2020. The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology (Historic England, 2020).

Historic England's revised guidance on tall buildings was published on 4 March 2022 (Historic England, 2022). The note supersedes a previous version from 2015 and takes into account recent updates to planning policy and legislation and recent experience of the development of tall buildings within the historic environment. The purpose of the guidance is defined by Historic England 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'*.

Good Practice Advice Note 2 (*Managing Significance in Decision-Taking in the Historic Environment*) (Historic England, 2015), Good Practice Advice Note 3 (*The Setting of Heritage Assets*) (Historic England, 2017), Good Practice Advice Note 4 (*Enabling Development and Heritage Assets*) and Historic England Advice Note 4: *Tall Buildings* (Historic England, 2022) were considered as part of this assessment (Historic England, 2020).

3. Method Statement

3.1 Introduction

The principal objective of the Heritage Statement is to examine the history, development and significance of the historic built environment within the Site and its vicinity and through this to assess the impact of the proposed development on that significance. This was achieved by carrying out desk-based documentary research based on primary and secondary sources, as well as visual analysis and professional judgement. The production of the assessment followed the guidance set out in Historic England's Good Practice Guides and Historic England's Advice Note 12, '*Statements of Heritage Significance: Analysing Significance in heritage Assets*' (October 2019).

3.2 Research sources

The heritage assessment made use of the following sources:

- / Published and unpublished cartographic, documentary and photographic sources;
- / The Greater Manchester Historic Environment Record, maintained by the Greater Manchester Archaeological Advisory Service;
- / Manchester Local Archives and the Greater Manchester Record Office in Manchester Central Library;
- / The National Heritage List for England;
- / Salford Archaeology's extensive library of archaeological work carried out in the vicinity of the Site.

3.3 Site Visit

A Site visit was undertaken to identify key heritage views within the locality, particularly those within Conservations Areas and of Listed Buildings.

3.4 The document

Planning and legislative background is present in Chapter 2. Chapter 4 discusses the historic development of within the Site. A Historic landscape characterisation appraisal (Chapter 6) of Conservation Areas and heritage assets within the study area, is used to assess the impact of the proposed development on the setting of such assets (Chapter 7).

3.5 Significance and impact assessment methodology

The assessment of the impact of the proposed works follows established Historic England guidance on assessing the setting of heritage assets. The Historic England guidance states that the assessment should address the attributes of the proposed development in terms of its: location and siting, form and appearance, wider effects and permanence (Historic England, 2017; Historic England, 2019). Chapter 6 is an assessment of how these attributes could potentially affect the significance of the assets assessed.

The impact assessment (Chapter 8) uses the approach to assessing heritage value contained within '*Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*' issued by the International Council on Monuments and Sites (ICOMOS) in January 2011 (ICOMOS, 2011). The significance of the impact of the proposed development is based on the value or sensitivity of the heritage asset and on the magnitude of the impact on that heritage asset. The criteria used for assessing value, magnitude of impact and significance of impact are set out in three tables below. These impacts may be either adverse or beneficial (see Appendix 2).

4. Historical Development

4.1 Introduction

In order to better understand the heritage significance of the Site within the surrounding historic environment, it is first necessary to understand the historical development of the area. This section of the report analyses and interprets historic maps and primary and secondary information to provide an evidence base for the analysis of significance.

4.2 Development of the Site and the Surrounding Area

The Site is situated within an area referred to as 'Strangeways', which is mentioned in a description of The Bounds of Manchester in 1322 (HER 275.1.0). It was long held by the Strangeways family, but was sold in the mid-17th century to the Hartleys, who retained possession for several generations. In 1711, the estate was bequeathed by Catherine Richards, widow, to Thomas Reynolds, to the Earl of Ducie, who was the owner of the estate in 1850 (Farrer and Brownbill 1911, 259-62). The hall itself was built before 1590, though its precise date is unknown. The hall was set on the western edge of Strangeways Park. The hall was demolished around 1860 and replaced by the Assize Court (HER 11769.1.0). The site of Strangeways Hall lies 200m to the north-west of the Site.

The development of the Site may be traced reasonably well from the sequence of available historic mapping. The earliest reliable published map is Casson and Berry's map of 1746 (Plate 3). The map shows that the area on the north banks of the River Irk had been laid out into garden or allotment plots that were partly bordered by three rows of buildings. An unnamed lane had been established on the north side of Hunts Bank Bridge, which likely marks the current course of Great Ducie Street. The eastern frontage of the newly laid lane had begun to be developed to the south of the Site. The surrounding land remained rural, and several field boundaries were marked on the map. The Site most likely lay beyond the surveyed area, to the north-east of the unnamed lane.



Plate 3: Extract from Casson and Berry's map of 1746 showing the approximate location of the Site

Several cartographers produced maps of Manchester in the late 18th century, including Tinker in 1772, Charles Laurent in 1793 (Plate 5) and William Green in 1787-94 (Plate 5). These maps captured the intensive development of Manchester away from its medieval core. Green's map of 1787-94 (Plate 4) depicts several industrial premises within the study area, which were associated with the textile finishing industries. These included a dye house (HER 9861.1.0) and printing works (HER 9860.1.0) that were situated to the north-west of the Site. The dye house consisted of two buildings that fronted the main road, named Strangeways, together with several outbuildings and a reservoir that had an outlet to the River Irwell. The printing works was situated to the north of the dye house and is annotated on the map as 'Mr Lomas's Printing Works'. The printing works consisted of three large rectangular buildings aligned north/south with a large rectangular reservoir on the north side and some smaller buildings fronting the River Irwell.

Another print works had been established immediately to the east of the Site boundary. The printworks comprised four buildings annotated on the map as 'Mr Smith's Printing Works'. The printworks were set up next to a large body of water named 'Canal' that was situated within Strangeways Park. The reservoir was likely fed by the River Irk, providing the printworks with a plentiful supply of water. The printworks was likely associated with later, and larger site of Strangeways Calico Print Works (HER 9736.1.0).

Scholes' trade directory of 1797 records all three industrial complexes along Strangeways. George Lomas was recorded as a fustian and calico printer (Scholes 1797, 79), whilst John Smith was recorded as a calico printer (Scholes 1797, 117). The dye house may have been run by either Joseph Barley who was recorded as a silk dyer (Scholes 1797, 10), or George Wood, a dyer and printer (Scholes 1797, 140).

Calico is a plain-woven textile made from cotton. In the first half of the 18th century, calico printing was undertaken by hand using the technique known as wooden block printing. By the 1750s, engraved copper plates had replaced the wooden blocks. The copper plates could create more detail than the wood block, but still had to be operated by hand (<https://www.nms.ac.uk>). In 1783, Scottish inventor, Thomas Bell patented a process that used engraved cylindrical printing plates. This process enabled entire lengths of cloth to be printed much faster and could use up to six colours to print repetitive patterns on cotton. The first machine that used this technique was set up in 1785 in Walton-le-Dale, Lancashire (Turnbill, 1951). It is not known whether the late 18th-century printworks within the study area had made use of the invention.

A curved lane aligned north-east/south-west traversed through roughly the centre of the Site. It cut across an avenue of trees and terminated in Strangeways Park. The Strangeways estate was held by Lord Ducie, who owned several fields within and surrounding the Site. Fields occupied land to the north and south of the lane within the Site. A faint path passed through the field in the southern part of the Site, which provided access to Mr Smith's print works. The path ran from the rear of a building that fronted Strangeways. This building may have projected slightly into the south-west corner of the Site.

Charles Laurent's plan of 1794 (Plate 5) shows a similar layout to Green's plan of 1787-94 (Plate 4), although Laurent's plan captured some additional details. The western side of the field, on the northern side of the lane, had been divided into smaller rectangular plots by three field boundaries.



Plate 4: Extract from Green's Map of Manchester & Salford 1787-94

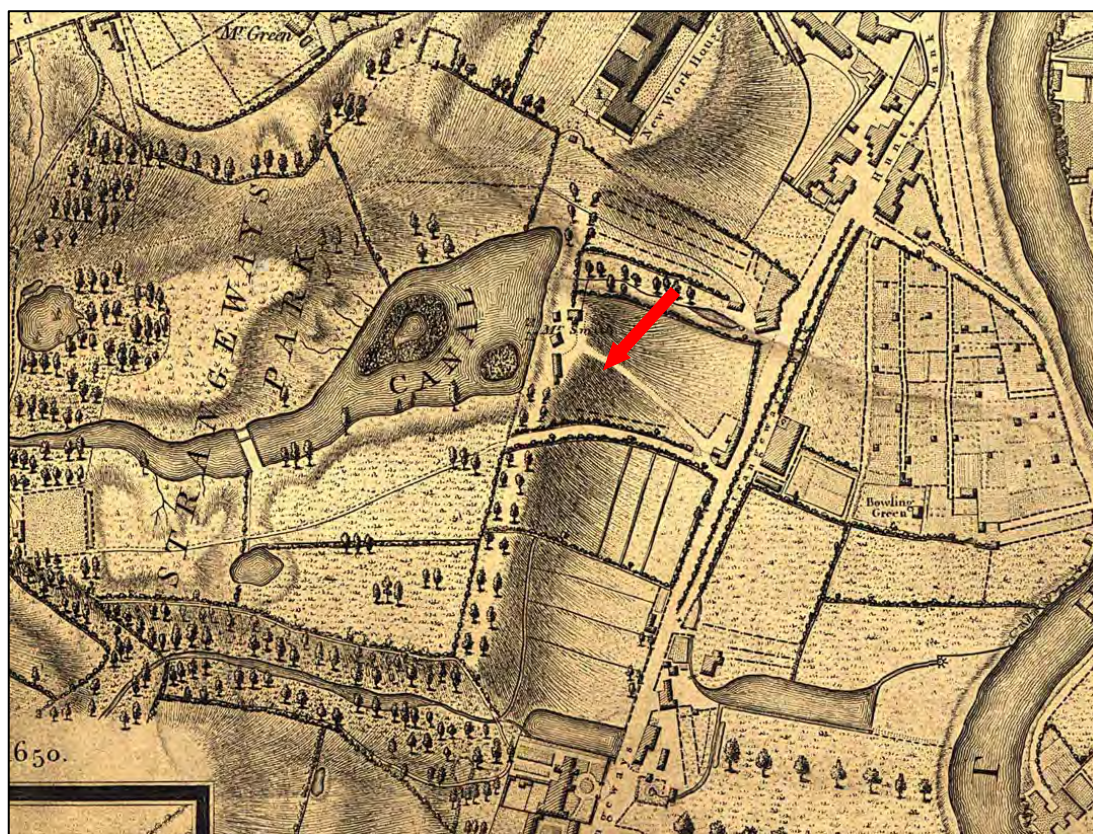


Plate 5: Extract from Laurent's Map of Manchester & the Environs 1793

Swire's map of 1824 is the next available map that captures the Site (Plate 6). The plan shows that a new street layout occupied land within the Site, comprising Great Ducie Street to the west, Briddon Street and Brewery Street running north-west/south-east through the centre of the Site and, Nightingale Street projecting into the west half of the Site. Several different types of buildings occupied the Site, including domestic, commercial, and industrial. Terraced houses most likely lined the main thoroughfare along Great Ducie Street, whilst two small buildings occupied the north side of Nightingale Street. A quadrangle of buildings surrounding a yard occupied the north-eastern part of the Site off Briddon Street. These buildings were likely associated with the expansion of the printworks and presumably contained factory buildings to carry out the printing process, plant rooms, offices and warehouses. A building set back from the west side of Brewery Street, aligned north-west/south-east may represent a commercial building such as a public house.

Pigot and Deans' trade directory of Manchester and Salford, 1821, provides an insight into the types of occupants in the area. A John Smith lived at Brewery Street, though no occupation is listed. It is not known whether this was the same John Smith that operated the printworks in the late 18th century. Samuel Howarth, an engraver to the calico printers, lived on the same street. The residents of Nightingale Street included shopkeepers, bookmakers, ironmongers, a coach guard, and a letterpress printer. A gentleman lived on Great Ducie Street, indicating that the street may have attracted middle-class residents. In addition, William Gibson, an accountant, auctioneer, canal broker, agent to the Eagle fire office and the Manchester and Salford bank for savings, also lived on the street. Other residents included a bank clerk, grocers, a cotton manufacturer, a comptroller, an umbrella and stick manufacturers, and a plumber and glazer.

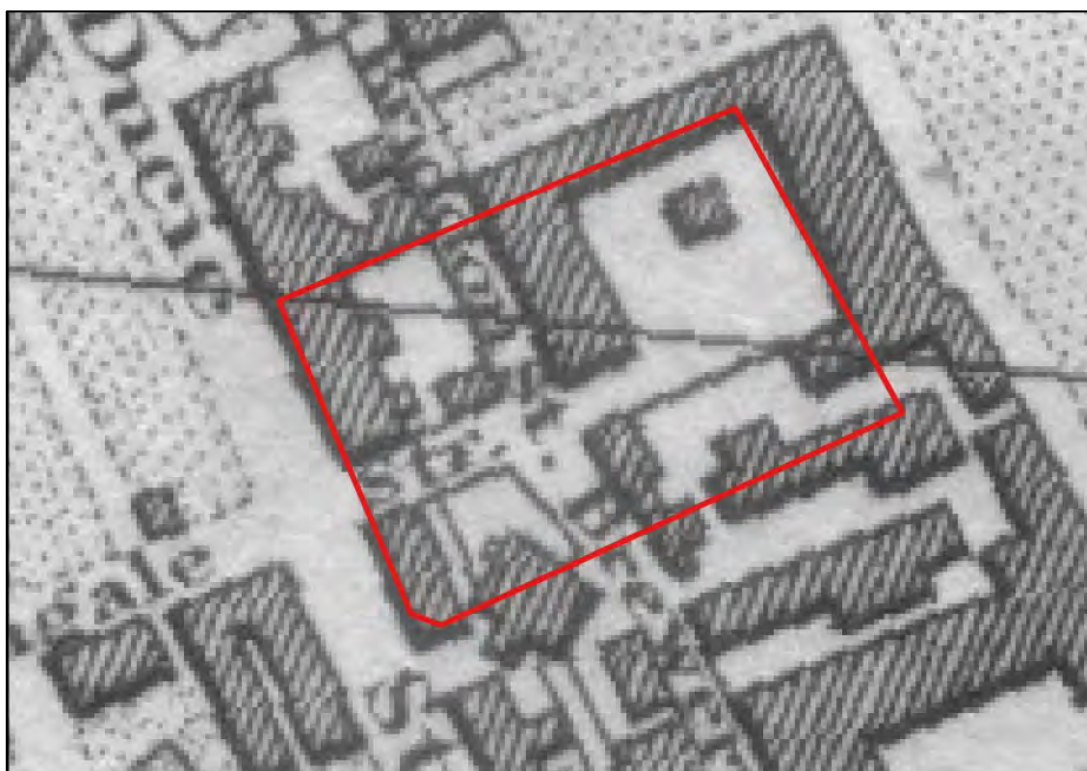


Plate 6: Extract from Swire's map of 1824, showing the Site boundary

Bancks & Co.'s map of 1831 (Plate 7) resembles the building plans shown on Swire's map of 1824, though it captures the individual buildings in more detail. Bancks' map shows that large, terraced properties with gardens to the rear occupied Great Ducie Street. Outdoor privies had been added to the rear of the two dwellings on Nightingale Street. The industrial complex in the eastern half of the Site is annotated as 'Print Works', and a new, large rectangular building had been erected in the central courtyard. The printworks was bounded to the north-west by Charlotte Street and Braddon Street to the south-west. Braddon Street was temporarily named Braddon Street until 1850 (Plate 8; Figure 3).

The printworks was shown on the tithe award for Cheetham as 'Site No.534, Print Works' occupied by John Redfern and owned by the Earl of Ducie' (HER 9736.1.0). The tithe award also recorded the buildings to the south-east of the Site as a brewery, Site No.536.

Pigot and Dean's trade directory of 1841 records a wide array of occupations including letterpress printers, a hairdresser, a ropemaker, a dyer, a beer retailer, brewers, an engraver and printer, a clerk, a shoemaker, and a carter living on Brewery Street. Hole & Harrison, ale & porter brewers, and maltsters, were recorded as the occupants of Strangeways Brewery, on Brewery Street, to the south-east of the Site (Pigot and Dean 1841, 130).

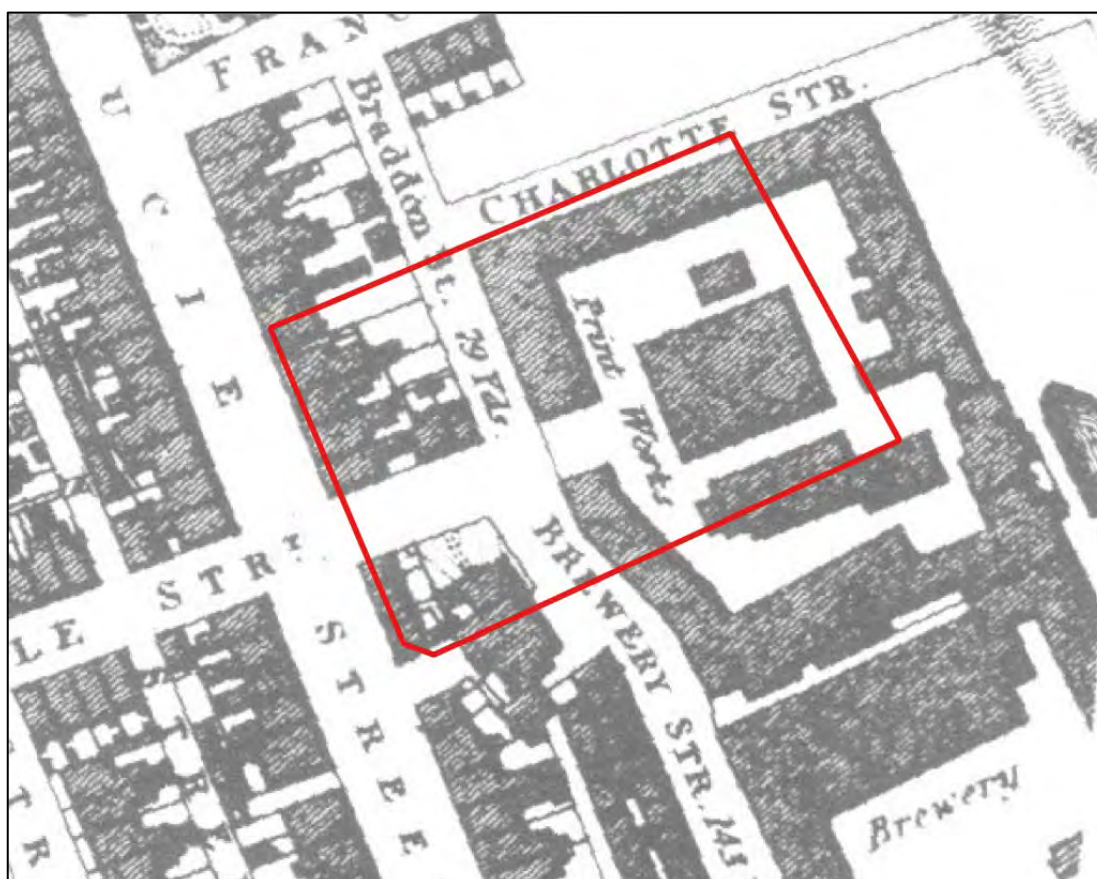


Plate 7: Extract from Bancks and Co.'s map of 1831, showing the Site boundary

The Ordnance Survey map of 1850 (Plate 8; Figure 3) shows the same arrangement of buildings as Bancks and Co.'s map of 1831, although it provides more detail of the individual buildings and their layout. The properties along Great Ducie Street occupied the same footprints. The north-west property occupied a slightly larger footprint than the

other terraces within the Site and it had a substantial, ornate garden plot. Window lights were situated on the street frontage indicating that the properties contained cellars.

As noted above, the dwellings on Nightingale Street and two buildings at the junction of Great Ducie Street and Nightingale Street had smaller footprints. Windows lights were also depicted along the frontage of these buildings suggesting that they had also contained cellars. In total, three irregular-shaped houses had been built on the southern side of Nightingale Street that were not shown on Bancks' map.

The public house in the south-west tip of the Site was named the Whistlers' Arms. An external staircase along Back Brewery Street (formerly Brewery Street) indicates that the pub contained a cellar. Slater's trade directory of 1850 recorded Sarah Wright as the publican of the Whistlers' Arms at number 79 Great Ducie Street. The trade directory indicates that numbers 71-79 Great Ducie Street lay within the Site boundary and that the residents worked as merchants and manufacturers. The residents of the smaller houses, adjacent to the public house, were employed as a dressmaker and a greengrocer.

Slater's trade directory of 1863 recorded that Sarah Wright continued to be the publican of the Whistlers' Arms, however, the street numbers had changed, and the pub was listed as number 54 Great Ducie Street. This may indicate that numbers 56-60 were situated in the south-west corner of the Site, to the north of the public house. These properties were occupied by a milliner and a pawnbroker. The trade directory also implies that the large properties on Great Ducie Street occupied Belgrave Terrace (numbers 62-70). An artificial florist, an agent, painter, and confectioner occupied Belgrave Terrace.

The printworks was labelled 'Strangeways Calico Print Works' on the Ordnance Survey map of 1850. The central building within the yard had been expanded to adjoin the building to the south-east. Tanks, weighting machines, boilers, boiler houses, and a chimney are all visible on the map. A boiler house and chimney seem to have been situated on the north-east side of the building within the yard. Tanks were located to the south-east of the boilers and chimney. A second boiler house lay beyond the Site boundary.

Strangeways Hall still stood to the north-west of the Site on Great Ducie Street and the Strangeways Park was situated to the east and north-east of the Site. Development on the outskirts of the park had taken place and comprised mostly of housing. The northern part of the park was being used as a brickfield and manufactory. The hall was demolished shortly after the publication of the 1850 map (Figure 6), in 1860 (HER 275.1.0).

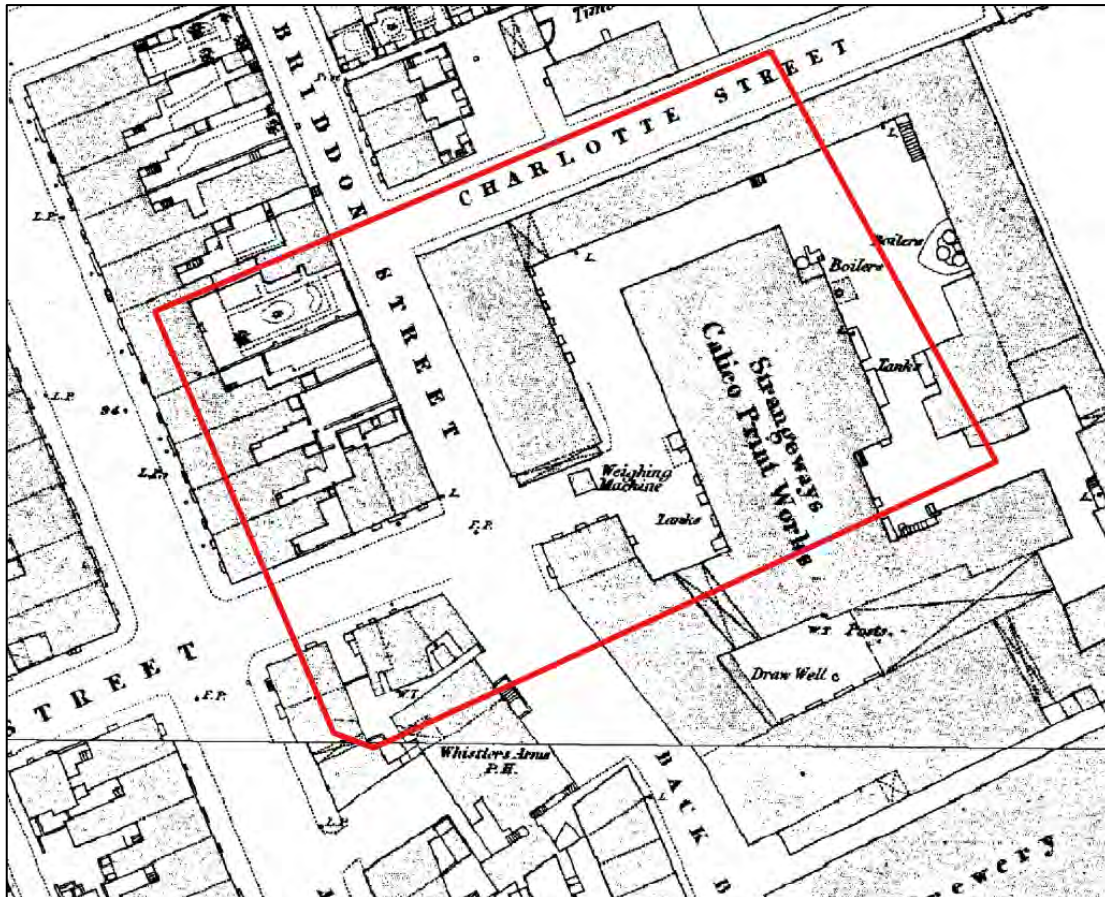


Plate 8: Extract from the Ordnance Survey map of 1850, showing the Site boundary

The Ordnance Survey map of 1891 (Plate 9; Figure 4) shows that the Site and surrounding area had undergone several changes during the second half of the 19th century. Strangeways Hall had been cleared and redeveloped into the Assize Courts, designed by Alfred Waterhouse and was built in 1867 (HER 11769.1.0). A large prison complex was located to the east of the courts (HER 8619.1.0; 8619.2.0). Strangeways Park had been entirely developed into a mixture of residential, industrial, and commercial buildings. Brickworks and several old clay pits occupied land in the north of the former park.

By 1891, terraced houses immediately to the north-west of the Site had been cleared, leaving an empty plot of land at the junction of Frances Street and Great Ducie Street. The house in the north-west limit of the Site had been reconfigured and had presumably changed function. The rest of the houses along Great Ducie Street and on the northern side of Nightingale Street remained unchanged. The smaller properties on the southern side of Nightingale Street had been slightly reconfigured.

The former Whistlers' Arms public house had been expanded to front Great Ducie Street and was annotated as 'Assize Courts Hotel' on the 1891 OS map. Slater's trade directory of 1895 recorded the Assize Hotel at the same address as the former public house and was occupied by Joseph Robert Sanders (number 54 Great Ducie Street). Between the hotel and Nightingale Street were numbers 56-60. These were occupied by a pawnbroker, an ivory turner, and a plumber. Numbers 62-66 were occupied by a shopkeeper, a draper, and a furniture broker. Number 68-80 was recorded as a 'boys' refuge, emigration training home, brigade boys' home, working lads' institute and home, and boys' refuge depot'.

The former site of Strangeways Calico Print Works had been drastically reconfigured by 1891 (Plate 8). Elements of the south-east part of the building had been retained and expanded to the north-west, including a rectangular shaped building with a semi-circular bay window. These buildings formed part of Strangeways Finishing Works (cotton). A chimney and part of the potential steam power plant may have lay within the south-east part of the Site.

In the north-east Site boundary, a covered access way, square building and the south-east end of a rectangular structure and annex were likely associated with Albion Works (box) and is shown on the Ordnance Survey map of 1891 (Plate 9).

Adjacent to Albion Works was a new arrangement of industrial buildings that are shown on the Ordnance Survey map of 1891 (Plate 9). The site consisted of several small square and rectangular buildings, two tanks, a large elongated rectangular range to the south-east, a smaller rectangular building to the south-west (fronting Briddon Street, with window lights), further buildings along the Catherine Street frontage and a large rectangular building at the junction of Briddon Street and Catherine Street. Access was granted to the industrial site by two entrances, located on Catherine Street and Briddon Street. No chimneys were marked on the mapping. Slater's trade directory of 1895 listed William Oxley, a boiler composition manufacturer on Briddon Street/Catherine Street. The directory also listed 'Mill ward S. & Co. paper stock & paper merchants' on Briddon/Catherine Street. Goad's Fire Insurance Plan indicates that the latter refers to the occupants of Albion Works.



Plate 9: Extract from the Ordnance Survey map of 1891, showing the Site boundary

Goad's Fire Insurance Plan (1901) reveals key details about the buildings within the Site (Plate 10). It also corroborates the information provided by Slater's trade directory, listing the same occupations for the residents of Great Ducie Street, together with the same street numbers. It also reveals that the property in the north-west boundary of the Site was functioning as the 'Emigration Training Home' and was part of the Boys Refuge complex that also occupied Catherine Street and Frances Street. In addition, a rectangular building off Briddon Street was labelled as the Hebrew Christian Mission Hall. This may indicate that the refuge partly served an influx of Jews that had fled persecution in Russia and Eastern Europe during the late 1800s.

Goad's plan also reveals that stables were situated to the rear of the Assize Courts Hotel and that a building that was formerly associated with the Whistlers' Arms was functioning as 'L. Lyons & Sons artificial flower factory'.

Goad's plan shows that the small square and rectangular buildings within the industrial complex at Briddon Street/Catherine Street were mainly stables, though some were sheds. The building at the junction of Briddon Street and Catherine Street was 'J Boyd & Sons, Yarn Warehouse'. The rectangular building off Briddon Street was offices, with the elongated rectangular building to the rear, functioning as 'J. W Lowther & Co, Oil Store'. The plan also indicates that William Oxley, listed in Slater's trade directory of 1895, had occupied a small east/west rectangular building fronting Catherine Street.

Goad's plan shows that Strangeways Finishing Works were owned by 'J & H Charlton'. Buildings that projected into the south-east Site boundary included a shipping warehouse occupied by Ralli Bros' that ran parallel to Briddon Street. The building with the bay window also functioned as a warehouse. In total, two stables also fell within the Site boundary. Stiffening rooms, which contained stiffening machinery and a boiler house with stokehole fell partly within the south-east Site boundary.

The plan also reveals the street numbers for Nightingale Street, indicating that numbers 29-30 occupied the northern side of the street, whilst numbers 36-40 were on the southern side of the street. The census returns for 1891, recorded that a general labourer, Samuel Taylor lived at number 29 with his wife and seven children, who were all born in Salford or Manchester. Next door was occupied by John Addlestone, a waterproof garment maker, who lived with his wife, two children and seven lodgers. John and his wife were born in Russia, whilst his son was born in Scotland and his daughter was born in Manchester. In total, four of the lodgers were born in Russia, whilst the remaining three were born in London. The lodgers were employed as waterproofers, a gilder, a cap maker and a tailor.

Number 36 was occupied by Eleanor Steward, who lived with her niece and a boarder, George Wright. Eleanor worked as a restaurant keeper, her niece worked as a shop assistant and George worked as a cook. Eleanor and her niece were born in Cumberland, whilst George was born in Worcestershire. Next door was occupied by Francis Smith, who lived alone and had been born in Cheshire. Number 40 was occupied by Eliza Edwards, a provision dealer, who lived with her four children. Eliza was born in Macclesfield, whilst her children were born in Manchester and Salford. Her children worked as a milliner, a van driver, and an office cleaner.

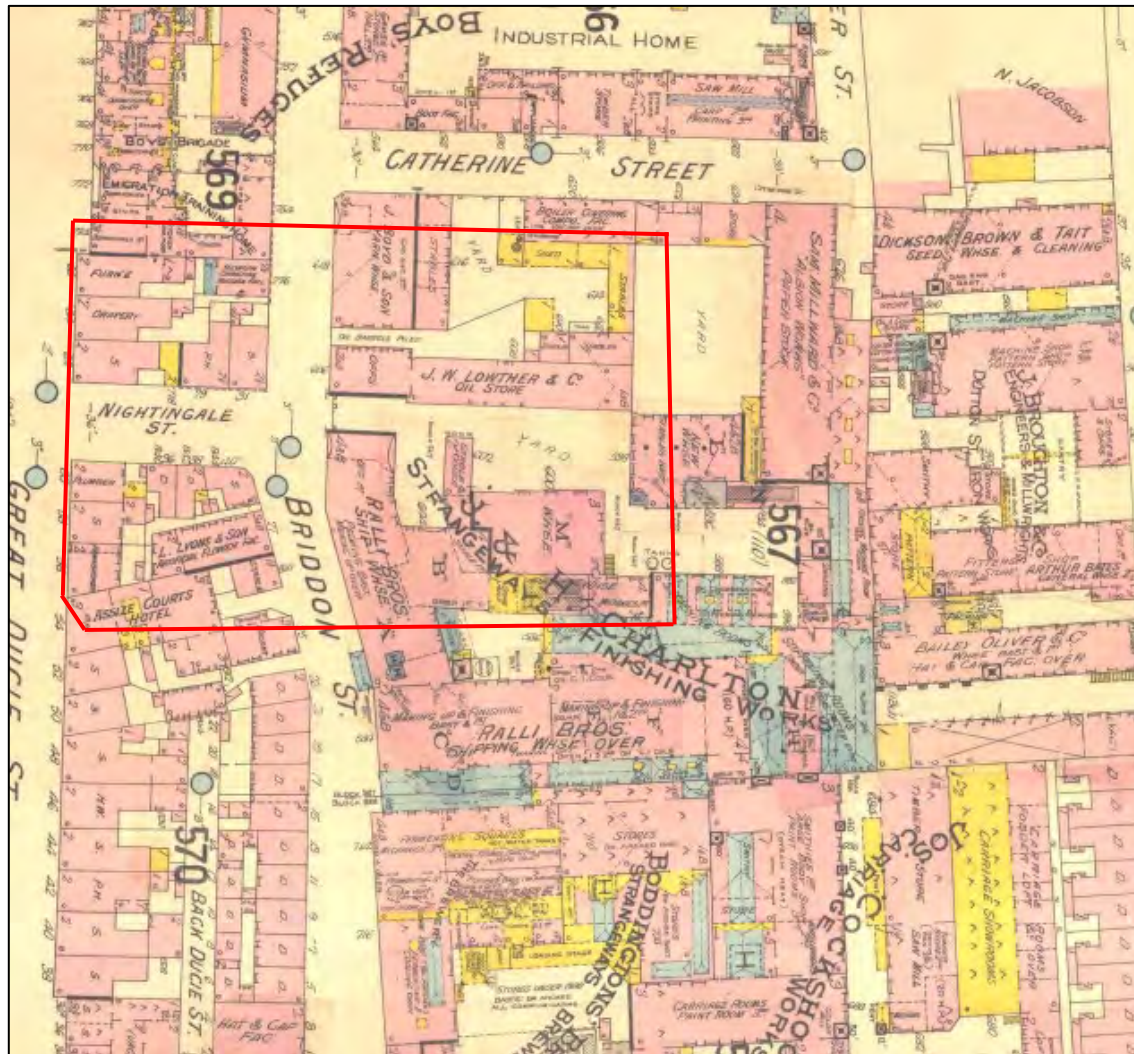


Plate 10: Goads Insurance plan of 1901, sheet no 46

The buildings within the Site remained mostly unchanged during the first half of the 20th century. The Ordnance Survey maps of 1908 (Plate 11; Figure 5) shows the same configuration of buildings along Nightingale Street and Catherine Street. The north-westmost terrace house on Great Ducie Street had been incorporated into the Central Refuge for Boys. The former Assize Courts Hotel was listed as a public house, as was the eastmost building along Nightingale Street. A similar arrangement of industrial buildings occupied Briddon Street, though an additional building had been added on the south-east side of the building marked on Goad's plan as 'J.W. Lowther & Co, Oil Store'. Another small building had been added to the north of a building labelled 'Ralli Bros', Shipping Warehouse'. The Site remained unchanged on the Ordnance Survey map of 1922 (Figure 9).

A photograph taken of houses on Nightingale Street gives an insight into the condition of the early 19th-century housing stock by 1920 (Plate 12). It also provides an example of the size of some types of workers' housing. It is unclear whether the houses captured in the photograph were situated within the Site, though two properties on the south side of Nightingale Street were of a similar size.

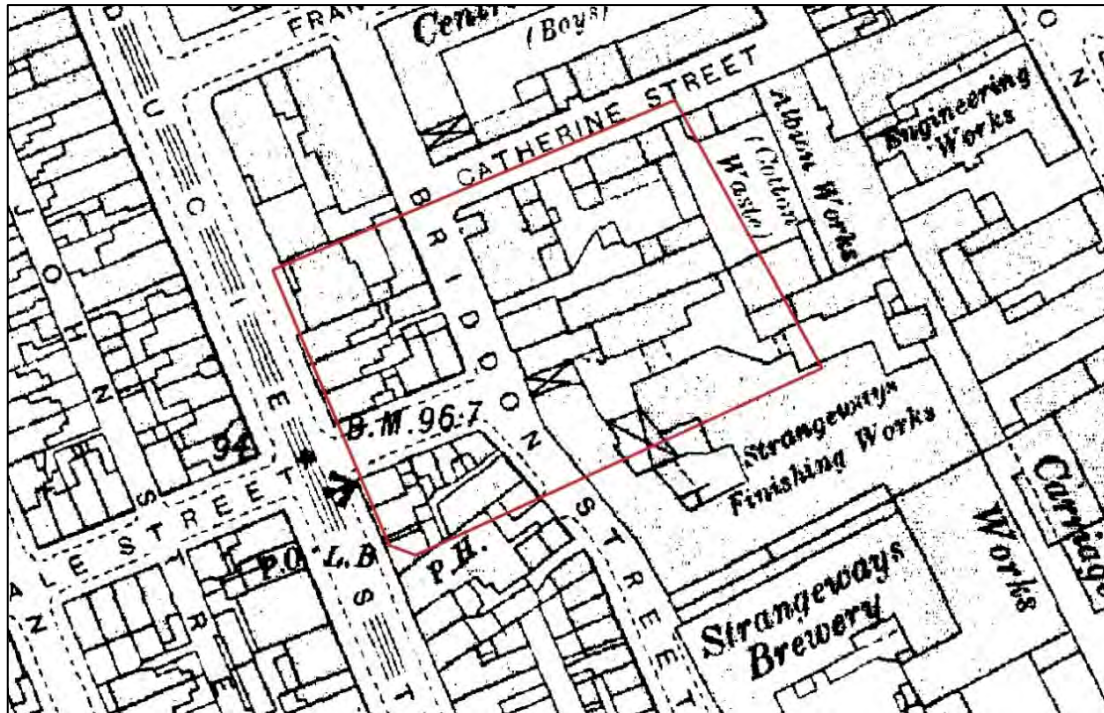


Plate 11: Extract from the Ordnance Survey map of 1908



Plate 12: Photograph taken of Nightingale Street in 1920, courtesy of Manchester Local Image Collection

Slater's trade directory of 1911 recorded the same addresses for the properties along Great Ducie Street. The Assize Court public house was located at number 54 and was ran by William Clough. Henry Yates, a pawnbroker lived next door, and Michael Wiseman, a tobacconist lived at number 58. Joseph Thompson, a plumber, lived at the junction of Great Ducie Street and Nightingale Street. To the north-west number 64 is recorded in the trade directory and was occupied by Moses Firestein, who worked as a poultry dealer. Julius Pollock, a joiner lived next door. Numbers 68-80 were occupied by the Boys' Refuge.

Properties along Nightingale Street were also recorded in the trade directory. Samuel Taylor, a beer retailer occupied number 29, which is labelled as a public house on the 1933 map (Figure 6). Jacob Brodie, a cabinet maker lived next door. On the opposite side of the street, John Rodger, a horsekeeper occupied number 38. Several occupants were listed at number 40 including, James Hughes, a shopkeeper, Charlton J & H, calenderers and J. W & Co Lowther, oil merchants.

Slater's 1911 trade directory also records the residents of the west side of Briddon Street, between Nightingale Street and Francis Street. Number 35 was occupied by Jacob Rainer, a general broker. On the opposite side of the road, several occupants were listed at 2 Briddon Street. This included Christopher Higgin, the manager of Ralli Brothers' shippers, Standard Mill Furnishing Co, Paessler R. & Co, James Stockwell & Son limited, millers. Most of these companies occupied buildings within the Site on Goad's plan (1901; Plate 9).

The Ordnance Survey map of 1952 (Plate 13; Figure 8) shows that the plot of land between Great Ducie Street, Nightingale Street and Briddon Street had been redeveloped into a large rectangular warehouse. The former houses on the southern side of Nightingale Street had also been altered. A similar arrangement of industrial buildings occupied land at the junction of Briddon Street and Catherine Street, though the small stable blocks and sheds had been cleared. Strangeways Brewery seemed to have occupied the former finishing works in the south-east part of the Site and may have taken over the adjacent industrial buildings to the north-west.

Properties on Great Ducie Street, in the south-west corner of the Site seemed to have remained unchanged. A photograph taken in 1967, shows the frontage of the Assize Court Public House and a fraction of the adjacent building to the north-west (Plate 14). It shows that the ground floor of the adjacent property was functioning as a shop.

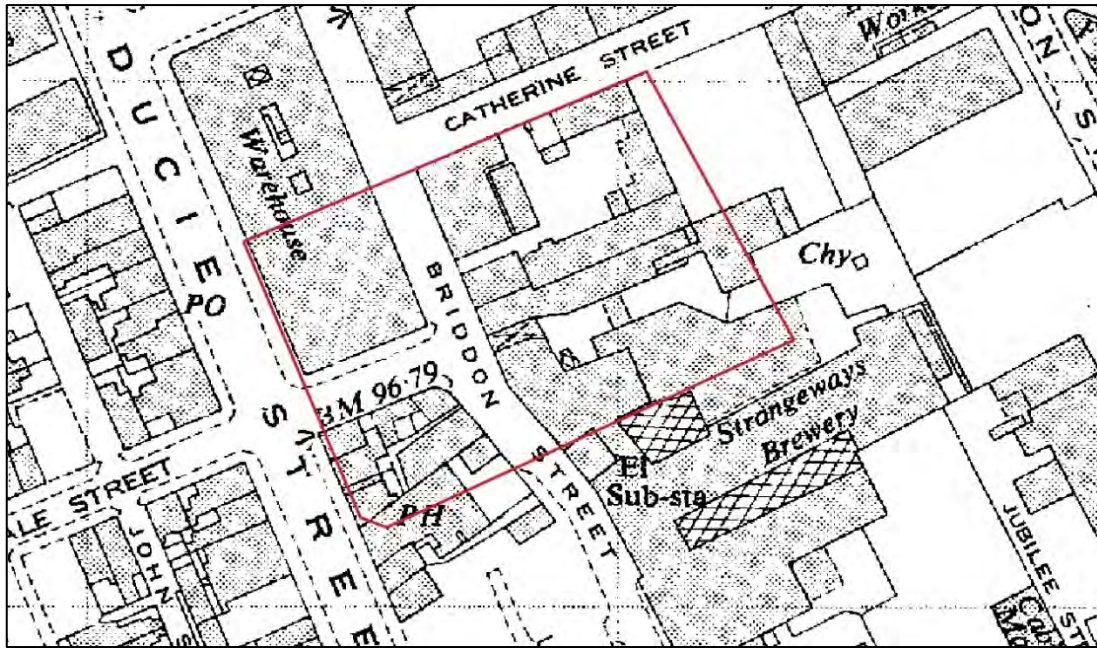


Plate 13: Extract from the Ordnance Survey map of 1952



Plate 14: Assize Court Public House, taken in 1967, courtesy of Manchester Local Image Collection

Towards the end of the 20th century, land within the Site appears to have been redeveloped, though the Ordnance Survey plan of 1980 provides very little detail. All buildings to the east of Briddon Street had been incorporated into Boddingtons Brewery. The public house and three buildings along Great Ducie Street seemed to have been altered. The same warehouse occupied the north-west corner of the Site. By 1994, the entire Site had been cleared, with the exception of a building in the south-east and north-east edge of the Site that was owned by Boddingtons Brewery (Plate 15).

During the opening decades of the 21st century, Boddingtons Brewery was closed and demolished. The Site has recently been used as a car park.

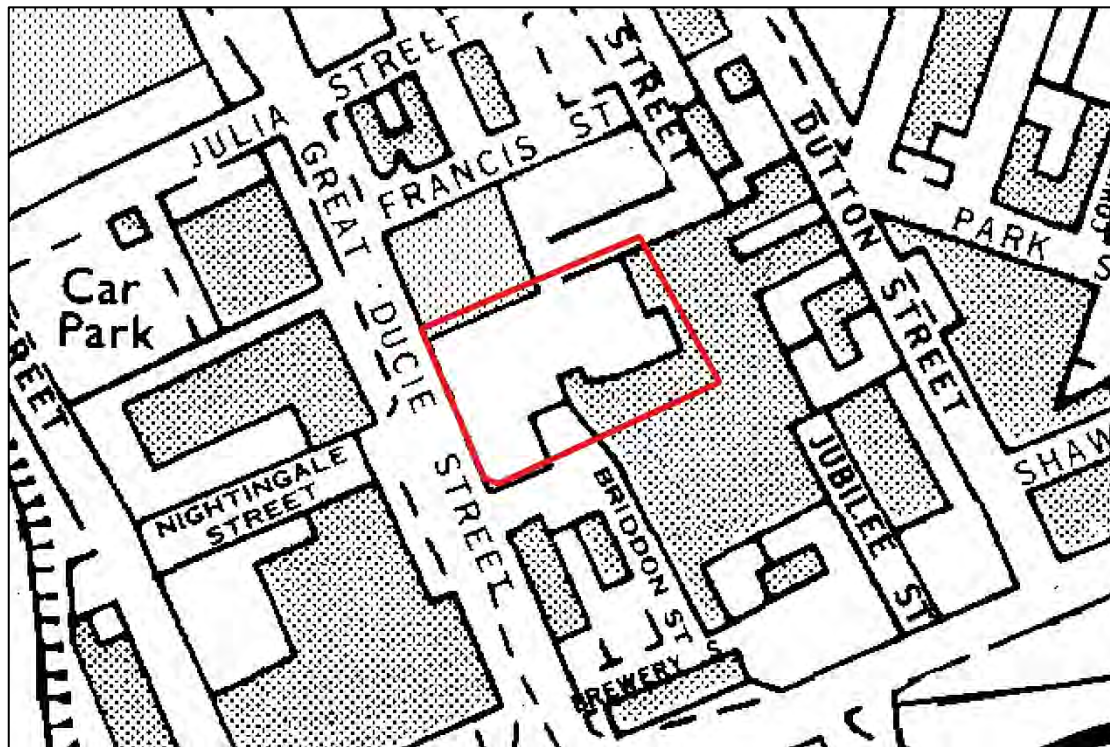


Plate 15: Extract from the Ordnance Survey map of 1994, showing the Site boundary

4.7 Boddingtons Brewery

Strangeways Brewery was founded in 1778 by two-grain merchants, Thomas Caister and Thomas Fry (ScienceMusuemGroup.org). The brewery was established just north of what is now Manchester city centre. The brewery is not marked on the available sequence of late-18th-century maps, though it could have been established in the unlabelled buildings to the south-east of 'Mr Smith's Print Works' (Plates 4-5). Scholes trade directory of 1797 listed Thomas Caister as a 'brewer, &c. house' at number 9 Strangeways (Scholes 1797, 24).

Henry Boddington, born in 1813 in Thame, Oxfordshire, joined the brewery in 1832 as a travelling salesman when the brewery was in the possession of Hole, Potter and Harrison (Boddington-family.org.uk). Swire's plan of 1824 (Figure 4) is the first available map that captures the site of the brewery, situated on New Bridge Street. Hole and Potter were recorded as brewers at Strangeways in Pigot and Dean's trade directory of 1821 (Pigot & Dean 1821, 78). During this time, the brewery was small.

In 1848, Henry obtained a partnership in the Strangeways Brewery when Samuel Hole left to become a maltster in Newark (Wilson 2007). During this time, the company went under the name John Harrison & Co., recorded in Slater's trade directory of 1850 as ale and porter brewers and maltsters at Brewery Street.

By 1853, with his father-in-law's help, Henry became the sole proprietor of the Strangeways Brewery. Rapid population growth and the remarkable per capita increase in beer consumption led to the dramatic expansion of Boddingtons Brewery in the 1870s. By 1877 it was brewing about 100,000 barrels of beer, making it one of the largest in Manchester. Although its sales were principally in the Manchester area, it had opened stores in Birmingham, Rochdale, and Crewe (Wilson 2007).

Slater's trade directory of 1879 records Henry Boddington & Co. Strangeways Brewery (established 1778) at New Bridge Street. The trade directory suggests that there was also a brewery at Burton-on-Trent: New Works (Slater 1879, 31). It also records that Mary Street, Strangeways was the site of the general offices for the brewery. The outpost in Burton upon Trent (1875-1890) was managed by Henry's eldest son, Henry Slater Boddington. Altogether Boddingtons Brewery employed 238 men and boys (Wilson 2007).

In 1883, Boddingtons became a private limited company, though five years later the company went public when it was estimated to have assets worth £320,465. After Henry Boddington died in 1886, his son Henry Slater Boddington continued to run the brewery. By 1892 Boddingtons owned 212 public houses (*ibid*).

William Slater Boddington, the second son, followed his brother as chairman of the brewery until his death. Robert Slater Boddington (1862–1930), the youngest of Henry Boddington's sons, had a 55 year association with the company. He was its chairman from 1908 to 1930 and for many years a vice-chairman of the Brewers' Society (*ibid*). By the 1930s, the Boddington family's shareholding had declined to around 40 per cent.

Goad's Fire Insurance Plan (revised between 1889-1901) shows that Boddingtons Brewery Limited occupied a substantial complex on the east side of Briddon Street, immediately to the south-east of the Site. The complex abutted Ralli Bros' shipping warehouse that lay beyond the Site boundary and extended to the rear of houses fronting New Bridge Street. Slater's trade directory of 1911 recorded Boddingtons Brewery Limited (stables and cooperage) as occupying Mary Street as well as the site off New Bridge Street, Strangeways.

On 22 December 1940, the brewery water tanks were hit by bombs during the Manchester Blitz, and the brewery had to be closed down for several months (Pearson 1999, 133). The brewery was rebuilt with the most up-to-date and modern equipment of the time and was the first in Europe to install stainless steel brewing vats. Several photographs taken in the 1960s and 1980s show the new buildings at the Strangeways site, together with the vestiges of some of the 19th-century structures (Plate 16-18).



Plate 16: Strangeways Brewery, located beyond the Site boundary, taken in 1967, courtesy of Manchester Local Image Collection



Plate 17: Boddingtons Brewery in 1986, courtesy of Manchester Local Image Collection



Plate 18: Boddingtons Brewery, taken in 1986, showing remnants of 19th century building, courtesy of Manchester Local Image Collection

By the 1980s, the eastern part of the Site had been incorporated into Boddingtons Brewery. In 1986, the company employed 280 people and operated 530 tied houses, and while Strangeways Brewery had a capacity of 500,000 barrels a year, it was operating at around 50 per cent capacity. Boddingtons remained independent until 1989, when Ewart Boddington sold Strangeways Brewery and the Boddingtons brand (but not the tied estate) to Whitbread (Richmond and Turton 1990, 75-6).

By the 1990s (Plate 15), the north-west end of the brewery had been remodelled and was situated in the south-east and north-east fringe of the Site.

Whitbread bought Boddingtons Brewery in 1989 and Boddingtons Bitter received an increased marketing budget and nationwide distribution. Boddingtons achieved its peak market share in 1997 and at the time was exported to over forty countries. Anheuser-Busch InBev, which acquired the Whitbread Beer Company in 2000 currently owns Boddingtons beer brands. Strangeways Brewery closed in 2004 and production of pasteurised Boddingtons was moved to Samlesbury in Lancashire.

5. Site Description

5.1 Introduction

The extant site plot is currently undeveloped and comprises a hard-standing car park (Plate 19). A Travel Lodge at the junction of Great Ducie Street and Francis Street (Manchester Central Arena) is situated to the north-west of the Site boundary and comprises six and seven-storey buildings (Plate 20). Land to the south-east of the Site that had until recently formed a car park, is currently being redeveloped into residential apartments comprising a five-storey building (Plate 20). A band of shrubs is situated to the north-east of the Site, together with the remnants of a 20th-century brick wall that was presumably associated with the former Boddingtons Brewery (Plate 21).

The character of the area has undergone drastic changes since the mid-20th century, when several late 18th- and early 19th-century industrial, commercial and domestic buildings began to be demolished in the Strangeways area. Some plots of vacant land were redeveloped into light industrial units such as clothes warehouses and garages during the 1970s and 1980s, many of which currently occupy Great Ducie Street and the surrounding side streets. Several industrial period buildings survive along Dutton Street, Julia Street and Southwall Street to the north-east of the Site. The former Clarence Hat Works and part of the Strangeways Prison Site are visible from the Site (Plate 22). The area is also characterised by several car parks to the north-east of the Site, off Dutton Street and Shaw Street (Plate 23). High-rise tower blocks have been built along New Bridge Street and on the opposite side of the River Irwell at Greengate, which are visible to the south of the Site (Plate 20). The Site is not located within a Conservation Area.

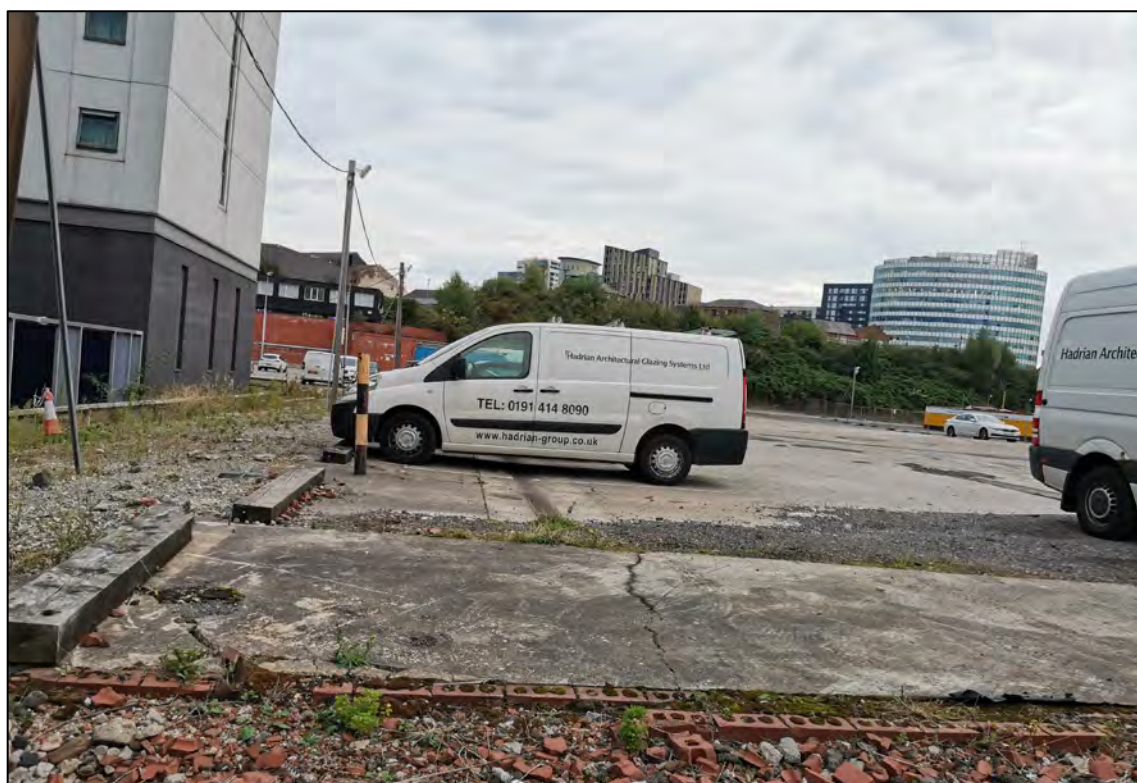


Plate 19: View of the Site, looking north-east



Plate 20: View of the Site, looking south-west



Plate 21: Remnants of 20th-century walls to the north-east of the Site



Plate 22: View of north-east boundary of the Site, showing HMP Manchester Strangeways tower and Clarence Hat Works



Plate 23: View of car park on Charter Street, modern industrial units and the Manchester skyline, looking south

6. Historic Landscape Characterisation

6.1 Defining the Study Area

The Study Area has been defined based on professional experience and was informed by a comprehensive survey of the surrounding area and a review of the potential effects of the development on standing structures within the vicinity of the Site. These factors have indicated that a Study Area of 300m around the Site is appropriate. Factors such as the degree of intervisibility between heritage assets and the proposal site, the contribution of setting to an asset's significance and historic and functional relationships between the Site and assets has been taken into account. (Historic England, 2019).

The Site has been cleared and retains no historic buildings or structures, it yields no heritage interest. Therefore, the Site does not currently contribute to the significance of the setting of any of the heritage assets within the Study Area. The Site is also not within the immediate setting of any surrounding heritage assets, however, due to the proposed height of the Proposed Development the settings of surrounding heritage assets could be visually impacted upon, and this will be assessed in Chapter 7.

The Site does not form part of the significant immediate settings of the Cathedral Conservation Area that lies just beyond the Study Area, though the upper levels of the Proposed Development may form part of distant views from within the Conservation Areas. These views already incorporate the mixed development of the wider surroundings of these assets. The significance of heritage assets beyond the Study Area is unlikely to be affected as a result of distance, intervening built form and topography, however, these will be tested in the Townscape Visual Impact Assessment report and Chapter 7.

6.2 Identification of Heritage Assets within the Study Area

Following a site survey and Historic Environment Record search, ten listed buildings and the Cathedral Conservation Area have been reviewed, in the first instance, to see if they needed to be considered further. In addition, three non-designated heritage assets and two buildings with historic character have been reviewed. The most significant views of these assets, the ways in which the assets are experienced and appreciated, and the contribution made by their setting were assessed.

Below, the listed buildings, non-designated heritage assets and Conservation Area are described, and the significance of the heritage assets are assessed to inform the heritage impact assessment process.

6.3 Methodology

This assessment of significance of the standing structures potentially affected by the proposals is based upon a review of the historic development of the sites and a site survey carried out in September 2021.

The summary statements of significance have been produced with reference to Historic England's guidance *Statements of Heritage Significance: Analysing Significance in*

Heritage Assets (2019) (Historic England, 2019), *Conservation Principles, Policies and Guidance* (2008) (Historic England, 2008) and “*Setting of Heritage Assets*” (as reissued in Dec. 2017) (Historic England, 2017). The framework for assessing the level of significance of the structures was taken from the ICOMOS guidance on Heritage Impact Assessments (Appendix 2). The criteria for the assessment of significance as outlined in the 2019 Historic England guidance is as follows:

Archaeological Interest

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

Architectural and Artistic Interest

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

Historic Interest

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

The heritage assets which have the potential to be impacted by the proposed redevelopment of the Site have been identified in Chapter 1.3, Table 1 and Plate 2. The contribution of setting to the significance of these heritage assets will be explored below.

The scope of potential impact upon heritage assets can involve impacts upon their setting as well as any physical impact. The importance of ‘setting’ lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.

Therefore, it is the contribution of setting to the significance of the heritage asset which should be established at this stage in the process. For these purposes, the contribution of setting to the significance of any given heritage asset is considered to be either **high, medium, low, negligible, or neutral** (Appendix 1).

6.4 Built Heritage

6.4.1 Non-designated heritage assets

6.4.1.1 Former Globe Works

The **historic interest** in the structure is linked to Manchester’s industrial heritage. The Globe Works (HER 2038.1.0) was built between 1870-72 and is first shown on the Ordnance Survey map of 1891 annotated as ‘Agricultural Implement Works’. The factory was built by Richmond and Chandler, whose initials are inscribed in dressed stone above the former office entrance, which adds to the buildings **architectural interest**. The fabric of the building comprises red brick with dressed stone features. The building has been refurbished and is currently comprises residential apartments. The building should be

assigned **low** level of significance when assessed against the framework outlined by ICOMOS (Appendix 2).

The former Globe Works (HER 2038.1.0) building is located on Southall Street, approximately 200m to the north-east of the Site (Plate 24-5). The building provides an insight into the evolution of the Strangeways area of Manchester, linking it to the area's industrial past and is one of the only remaining factory buildings that is in good condition and still stands in the area.

The setting of the building is mixed and includes several vacant plots that are currently used as car parks. The wider setting of the building comprises several mid-rise and high-rise buildings that are visible within the skyline. Globe Works is located opposite HMP Manchester Gatehouse, and the near to former Globe Works building which enhance the setting of the building. The setting of the heritage asset makes a **low** contribution to the significance of the structure.

The key view from which to appreciate the former Globe Works building is from the opposite side of the road at Southall Street. From this viewpoint, the front façade of the building is visible (Plate 24). Other viewpoints include looking south-west and north-east along Southall Street (Plate 25). The Site is located 200m to the south-east of the former Globe Works building and the key viewpoint from which to appreciate the listed buildings looks west, away from the direction of the proposed development. This has been tested in the in the Visual (indirect) Assessment Summary (7.7).



Plate 24: View of the former Globe Works building on Southall Street, looking south-east



Plate 25: View of the Former Globe Works, looking west towards the Site

6.4.1.2 Former Clarence Hat Works

The Clarence Hat Works (HER 2038.1.0) was built in 1895 and is first shown on the Ordnance Survey map of 1908. The fabric of the building comprises red brick with dressed sandstone, complimenting HMP Manchester Gatehouse and the former Globe Works building, to the north-west, which adds to the building **architectural interest**. The building currently functions as a storage facility.

Clarence Hat Works (HER 2038.1.0) is located on Julia Street, approximately 150m to the north-west of the Site (Plate 26-7). Clarence Hat Works is a non-designated heritage asset and therefore holds some significance that should be acknowledged as part of the consideration of the heritage impact of the Proposed Development. The former factory holds **historical interest**. Like the former Globe Works building, Clarence Hat Works provides an insight into the evolution of the Cheetham Hill ward in Manchester, linking it to the area's industrial past and is one of the only remaining factory buildings that is visually appealing in the area. The buildings should be assigned **low** level of significance when assessed against the framework outlined by ICOMOS (Appendix 2).

The setting of the building is mixed and includes several vacant plots that are currently used as car parks. The wider setting of the building comprises several mid-rise and high-rise buildings that are visible within the skyline. The setting of the heritage asset makes a **low** contribution to the significance of the structure.

Key viewpoints from which to appreciate the former Clarence Hat Works includes looking north-west along Dutton Street and from the opposite side of the road (Plates 26 and 27). The Site is located approximately 150m to the south-west of the former hat works building and the key viewpoint from which to appreciate the building looks north-west, away from the direction of the proposed development. This has been tested in the in the Visual (indirect) Assessment Summary (7.7).



Plate 26: Former Clarence Hat Works Building, looking north-west from Dutton Street



Plate 27: Viewpoint of the former Clarence Hat Works building, looking north-west

6.4.1.3 Former Motor Works

The Motor Works (HER 13902.1.0) is a non-designated heritage asset that is first shown on the 1908 Ordnance Survey map. The fabric of the building comprises red brick with moulded brick and terracotta detailing, which adds to the building's **architectural interest**. The building has been regenerated and currently comprises commercial units at ground floor level with residential apartments above. The building should be assigned **low** level of significance when assessed against the framework outlined by ICOMOS (Appendix 2).

Former Motor Works (HER 13902.1.0) is located on Breslyn Street, formerly Boundary Street, approximately 130m to the south-east of the Site (Plate 28). The setting of the building is complimented by the nearby Cathedral Conservation Area. Adjacent to the former motor works, a modern red brick high-rise building now forms part of the setting of the non-designated heritage asset. The setting of the heritage asset makes a **medium** contribution to the significance of the structure.

Key viewpoints from which to appreciate the former Motor Works includes looking west from the opposite side of Breslyn Street / Great Ducie Street (Plate 28). The Site is located approximately 130m to the north-east of the non-designated heritage asset and the key viewpoints from which to appreciate the buildings look west, away from the direction of the proposed development. This has been tested in the Visual (indirect) Assessment Summary (7.7).



Plate 28: Former Motor Works building, regenerated into commercial and residential units

6.4.2 Designated Heritage Assets

6.4.2.1 HMP Manchester Gatehouse

The gatehouse of Strangeways Prison is a grade II listed building located on Southall Street. The building was designed by Alfred Waterhouse in 1866-8 and is built using red brick with stone dressings in a Romanesque style, which adds to the **historical** and **architectural interest**. The historical and architectural interest of the gatehouse is also highlighted in the list entry. It is a total of three storeys high, with a central large round-arched entrance flanked by semi-octagonal turrets with tall, hipped slate roofs. A two-storey wing is situated to the left, which was built in a matching style, and includes a bay window and gabled porch (HER 8619.1.0). The building should be assigned **medium** level of significance when assessed against the framework outlined by ICOMOS (Appendix 2).

The setting of HMP Manchester Gatehouse (HER 8619.1.0) is enhanced by HMP Manchester Main Prison Block and two other listed buildings within Strangeways Prison, which were all designed by Alfred Waterhouse in 1866-8. The setting of the gatehouse does not significantly enhance the significance of the listed building, as the surrounding

landscape has changed since the development of the prison, with several Victorian period buildings having been demolished. Despite this, non-designated heritage assists, the former Globe Works compliment the setting of the gatehouse. The setting of the heritage asset makes a **low** contribution to the significance of the structure.

Key viewpoints from which to appreciate HMP Manchester Gatehouse is from its approach along Carnarvon Street (Plats 29 and 30). The gatehouse can be seen from the south-east end of the street and provides a key focal point. The former Globe Works building fronts the street opposite the gatehouse and views from the north-east and south-west ends of Southall Street are restricted and only the side elevation of the gatehouse is visible. The key viewpoint from which to appreciate the listed building looks north-west, away from the proposed development. This has been tested in the Visual (indirect) Assessment Summary (7.7).



Plate 29: Southern façade of the HMP Manchester Gatehouse, and Strangeways tower. Image taken facing the north-west, looking away from the site.



Plate 30: View of HMP Manchester Gatehouse from Carnarvon Street, looking north-west

6.4.2.2 North Bridge

North Bridge (HER 16185.1.0) was constructed in 1893 and is a grade II listed building. It is one of three railway bridges that carries the railway line into Victoria Station and is the most recently constructed out of the three bridges. The bridge is of iron plate girder construction with cast-iron parapet. The girders are haunched at the sides to allow for the passage of traffic below while providing sufficient support from the brick abutments to either side. The **historical** and **architectural interest of the bridge** is also highlighted within the list entry. The building should be assigned **medium** level of significance when assessed against the framework outlined by ICOMOS (Appendix 2).

North Bridge was built in 1893, making it the latest out of the group of three bridges (Stephenson Bridge and Middle Bridge). The bridge has recently been restored, which included repair work, cleaning and painting. The setting of the bridge enhances the significance of the listed building, as it is located adjacent to two other grade II listed bridges, near Victoria Station and is situated on the edge of the Cathedral Conservation Area. The setting of the heritage asset makes a **medium** contribution to the significance of the structure.

The main view of North Bridge is looking south-east from Great Ducie Street and Victoria Street (Plates 31 and 32). From this location, the principal feature of interest, is the recently painted and restored decorative panels. The key viewpoint from which to appreciate the listed building looks away from the direction of the proposed development. This has been tested in the Visual (indirect) Assessment Summary (7.7).



Plate 31: Looking in the direction of North Bridge from the Site



Plate 32: North Bridge, looking north-west in the direction of the Site

6.4.2.3 Victoria Station

Victoria Station (HER 1392.1.0) is a grade II listed building, and therefore considered to be of special interest (Plate 30). The **historical** and **architectural interest** of the station

is highlighted within the list entry. Victoria Station was the western terminus of the Manchester & Leeds Railway Company's trans-Pennine line, constructed in 1844 and designed by George Stephenson (HER 1392.1.0). The station, including the concourse to the rear with restaurant and booking hall is a grade II listed building. The original building is of Italianate style. Victoria Station was continuously extended throughout the 19th century. Additional storeys and buildings to the main station building, two new through platforms to the north, and covered bay platforms on the former burial ground site at Walker's Croft were undertaken in 1864. The station was extended further between Victoria Station Approach and Long Millgate with work beginning in 1894 and nearing completion in 1904. A new cellared office block was built between 1904 and 1908. The later series of extensions reflect popular architectural styles at the time, including neo-baroque and art-nouveau. Therefore, the station holds both **architectural** and **historic interest**. Modernisation has been undertaken during the latter half of the 20th century. The building should be assigned **medium** level of significance when assessed against the framework outlined by ICOMOS (Appendix 2).

The setting of the station is enhanced by the three nearby bridges, which are grade II listed buildings and the expansion of the region's railway network. The setting of the listed building, on the edge of the Cathedral Conservation Area, contributes to the significance of the listed building, as it contains buildings of a similar era, although the station is partly masked by late 20th-century buildings. The setting of the heritage asset makes a **high** contribution to the significance of the structure.

The key viewpoints from which to appreciate Victoria Station is from its approach from Hunts Bank (Plate 33). Views from Victoria Station include the adjacent Manchester AO Arena and several mid- and high-rise buildings (Plate 34). Victoria Station is located approximately 300m to the south-east of the Site, which is a considerable distance. The proposed development comprises several mid and high-rise buildings, which will blend into the current skyline. Furthermore, key viewpoints of the station look north-east, away from the proposed development. This has been tested in the Visual (indirect) Assessment Summary (7.7).



Plate 33: Victoria Station from Hunts Bank, looking north-east

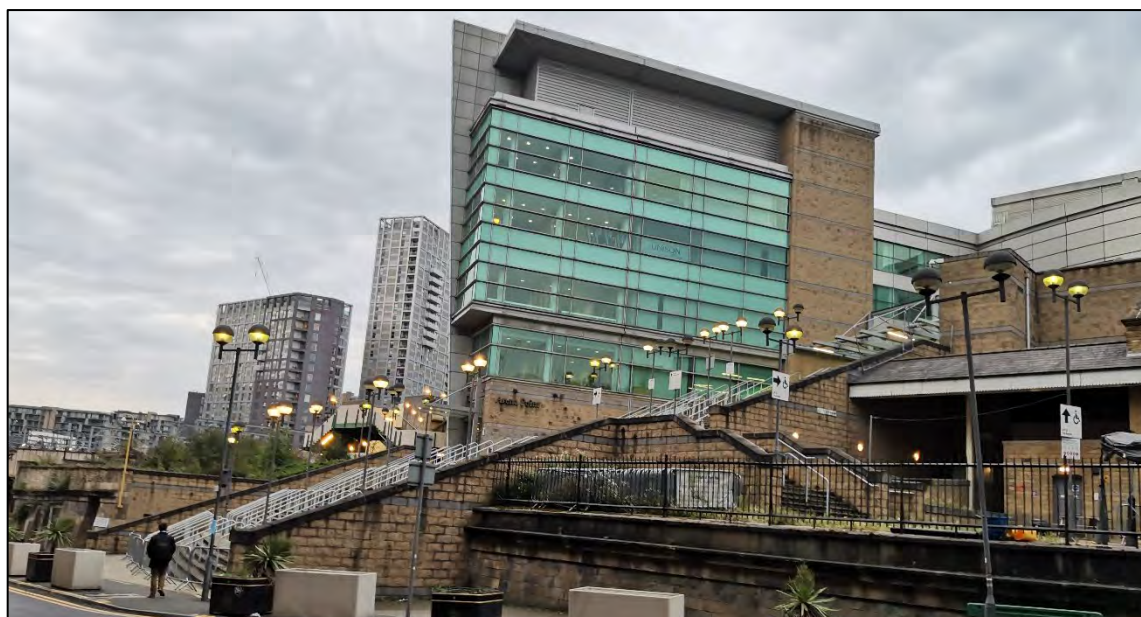


Plate 34: View of Manchester AO Arena, with mid- and high-rise buildings in the Manchester skyline, looking west

6.4.2.4 HMP Manchester Main Prison Block

HMP Manchester Main Prison Block (HER 8619.2.0) is a grade II listed building, and therefore considered to be of special interest. The prison block has **historical interest** due to its connection with HMP Manchester Gatehouse and two other listed buildings within Strangeways Prison, which were all designed by Alfred Waterhouse in 1866-8. The main prison block also holds some **architectural interest** due to its Romanesque and hexagonal design, which reflects the Victorian principles of the separate system, as recorded by the Historic Environment Record. The layout of the prison comprises six wings radiating from a central concourse. In total, five of the wings serve as four-storey high cell-blocks, whilst the remaining wing provides a short two-storey entrance wing that faces the gatehouse. The building should be assigned **medium** level of significance when assessed against the framework outlined by ICOMOS (Appendix 2).

The setting of the prison is enhanced by the associated grade II listed buildings within the prison complex, although the main prison block is not visible from the surrounding streets and is masked from view by the perimeter walls (Plate 35). The only visible element of HMP Manchester Main Prison Block is the pointed roof of the hexagonal concourse, which is situated at the centre of the prison block. The remainder of the grade II listed building is masked by the perimeter wall. The setting of the heritage asset makes a **low** contribution to the significance of the structure.

The prison block is located approximately 300m to the north-east of the Site, which is a considerable distance from the proposed development and most of the building is not visible, due to the high boundary walls and closed off nature of the facility. Therefore, the proposed development at the Site is unlikely to affect the setting of the prison block. This has been tested in the Visual (indirect) Assessment Summary (7.7).

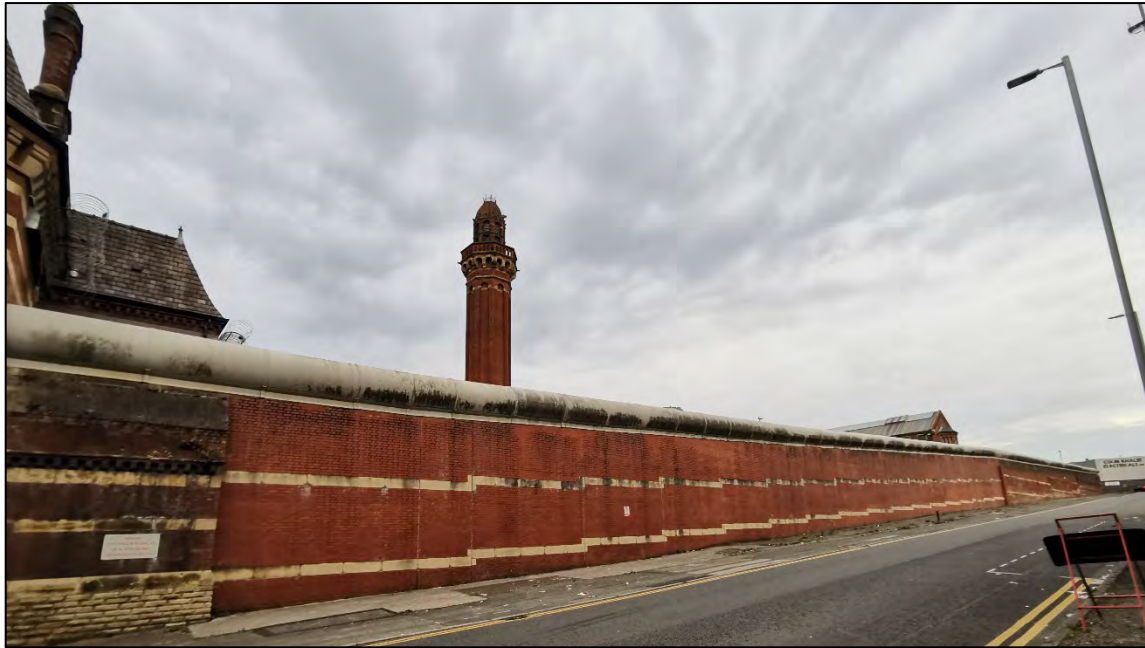


Plate 35: View of Strangeways Prison, masked from view by perimeter wall, looking north

6.4.2.5 Former Synagogue, 19 Cheetham Hill Road

19 Cheetham Hill Road (HER 8317.1.0) is a grade II listed building, and therefore considered to be of special interest (Plate 36). The former Methodist chapel was built in 1840 and has **historical interest** due to its link with the 18th- and 19th-century Methodist movement. By the 1930s the building was repurposed as a synagogue and by the 1940s it was used as a warehouse. The building is rectangular in plan and comprises two storeys built in Classical style, which adds to its **architectural interest**. It has a central projecting bay with pediment, pilasters and arched portal which contains the doorway. The building should be assigned **medium** level of significance when assessed against the framework outlined by ICOMOS (Appendix 2).

The setting of the heritage asset makes a **low** contribution to the significance of the structure, as the surrounding landscape comprises mixed 20th and 21st-century buildings, together with 19th-century structures that are currently in poor condition.

The main view from which to appreciate 19 Cheetham Hill Road is looking west towards the front façade of the building, from the opposite side of the road (Plate 36). The grade II listed building is located 260m to the south-east of the proposed development scheme. The proposed development scheme comprises a mixture of mid-rise and high-rise buildings that may be visible the key view of 19 Cheetham Hill Road. This has been tested in the Visual (indirect) Assessment Summary (7.7).



Plate 36: 19 Cheetham Hill Road. Taken facing the north-east, away from the site.

6.4.2.6 Manchester Parcel Post Office

Manchester Parcel Post Office (HER 15544.1.0) is a grade II listed building, and therefore considered to be of special interest (Plate 37-8). The building was completed in 1894, as a specialist building type strategically sited between Exchange and Victoria stations, at the height of Manchester's commercial and industrial influence. The building has **historic interest** due to its connection with the post office movement. The building also holds **architectural interest** as the fabric of the building comprises red brick, with moulded brick and terracotta detailing with and glazed courtyard canopy. The building should be assigned **medium** level of significance when assessed against the framework outlined by ICOMOS (Appendix 2).

The setting of the parcel office compliments the listed building, as the surrounding landscape has undergone regeneration using complimentary materials, although the building is partly masked by high-rise structures. The setting of the heritage asset makes a **low** contribution to the significance of the structure.

Key Views of Manchester Parcel Post Office include looking east and south-east from New Bridge Street, and looking west from Mirabel Street. Manchester Parcel Post Office is located 300m to the south of the proposed development, which is a considerable distance from the proposed development. The grade II listed building is bounded by mid-rise and high-rise structures (Plate 37 and 38). This has been tested in the Visual Impact Assessment (7.6) and in the Visual (indirect) Assessment Summary (7.7).



Plate 37: View of Manchester Parcel Post Office from Mirabel Street, showing mid – and high-rise structures on either side of the grade II listed building, looking north-west

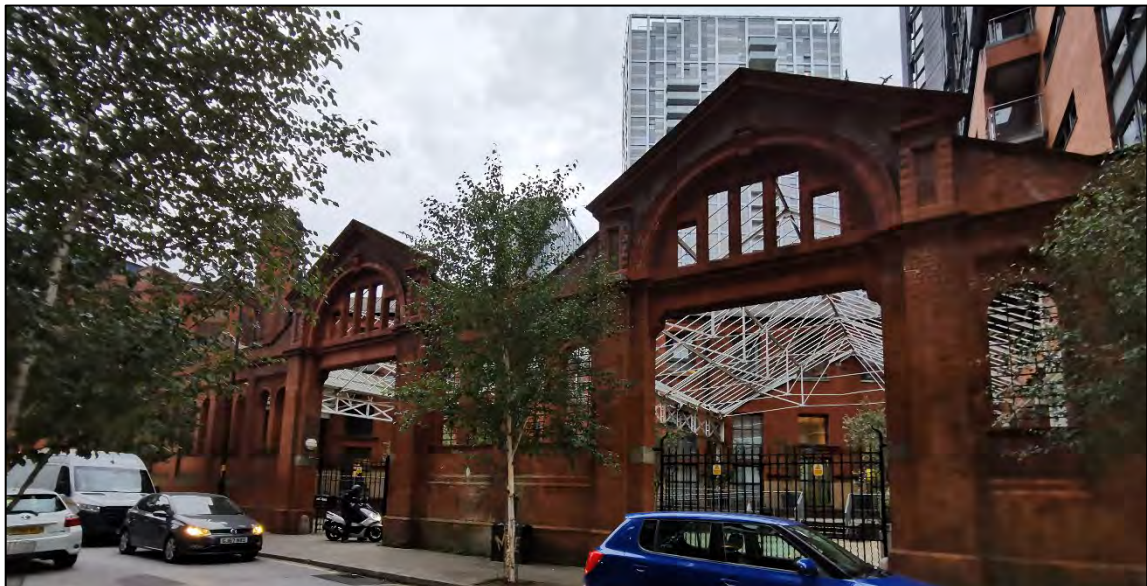


Plate 38: View of Manchester Parcel Post Office taken from Mirabel Street, looking west

6.4.2.7 Stephenson Bridge

Stephenson Bridge (HER 16138.1.0) is a grade II listed building, and therefore considered to be of special interest (Plates 39 and 40). The **historical** and **architectural interest** is highlighted within the list entry. The bridge has group value with the two adjacent bridges of a similar design known as North Bridge and Middle Bridge.

Stephenson Bridge is the earliest out of the three bridges and was designed by George Stephenson in 1844. The bridge has recently been restored which included repair work, cleaning and painting. The building should be assigned **medium** level of significance when assessed against the framework outlined by ICOMOS (Appendix 2).

The 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. Therefore, the bridge also holds **architectural** interest. A later addition, built in 1884, on the south side is of plate-girder construction with a cast iron parapet, which spans the road and river. Its later extension formed part of the longest passenger platform in Europe until the adjoining Manchester Exchange Station was closed in 1969. The platform still survives without its canopy (HER 16138.1.0).

The immediate setting of the bridge comprises the two adjacent grade II listed bridges, Victoria Station, Manchester Parcel Post Office and is situated on the edge of the Cathedral Conservation Area. The setting of the heritage asset makes a **high** contribution to the significance of the structure. However, Stephenson Bridge is masked by North Bridge and Middle Bridge to the north-west and so is not visible when looking south-east from Victoria Street or Great Ducie Street. The north-west panel is visible from a small gap between Middle Bridge and Stephenson Bridge (Plate 39). The south-east facing panel is visible, when looking north-west from Victoria Street, which is the key viewpoint of the grade II listed building (Plate 40).

The proposed development may be visible from Stephenson Bridge however, it is likely to blend into the current skyline, which comprises a mixture of mid-rise and high-rise buildings. This has been tested in the Visual (indirect) Assessment Summary (7.7).



Plate 39: Stephenson Bridge, looking south-east



Plate 40: View of Stephenson Bridge from Victoria Street and Victoria Station to the right, looking north-east

6.4.2.8 Middle Bridge

Middle Bridge (HER 16184.1.0) is a grade II listed building, and therefore considered to be of special interest (Plate 41). The list entry highlights the historic and architectural interest of the bridge. The bridge has group value with two adjacent structures of a similar design known as Stephenson Bridge and North Bridge. Middle Bridge was the second out of the three bridges to be built and was constructed in 1864. The bridge has recently been restored, which included repair work, cleaning and painting. The building should be assigned **medium** level of significance when assessed against the framework outlined by ICOMOS (Appendix 2).

The bridge comprises iron girders resting on brick and masonry abutments to either side of the road, and support cast-iron parapets decorated with bands, from the base, of continuous arches, key patterns, raised panels divided by Ionic pilasters, and foliage swags. The bridge therefore holds **architectural interest**.

The immediate setting of the bridge comprises two other grade II listed bridges. Victoria Station, Manchester Parcel Post Office and the Cathedral Conservation Area are within the wider setting, together with mixed development. The setting of the heritage asset makes a **high** contribution to the significance of the structure.

Middle Bridge is masked by North Bridge to the north-west and by Stephenson Bridge to the south-east. The only view of the bridge is when standing in the small space on either side of the structure (Plate 41). From the gaps on either side of the bridge, the principal feature of interest, is the recently painted and restored decorative panels and is unlikely to be impacted by the proposed development. This has been tested in the Visual (indirect) Assessment Summary (7.7).



Plate 41: Middle Bridge, looking east

6.4.2.9 Manchester Cathedral

The Cathedral is a grade I listed structure and as such is considered to be of national importance (List Entry: 1218041). This imposing sandstone structure designed in the Perpendicular style is situated to the southern side of the Cathedral Conservation Area. The historic and architectural interest in the building is highlighted within the list entry. The Cathedral is dedicated to St Mary, St George and St Denys. The original church was gradually rebuilt in the 15th and 16th centuries following its dedication in 1421 by Sir Thomas de la Warre, the Lord of the Manor of Manchester, as a collegiate Church. The Church was subsequently altered, restored and further enlarged following the creation of the Diocese of Manchester and its attainment of Cathedral Status in 1847. Restoration works included increasing the height of the West Tower in the 1860's and the reconstruction of the south porch and the addition of a new north porch in the 1880's. Annexes were added in 1903 by Champneys and in 1934 by Sir Percy Worthington. In the 1940s, the building was subjected to bomb damage and subsequently restored by Sir Hubert Worthington.

Even though the structure has been subject to much change, a substantial amount of fabric dating to the 15th and 16th centuries remains today including 15th century choir stalls, a 15th century screen in the Lady Chapel and a 16th century pulpitum. The building retains a high level of **historic** and **architectural interest**. Furthermore, the Architectural Guide to Manchester by Pevsner describes the structure as '*one of the most impressive examples in England of a late medieval collegiate church, a reflection of the significance of the town as a regional centre by this time*'. The building should be assigned **high** level of significance when assessed against the framework outlined by ICOMOS (Appendix 2).

The setting of Manchester Cathedral is a varied urban townscape that has evolved over time and includes structures of different ages, styles, scale and mass. The character of the setting is, however, one of spaciousness created by the immediate setting of the churchyard and landscaped areas as well as the River Irwell to the west. The Cathedral is not necessarily appreciated from wider ranging views due to the density of the surrounding development. However, the Cathedral is visible from the landscaped area (Cathedral Gardens) to the east and from the west along Victoria Street and Chapel

Street beyond this. The setting of the heritage asset, within the Cathedral Conservation Area, makes a **high** contribution to the significance of the structure.

The proposed development Site is located over 500m to the north of the designated heritage asset. The proposed development scheme comprises a mixture of mid-rise and high-rise buildings and may form part of a view of the western façade of the Cathedral, when viewed from Victoria Street. However, a modern high-rise structure already forms part of this view, and the varied Manchester skyline is visible to the north beyond. This has been tested in the Visual Impact Assessment (7.6) and Visual (indirect) Assessment Summary (7.7).

6.4.2.10 Chetham's Hospital School and attached wall

The Chetham's School site is a complex of three listed structures, set in a courtyard plan form. To the north and west is the Chetham's Hospital and the attached wall, a grade I listed building (List Entry: 1283015). To the east is the South East Wing to Chetham's Hospital and to the south west running parallel to the listed wall is a Detached Block of School Room. These further structures are grade II listed, and the entire site is considered to be of national importance. The complex retains a high level of historic architectural fabric from various periods of construction and is of historic and communal interest as a townhouse that was later used as a collegiate campus, a hospital and then a school. The building should be assigned **high** level of significance when assessed against the framework outlined by ICOMOS (Appendix 2).

Chetham's Hospital is a renowned school of music whose library contains some 70,000 books with an emphasis on local history. The present school, founded in 1656, stands on the site of the Manor House of the Barony of Manchester. From 1421 the Manor House provided accommodation for the warden and fellows of the Collegiate Church. After the dissolution of the College in 1547 it became the home of the Earl of Derby. Thereafter, despite the re-establishment of the College in 1557, the original building fell into serious disrepair until it was purchased by Humphrey Chetham after the civil war (DGM1478). The school is constructed around a large rectangular courtyard, with the former Fellows' sets to the northern, southern and western ranges and the Great hall and former Wardens rooms to the eastern range. Built in the Perpendicular style, the building reflects the ecclesiastical character of the Cathedral, and retains details such as 4-centred arched openings and foiled lights to the windows. The building has **historic** and **architectural interest**.

As with the Cathedral, the Chetham's Hospital School buildings are set within the heavily developed urban core of Manchester. The complex is surrounded by buildings that vary in age, style, form and mass. As the structures form a courtyard, views from within this courtyard strongly demonstrate the group value of the structures. However, this courtyard space is not publicly accessible and views into this area that best reveal the southern, eastern and western elevations are restricted. Further elements enclose the complex including a low stone wall, hedges and fencing, which give the immediate, southern setting a secluded character. The setting of the heritage asset within the Cathedral Conservation Area makes a **high** contribution to the significance of the structure.

The proposed development Site is situated over 400m to the north-west of the designated heritage assets. Key views of the complex include those along Long Millgate and the Cathedral Gardens area, where the South-east Wing to Chetham's Hospital is

experienced. Parts of the west elevation of the hospital building are visible from along Victoria Street (Plate 42). These key viewpoints will not include the Site. This has been tested in the Visual (indirect) Assessment Summary (7.7).



Plate 42: Chetham's School of Music and Manchester Cathedral, taken from Stephenson Bridge

6.5 The Cathedral Conservation Area

The proposal site is situated 330m to the north-west of the Cathedral Conservation Area and is not within the immediate setting of the Conservation Area, however, the height of the proposed development has the potential to affect the special character or significance of the Conservation Area. To help inform the design process and mitigate any potential impact of the Proposed Development, the character and special interest of the Conservation Area has been assessed with reference to the Historic England Guidance, *2019 Conservation Area Appraisal, Designation and Management Second edition, Historic England Advice Note 1*. Elements such as the historic interest of the area, the architectural quality and built form, spatial analysis (including open spaces), and setting and views have been considered.

6.5.1 The historic interest of the Conservation Area

It is believed that from the Saxon times, a small community existed on both banks of the River Irwell close to the point where it is joined by the River Irk. A wooden bridge on the site of the present Victoria Bridge (constructed in 1839) linked the two halves of the village.

In AD 919, the Anglo-Saxon king, Edward the Elder, established a fortified base, or burh, at Manchester, which was then part of Viking Northumbria. It has been suggested that the burh lay within the area around the cathedral, which had become a focus for settlement by the late 11th century. The site occupied presently by Chetham's School is thought to have been the site of a castle founded by Manchester's Norman barons.

Following the Norman Conquest, William I assigned most of the land between the Ribble and Mersey rivers to Roger of Poitou, who retained the manor of Salford demesne (Tupling 1962, 116), but divided his other newly acquired land into several fiefdoms (Kidd 1996, 13). The largest of these was the landholding centred on Manchester, created by the grant of extensive lands in the hundreds of Salford, Leyland and West Derby to Albert Grelley (Tupling 1962, 116). By the 13th century, the Grelley family had established a

manor house at the confluence of the rivers Irwell and Irk (later the site of Chetham's Hospital School) and the medieval town grew up around it (Hartwell *et al* 2004, 256).

The Cathedral and Manor House were bounded on the north by the River Irk which was culverted in the 19th century to form the present Walker's Croft, and on the south by a 40' ditch the route of which is commemorated by the existing Hanging Ditch. The remains of one of the arches of a bridge across the ditch between the Church and the Market Place area may be seen in the Garden of Rest behind Mynshall House.

In medieval times, the community prospered as a centre for trade in coarse woollen cloth. By 1650, the original village had grown into the *'fairest, best builded, quickest and most populous town of Lancastershire'* accommodating some 4-5,000 persons extending westward towards Deansgate and eastward to the present Cheetham Hill Road. Many of the existing streets were already well established. Fennel Street - whose name was probably derived from Vennel, an Anglo-Saxon word for narrow lane, and Long Millgate - a reference to the lord of the Manor's mill on the River Irk - were fashionable residential streets. The latter was the principal road to the north.

During the early stages of the Industrial Revolution, the expansion of the town was extremely rapid. New dwellings to accommodate the rapid rise in population to an estimated 455,000 people in 1851 were hastily erected with little regard for the sanitary and other needs of their occupants. Fennel Street had been transformed by 1832 into *'one of the filthiest suburbs of town, so confined that the winds of heaven could scarcely penetrate it'*.

The continued prosperity of Manchester and the growth of the local railway network led to a major reconstruction of the area in the mid and late 19th century. Victoria and Corporation Streets were driven through the existing warren of dwellings in 1832 and 1845 respectively. The first Victoria Station, designed by George Stephenson, was opened in 1844 on a former burial ground in Hunt's Bank. It consisted of a single platform to which the only access was a wooden footbridge over the River Irk. By 1901 the Station had grown to its present size and Todd Street had been widened in the meantime to provide a more appropriate approach.

Exchange Station was sited to the south-west of Victoria Station and opened in 1884. Exchange Station was physically linked to Victoria Station by what was claimed at 2194' to have been the longest platform in the world. The station was severely damaged during the Second World War and closed in 1969 (https://www.manchester.gov.uk/info/511/conservation_areas/964/cathedral_conservation_area).

6.5.2 Architectural Quality and Built Form

The principal buildings within the Cathedral Conservation Area include the Cathedral and the former Chetham's hospital school buildings, which represent two important buildings that have medieval origins. It also includes several important 19th-century buildings such as the Corn Exchange and Manchester Training College. Other key buildings include Sinclair's Oyster House and the Old Wellington Inn.

Further to the area characterised by the Cathedral and Chetham's, there is also a group of important buildings that contribute to the character of the area including the Victorian

Corn Exchange, Manchester Training College, Mynshulls House and the Old Wellington Inn.

Most of the buildings within the Conservation Area are of three to five storeys high, except for the 21st-century building that currently houses the National Football Museum.

6.5.3 Spatial analysis (including open spaces)

Elements of the current street layout can be traced back to the medieval period, with elements of the medieval street pattern (although altered) still legible. Open spaces include those to the rear of the Corn Exchange, at Cathedral Gardens. The streets that intersect this area are largely pedestrianised. Mature and recently planted trees border the Cathedral and some of the surrounding streets.

6.5.4 Settings and views

The Cathedral Conservation Area is situated to the north side of Manchester City Centre and is nestled amongst a heavily urbanised townscape formed by modern as well as historic mixed-use development.

Key views of the Conservation Area are focussed on the ecclesiastical and scholastic medieval buildings, including Chetham's Hospital School and the Cathedral. Many of these buildings, including the 19th-century Corn Exchange can be appreciated from Cathedral Gardens. Important views looking into the Conservation Area includes those from Corporation Street and Exchange Street, which also take in important element of the Victorian buildings within the Conservation Area. Other particularly enticing views include that looking north along Cathedral Gates and another view that looks east along Cathedral Yard.

6.5.5 Contribution of the proposal site to the Special Interest of the Conservation Area

As the existing Site is situated at some distance away from the designated area's boundary, it currently makes a **neutral contribution** to the area's special character and appearance.

Manchester City Council's website notes that improvement of the Conservation area is largely focused on retaining the essential Victorian character of the remainder of the area and to restrict traffic movement. New complimentary development is encouraged (https://www.manchester.gov.uk/info/511/conservation_areas/964/cathedral_conservation_area/7).

Due to the proposed height and scale of the proposals, there is some potential for the development to impact wider views from within the designated area. The main points from which the proposed development could be visible is from Fennel Street / Cathedral Gardens, which takes in views of the grade II listed South-east wing to Chetham's Hospital (7.6, Plate 43, Viewpoint 02 within the TVIA), and a viewpoint along Victoria Street when looking north-east towards the Site (7.6, Plate 44, Viewpoint 03 within the TVIA). However, several mid- and high-rise buildings are already visible from this viewpoint and the height of the proposed development will most likely blend in with views of Manchester's skyline. This will be tested within Section 7.6.

The proposed development will not be visible from any of the key views within the Conservation Area due to the enclosed nature and density of buildings within the Conservation Area. This has been tested in the Visual Impact Assessment (7.6) and the Visual (indirect) Assessment Summary (7.7).

6.6 *Summary Statement of Significance*

- The Site contains no buildings and therefore no upstanding heritage assets of significance;
- Eight listed buildings or structures are located within 300m of the Site, and are of special interest;
- The significance of the listed buildings within 300m of the Site are somewhat enhanced by their settings, particularly Victoria Station, Manchester Parcel Post Office, North Bridge, Middle Bridge and Stephenson Bridge, which are located on the northern edge of the Cathedral Conservation Area;
- The Cathedral Conservation Area is of special interest.

7. Heritage Impact Assessment

7.1 Introduction

The proposed development has the potential to affect the setting of the heritage assets assessed above. The assessment of the impact of the proposed works follows established Historic England guidance on assessing the setting of heritage assets. The Historic England guidance states that the assessment should address the attributes of the proposed development in terms of its: location and siting, form and appearance, wider effects and permanence. Below is an assessment of how these attributes could potentially affect the significance of the assets assessed above.

7.2 Location and Siting of the New Development

7.2.1 Cathedral Conservation Area

The Proposed Development would be situated 300m north of the Conservation Area, within the wider setting of the heritage asset. The Proposed Development will not form part of significant views into or out of the Conservation Area. The Proposed Development may form part of key views within the Conservation Area, when looking north / north-west from Cathedral Gardens (7.6, Plate 43, Viewpoint 02 within the TVIA) and north along Victoria Street (7.6, Plate 44, Viewpoint 03 within the TVIA). This has been tested in Section 7.6 and the Townscape Visual Impact Assessment. Development of the proposal site provides an opportunity to bring a vacant and underused site back into residential use and enhance the wider setting of the Conservation Area.

7.2.2 Manchester Cathedral (Grade I)

The Proposed Development would be situated 500m north of the Cathedral, within the wider setting of the heritage asset. Key views of the Cathedral include looking east from Victoria Street, north from Exchange Square, south-west from Long Millgate and Cathedral Gardens and kinetic views along Cathedral Yard. The Proposed Development may form part of partial views of the Cathedral, when looking north along Victoria Street (7.6, Plate 44, Viewpoint 03 within the TVIA). This has been tested in Section 7.6 and the Townscape Visual Impact Assessment. Many mid- and high-rise structures are already visible within the backdrop of the Cathedral. Development of the proposal site provides an opportunity to bring a vacant and underused site back into residential use and enhance the wider setting of the Cathedral.

7.2.3 Chetham's Hospital School and attached wall (Grade I)

The Proposed Development would be situated 380m north of Chetham's Hospital School and attached wall, within the wider setting of the heritage asset. Key views of Chetham's Hospital School look north-west from Long Millgate, in short views and looking south-east from Victoria Street, in the opposite direction of the Site. The most significant views of the listed building are from within the courtyard of the building, which is enclosed. The Proposed Development is unlikely to be visible within views of the heritage asset.

7.2.4 HMP Manchester Gatehouse (Grade II)

The Proposed Development would be situated in the wider setting of the gatehouse, 260m to the south-west. The heritage asset is principally viewed along Carnarvon Street / Southall Street in both long and short views. The Proposed Development will not be visible within views of the heritage asset and it will not isolate views of the asset.

7.2.5 North Bridge (Grade II)

The Proposed Development would be situated within the wider setting of North Bridge, which lies 270m south of the Site. The main view of North Bridge looks south-east from Great Ducie Street in long and kinetic views (Plate 31, p 43). Views of the bridge will not be impaired or isolated by the Proposed Development, though the proposed development may be visible within views of the bridge, whilst moving south along Great Ducie Street.

7.6.6 Victoria Station (Grade II)

The Proposed Development would be situated within the wider setting of Victoria Station, which lies 300m to the south-east of the Site. Key views of Crusader Works from Chapeltown Street are kinetic and will not be impaired, however, the Proposed Development may be visible from Fair Street, adjacent to the tram line, though the nature of this view is short, due to the density of development. The Proposed Development may also be visible within the backdrop of Crusader Works from Portugal Street. The character of these views is influenced by the highly mixed, urban setting with several modern development schemes that are underway. The Proposed Development will not isolate views of the asset.

7.2.7 HMP Manchester: Main Prison Block (Grade II)

The Proposed Development would be situated within the wider setting of the main prison block, which lies 300m north of the Site. Views of the prison will not be impaired or isolated by the Proposed Development, as the main prison block is mostly masked by the prison's boundary walls.

7.2.8 19 Cheetham Hill Road (Former Synagogue)

The Proposed Development would be situated within the wider setting of 19 Cheetham Hill Road, which lies c 270m to the north of the Site. The main view of the heritage asset is relatively short, experienced from the opposite side of Cheetham Hill Road. These views are relatively short due to the density and grain of development in the immediate setting of the assets. The current views of these assets are highly mixed, including modern mid to high rise developments within the backdrop, vacant plots and broadly contemporary structures. Further appropriate modern development within the wider setting of this asset would not impact upon the views of the structure. The Proposed Development will not isolate views of the asset.

7.2.9 Manchester Parcel Post Office (Grade II)

The Proposed Development would be situated within the wider setting of Manchester Parcel Post Office, which lies 230m to the north-east of the Site. The heritage asset can only truly be appreciated from Mirabel Street and New Bridge Street, in both short and long, kinetic views. The Proposed Development will not be visible within views of the building from Mirabel Street, but will be visible in partial kinetic views from New Bridge Street when looking east (7.6, Plate 45, Viewpoint 04 within the TVIA). This has been

tested in Section 7.6 and the Townscape Visual Impact Assessment. The Proposed Development is likely to blend in with other modern developments in the skyline.

7.2.10 Stephenson Bridge (Grade II)

The Proposed Development would be situated within the wider setting of Stephenson Bridge, which lies 300m to the south of the Site. The heritage asset can only truly be appreciated from Victoria Street, in short views, looking north. The Proposed Development is likely to be visible within views of the heritage asset (7.6, Plate 44, Viewpoint 03 within the TVIA). This has been tested in Section 7.6 and the Townscape Visual Impact Assessment. The character of these views is influenced by the highly mixed, urban setting, comprising several designated and non-designated heritage assets, together with numerous modern developments. Further appropriate modern development within the wider setting of this asset would not impact upon the views of the structure.

7.2.11 Middle Bridge (Grade II)

The Proposed Development would be situated within the wider setting of Middle Bridge, which lies 290m to the south of the Site. The heritage asset is mostly masked from view by Stephenson Bridge and North Bridge. Middle Bridge can only be appreciated in kinetic views when walking beneath bridges. The Proposed Development will not be visible within views of the heritage asset. If the upper storeys of the Proposed Development were found to be visible, then they would blend in with other modern developments in the skyline.

7.2.12 Former Globe Works (non-designated heritage asset)

The Proposed Development would be within the wider setting of the former Globe Works, located 230m to the north-east of the Site. The main view from which to appreciate the heritage asset is looking south-east. The Proposed Development may be visible within kinetic views of the heritage asset, when moving in a south-westerly direction along Southall Street. This view already includes modern high-rise development.

7.2.13 Former Clarence Hat Works (non-designated heritage asset)

The Proposed Development would be within the immediate setting of the former Clarence Hat Works, located 200m to the north of the Site. The non-designated heritage asset is principally experienced in views along Trinity Way and Great Ducie Street. The main viewpoint from which to appreciate the asset, looks west from Great Ducie Street, opposite the front elevation of the building, in the opposite direction of the Site. The Proposed Development would not impact upon key views of the structure.

7.2.14 Former Motor Works (non-designated heritage asset)

The Proposed Development would be within the wider setting of the former Motor Works, located 150m to the north-east of the Site. The non-designated heritage asset is principally experienced in kinetic views along Dutton Street. This view looks north, in the opposite direction of the building. The Proposed Development would not impact upon the views of the structure.

Key viewpoints from which to appreciate the former Motor Works includes looking west along New Bridge Street and from the opposite side of Breslyn Street (Plate 26, p 37). The Site is located approximately 130m to the north-east of the non-designated heritage asset and the key viewpoints from which to appreciate the buildings look west, away from the direction of the proposed development.

7.3 The Form and Appearance of the Proposed Works

The details of the proposed development comprise the erection of two buildings part 29, 25 and 20 storeys and 12 storeys to create a mixed-use development comprising 505 residential apartments (Use Class C3a) with commercial uses (Use Class E) provided at the ground floor level, together with public realm including courtyard pocket park, cycle parking, accessible parking spaces, access arrangements, and other associated works. The proposed structure will bring a vacant Site back into use.

The details of the proposed development have been inspired by both the historic landscape and the acceptable form of modern development within the immediate vicinity of the site. The proposed form of the new development and the palette of materials are considered to be appropriate for the wider setting of the heritage assets identified within this report. The palette of the Proposed Development comprises an red brick clad building. This palette is in keeping with and complimentary to Manchester's industrial heritage and is appropriate for the scheme.

The proposed development comprises mid-rise and high-rise buildings, which may be visible from some of the designated heritage assets, however, the area already contains several high-rise buildings, particularly New Bridge Street and on the opposite side of the River Irwell at Greengate. Therefore, it is concluded that the significance of the designated heritage assets will not be affected by the proposed development.

Owing to the form of the new development, it will form part of views of heritage assets as identified above. However, the development to the Site is assessed here as being an improvement to the character of Site.

7.4 Wider Effects

The proposed development will result in a change of use of the land from public car parking to residential. However, the surrounding area is currently being regenerated in residential apartments and University campus buildings. Throughout the second half of the 19th century and during the early 20th century, the Site was characterised by residential development and a large industrial complex. During the 20th century, the Site was cleared of housing and the Boddingtons Brewery Site was extended into the Site. The 19th-century historic residential use of the Site will therefore be re-established by the proposed development.

The height of the building will add to Manchester's developing skyline.

7.5 The Permanence, Longer Term or Consequential Effects of the Development

The proposed development will bring a vacant, unused lot back into permanent use, which will enhance the setting of the heritage assets discussed within this report. The

proposed development of the Site will constitute a permanent alteration to the setting of the heritage asset, but one that should be viewed as a positive alteration.

The location of the proposed development within Strangeways is situated in an area that has lost much of its built heritage value.

7.6 Visual Impact Assessment

A total of **three heritage views** have consequently been identified for the assessment of potential heritage impact (Viewpoints 02, 03, 04, within the TVIA). These views and additional townscape views will be assessed by Virtual Planet as part of the wider Townscape Visual Impact Assessment (TVIA).

The selected heritage views have been discussed within this assessment where there is a baseline value to the view in heritage terms, where the Proposed Development was visible, and sensitive / key viewpoints which test whether the Proposed Development would be visible. The viewpoints have been assessed in line with the ICOMOS guidance (Appendix 1, see also Table 3 for full breakdown of assessment).

7.6.1 Viewpoint 02

Existing

This view is experienced from within the Cathedral Conservation Area, to the west of the building that currently houses the National Football Museum, at Cathedral Gardens. Looking north, towards the Site (Plate 43). The view demonstrates the setting of the Grade II listed South-east wing to Chetham's Hospital (former Manchester Grammar School; list entry: 1197921), which lies within the Cathedral Conservation Area. The view takes in the Cathedral Yard, one of the Conservation Area's only open, green spaces. In the left of the view, three modern developments punctuate the skyline.

Proposed

The uppermost part of the Proposed Development will be visible above the existing buildings in the background of the view (Plate 43). This will be understood as a new high-rise development in the distance and will not alter key elements of the Conservation Area, such as the frontage of the listed buildings on Dale Street, which will remain fully visible and appreciated from this viewpoint.

The Proposed Development will be visible from this location, and will introduce a new element to the existing streetscape. The proposed development is visible within the backdrop of the view and seemingly blends in within the current skyline, which already takes in several mid- and high-rise, 21st-century developments.

Consequently, the view is considered to result in a **Slight Adverse Impact** on views within the Cathedral Conservation Area and on the setting of the heritage assets in the view (see Table 2).



Plate 43 showing proposed view of the Proposed Development

7.6.2 Viewpoint 03

Existing

This view is experienced from Victoria Street, within the Cathedral Conservation Area when looking north (Plate 44). The view takes in 21st-century developments that are visible in the left, whilst the Grade I listed Cathedral is partially visible to the right. In the distance, the AO Arena is visible together with the Grade II listed Stephenson Bridge. Although the viewpoint is from within the Cathedral Conservation Area, it is not considered to form a key view.

Proposed

From this view, the Proposed Development is visible in the distance, within the backdrop of the view. The Proposed Development will be seen to form part of the existing mid- and high-rise buildings that occupy the skyline. Key elements, such as the west facing façade of Cathedral and the very distant view of Stephenson Bridge will remain fully visible and appreciated from this viewpoint. The introduction of a new high-rise development in the distance will therefore have very little impact on the setting of the Cathedral Conservation Area, when considered from this view.

Consequently, the view is considered to result in **Slight Adverse impact** in terms of impact on the settings of the conservation area and designated heritage assets in the view (see Table 2).



Plate 44 showing proposed view of the Proposed Development

7.6.3 Viewpoint 04

Existing

This view is experienced when crossing the bridge over the River Irwell at Trinity Way (Plate 45). The view takes in the north-west facing elevation of the Grade II listed Manchester Parcel Post Office and the north-west facing elevation of the Former Motor Works (non-designated heritage asset). The view of the former Motor Works from this angle takes in the recently refurbished and modified north-west facing elevation of the building.

Proposed

In the proposed view, the Proposed Development will be highly visible, although its lower storeys will be concealed by the trees that border the River Irwell (Plate 45). The Proposed Development will balance the view, which already takes in mid- to high-rise developments. The proposed development will have very little impact on the designated and non-designated heritage assets visible in the right of the view, as these will remain fully visible.

Consequently, the view is considered to result in a **No impact** in terms of impact on the settings of the non-designated heritage asset in the view (See Table 2).



Plate 45 showing proposed view of the Proposed Development

Viewpoint	Assets impacted	Value of the Heritage Asset	Magnitude of change/ Impact	Significance of the Impact (either adverse or beneficial)
Viewpoint 2	Cathedral Conservation Area	High	Minor	Slight Adverse
Viewpoint 3	Cathedral Conservation Area	High	Negligible	Slight Adverse
Viewpoint 4	Manchester Parcel Post Office	Medium	Negligible	No impact
Viewpoint 4	Former Motor Works (non-designated)	Low	Negligible	No impact

Table 2 Predicted impacts of proposed development upon significance of setting Heritage Assets within the identified Viewpoints using ICOMOS guidance (Appendix 1)

7.6.4 Summary of Viewpoint Analysis of the Cathedral Conservation Area

The Conservation Area is located within the urban core of Manchester, which characterises the setting of the asset. However, the spacious character of the immediate setting of the Cathedral does contrast with the dense urban grain of the wider setting of the Conservation Area. The key views outlined above of the Cathedral and Chetham's Hospital School buildings should be considered to be key views within the conservation area. Views into the conservation area are restricted by the dense grain and form of the surrounding development. As stated above, the proposed development may form part of a view of the Cathedral, facing north from along Victoria Street, however, the proposed development is in keeping with the character of the setting of the conservation area and

therefore the proposed development will have a **Slight Adverse effect** on the setting and views of the conservation area.

7.7 Visual (indirect) Assessment Summary

In line with the ICOMOS guidance, the assets have been assessed at varying gradings of value (See Table 4, Appendix 2). The works to the Site are result in **No change**, **Negligible** and **Minor** magnitude of impacts (see Table 5, Appendix 2). As the proposed development is for a high-rise structure, the changes to the setting of the heritage assets will result in **No impact**, **Neutral** and **Slight Adverse** impacts (see Table 6, Appendix 2). The resulting levels of the significance of the impact of the proposed works upon the settings of the heritage assets, and therefore the significance of the assets, is detailed in the below table (Table 3).

Heritage Asset	Value of Heritage Asset	Magnitude of Impact	Significance of the Impact (either adverse or beneficial)
HMP Manchester Gatehouse	Medium	No change	No impact
HMP Manchester Main Prison Block	Medium	No change	No impact
North Bridge	Medium	Negligible	Neutral
Middle Bridge	Medium	No change	No impact
Stephenson Bridge	Medium	Negligible	Neutral
Victoria Station	Medium	No change	No impact
Manchester Parcel Post Office	Medium	No change	No impact
19 Cheetham Hill Road	Medium	Negligible	Neutral
Manchester Cathedral	High	Negligible	Slight Adverse
Chetham's Hospital School	High	No change	No impact
Former Globe Works	Low	No change	No impact
Former Clarence Hat Works	Low	No change	No impact
Former Motor Works	Low	No change	No impact

The Cathedral Conservation Area	High	Minor	Slight Adverse
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Table 3: Predicted impacts of proposed development upon significance of setting to Heritage Assets using ICOMOS guidance (Appendix 1)

8. Planning Policy Considerations

9.1 Introduction

The National Planning Policy Framework (revised July 2021), sets out the Government's planning policies for England and how these are expected to be applied. The relevant local plan policies contained within the Manchester City Council Core Strategy have also been considered.

Several designated heritage assets fall within 300m of the Site, including eight grade II listed buildings or structures, and the Cathedral Conservation Area. However, the assessment has found that the heritage assets and their settings will not be affected by the proposed development.

Therefore, the overall impact of the proposed development on the historic environment has been assessed as resulting in instances of **no adverse effects**.

8.2 NPPF Policy Considerations

This statement addresses the relevant policies within the NPPF concerned with the historic environment (principally Section 16).

The heritage statement has identified and assessed the heritage assets surrounding the Sites which could be affected by the proposed development. As required by paragraph 194 of the NPPF, the heritage statement describes the significance of the identified heritage assets. The settings of the identified heritage assets have been addressed sufficiently to understand the potential impact of the proposed development. The designated heritage assets and Conservation area will not be physically affected by the proposed development. The former Globe Works, Clarence Hat Works and the former Motor Works have heritage value as non-designated heritage assets, however, the proposed development will not physically affect these heritage assets.

The heritage statement provides information proportionate to the identified heritage assets' importance; the setting assessment demonstrates that the impact of the proposals will result in instances of imperceptible impact with a resulting 'no adverse effect'.

The following considerations of the NPPF Policy, in particular, apply to the proposed development:

Paragraph 199: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 203: The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The proposed development plans and their effect on the significance of both designated (**Paragraph 199**) and non-designated heritage assets (**Paragraph 203**) has been taken into consideration in this assessment. The assessment has proven that the proposals will not affect the significance of non-designated heritage assets, as they fall outside the development area and their settings do not contribute significantly to their overall heritage value. The designated heritage assets, including eight grade II listed buildings and the Cathedral Conservation Area, are located at considerable distances from the Site, with no views overlooking the Site. The proposed development comprises mid-rise and high-rise buildings, which may be visible from some of the designated heritage assets, however, the area already contains several high-rise buildings. Therefore, it is concluded that the significance of the designated heritage assets will not be affected by the proposed development.

8.3 Manchester City Council's Core Strategy Policies

Policy EN3 states:

'Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encourage where they are considered consistent with the significance of the heritage asset.'

The location of the proposed development within Strangeways is situated in an area that has lost much of its built heritage value. The Site was a rural part of the Strangeways Estate during the post-medieval period up until the late 18th century, when several textile finishing works were established in the area. Any traces of these estates that survived into the early 19th century was lost through extensive development during the mid- 19th century. Throughout the second half of the 19th century and during the early 20th century the Site was characterised by residential development and a large industrial complex. During the 20th century, the Site was cleared of housing and the Boddingtons Brewery Site was extended into the Site. The 19th-century historic residential use of the Site will therefore be re-established by the proposed development.

8.4 Historic England Considerations

8.4.1 Good Practice Advice in Planning

The purpose of the Historic England Good Practice Advice in Planning: 2 (2015) is to 'provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness'. Historic England Good Practice Advice in Planning: 2 (2015) has been

consulted in order to assess the significance of the heritage assets within 300m of the Site.

Good Practice Advice in Planning, 3 (2017) gives assistance concerning the assessment of the setting of heritage assets. It offers a step-by-step guide to identify and assess the setting and views of heritage assessments. The Good Practice Advice in Planning, 3 (2017) has been consulted to identify and assess the settings and views of the heritage assets within 300m of the Site.

Conclusions

The redevelopment of the Site provides the opportunity for beneficial changes to be made to the wider setting of several heritage assets, including the three Conservation Areas. This would constitute and enhance the setting of the area, in line with Policy EN3 of the Local Development Framework. With the appropriate development of the Site, the character of the area would be improved and bring back into use a vacant and underused plot of land. The residential use of the Site will partly reinstate the historic function of the Site.

The form and appearance of the design of the Proposed Development comprises a red brick clad appearance. This palette and material is in keeping with, and complimentary to Manchester's industrial heritage. The size, shape and quantity of the windows are also in keeping with the character of the wider area. The design of Proposed Development and the Site's change of use may bring some unity to the character of the area, which is currently indistinct.

There is little opportunity to enhance the historic environment, as little of the historic character of the Site survives. The proposed development includes residential dwellings, which re-establishes the 19th-century uses of the Site as a residential area. There is therefore an opportunity to pick up the historical threads of the Site and emphasise the time-depth of the Site by incorporating some of the historic street names and the historic street pattern (e.g. Nightingale Street and Briddon Street) within the new development, if appropriate.

The heritage impact assessment finds that the appropriate new development of the Site will result in a No impact, Neutral, Slight Adverse of impact upon the significance of the heritage assets.

The Proposed Development is in keeping with the wider setting of all the heritage assets, **the overall impact of this scheme is assessed as having no adverse effect** on the significance of the settings of the identified heritage assets. Therefore, the proposed development will neither enhance nor harm the built heritage assets identified within 300m of the Site.

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Acknowledgements

Salford Archaeology would like to thank Latimer Developments Ltd for the commissioning the assessment. Further thanks also given to Ian Miller and Lesley Dunkley of GMAAS for their advice and assistance.

The report was compiled by Katie Fletcher, and the illustrations were produced by Ashley Brogan. The report was edited by Ashley Brogan.

Appendix 1: HER Gazetteer Entries

The following gazetteer entries summarise the HER data for the 300m search radius around the Site. The locations of the gazetteer entries are shown on Figure 13.

GE Number	1
Site Name	HMP Manchester Gatehouse
List Entry	8619.1.0
Designation	Grade II listed building
Description	The building was designed by Alfred Waterhouse in 1866-8 and is built using red brick with stone dressings in a Romanesque style. It is a total of three storeys high, with a central large round-arched entrance flanked by semi-octagonal turrets with tall hipped slate roofs. A two-storey wing is situated to the left, which was built in a matching style, and includes a bay window and gabled porch.
GE Number	2
Site Name	North Bridge
List Entry	16185.1.0
Designation	Grade II listed building
Description	North Bridge was constructed in 1893. The bridge is of iron plate girder construction with cast-iron parapet. The girders are haunched at the sides to allow for the passage of traffic below while providing sufficient support from the brick abutments to either side.
GE Number	3
Site Name	Victoria Station
List Entry	1392.1.0
Designation	Grade II listed building
Description	Victoria Station was the western terminus of the Manchester & Leeds Railway Company's trans-Pennine line, constructed in 1844 and designed by George Stephenson. The station, including the concourse to the rear with restaurant and booking hall is a grade II listed building. The original building was of Italianate style. Victoria Station was continuously extended throughout the 19 th century. Modernisation has been undertaken during the latter half of the 20 th century.
GE Number	4
Site Name	HMP Manchester Main Prison Block
List Entry	8619.2.0
Designation	Grade II listed building
Description	The building was designed by Alfred Waterhouse 1866-8. The prison block matches the Romanesque design of the gatehouse and is also constructed in red brick with stone dressing. The layout of the prison comprises six wings radiating from a central concourse. In total, five of the wings serve as four-storey high cell-blocks, whilst the remaining wing provides a short two-storey entrance wing that faces the gatehouse.
GE Number	5
Site Name	19 Cheetham Hill Road
List Entry	8317.1.0
Designation	Grade II listed building
Description	The building is rectangular in plan and comprises two storeys built in Classical style. It has a central projecting bay with pediment, pilasters and arched portal which contains the doorway.

GE Number	6
Site Name	Manchester Parcel Post Office
List Entry	15544.1.0
Designation	Grade II listed building
Description	The building was built in 1894 and currently operates as a warehouse and has several late 20 th -century alterations. The fabric of the building comprises red brick, with moulded brick and terracotta detailing, Welsh slate roof coverings and glazed courtyard canopy.
GE Number	7
Site Name	Stephenson Bridge
List Entry	16138.1.0
Designation	Grade II listed building
Description	Built in 1844, the bridge is one out of three bridges that carries the railway line to Victoria Station. It is the earliest of the three bridges. The 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, built in 1884, on the south side is of plate-girder construction with a cast iron parapet and spans the road and river. Its later extension formed part of the longest passenger platform in Europe until the adjoining Manchester Exchange Station was closed in 1969, and the platform still survives without its canopy
GE Number	8
Site Name	Middle Bridge
List Entry	16184.1.0
Designation	Grade II listed building
Description	Middle Bridge is one of three bridges that carries the railway line into Victoria Station. The bridge comprises iron girders resting on brick and masonry abutments to either side of the road, and support cast-iron parapets decorated with bands, from the base, of continuous arches, key patterns, raised panels divided by Ionic pilasters, and foliage swags. The bridge was the second out of the three bridges to be built. It connected the line to Bolton and Wigan developed by the Lancashire and Yorkshire Railway Company
GE Number	9
Site Name	Former Globe Works
List Entry	-
Designation	Non-designated heritage asset
Description	Globe Works was built between 1870-72 and is first shown on the Ordnance Survey map of 1891 annotated as 'Agricultural Implement Works'. The factory was built by Richmond and Chandler, whose initials are inscribed in dressed stone above the former office entrance. The fabric of the building comprises red brick with dressed stone features. The building has been regenerated and is currently occupied by apartments.
GE Number	10
Site Name	Former Clarence Hat Works
List Entry	-
Designation	Non-designated heritage asset
Description	The former hat works was built in 1895 and is first shown on the Ordnance Survey map of 1908. The fabric of the building comprises red brick with dressed sandstone, complimenting HMP Manchester Gatehouse and the former Globe Works building. The building currently functions as a storage facility.

GE Number	11
Site Name	Former Motor Works
List Entry	-
Designation	Non-designated heritage asset
Description	The building is first shown on the 1908 Ordnance Survey map. The fabric of the building comprises red brick with moulded brick and terracotta detailing. The building has been regenerated in commercial units at ground floor level with residential apartments above.

Appendix 2: ICOMOS Guidance

The impact of the proposed development has been assessed using a cultural heritage impact assessment methodology based upon the International Council on Monuments and Site (ICOMOS) Guidance on Heritage Impact Assessments, a methodology commonly used to assess heritage impact. The significance of the impact of the proposed development is based on the value or sensitivity of the heritage asset and on the magnitude of the impact on that heritage asset. The criteria used for assessing value, magnitude of impact and significance of impact are set out in three tables below. These impacts may be either adverse or beneficial. These tables consider differing types of heritage assets: archaeological attributes, built heritage or historic urban landscapes, historic landscapes and intangible cultural heritage or associations.

Assessing Value of Heritage Assets

The value (significance) or sensitivity of a heritage asset is assessed based on existing national and local statutory designations, guidance such as the Historic England Listing and Scheduling Selection Guides and professional judgement based on research and site surveys.

Table 4: Assessing Value of Heritage Assets

Asset Grading	Archaeological Attribute	Built Heritage or Historic Urban Landscape	Historic Landscape	Intangible Cultural Heritage or Associations
Very High (international)	Sites of acknowledged international importance inscribed as WH property. Individual attributes that convey OUV of the WH property. Assets that can contribute significantly to acknowledged international research objectives.	Sites or structures of acknowledged international importance inscribed as of universal importance as WH property. Individual attributes that convey OUV of the WH property. Other buildings or urban landscapes of recognised International importance.	Landscapes of acknowledged international importance inscribed as WH property. Individual attributes that convey OUV of the WH property. Historic landscapes of international value, whether designated or not. Extremely well preserved historic landscapes with exceptional coherence, time depth, or other critical factors.	Areas associated with Intangible Cultural heritage activities as evidenced by the national register. Associations with particular innovations, technical or scientific developments or movements of global significance. Associations with particular individuals of global importance.

High (national)	Nationally-designated Archaeological Monuments protected by the State Party's laws. Undesignated sites of the quality and importance to be designated. Assets that can contribute significantly to acknowledged national research objectives.	Nationally-designated structures with standing remains. Other buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very Important buildings. Undesignated structures of clear national importance.	Nationally-designated historic landscape of outstanding interest. Undesignated landscapes of outstanding interest. Undesignated landscapes of high quality and importance, and of demonstrable national value. Well preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factors.	Nationally-designated areas or activities associated with globally-important Intangible Cultural Heritage activities. Associations with particular innovations, technical or scientific developments or movements of national significance. Associations with particular individuals of national importance.
Medium (regional)	Designated or undesignated assets that can contribute significantly to regional research objectives.	Designated buildings. Historic (unlisted) buildings that can be shown to have exceptional qualities or historical associations. Conservation Areas containing buildings that contribute significantly to its historic character. Historic townscapes or built-up areas with important historic integrity in their buildings, or built settings.	Designated special historic landscapes. Undesignated historic landscapes that would justify special historic landscape designation. Landscapes of regional value. Averagely well preserved historic landscapes with reasonable coherence, time-depth or other critical factors.	Areas associated with Intangible Cultural heritage activities as evidenced by local registers. Associations with particular innovations or developments of regional or local significance. Associations with particular individuals of regional importance.
Low (local)	Designated or undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.	"Locally Listed" buildings. Historic (unlisted) buildings of modest quality in their fabric or historical associations. Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings.	Robust undesignated historic landscapes. Historic landscapes with importance to local interest groups. Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.	Intangible Cultural heritage activities of local significance. Associations with particular individuals of local importance. Poor survival of physical areas in which activities occur or are associated.
Negligible	Assets with little or no surviving archaeological interest.	Buildings or urban landscapes of no architectural or historical merit; buildings of an intrusive character.	Landscapes little or no significant historical interest.	Few associations or ICH vestiges surviving.
Unknown potential	The importance of the asset has not been ascertained.	Buildings with some hidden (or inaccessible) potential for historic significance.	n/a	Little is known or recorded about ICH of the area.

Adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)

Assessing 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 specific type of heritage involved. It is necessary to have an understanding of the contribution of the setting to the value of the heritage asset as well as an understanding of the key elements or components which contribute to the value or significance of the asset to be able to determine the magnitude of impact.

Table 5: Assessing Magnitude of Change or Impact

Impact Grading	Archaeological Attributes	Built Heritage or Historic Urban Landscape Attributes	Historic Landscape Attributes	Intangible Cultural Heritage Attributes or Associations
Major	Changes to attributes that convey OUV of WH properties. Most or all key archaeological materials, including those that contribute to OUV such that the resource is totally altered. Comprehensive changes to setting.	Change to key historic building elements that contribute to OUV, such that the resource is totally altered. Comprehensive changes to the setting.	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit and loss of OUV.	Major changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Moderate	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset.	Changes to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.	Change to many key historic landscape elements, parcels or components; visual change to many key aspects of the historic landscape; noticeable differences in noise or sound quality; considerable changes to use or access; resulting in moderate changes to historic landscape character.	Considerable changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Minor	Changes to key archaeological materials, such that the resource is slightly altered. Slight changes to setting.	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.	Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited change to historic landscape character.	Changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Negligible	Very minor changes to key archaeological materials, or setting.	Slight changes to historic building elements or setting that hardly affect it.	Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to	Very minor changes to areas that affect the ICH activities or associations or visual links and cultural appreciation.

			historic landscape character.	
No change	No change.	No change to fabric or setting.	No change to elements, parcels or components; no visual or audible changes; no changes in amenity or community factors.	No change.

Adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)

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. This significance of impact can be either adverse or beneficial. An impact of major adverse would equate to an assessment of substantial harm, as defined in the NPPF paragraphs 132-133. Other assessments of adverse impact would equate to less than substantial harm as defined in the NPPF paragraph 134.

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

Adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)

Appendix 3: Figures

- Figure 1: Site location map
- Figure 2: Site boundary superimposed on modern mapping
- Figure 3: Site boundary superimposed on the Ordnance Survey 60": 1 mile map of 1850
- Figure 4: Site boundary superimposed on the Ordnance Survey 1: 500 Town Plan of 1891
- Figure 5: Site boundary superimposed on the Ordnance Survey 25": 1 mile map of 1908
- Figure 6: Site boundary superimposed on the Ordnance Survey 25": 1 mile map of 1922
- Figure 7: Site boundary superimposed on the Ordnance Survey 25": 1 mile map of 1952

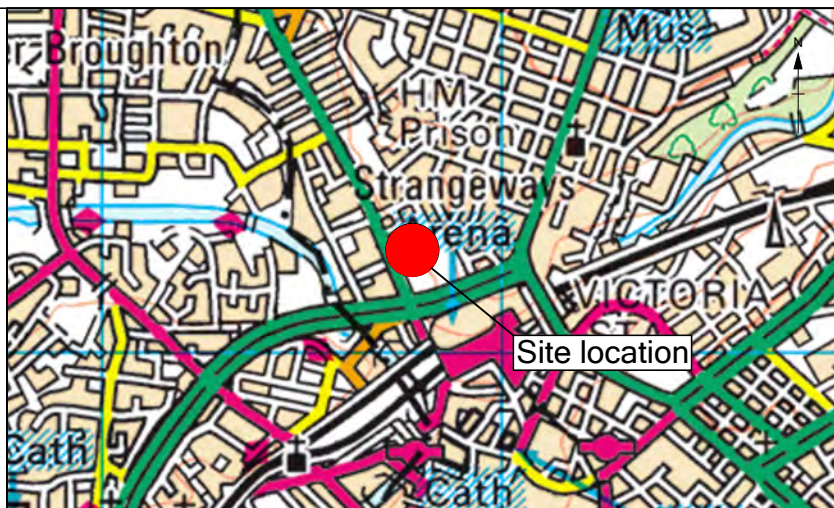


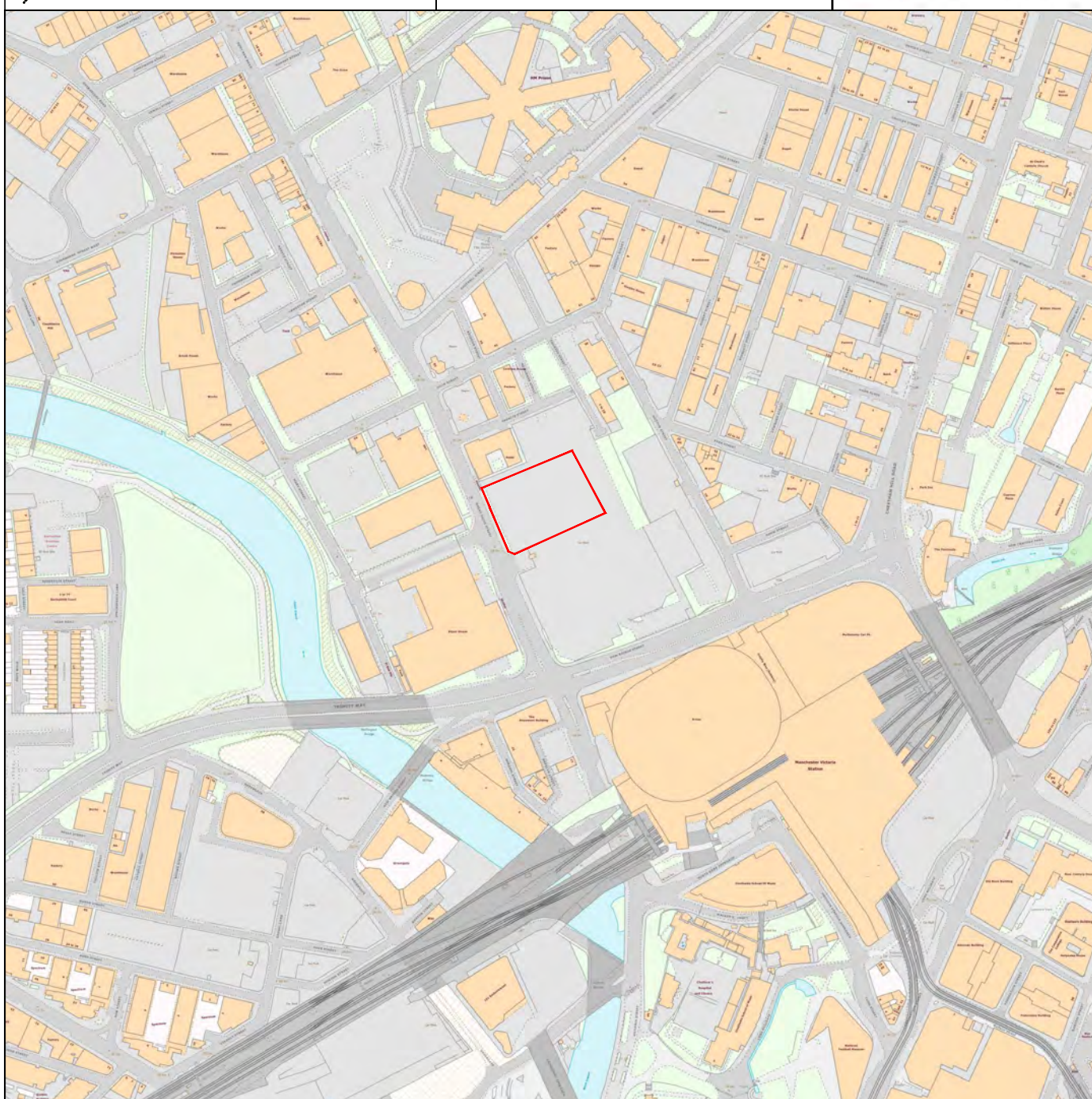
Figure 1:

Site Location

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SALFORD
ARCHAEOLOGY



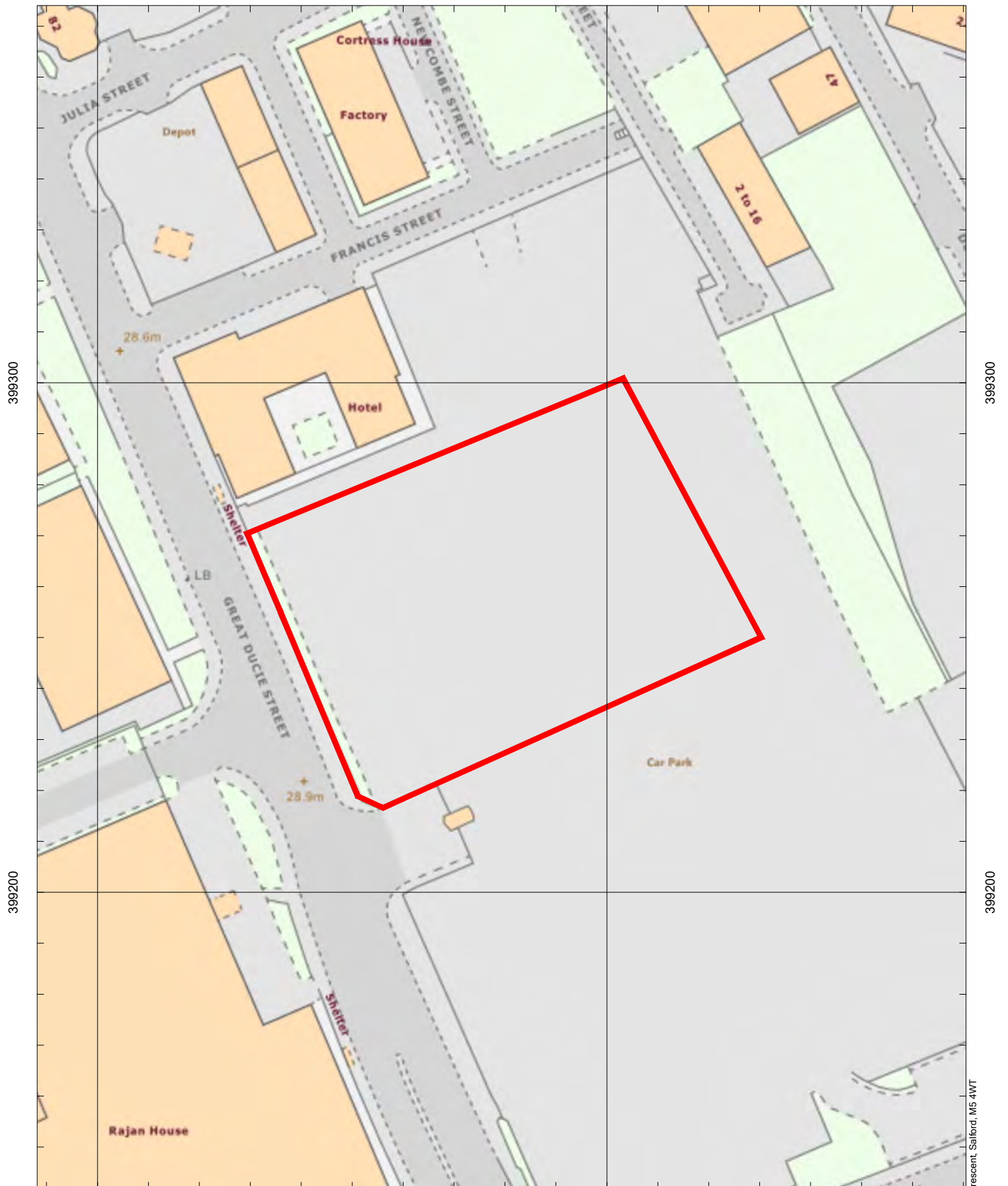


Figure 2:

Site Boundary Superimposed onto Modern Mapping

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Key:

 Site Boundary

**SALFORD
ARCHAEOLOGY**

0 50 m



Scale at A4 1:1000

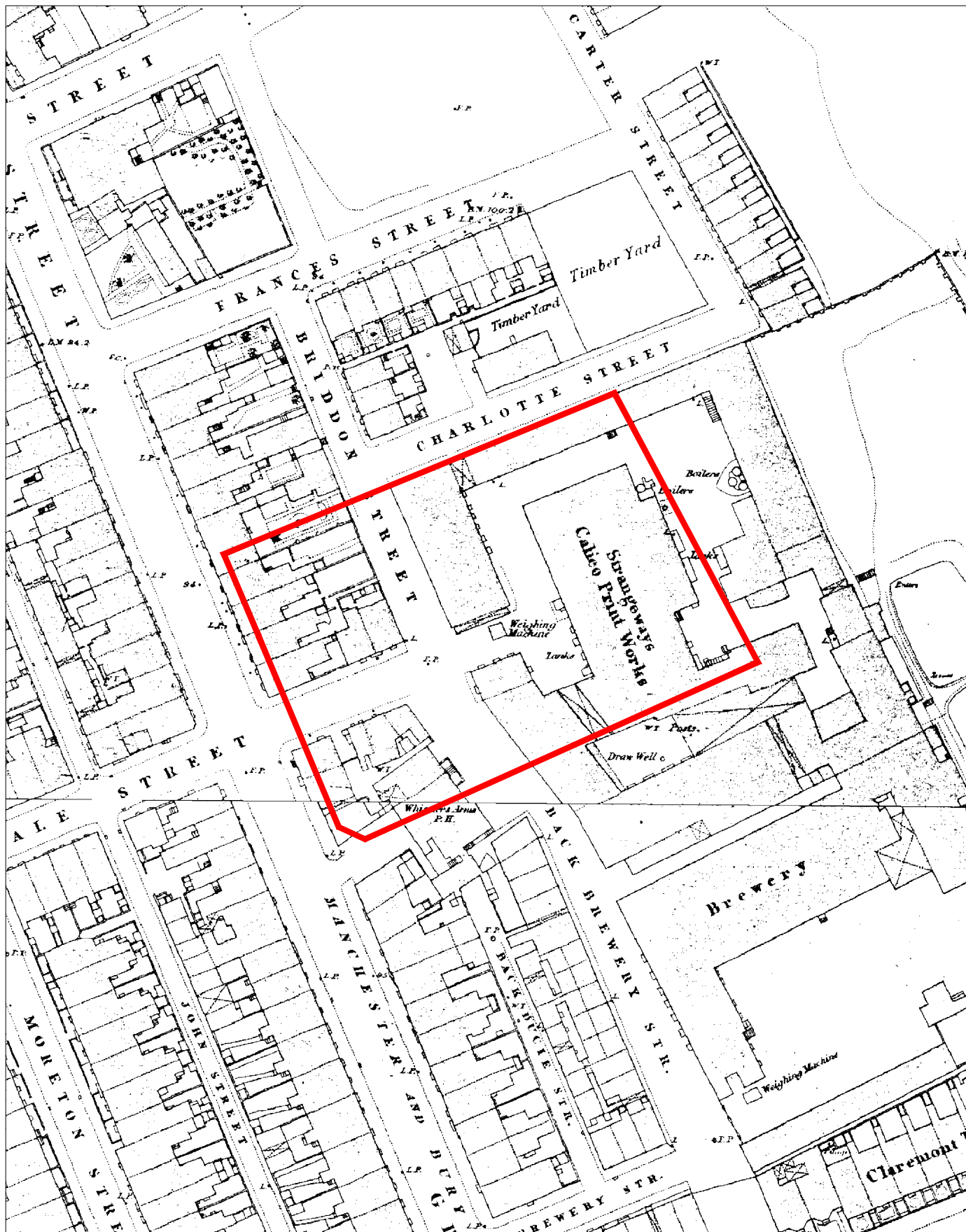


Figure 3:

Site Boundary Superimposed onto the 1:1056 Town Plan of 1851

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Key:

— Site Boundary



**SALFORD
ARCHAEOLOGY**

0 50 m

Scale at A4 1:1000



Figure 4:

Site Boundary Superimposed onto the 1:500 Town Plan of 1891

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Key:

— Site Boundary



**SALFORD
ARCHAEOLOGY**

0 50 m

Scale at A4 1:1000

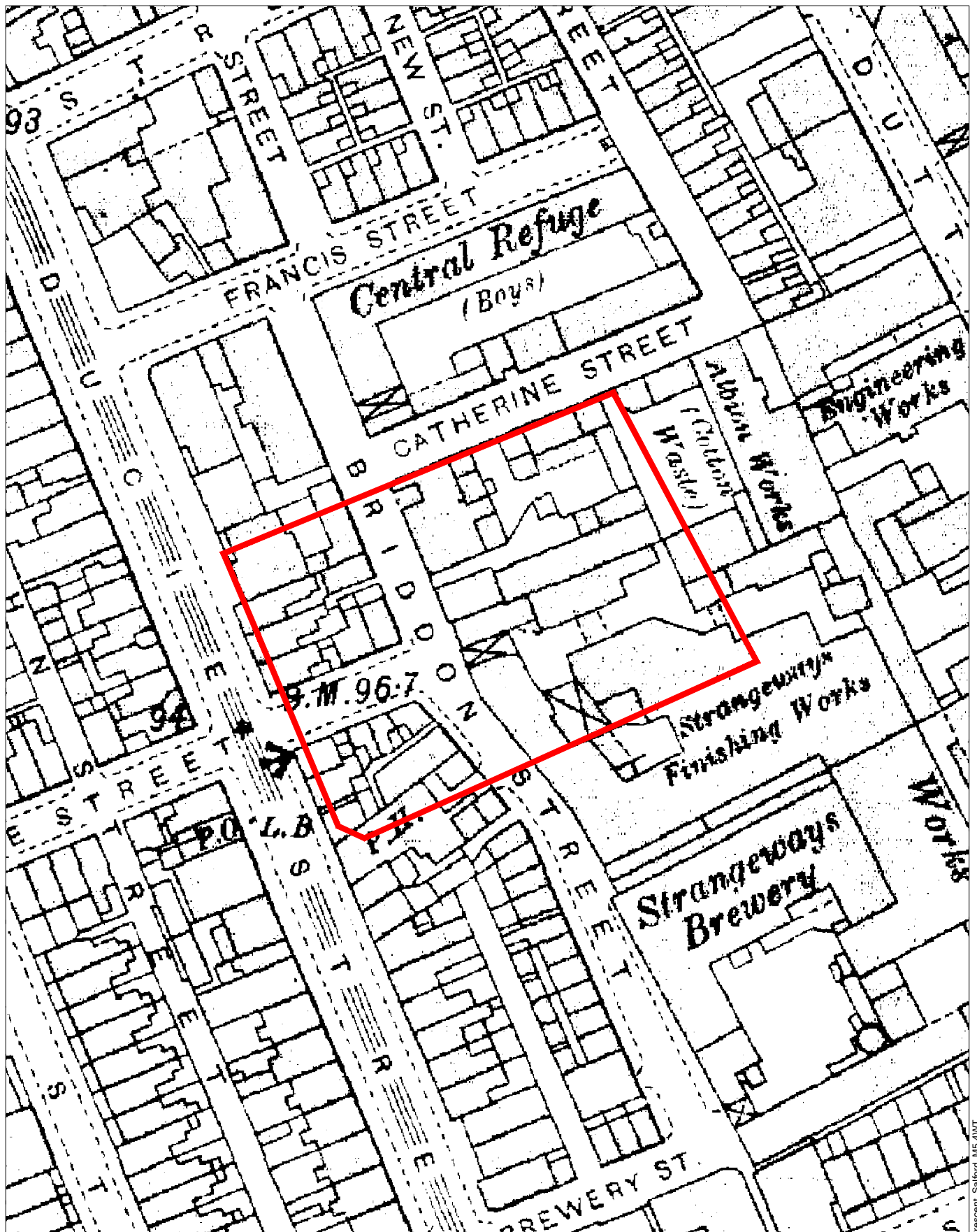


Figure 5:

Site Boundary Superimposed onto the 1:2500 County Series Map of 1908

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Key:

— Site Boundary



**SALFORD
ARCHAEOLOGY**

0 50 m

Scale at A4 1:1000

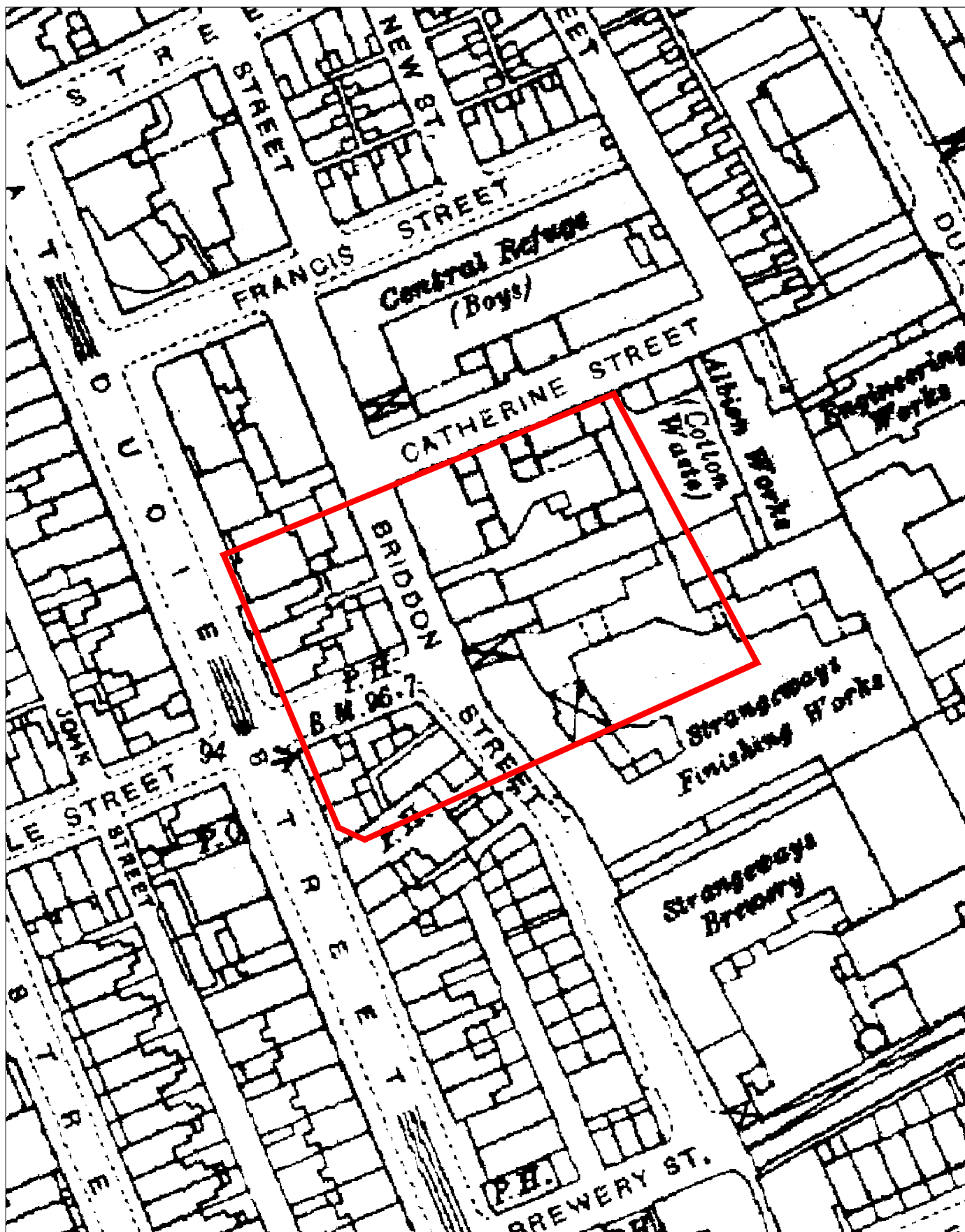


Figure 6:

Site Boundary Superimposed onto the 1:2500 County Series Map of 1933

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Key:

— Site Boundary



**SALFORD
ARCHAEOLOGY**

0 50 m

Scale at A4 1:1000

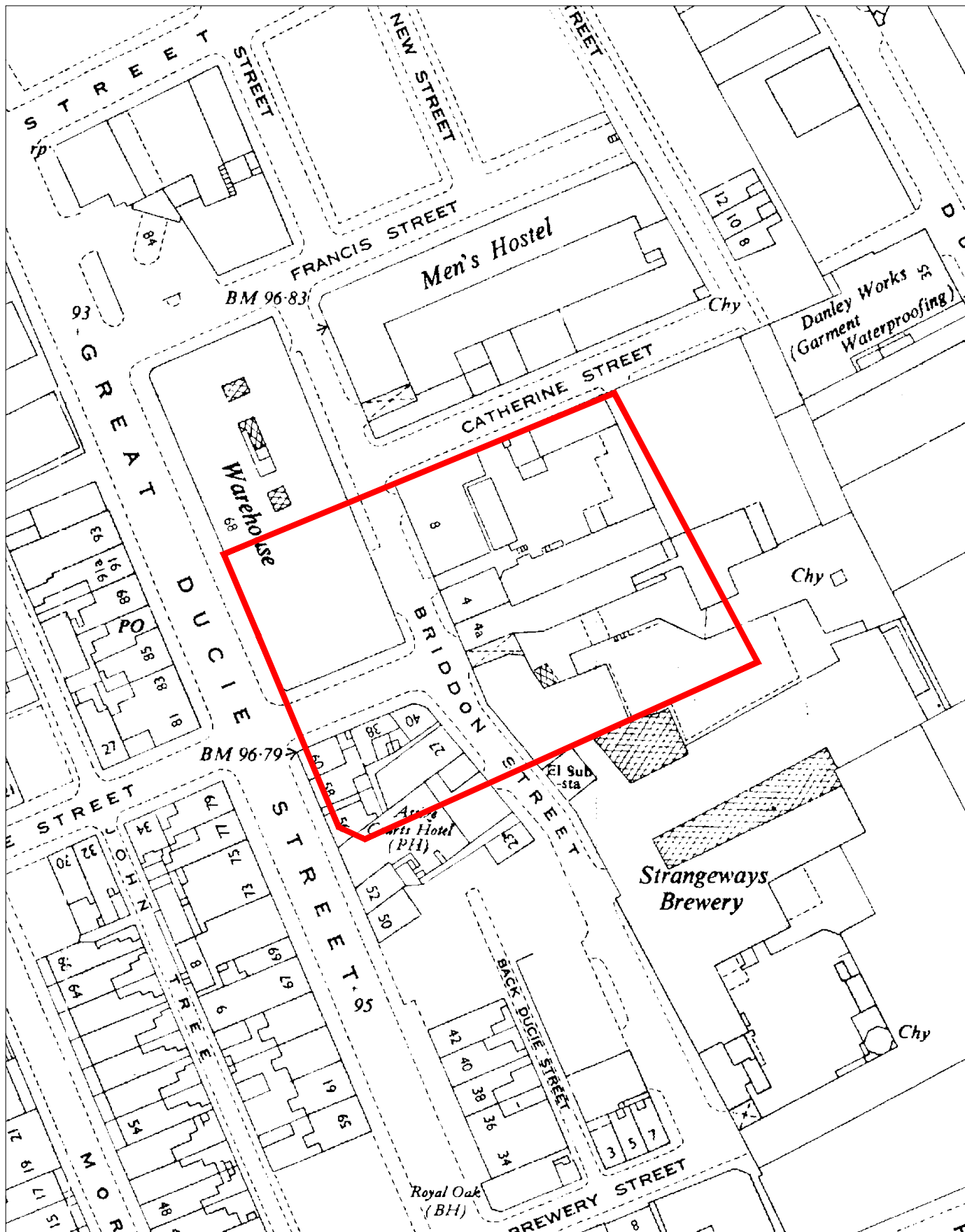


Figure 7:

Site Boundary Superimposed onto the 1:1250 National Grid Map of 1949

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Key:

— Site Boundary



**SALFORD
ARCHAEOLOGY**

0 50 m

Scale at A4 1:1000

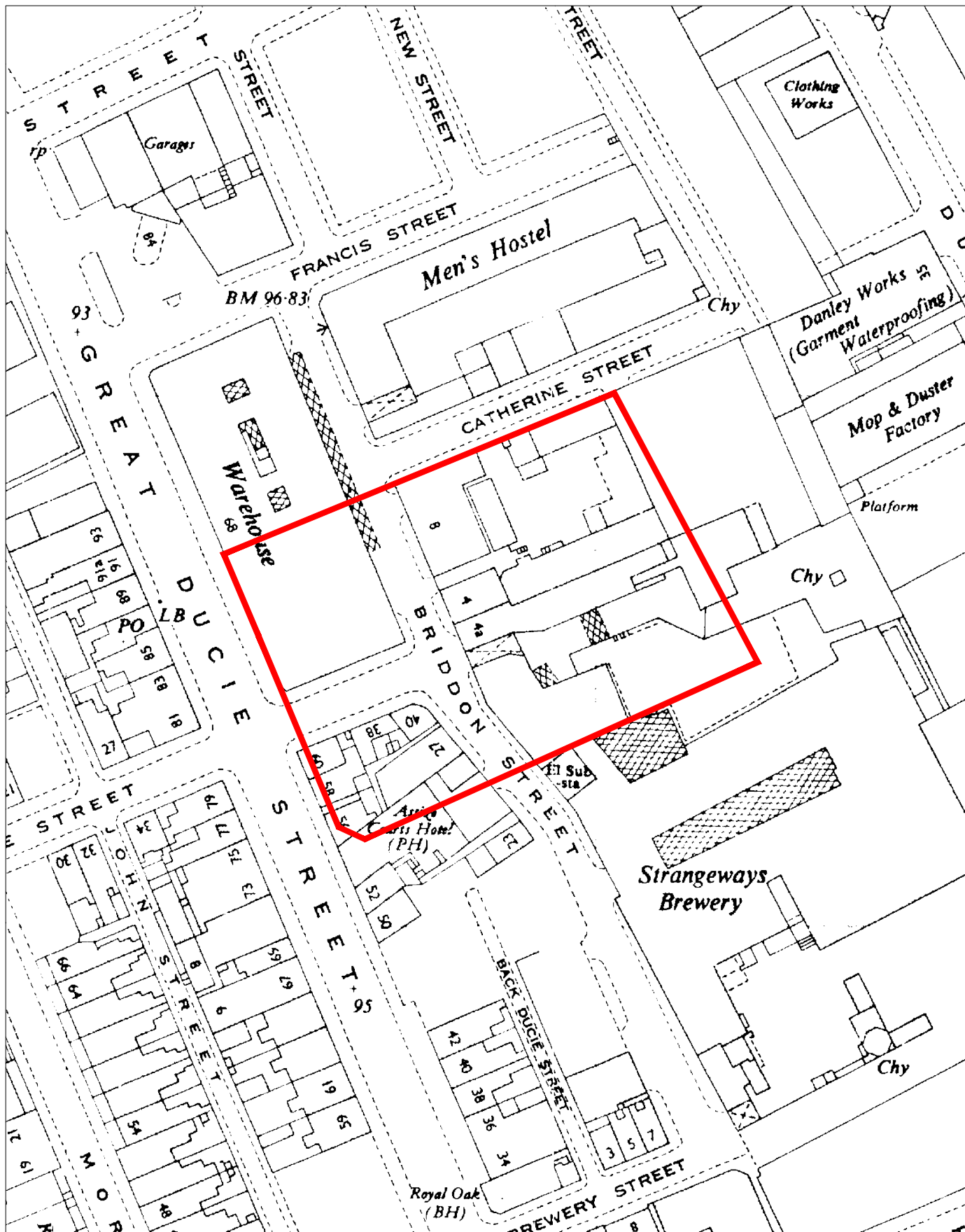


Figure 8:

Site Boundary Superimposed onto the 1:1250 National Grid Map of 1952

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Key:

— Site Boundary



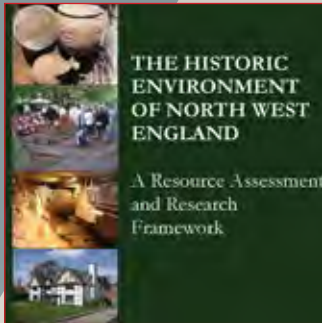
**SALFORD
ARCHAEOLOGY**

0 50 m

Scale at A4 1:1000



CONSULTANCY



DESK-BASED ASSESSMENTS



WATCHING BRIEF & EVALUATION



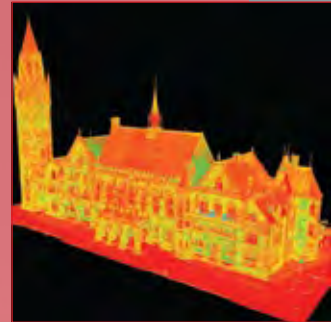
EXCAVATION



BUILDING SURVEY



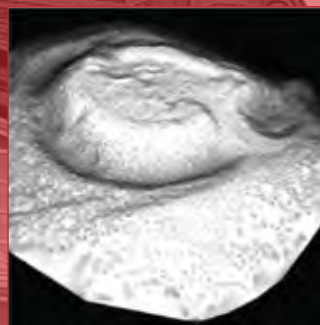
3D LASER SCANNING



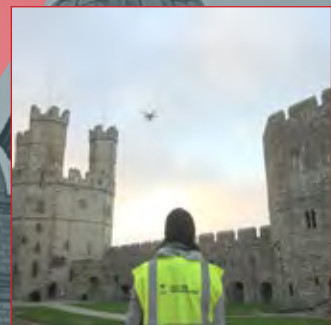
COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



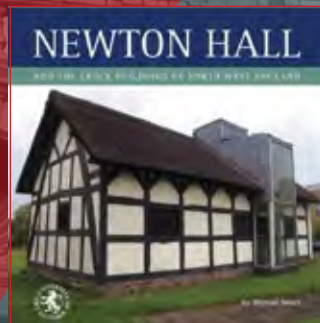
DRONE SURVEYS



WORKSHOPS & VOCATIONAL TRAINING



RESEARCH PUBLICATIONS



SEMINARS, DAYSCHOOLS CPD EVENTS

