



Manchester Metropolitan University Library Transformation Project, Manchester Heritage Statement

October 2023

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1. Introduction

1.1 This Heritage Statement accompanies an application for Full Planning Permission for an educational-led library development off Oxford Road, in Manchester City Centre (“the Site”). The Applicant is Manchester Metropolitan University.

1.2 The description of development is set out below:

“Full Planning Permission for the part demolition and redevelopment and part reconfiguration and refurbishment of an existing library building, to form a new library (Use Class F1) including a new 13 storey building, external amenity spaces, public realm, access and servicing arrangements and other associated works.”

1.3 This report should be read in conjunction with the Design and Access Statement prepared by Hawkins Brown Architects and the Planning and Tall Building Statement prepared by Deloitte.

Report Structure

1.4 The National Planning Policy Framework (NPPF) provides the Government’s national planning policy on the conservation of the historic environment. In respect of the information required for applications, it states that:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”¹.

1.5 In light of these requirements this Statement is structured as follows:

- Section 2: Site context, including a site history. This Section also delineates the heritage assets potentially affected by the Proposed Development.
- Section 3: Legislative and policy context for this assessment.
- Section 4: Scoping of assets.
- Section 5: Assessment of significance.
- Section 6: Assessment of impact.
- Section 7: Policy assessment.
- Section 8: Summary and conclusion.

Research methodology

1.6 The assessment has been carried out in accordance with the statutory duties of The Planning (Listed Buildings and Conservation Areas) Act 1990 and the policies of the National Planning Policy Framework (NPPF).

1.7 The baseline assessment has been undertaken using a combination of desk-based study and fieldwork to identify and assess the heritage significance of the potentially impacted heritage assets and to establish the impact on their significance. The following survey and data sources have been used:

- National Heritage List for England (Historic England (HE));
- Manchester City Council (MCC);
- Manchester Libraries, Information and Archives;
- Detailed visual site inspections carried out in August 2023; and

¹ DCLG (2023) National Planning Policy Framework (NPPF), Paragraph 194.

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

Authorship

- 1.8 This report has been prepared by Deloitte LLP, a real estate consultancy comprising planning and surveyors. The authors are Eleanor Scrafton (MRTPI), Rachel Hopkins (MRTPI) and Katie Wray (MRTPI).

2. Site Context

The Site

- 2.1 The Site is located within the Manchester Metropolitan University (hereafter referred to as “the University”) campus in Manchester City Centre.
- 2.2 The Site extends to c.0.7 ha. and is bound by a public footpath and All Saints Park to the south, the MMU Business and Law School to the west, the Mancunian Way directly to the north and Oxford Road to the east.
- 2.3 The Site currently comprises the All Saints Library Building, a seven storey brick building, currently used as a library facility for students and staff of Manchester Metropolitan University, and comprising desk spaces, book clusters and meeting rooms. The Site is currently occupied, and it is intended that part of the site will remain in operation through the five year refurbishment and construction period.
- 2.4 The building’s pedestrian access is currently from All Saints Park to the south of the building. There is no car parking associated to the library building.
- 2.5 The Site is shown in red on Figure 2.1 below:

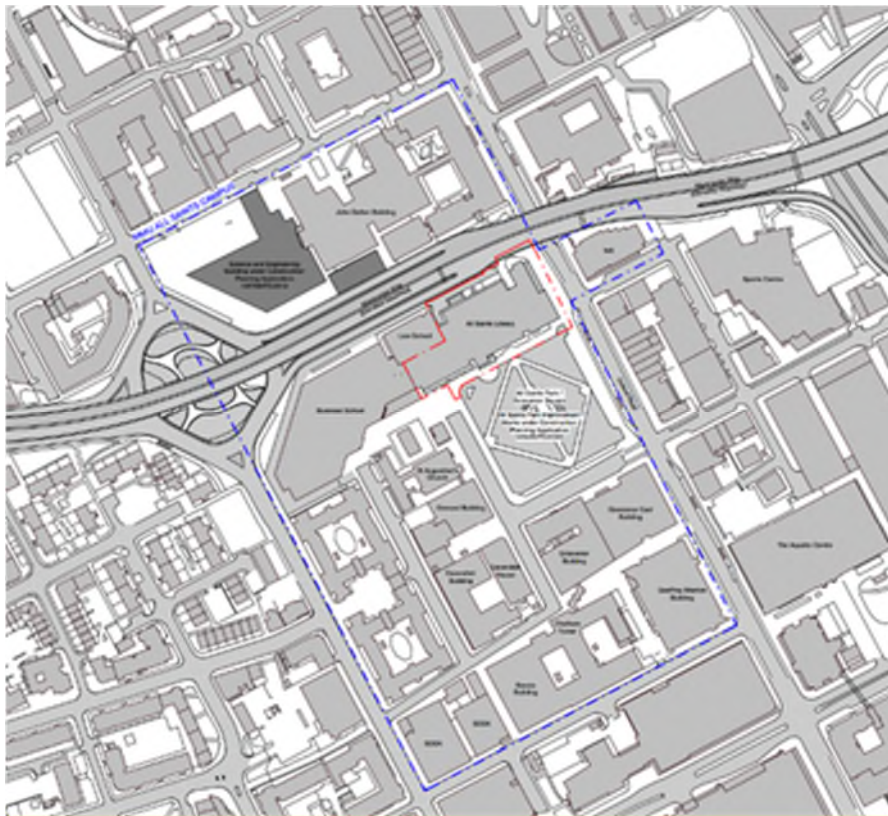


Figure 2.1: Site Location Plan

Wider Context

- 2.6 The Site forms part of the established university campus and is adjacent to current works being undertaken at All Saints Park, as well as the Sandra Burslem building and the Business School, and is in close proximity to many other key university buildings including the Benzie Building, Grosvenor Building, Geoffrey Manton Building and the Students Union.
- 2.7 The surrounding land uses comprise a range of academic, commercial and leisure uses.

- 2.8 The All Saints campus forms part of the Oxford Road Corridor, defined in its strategic vision as an innovation district running the length of Oxford Road from St Peter's Square to Whitworth Park, from Higher Cambridge Street in the west to Upper Brook Street in the east.
- 2.9 Oxford Road Corridor is home to an extensive group of knowledge based organisations and businesses operating in areas of Higher Education, health, creative industries, advanced materials, low carbon, digital and financial services. It is also one part of the City which is undergoing substantial transformation from the major institutions (estimated at over £2 billion) delivering significant regeneration which includes:
- Circle Square – the redevelopment of the former BBC site as a new commercial, residential and student accommodation neighbourhood – one of the largest redevelopment sites in the City.
 - Graphene Engineering Innovation Centre and Sir Henry Royce Institute of Advanced Materials – The National Graphene Institute – opened in December 2018.
 - Manchester Engineering Campus Development – completed in May 2021.
 - City Labs – a biomedical centre of excellence opened in 2014, and City Labs 2.0, completed in late 2020.
 - A new children's hospital (Central Manchester Universities Hospitals Foundation Trust) and a new state of the art private hospital – opened in December 2018.
 - First Street – a mixed use development including HOME – the first phase was completed in March 2009, with other phases underway.
 - Renovation of the Whitworth Gallery – completed in January 2015.
- 2.10 The Oxford Road Strategic Spatial Framework 2018 (SSF) was prepared to identify spatial principles to support strategic development objectives in the Corridor area. It identifies the existing estates of the Oxford Road Corridor Institutions and the committed development coming forward as part of estate plans. It overlays key opportunity sites and clearly identifies that they should be safeguarded for activity associated with function of the Corridor Partners, as well as high quality business accommodation and commercial R&D facilities.
- 2.11 The SSF identifies anchor destinations. It describes the investment already being undertaken in the area, specifically with "opportunities as part of new developments, as well as committed projects such as Manchester Met's new Arts and Culture Centre (which replaced the Mabel Tylecote Building)".
- 2.12 In May 2019, a Strategic Regeneration Framework Guidance (SRFG) document was endorsed in relation to four key sites; Upper Brook Street, Former Elizabeth Gaskell Campus, Wilmott Street, and Birchall Way. It was intended that this document form a 'companion document' for the above SSF.
- 2.13 There are several Listed Buildings within a 200m radius of the All Saints Library, listed below:
1. Former Manchester Ear Hospital (Grade II, Listing ID 1197922);
 2. Roman Catholic Church of St Augustine (Grade II, Listing ID 1392331);
 3. Ormond Building (Grade II, Listing ID 1219718);
 4. Righton Building (Grade II, Listing ID 1197781);
 5. Grosvenor Building (Grade II, Listing ID 1293192);
 6. Former Town Hall Façade to Mabel Tylecote Building (Grade II, Listing ID 1283062);
 7. Former Grosvenor Picture Palace (Grade II, Listing ID 1218431);
 8. Former Adult Deaf and Dumb Institute (Grade II, Listing ID 1200839);
 9. Chatham Mill (Grade II, Listing ID 1293040);
 10. Dalton Statue in Forecourt of Dalton College (Grade II, Listing ID 1197791); and
 11. Dancehouse Theatre Including Numbers 6-14 (Grade II, Listing ID 1384997).

The All Saints Library

- 2.14 The All Saints Library is owned by Manchester Metropolitan University and houses the library currently used by the University's students and staff. It contains a mix of study spaces, bookable rooms and staff offices. The Library also contains the Special Collections and Poetry libraries.

- 2.15 Manchester Metropolitan University presented an Estate Strategy to MCC's Executive on 28 June 2017, which outlined further expansion plans over the next ten years. This included new facilities for a number of faculties including Arts and Humanities, an international screen school, a new Manchester Sport Institute, new faculty of science and engineering, and an expansion of Library facilities and Student Commons.
- 2.16 The estates strategy is focused on developing Manchester Metropolitan University's existing presence within Manchester City Centre and the Oxford Road Corridor to support their academic ambition and reinforce the centrality of the University to the city and their community. The estates strategy is intrinsically aligned to the wider University and Academic Strategies, particularly to the core thematic areas of education, research and internationalisation.
- 2.17 Manchester Metropolitan University is implementing long term programmes of unprecedented investment into their academic facilities and accommodation, which will enhance their national and international reputation and represents long term plans for future growth. Investment to support all facets of Manchester's Higher Education offer is of fundamental importance to ensure the city retains the ability to compete, attract and retain the best student talent. An integral part of the refurbishment is an improvement in the sustainability credentials, which are measured by 'SKA', and 'BREEAM'.

Proposal Details

Use and Quantum

- 2.18 The proposal will deliver a building consisting of the following key elements:

Quantum	Amount
Site area (inside red line)	6,700 sq. m
Use (Library)	23,532m ² is GEA (gross external area)
Use (Terrace)	900 sq. m GEA (gross external area)
Height	63 m, ground + 12 storeys
Parking	No new car or cycle parking proposed. The development will be served by Manchester Metropolitan University's existing facilities and travel plan initiatives focused on sustainable modes of transport and active travel.

Scale and Massing

- 2.19 The Proposed Development is of ground, plus 12 storeys, as well as roof plant and a basement car park. The scale of the development takes into account its strategic location and the heritage assets around the site.
- 2.20 In the submitted Design and Access Statement, a massing analysis of the area has been carried out to ensure that the Proposed Development is considered in the context of the surrounding buildings and key views.

Layout and Orientation

- 2.21 A key consideration for the layout of the proposal is the historic urban grid and the alignment with the street pattern.
- 2.22 Full details on the layout and orientation can be found in the Design and Access Statement.

Landscape

- 2.23 New public realm is proposed under a separate planning permission, and surrounds the Site, which will be a continuation of the existing public realm in the wider University campus. The public realm is intended to improve the existing pedestrian environment and to enhance permeability between the Site, Manchester City Centre and Hulme.

Area History²

- 2.24 The area where Manchester Metropolitan University is now located remained as open agricultural fields until the early 18th century when the area was speculatively laid out with streets and squares. Oxford Road itself was opened in 1790, connecting the town centre of Manchester to the suburb of Rusholme and further south. The sale of the large Chorlton Hall estate in the 1790s, which was located close to the subject site, saw the land being laid out with speculative streets, largely following a grid pattern. Gradually small clusters of exclusive townhouses began to be constructed along these streets, including Grosvenor Square.



Figure 2.2 - Excerpt from Pigot map 1813 (Sourced from manchester.publicprofiler.org, on 21 August 2023). The Site is empty at this point, though surrounded by roads laid out in a grid pattern. The plots of land surrounding the site are large and most remain vacant.

- 2.25 The Chorlton-on-Medlock Town Hall was commissioned in 1830 by the Police Commissioners of Chorlton Row. Manchester-born architect Richard Lane (1795-1880) was appointed Surveyor to the Police Commissioners and Chorlton Town Hall and it is one of his earliest works, shown in Figure .3.
- 2.26 The building had only a short life as a Town Hall, but it also served as the home of the Chorlton-on-Medlock Poor Law Guardians Dispensary, which had been established in 1825 as a welfare and medical charity to meet the needs of the growing working class population. By 1842, the area was transferred to

² The principal sources for this section are:

Hartwell, Clare, *Manchester Pevsner Architectural Guides*, Yale University Press, London

Kidd, Alan, *Manchester: A History*, Carnegie Publishing Ltd, Lancaster

Makepeace, Chris, *A Century of Manchester*, Sutton Publishing Ltd, Stroud

Mason, Amanda, *The Manchester Blitz*, Imperial War Museum, <http://www.iwm.org.uk/history/the-manchester-bltz>. Accessed 30 June 2017.

Schofield, Jonathan, *My Guide to Manchester*, Manchester Books Ltd, Manchester

the newly formed municipal Borough of Manchester and the Town Hall was reduced to a support role as a local jail.

- 2.27 The area by 1832 is significantly more built up than in Figure 2,3 dominated by residential property, shown in the terraced rows. The Town Hall is now visible to the south of the park, as is the Ear Hospital.



Figure 2.3 - Pigot 1832, showing the area around All Saints significantly more built up (Sourced from Manchester University Archives, on 21 August 2023)

- 2.28 Manchester was still an important industrial centre and port by the mid-twentieth century; and after the city centre, the Hulme area received the worst of the raids during World War II, with bombs that were intended for Salford docks, Trafford Park and the city centre often going astray. Figure 2.4 shows the extent of bomb damage to the immediate area surrounding the Site during the 'Christmas Blitz' of December 1940.



Figure 2.4: Manchester City Council Architect's Department (Building Surveyors Division) (1940-1941) Record of location of aerial bombs on the City of Manchester. Site denoted by red circle

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



Figure 2.5: Current Map of Site, 2023. Site shown by red square. (Ordnance Survey Online Mapping)

- 2.33 The map above shows the Site in its current context. It shows the relationship it has with Mancunian Way to the south, and close proximity to Oxford Road to the east. It also shows the surrounding built up nature of the area.

3. Policy and Guidance

The Planning (Listed Building and Conservation Areas) Act 1990

- 3.1 The existing All Saints Library building is not listed and is not located within a Conservation Area.
- 3.2 However, the Site is located within the setting of a number of listed buildings, of which some are directly relevant to the Proposed Development.
- 3.3 There are a total of eleven listed buildings within a 200m radius of the Proposed Development as set out in Section 4 of this report. Section 66 of the Planning (Listed Building and Conservation Areas) Act 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.'

National Policy

National Planning Policy Framework (NPPF) (2023)

- 3.4 The National Planning Policy Framework (NPPF) is a material consideration in the determination of planning applications and articulates the priorities of The Plan for Growth within planning policy. The NPPF introduces a 'presumption' in favour of sustainable development and supports proposals that are in accordance with policies in an up-to-date Development Plan. Sustainable development is about positive growth which supports economic, environmental and social progress for existing and future generations.
- 3.5 Section 6 (paragraphs 81 to 85) is titled 'Building a strong, competitive economy'. It emphasises the Government's commitment to support economic growth, including that the planning system should help create conditions in which businesses can thrive.
- 3.6 Section 12 (paragraphs 126 to 136) is titled 'Achieving well-designed places'. It states that the planning process is fundamental to creating high-quality buildings and places. Good design is key to sustainable development and contributes to creating better places in which to live and work. It outlines that planning policies should ensure that developments:
 - will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 3.7 Section 16 (paragraphs 189 to 208) is titled 'Conserving and enhancing the historic environment'. Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. When determining a planning application the local planning authority should take account of the desirability of sustaining and enhance the significance of heritage assets and consider if a new development makes a positive contribution to the local character and distinctiveness.

- 3.8 A heritage asset is defined as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets includes designated heritage assets identified by the local planning authority (including local listing). A designated heritage asset is defined as a World Heritage Site, Scheduled Monument, listed building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
- 3.9 Paragraph 194 states that when determining a planning application, local planning authorities will require the application to describe the significance of any heritage asset affected, including any contribution made by their setting. It goes on to state that the level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on the asset's significance.
- 3.10 The NPPF defines significance as "the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance." (NPPF, Annex 2).
- 3.11 Paragraph 197 states that in determining planning applications, local authorities are required to take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to the sustainable communities including the economic vitality; and
 - The desirability of new development making a positive contribution to local character and distinctiveness.
- 3.12 The NPPF stresses that 'great weight' should be given to the conservation of designated heritage assets (NPPF paragraph 199), emphasising the need to avoid substantial harm, in terms of demolition, alteration or the compromise of an asset's setting.
- 3.13 The NPPF requires any harm or loss to have clear and convincing justification. With substantial harm to or loss of a Grade II listed building to be the exception and any substantial harm to Grade I or II* listed buildings to be wholly exceptional. Less than substantial harm to any designated heritage assets must be weighed against the public benefits of the proposal, including securing the asset's optimum viable use. The fundamental objective is to ensure that the balance of the impact on the heritage assets is demonstrably beneficial, minimising any negative impact on their significance.
- 3.14 The NPPF defines setting at Annex 2 as "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."
- 3.15 Paragraph 203 also requires the effect on the significance of a non-designated heritage asset to be considered during determination, with a balanced judgement required having regard to the scale of any harm or loss of the significance of the asset.
- 3.16 In regard to Conservation Areas and sites within the setting of heritage assets, the NPPF directs local authorities to look for opportunities for new development which enhance or better reveal their significance. Paragraph 206 states that "proposals that preserve those elements of the setting that make a positive contribution to (or better reveal the significance) of the asset should be treated favourably".

National Guidance

National Planning Policy Guidance

- 3.17 Planning Practice Guidance (PPG) was introduced in March 2014 as a live web-based resource to support the NPPF. It brings together planning practice guidance for England in an accessible and usable way and is a material consideration in assessing this application.

- 3.18 The PPG recognises that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach to get the best out of assets. It states that:

‘Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals’.

- 3.19 In considering the setting of a heritage asset, PPG considers that a thorough assessment should be ‘proportionate to the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it’.
- 3.20 The PPG acknowledges that substantial harm is a high test, and that it is the degree of harm to the significance of an asset, rather than the scale of the development, which is to be assessed.

Conservation Principles

- 3.21 Historic England’s Conservation Principles (2008) laid the bedrock for the principles set out in the NPPF regarding the historic environment, and provides guidance on the policies in the NPPF, particularly on understanding significance, with Paragraph 151 stating that:

“The greater the significance of a place to society, the greater the weight that should be attached to sustaining its heritage values. This concept of ‘proportionality’ relies on judgement rather than formulae, but is fundamental to equitable reconciliation of the public interest in heritage with other public and private interests.”

- 3.22 Guidance is also provided on decision making in relation to proportionality with Paragraph 5.4 stating that:

“If conflict cannot be avoided, the weight given to heritage values in making the decision should be proportionate to the significance of the place and the impact of the proposed change on that significance.”

- 3.23 Detail is also provided on the four values highlighted in the NPPF’s definition of significance:

- Evidential (archaeological) value derives from the potential of a place to yield evidence about past human activity.
- Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.
- Aesthetic (architectural and artistic) value derives from the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory

- 3.24 With regards to ‘setting’, the document states that the ‘definition of the setting of significant place will normally be guided by the extent to which material change within it could affect (enhance or diminish) the place’s significance’.

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

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

- 3.27 It replaces The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 – 1st edition, (2015) and seeing the History in the View: A Method for assessing Heritage Significance within Views (English Heritage, 2011).
- 3.28 The guidance recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to the complexity of the case, from straightforward to complex:
- **Step 1:** Identify which heritage assets and their settings are affected.
 - **Step 2:** Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
 - **Step 3:** Assess the effects of the Proposed Development, whether beneficial or harmful, on that significance or on the ability to appreciate it.
 - **Step 4:** Explore ways to maximise enhancement and avoid or minimise harm.
 - **Step 5:** Make and document the decision and monitor outcomes.
- 3.29 The Note confirms at paragraph 9 that setting itself is not a heritage asset, nor a heritage designation; rather, its importance lies in what it contributes to the significance of the relevant heritage asset itself.
- 3.30 Importantly, the Note highlights when views contribute the most to the significance of a place:
- those where the composition within the view was a fundamental aspect of the design or function of the heritage asset.
 - those where town- or village-scape reveals views with unplanned or unintended beauty.
 - those with historical associations, including viewing points and the topography of battlefields.
 - those with cultural associations, including landscapes known historically for their picturesque and landscape beauty, those which became subjects for paintings of the English landscape tradition, and those views which have otherwise become historically cherished and protected.
 - those where relationships between the asset and other heritage assets or natural features or phenomena such as solar or lunar events are particularly relevant.
- 3.31 Of relevance to this proposal is the following commentary from the Note:
- **Cumulative change** – Where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset.
 - **Change over time** – Settings of heritage assets change over time. Understanding this history of change will help to determine how further development within the asset’s setting is likely to affect the contribution made by the setting to the significance of the heritage asset.
 - **Setting and urban design** – The numbers and proximity of heritage assets in urban areas mean that the protection and enhancement of setting is intimately linked to townscape and urban design considerations, including the degree of conscious design or fortuitous beauty and the consequent visual harmony or congruity of development, and often relate to townscape attributes such as lighting, trees and verges, or the treatments of boundaries or street surfaces.

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

- 3.32 This Historic England advice note covers the National Planning Policy Framework requirement for applicants, where relevant, to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.
- 3.33 The guidance suggests a staged approach to decision making in regard to heritage assets would usually embrace the following stages, informed by the scope of the proposal:
1. Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits.

2. Understand the significance of the asset(s).

These two stages fulfil the requirement in paragraph 189 of the NPPF and are undertaken by the applicant.

3. Understand the impact of the proposal on that significance.

This stage fulfils the requirement in paragraph 190 of the NPPF and is undertaken by the LPA. However, the applicant needs to be aware of impacts so that the analysis of significance submitted to the LPA, under paragraph 189, is sufficient in its level of detail.

4. Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF.
5. Look for opportunities to better reveal or enhance significance.

Local Policy

Manchester Core Strategy (2012)

- 3.34 The Manchester Core Strategy was adopted in July 2012 and is the key, overarching DPD within the LDF. The Core Strategy has replaced significant elements of the Manchester UDP as the document that sets out the long-term strategic policies for Manchester's future development and forms the framework that planning applications will be assessed against. The most relevant Core Strategy policies are set out below:

- Policy SP1 includes improving access to education should be a core development principles.
- Policy CC9 states that development in the City Centre should preserve or enhance the heritage assets identified including listed buildings.
- Policy CC10 notes that the City Centre will develop as a location which appeals to a wide range of residents and visitors. Development which promotes this objective will be supported, particularly through increasing the diversity of activity in the City Centre and high standards of accessibility to buildings.
- Policy EC8 describes Corridor Manchester as a location suitable for education uses.
- Policy EN1 describes the City Centre character area, including noting the city's heritage and promoting a rich pattern of activity.
- Policy EN3 encourages development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods.
- Policy DM1 advises that all development should have regard to the specific issues including: effects on amenity such as noise, light, air quality, road safety and traffic generation; accessibility; community safety and crime prevention; vehicular access; and, green infrastructure.

Corridor Manchester Strategic Spatial Framework (2018)

- 3.35 The Site forms part of a wider regeneration priority area known as 'Corridor Manchester'. On 14 November 2018, Manchester's Executive Committee endorsed the principles set out within Corridor Manchester Strategic Spatial Framework (SSF), which sets out a clear ambition to guide the redevelopment, transformation and future development within the SSF boundary.
- 3.36 The Corridor Manchester SSF covers an area of approximately 243-hectares running south from St Peter's Square to Whitworth Park along Oxford Road, overlapping with the core of Manchester's Central Business District. Overall, the SSF area is identified as key to supporting opportunity sites for future potential growth up to 2025. It recognises that the rationalisation of the Universities' estates provides opportunities to support the growth of business clusters and Higher Education Institutions.

"The SSF sets out a vision to create a world-class innovation district, which attracts talented people from the city and across the world to learn, create, work, socialise, live and do business; contributing to the economic and social dynamism of one of Europe's leading cities".

- 3.37 The SSF identifies key principles which are important to achieving its strategic vision and among these is the need to showcase the world leading work and activities taking place within the Oxford Road Corridor.

In addition, it identifies the need to maximise public realm and optimise opportunities for improving connectivity through well-planned and designed streetscape.

- 3.38 The Corridor Strategy places culture at the heart of Corridor Manchester in terms of supporting the development of world class arts and cultural organisations (including specifically the Holden Gallery). From a spatial framework point of view, cultural venues, performances and activities have a central role to play as part of a broader leisure, sport, entertainment and lifestyle offer.
- 3.39 The SSF identifies the Manchester Metropolitan University's All Saints and Birley Fields Campuses as key transformational areas. Identified within the SSF, is an opportunity to capitalise on the location and proximity to other key transformation areas such as the Manchester Royal Infirmary and the Science Park, which can contribute to the regeneration of a significant portion of Manchester City Centre and create a redefined knowledge quarter.
- 3.40 In May 2019, the SRFG document was endorsed in relation to four key sites: Upper Brook Street, Former Elizabeth Gaskell Campus, Wilmott Street, and Birchall Way. None of the sites referenced in the SRFG include the All Saints Library Building, and therefore are not be assessed.

4. Scoping of Assets

Introduction

- 4.1 As directed by legislation and policy, consideration must be given to the desirability of preserving or enhancing the character or appearance of a Conservation Area; to the preservation of the setting of a listed building; to the contribution setting has to the significance of that listed building; and to the balance of negative impact from a development on that significance against any public benefits the development may bring.
- 4.2 The Proposed Development is of medium height, in relation to other areas of recently built development along the Oxford Road Corridor, such as Circle Square. As such, it was decided that a 200m radius of the Site is acceptable to comprehensively assess the Proposed Development's impact on heritage assets; beyond this, it is highly unlikely that the proposals would be visible in conjunction with any heritage asset due to the topography and existing urban form.
- 4.3 Following a search of the Historic Environment Record, several non-designated assets were identified; however, all are below-ground and have therefore been discounted from this report, which examines built heritage only.
- 4.4 The section below identifies the setting of the buildings to understand whether there is any potential for this to be impacted. Where there is absolutely no potential for impact (usually because the asset along with its setting, and the Proposed Development, cannot be viewed or understood at the same time), assets can be discounted from further assessment.
- 4.5 Section 5 of this report undertakes a more detailed analysis of the significance of the identified included assets, specifically the contribution setting makes to that significance.
- 4.6 Finally, section 6 assesses the impact the development has on the setting and ultimately the significance of the asset.

Scoping of Assets

- 4.7 This section of the report identifies the heritage assets that may be impacted by the proposals, taking into account factors regarding character and inter-visibility with the Site, and the scale of the proposals.
- 4.8 A desk-based study was undertaken in July 2023 to delineate the area of analysis, identifying which heritage assets would be included for further assessment, and assessing the potential impact on the identified heritage assets.
- 4.9 There is a conservation area (Whitworth Street West) 470 metres to the north of the site, though there is significant development of height and density in between, which eliminates any possibility of being able to appreciate the Site from within or nearby this conservation area.
- 4.10 The 'Search the List – Map Search' by Historic England was then utilised to identify what assets may be affected. This desk-based assessment identified eleven listed buildings, detailed below:



Figure 4.1 - Listed buildings within a 200m radius. Site shown in red. Sourced from Historic England's 'Search the List - Map Search' feature on 10 August 2023.

Non-Designated Heritage Assets

- 4.11 There are no non-designated assets within proximity of the Site. Any impact on archaeology within the Site boundary is covered by the Archaeological Note, prepared by the Greater Manchester Archaeological Advisory Service.

Listed Buildings

- 4.12 There are eleven no. listed buildings identified within the area of analysis. The location of each listed building is illustrated on Figure 4-1.

- 4.13 The listed buildings are as follows:

1. Former Manchester Ear Hospital (Grade II, Listing ID 1197922);
2. Roman Catholic Church of St Augustine (Grade II, Listing ID 1392331);
3. Ormond Building (Grade II, Listing ID 1219718);
4. Righton Building (Grade II, Listing ID 1197781);
5. Grosvenor Building (Grade II, Listing ID 1293192);
6. Former Town Hall Façade to Mabel Tylecote Building (Grade II, Listing ID 1283062);
7. Former Grosvenor Picture Palace (Grade II, Listing ID 1218431);
8. Former Adult Deaf and Dumb Institute (Grade II, Listing ID 1200839);
9. Chatham Mill (Grade II, Listing ID 1293040);
10. Dalton Statue in Forecourt of Dalton College (Grade II, Listing ID 1197791); and
11. Dancehouse Theatre Including Numbers 6-14 (Grade II, Listing ID 1384997).

Assets to be Assessed

- 4.14 A site visit was undertaken in August 2023 to understand the relationship of the identified heritage assets with the Site. Following the visit, the assets to be taken forward for full assessment were identified. The scoping exercise and list of assets are detailed below.

Former Manchester Ear Hospital, Lower Ormond Street looking west



Figure 4.2 – Listed Building 1: Former Manchester Ear Hospital, looking east (Author's own, 2023)

- 4.15 Figure 4-2 looks away from the Site to the west, to show the closest façade, facing the Site of the closest listed building, the Grade II listed former Manchester Ear Hospital. The building sits to the south west of the Proposed Development Site and fronts onto All Saints Park.
- 4.16 Due to the asset's close proximity to the Site, the asset will be taken forward for further assessment.

Roman Catholic Church of St Augustine, from Lower Ormond Street looking west



Figure 4.3 - Listed Building 2: Roman Catholic Church of St Augustine (Authors own, 2023)

- 4.17 Figure 4-3 looks away from the Site to the west, showing the listed church's façade. The building sits to the south west of the Proposed Development Site and fronts onto All Saints Park.
- 4.18 Due to the asset's close proximity to the Site, the asset will be taken forward for further assessment.

Ormond Building, taken from Lower Ormond Street looking west

Figure 4.4 - Listed Building 3: Ormond Building (Authors own, 2023)



Figure 4.4 - Listed Building 3: Ormond Building (Authors own, 2023)

- 4.19 Figure 4-4 looks away from the Site, to the west, to show the façade of the listed asset to the south-west of the Site. The Site fronts onto All Saints Park to the east.
- 4.20 This listed building does not share a visual relationship at ground level with the Site due to the built up character of the surrounding area. It is therefore considered the setting of the asset will not be directly affected by the proposals.
- 4.21 Due to the asset's close proximity to the Site, the asset will be taken forward for further assessment.

Righton Building, taken from Higher Ormond Street looking south-west



Figure 4.5 – Listed Building 4: Righton Building (Authors own, 2023)

- 4.22 Righton Building is shown in Figure 4-5. Whilst it does have a visual link with the Site, it is a considerable distance to the south west, with All Saints Park located in between.
- 4.23 At present, it is considered there will potentially be an impact from the Proposed Development on this asset, therefore it will be assessed further.

Grosvenor Building, taken from Cavendish Street



Figure 4.6 – Listed Building 5: Grosvenor Building (Author's own, 2023)

- 4.24 Figure 4.6 shows the façade of the Grosvenor Building, which sits directly south of the Site, across All Saints Park.
- 4.25 Although the listed asset is separated from the Site by All Saints Park, the façade of the Grosvenor Building faces the current library building and as such, the building will be taken forward for further assessment.

Former Town Hall Façade to Mabel Tylecote Building, taken from Cavendish Street



Figure 4.7 – Listed Building 6: Former Town Hall Façade, taken from Cavendish Street looking south (Author's own, 2023)

- 4.26 Figure 4.7 shows the former Town Hall Façade to Mabel Tylecote Building. The image shows the façade of the building that looks towards the development site across All Saints Park.
- 4.27 Although the listed asset is separated from the Site by All Saints Park, the façade of the Grosvenor Building faces the current library building and as such, the building will be taken forward for further assessment.

Former Grosvenor Picture Palace, taken from Oxford Road



Figure 4.8– Listed Asset 7: Former Grosvenor Picture Palace (Author's own, 2023)

- 4.28 Figure 4.8 shows the former Grosvenor Picture Palace. The image shows the façade of the building that looks towards the development site across All Saints Park.
- 4.29 Whilst there is a distance between the asset and the new building, including the All Saints Park, the height of the new build element of the proposals, and straight road connecting the two, means that there will potentially be an impact and therefore this asset will be taken forward for further assessment.

Former Adult Deaf and Dumb Institute, taken from Grosvenor Street



Figure 4.9– Listed Asset 8: Former Adult Deaf and Dumb Institute (Author's own, 2023)

- 4.30 Figure 4.9 shows the Former Adult Deaf and Dumb Institute. The image shows the façade of the building that looks north onto Grosvenor Street.
- 4.31 The listed asset is separated from the Site by All Saints Park and Oxford Road and the façade is not visible from the Site. The asset and Proposed Development are not appreciated tangibly or intangibly together, especially given the variance in architecture and use of the two buildings. As such, the asset has been discounted from further assessment.

Chatham Mill, taken from Chester Street



Figure 4.10– Listed Asset 9: Chatham Mill (Author's own, 2023)

- 4.32 Figure 4.10 shows the façade of Grade II Chatham Mill. The image shows the building which fronts Chester Street to the south.
- 4.33 The listed asset is separated from the Site by the MMU Engineering Building and the Mancunian Way and the façade is not visible from the Site. The asset and Proposed Development are not appreciated tangibly or intangibly together, especially given the variance in architecture and use of the two buildings. As such, the asset has been discounted from further assessment.

Dalton Statue in Forecourt of Dalton College, taken from Chester Street



Figure 4.11– Listed Asset 10: Dalton Statue in Forecourt of Dalton College, looking south towards the Site (Author's own, 2023)

- 4.34 Figure 4.11 shows the façade of Dalton Statue in Forecourt of Dalton College. The image shows the asset which fronts onto Chester Street to the north.
- 4.35 The listed asset is separated from the Site by the MMU Engineering Building and the Mancunian Way and the and is appreciated within its grassed setting as close quarters due to its scale. This appreciation and understanding of the asset is unaffected by the Site, and whilst the tip of the Proposed Development will be visible from the view indicated in 4.11, it is considered the statue sits within its own (green) square, within an urban environment and can be appreciated as such. The asset has therefore been discounted from further assessment.

Dancehouse Theatre Including Numbers 6-14, taken from Oxford Road



Figure 4.12– Listed Asset 11: Dancehouse Theatre Including Numbers 6-14, and looking south down Oxford Road to the site, from the asset (Author’s own, 2023)

- 4.36 Figure 4.12 shows the façade of Dancehouse Theatre. The image shows the asset which fronts onto Oxford Road to the east.
- 4.37 The Grade II Listed asset is located to the north of the Site, along Oxford Road, and as such can be appreciated intangibly. The asset is separated from the Site by some distance, as well as built up urban form consisting of the MMU Engineering building and the Mancunian Way. The Proposed Development may be visible from the Site, however from this distance it will settle into the heights of the surrounding urban form and barely be perceptible, particularly at Circle Square. It is therefore discounted from further assessment.

Views

- 4.38 A number of verified and block massing views are submitted with this application. One of these views (2) is considered useful in assessing the impact on the identified heritage assets because it shows the site and relevant heritage assets in relation to their context and wider area. The other views are useful to show the context of the Proposed Development in the cityscape, however, they are not useful in heritage terms. These views are shown in Figure 4-13.
- 4.39 Figure 4-13 shows the Zone of Visual Influence, the green shaded area on the map, that indicates areas where the Proposed Development could be visible from, once complete.



Figure 4.13: Key Views

Summary

4.40 In summary the following assets will be taken forward for further assessment:

- Listed Building 1: Former Manchester Ear Hospital (Grade II);
- Listed Building 2: Roman Catholic Church of St Augustine (Grade II);
- Listed Building 3: Ormond Building (Grade II);
- Listed Building 4: Righton Building (Grade II);
- Listed Building 5: Grosvenor Building (Grade II);
- Listed Building 6: Former Town Hall Façade to Mabel Tylecote Building (Grade II); and
- Listed Building 7: Former Grosvenor Picture Palace (Grade II);

5. Assessment of Significance

- 5.1 This Section describes the significance of the heritage assets located within the surrounding context of the Proposed Development site identified in Section 4, and where relevant, what contribution their setting makes to this significance. This assessment takes into consideration both the significance of the relevant heritage assets and the contribution of the setting to the asset's significance.

Listed Buildings

1. Former Manchester Ear Hospital, Lower Ormond Street

- 5.2 The above is Grade II listed (list entry 1197922) and the listing description is:

GV II Town house, now office. Early C19, rebuilt except for the facade 1987. Red brick with sandstone dressings and slate roof. Double-depth double-fronted plan. Three storeys over cellar, 3 bays, symmetrical; with stone plinth, 1st-floor sill-band, renewed eaves cornice; central doorway (up 4 steps) with panelled double doors, 3-pane overlight, and doorcase of engaged Ionic columns with corniced entablature joined to the apron of the window above, which has a pedimented architrave; 12-pane sashed windows to ground and 1st floors, 9-pane sashes to 2nd floor, with flat-arched heads (except that over the door). Gable chimneys. Interior not inspected.



Figure 5.1 - Former Manchester Ear Hospital (Author's Own, 2023)

Significance

- 5.3 The former ear hospital has low architectural value primarily due to the fact that the building has been wholly rebuilt, save for the façade. The façade shown is currently the primary entrance to the building and faces onto All Saints Park. The building is now used by the Manchester Centre for Gothic Studies.
- 5.4 The building has moderate historical significance due to its history as an ear hospital, demonstrating the advancements of medicine, part funded and made possible by the huge growth of Manchester as an important city in the Industrial Revolution.
- 5.5 Its significance is however buoyed by its relationship to the Park and the surrounding historical building, hinting at the Georgian and early Victorian history of the area.

Contribution of Setting to the Asset's Significance

- 5.6 Overall the setting of this building makes a moderate contribution to the asset's significance. It is situated adjacent to a number of other Grade II listed buildings situated around All Saints, reflecting the original setting of these buildings, which collectively are of high historic significance. However, the areas to the north, east and west have undergone a vast amount of change over time, especially taking into account the MMU Business School, All Saints Library and Park development to date.

Contribution of Site to Setting

- 5.7 The Site, situated to the north of the asset, is outdated and incongruous in relation to the historic buildings and urban grain. The Site detracts from the setting of the asset, which would have originally been surrounded by similar townhouse, brick, Georgian and early Victorian buildings associated with its era.
- 5.8 Overall the existing Site makes a minor negative contribution to the setting of the asset.

2. Roman Catholic Church of St Augustine, from Lower Ormond Street looking west

- 5.9 This asset (list number 1392331) is Grade II listed, with the listing description as follows:

II Roman Catholic Church 1967-8, by Desmond Williams & Associates. Load-bearing dark brown brick construction with felt roofs supported on Vierendeel girders, with rear range in brick and timber cladding.

EXTERIOR: Body of church virtually square, with corridor at rear right leading to cross wing containing offices and accommodation. Windowless façade with floating service projection to the left and four full height brick fins to the right of wide recessed central entrance reached by low flight of steps. On the projection a ceramic plaque with star and mitre and on the inner face of the left hand fin a figure of the Madonna, both by Robert Brumby. Set back returns of 6 bays, divided by pairs of projecting slim brick piers. Openings between the pairs of piers filled with coloured chipped French glass. Secondary entrance beneath large cantilevered canopy in first bay of left hand return. Slender linking block containing sacristy. The rear presbytery range, containing first floor hall, meeting rooms, kitchen, chaplaincy offices and accommodation for four priests (only one in residence) is of lesser interest. Bell tower rising from parish rooms block.

INTERIOR: Orientation reversed in simple box plan with ceiling of steel trusses clad with timber and clerestory north lights. Sanctuary of three stepped platforms with white marble altar set forward. Large ceramic reredos sculpture of Christ in Majesty by Robert Brumby of York. Bays containing either projecting confessionals or chapel recesses are divided by pairs of projecting slim brick piers. Deeply recessed within the full height narrow slot in each pair are windows of coloured glass chips in free abstract designs by the Whitefriars Studio, with tones ranging from blue at the West end through yellow, to red at the East end. Fixed seating in angular U-shape surrounding Sanctuary. Side chapel to left. Narthex. West gallery above originally with seating, now housing organ. Unified scheme of decoration by Brumby including the external plaque and statue, holy water stoups, wall light brackets, circular font with ceramic inset and aluminium lid, altar table with bronze inset and, probably, Stations of the Cross sculptures. Also by Brumby, a memorial plaque fashioned from mangled plate, damaged in the Blitz, commemorating the earlier parish church which this replaced. Interiors of the ancillary rooms are not of special interest.

HISTORY: The original St Augustine's was one of the oldest Roman Catholic churches in Manchester, having been established at Granby Row in 1820. This church was sold in 1905 to make way for the Manchester Municipal Technical College, and a new church built on York Street. This church was destroyed in the Manchester Blitz of 1940. The present site previously housed a chapel of ease in a building bought from the Methodists in the 1870s. It had briefly been a separate parish, but in 1908 was amalgamated with St Augustine's parish. After the War it was the only surviving church in the parish. The new St Augustine's was built here with the help of a grant from the War Damage Commission, at a cost of £138,000, when it was clear that the original building was inadequate. The new building was opened in 1968 and consecrated in 1970. Robert Brumby, born 1934, also created a sculpture for the Lady Chapel at the Metropolitan Cathedral of Christ the King in Liverpool.

SOURCES: Dawson, Rev. Christopher P.P. unpub. notes Hartwell, Clare Pevsner Architectural Guides - Manchester, 2001, pp310-311 Sharp, Dennis, ed., Studio Vista 'Manchester', 1969, p52. Unknown Architecture North West, No 33, 1969, pp 18-20

SUMMARY OF IMPORTANCE The Roman Catholic Church of St Augustine was built in 1967-8, using money from the War Damage Commission to help fund both the building and its artistic scheme. It meets the criteria for listing by virtue of its strong modern design by Desmond Williams, imaginative use of the constricted site, innovative internal arrangements in keeping with the recommendations of the Second Vatican Council of 1962-5, and outstanding artwork by Robert Brumby. The special interest of the church is not sustained throughout the ancillary buildings which are attached, and, while forming part of the overall ensemble, possess a much lesser degree of special interest.



Figure 5.2 – Roman Catholic Church of St Augustine (Author's Own, 2023)

Significance

- 5.10 Although asset is later and distinctively modern compared to surrounding heritage assets, it is historically significant due to its historical role and presence in this area of Manchester. The Church of St Augustine is one of the first Roman Catholic churches in Manchester City Centre, though it has relocated to this Site in 1851.
- 5.11 The front section and interior of the asset are of high architectural significance. This is not sustained through the ancillary buildings attached.
- 5.12 Overall, the asset is of moderate to low historical significance and moderate architectural significance.

Contribution of Setting to the Asset's Significance

- 5.13 Overall, the setting of this building makes a negligible contribution to the asset's significance. It is situated adjacent to a number of other Grade II listed buildings situated around the Park, which collectively are of high historic significance, although this building is of a different era and as such does not hold the same collective value. It's location here is more by accident than design, being a Site that was available and owned by the Catholic Church and so could house a new Church after the War. The areas to the north, east and west have undergone a vast amount of change over time, especially taking into account the MMU Business School, All Saints Library and Park development to date.

Contribution of Site to Setting

- 5.14 Both the existing Site and the asset were constructed within the twentieth century and are closer in architectural language than the other surrounding listed buildings and the Site. The asset is modest in scale and set back from the street. It is best appreciated close-up and a lot of its significance largely lies in its interior.
- 5.15 The existing Site currently is therefore considered to make a negligible contribution to the setting of the listed building.

3. Ormond Building, from Lower Ormond Street

- 5.16 This asset (list number 1219718) is Grade II listed, with the listing description as follows:

GV II (Formerly Listed as Ormond Building, Manchester Polytechnic (formerly Municipal Offices)) (Formerly Listed as LOWER ORMOND STREET (West side) Chorlton-On-Medlock Former Municipal Offices (Manchester Polytechnic))

Chorlton Union Offices, in use as premises of Manchester Polytechnic at the time of listing. 1880, by Mangnall and Littlewood; altered. Red brick with sandstone dressings, slate roofs. Rectangular plan on corner site. Two storeys over basement, facades of 3:5:1 windows to Lower Ormond Street and 2:5:1 windows to Cavendish Street, hinged on an octagonal corner turret; with a band over the basement windows, sill-bands to both floors, string-course over ground floor, pilasters at the junctions, brick corbel tables, moulded stone cornices and brick parapets (part balustraded). The corner block has a symmetrical 3-bay façade to Lower Ormond Street, including a segmental-headed doorway which has an elaborate stone architrave and divided panelled doors (up 4 steps), round-headed 2-light windows at ground floor with shafts, round-headed lights and moulded stone heads with mask keystones, round-headed sashes at 1st floor with corniced architraves, and a balustraded parapet with pedimented panel in the centre and urn finials. Its corner turret to the left, of rusticated stone and panelled ashlar at ground floor, has 2 narrow sashes and a central cartouche, a gadrooned and dentilled cornice, above this a 3-sided oriel with narrow sashed windows in corniced architraves, and an octagonal turret with a small round-headed window and a pediment to each side, and a domed roof with a lantern. The 2-bay left return is similar, but with a tall segmental-pedimented pair of chimneys rising from the parapet. The outer ranges of both facades are similar but slightly lower and simpler, and the end bays have tripartite windows to 1st floor and pedimented attics. Various paired chimneys, coupled to form arches, with cornices.



Figure 5.3 – Ormond Building (Author's Own 2023)

Significance

- 5.17 The asset is architecturally significant due to its sandstone and red brick materiality and red hues, which are reminiscent of Manchester's industrial past. It holds some historic significance through its connection to the rich history of the University and educational facilities in this location, although the building has not always been an educational one; when built, it was offices.
- 5.18 Overall, the asset is of moderate historical and architectural significance.

Contribution of Setting to the Asset's Significance

- 5.19 The immediate setting of the other surrounding buildings make a major contribution to the asset's significance, due to their collective situation surrounding the Park, which provides space to appreciate the assets individually and collectively. The surrounding buildings are mostly of a similar era and architectural style. Its prominent location on the corner also contributes to its significance.
- 5.20 The wider setting and that to the west and north detracts from the asset's significance, comprising of predominantly modern buildings and some of low architectural quality.
- 5.21 Overall, the setting has a positive impact on the asset's significance.

Contribution of Site to Setting

- 5.22 The Site and the asset are visible looking across All Saints Park to the north-east.
- 5.23 The use of the Site and that of the asset are historically linked due to their situation around All Saints Park, and both being in educational use historically, and today. However architecturally they have no relationship in scale or massing, albeit the current site is a relatively bland backdrop
- 5.24 Overall, the existing Site currently is therefore considered to have a negligible contribution to the setting of the listed building.

4. Righton Building, from Higher Ormond Street

- 5.25 This asset (list number 1197781) is Grade II listed, with the listing description as follows:

GV II Formerly known as: Cavendish House CAVENDISH STREET Chorlton-On-Medlock. Draper's shop and showrooms, now annex to school of art. 1905, altered. White glazed brick and buff terracotta, slate and glass roof. Rectangular plan on corner site, with chamfered corner. Two storeys over cellars, 5 windows to Cavendish Street plus the corner to the left; ground floor altered; terracotta sill-band, frieze, cornice and shaped parapet, the centre arched with a finial and displaying a banner with raised lettering "A.D. RIGHTON 1905"; transomed canted oriel windows of 8 lights to the centre and 6 lights to the outer bays and the corner. Left return side (to Higher Ormond Street), 11 bays, the first 5 altered at ground floor as the front, the next 3 with oval windows at ground floor, and the last 3 with oriel windows and a doorway, all with a plain frieze and dentilled cornice, and at 1st floor canted 8-light oriels alternating with transomed 6-light windows, a segmental-arched upstand to the parapet over each of the latter, with moulded terracotta decoration. Interior: central atrium with gallery of superimposed cast-iron columns, the lower with open-work brackets forming elliptical arches and the upper with Corinthian capitals supporting a panelled frieze, with set-back glazed screen walls to both floors, Art Nouveau wrought-iron balustrades to the gallery, and a glazed roof supported by slender iron trusses with open-work spandrels.



Figure 5.4 – Righton Building, (Author's Own 2023)

Significance

- 5.26 The asset has some historic significance due to its historical use as a drapers shop, which links more widely to Manchester's role within the cotton industry, and locally to the growth and development of this area, originally as an early residential neighbourhood.
- 5.27 Architecturally, the façade is interesting with its distinctive use of two-tone faience tiling and elaborate detailing, particularly at the cornice.
- 5.28 Overall the asset is of moderate historical and architectural significance.

Contribution of Setting to the Asset's Significance

- 5.29 The immediate setting of the other listed buildings around the Park make a major contribution to the asset's significance. These buildings are mostly of a similar era and architectural style. Its prominent location on the corner also contributes to its significance.
- 5.30 The wider setting and that to the west and north detracts from the asset's significance, comprising of predominantly modern buildings and some of low architectural quality. The building also feels overshadowed by adjacent later developments.
- 5.31 Overall, the setting has a positive impact on the asset's significance.

Contribution of Site to Setting

- 5.32 The Site is visible from the asset, across All Saints Park. The Site is therefore deemed to be a part of the setting of the asset.
- 5.33 The use of the Site and that of the asset are historically linked due to their situation around All Saints Park. As the Site is no longer of historical significance to this asset, this has in turn reduced the asset's overall historical and architectural context. The materiality of the asset and building that currently occupies the Site do not relate.
- 5.34 Therefore, overall the existing Site is considered to make a neutral contribution to the setting of the listed building.

5. Grosvenor Building, from Cavendish Street

- 5.35 This asset (list number 1293192) is Grade II listed, with the listing description as follows:

GV II (Formerly Listed as Manchester Polytechnic School of Art) Manchester Municipal School of Art. 1880-1, by G.T.Redmayne, with 1898 addition to rear by J.G.Sankey. Sandstone ashlar, and red brick with buff terracotta dressings (respectively), slate roofs with glass skylights. The original building is a rectangular block, parallel to the street, 2 storeys over a basement, 1:3:1:3:1 bays, in Gothic style, with large gabled and pinnacled wings flanking a buttressed and arcaded main range. The centre has a chamfered doorway with moulded arched head and carved spandrels, and over this a small canted oriel with 4 small arched lights and steep weathered roof against a crocketed gable with corner pinnacles and apex finial; the flanking arcaded bays have rectangular windows set under 2-centred blank arches and corbel tables; a parapet runs across the whole range, as does a continuous skylight to the lower half of the roof. The gabled wings have giant depressed arches containing tripartite windows to both floors, the upper composed of tall 2-centred arched lights. Behind the ridge of the main ridge rises an octagonal chimney with machicolated and embattled top. The right-hand return wall has 5 bays of giant arches with windows to both floors. The addition to the rear has 3 gabled bays with broad pilasters to almost full height with a dentilled band over, a string-course stepped over a terracotta panel in the centre of each bay, and at ground floor of each bay an arcade of 3 round-headed 2-light windows with raked sills, moulded surrounds and 2-centred arched lights with central shafts and carved spandrels, those of the 2nd and 3rd bays with much higher sills, and beneath the centre of the 2nd bay a terracotta tablet with Art Nouveau enrichment and raised lettering commemorating the gift by the Council and Guarantors of the Manchester Royal Jubilee Exhibition 1887 of the sum of »10,000 towards the erection of the Royal Jubilee Exhibition Wing of the Manchester Municipal School of Art. Interior not inspected.



Figure 5.5 – Grosvenor Building (Authors Own September 2023)

Significance

- 5.36 The asset is architecturally significant due to its intricate Gothic architectural style and materiality.
- 5.37 The Grosvenor Building is home to Manchester University's School of Art, and has had notable students such as Sylvia Pankhurst and LS Lowry. The School was also at the forefront of the Arts and Crafts movement, showcasing a national and international reputation. The building sits in a prominent location within the heart of MMU's All Saints campus, a university that has led the educational progress of the city since 1824.
- 5.38 Overall, the asset is of moderate historical significance and high architectural significance.

Contribution of Setting to the Asset's Significance

- 5.39 The immediate setting of the other surrounding historic buildings, make a key contribution to the asset's significance, due to their collective situation surrounding the Park, which provides space to appreciate the assets individually and collectively. The surrounding buildings are mostly of a similar era and architectural style, and many are also in educational use historically and present day.
- 5.40 The wider setting and that to the west and north detracts from the asset's significance, comprising of predominantly modern buildings and some of low architectural quality.
- 5.41 Overall, the setting has a positive impact on the asset's significance.

Contribution of Site to Setting

- 5.42 The Site is visible from the asset, across All Saints Park; and the Site and the asset are experienced together, albeit this experience is lessened by the green break of the Park.
- 5.43 The use of the Site and that of the asset are historically linked due to their situation around All Saints Park and the fact they are both in educational use for the University, and always have been. The materiality of the asset and building that currently occupies the Site do not relate.

- 5.44 Overall the existing Site is considered to make a negligible contribution to the setting of the listed building.

6. Former Town Hall Façade to Mabel Tylecote Building, from Cavendish Street

- 5.45 This asset (list number 1283062) is Grade II listed, with the listing description as follows:

GV II (Formerly Listed as Manchester Polytechnic Refectory) (Formerly Listed as Chorlton Town hall)

Town hall, facade to Polytechnic Refectory at the time of listing. 1830-1, by Richard Lane; recently demolished and rebuilt except the facade. Sandstone ashlar. Greek Revival style. Two storeys, 1:2:3:2:1 bays, symmetrical, with outer bays breaking forwards very slightly and 3-bay portico to the centre, channelled rustication to ground floor, pilasters to the end bays, entablature with plain frieze, cornice and parapet. Tetrastyle portico of fluted Doric columns with four paterae on the frieze, mounted on a base of three steps; central doorway with moulded architrave, panelled double doors, and rectangular 2-pane overlight; smaller doorways to the 2nd and 8th bays, in similar style; 12-pane sashed windows to both floors with plain reveals. Forms group with the former Manchester Polytechnic School of Art to the right (q.v.).



Figure 5.5 – Former Town Hall Façade to Mabel Tylecote Building (Author's Own, 2023)

Significance

- 5.46 The asset is historically significant due to its role as Chorlton Town Hall. However, the asset has been partly demolished and rebuilt, aside from the original façade, which has eroded a large part of the value of the Site.
- 5.47 The sandstone materiality of the asset links in with the detailing of the adjacent assets situated around All Saints Park, and the grand portico belies the building and area's history and prominence at the time of development and construction.

5.48 Overall, the asset is of moderate historical and architectural significance.

Contribution of Setting to the Asset's Significance

5.49 The immediate setting makes a positive contribution to the significance of the asset due to its history as Chorlton Town Hall and therefore a lot of its significance is rooted in its location. The significance is also enhanced by the setting on the Park allowing the architecture to be appreciated. Significance is also enhanced by other historic buildings in the immediate vicinity.

5.50 The wider setting detracts from the asset's significance, comprising mainly of modern buildings which have no historical relationship to the asset.

5.51 Overall, the setting has a positive impact on the asset's significance.

Contribution of Site to Setting

5.52 The Site is visible from the asset, across All Saints Park; and the Site and the asset are experienced together, albeit this experience is lessened by the green break of the Park.

5.53 The Site and asset have a relationship due to their educational use, but they have no real historical relationship and the materiality of the asset and building that currently occupies the Site contrast significantly. They are however both buildings of mass that do anchor the Park on the north and south sides.

5.54 Overall the existing Site is considered to make a negligible contribution to the setting of the listed building.

7. Former Grosvenor Picture Palace

5.55 This asset (list number 1218431) is Grade II listed, with the listing description as follows:

Cinema, now snooker club. 1912, altered. Green and white faience tiles, slate roof. Rectangular plan on corner site, with chamfered corner. Two storeys plus corner pavilion and small attic, with facades of four bays to Grosvenor Street and six bays to Oxford Road, hinged on a wide 3-bay canted corner surmounted by the pavilion. Ground floor of channelled green tiling, protected by an added flat metal and glass canopy suspended on metal ties; green Ionic pilasters to the Oxford Road facade, channelled green pilasters to the corner, white pilasters to Grosvenor Street, with a green frieze and cornice to all; white parapet with 4-bay attic to Grosvenor Street, upstands over centre and right-hand end of Oxford Street facade. The corner has a 3-bay entrance with Ionic columns distyle in antis (but now crossed by the canopy), at first floor a large panel in the centre with raised lettering "THE GROSVENOR PICTURE PALACE" and swagged roundels in the flanking bays; and a 3-bay open-fronted pavilion with coupled Ionic columns, geometrical metal railings, cornice, balustraded parapet and domed roof. The Oxford Road facade has panels with green aprons and keyed oculi, but the Grosvenor Street facade is less regular. Interior: glazed tiling and geometrical banding to the stairs (etc); auditorium altered by insertion of suspended ceiling, but most of original decoration survives, including gallery with moulded cartouches, swags, raised panels, etc. History: said to be the largest cinema outside London at that date.



Figure 5-6 Grosvenor Picture Palace (Author's Own 2023)

Significance

- 5.56 The asset is historically significant as it was the largest cinema outside of London at the time of construction. This continues to indicate the importance of Manchester as a sizeable city with influence and a cultural scene. It is currently in use as a bar.
- 5.57 The striking channelled green tiling and green ionic pilasters make the building stand out on Oxford Road, and provides notable architectural interest.
- 5.58 Overall, the asset is of moderate historical significance and high architectural significance.

Contribution of Setting to the Asset's Significance

- 5.59 The setting of the building on the corner and how its architecture responds to this enhances the significance. It was constructed on a busy thoroughfare in a rapidly densifying city and this context as a whole has not much changed. It is surrounded by buildings of various ages, styles and architectural interest, but holds its own due to its architectural flair.
- 5.60 Overall, the setting has a positive impact on the asset's significance.

Contribution of Site to Setting

- 5.61 The Site and the asset both sit on Oxford Road, adjacent to the Park, albeit they are probably experienced relatively separately due to their different usage and scale and the separation of the road. The existing building on Site makes a relatively bland contribution to the built form on Oxford Road.

5.62 Overall the existing Site is considered to make a neutral contribution to the setting of the listed building.

6. Assessment of Impact

The Proposed Development

- 6.1 The Proposed Development establishes a building form that presents as a 'tower and tail'. The tower forms a local and city-wide landmark whilst the tail grounds the building and gives definition and active frontage to the park and Mancunian Way edges. The tower features bold geometric slices of clear glazed slots, carefully placed to reveal internal activity and to correlate with spaces of enlarged and eccentric volume. The cuts frame views from within the building to growth areas punctuated with the city's towers to the west, the Etihad Stadium and Eastlands development area to the east, the city's commercial heart to the north and the continuation of the University corridor to the south.
- 6.2 The proposals bookend All Saints Park with the height of the Business School to the south of the park. The Business School and Aquatics Centre further south down Oxford Road indicate the emerging newer context of the environment along the Oxford Road Corridor. MMU's campus is clearly evolving with a high level of investment into these newer buildings, which, combined with the investment into the sensitive refurbishment and extension of listed assets such as the Grosvenor East and Grosvenor buildings, lead to a high-quality feel across the campus.



Figure 6-1: Grosvenor East (Manchester Metropolitan University, 2023) which sits on western side of All Saints Park opposite the Proposed Development



Figure 6-2: CGI of Proposed Development looking north up Oxford Road (Hawkins Brown, 2023)

- 6.3 The Proposed Development part refurbishes the existing library, with a new build element to Oxford Road. The current building is of poor design quality with a significant frontage along Oxford Road and All Saints Park.
- 6.4 The Proposed Development is prominent from the road; however, due to a built-up urban environment, mature trees and street clutter around the Park and along Oxford Road, the height of the Proposed Development is not appreciated at lower levels. The taller element on Oxford Road can however be seen above the trees within All Saints Park.

View 2

- 6.5 View 2 is analysed first to assist in assessing the impact on the identified heritage assets.
- 6.6 Only the Ormond Building is visible in Figure 6.3, looking across All Saints Park to the east towards the Site. However the view helps to show how the environment will be changed around the Park, introducing high quality architecture in to the campus to sit alongside its other recent new buildings around the Park, such as the Business School and Grosvenor East, which sit comfortably with the listed buildings.



Figure 6-3. View towards the Site looking north-east across All Saints Park (Planit, 2023)



Figure 6-4. View towards Site looking north-east across All Saints Park, with Proposed Development (Planit, 2023)

- 6.7 Although the Proposed Development will be prominent in this area, given the development context around the Park, it is considered that the proposals will be well-read within a new development context, alongside the existing heritage assets.
- 6.8 The Proposed Development's red accents within the façade also relate back to the red brick in the area. The new building also follows the existing and historic building line down Oxford Road.
- 6.9 Due to other taller and denser built form in the immediate area around the Site, such as at Circle Square, and Grosvenor East, the Proposed Development will be read as part of the evolving cityscape. The setting of the listed buildings has already evolved over time, and they are now read in connection with this new evolving cityscape.

Assessment of Impact on Identified Heritage Assets

6.10 This Section describes the potential impacts that the Proposed Development will have on the significance of the heritage assets identified in section 5.

6.11 At the time of the site visit that was undertaken to inform this assessment, significant works were underway in the surrounding area, in relation to the landscaping works taking place at All Saints Park at present.

Asset 1: Former Manchester Ear Hospital

6.12 The Grade II Former Manchester Ear Hospital sits to the immediate south-west of the Site facing north-east towards All Saints Park. The asset and Proposed Development Site can be seen together and both share the setting of the Park.

6.13 The Business School just to the north of the asset is a modern addition to the immediate setting, leading to the setting of the building already being changed. There are limited pedestrian locations where both this listed building and the Proposed Development will be fully appreciated at a pedestrian level due to the layout of the pavements.

6.13.1 The red accents incorporated within the design of the new library building, will reflect the red brick materiality of the Former Ear Hospital.

6.14 This is the closest listed building to the Proposed Development and it will result in significant change to the setting. Overall however this change is considered to have a negligible (very low end of 'less than substantial harm') impact on the significance of the asset. This conclusion is drawn because the setting of the asset is already significantly changed and it does not draw its significance much from its setting, however the new building is notably different and does not enhance the significance of the listed building.

Asset 2: Roman Catholic Church of St Augustine

6.15 The Grade II Roman Catholic Church of St Augustine faces north-east towards All Saints Park. The building sits to the south-west of the Proposed Development Site and fronts onto All Saints Park. The asset and Proposed Development Site can be seen together.

6.16 The church is appreciated in an intimate way, due to its position set back from the road. The architectural interest is largely relating to the interior of the church.

6.17 As such, although the Proposed Development changes the setting of the asset this is not considered to cause any harm to the asset's significance.

Asset 3: Ormond Building

6.18 The Grade II Listed Ormond Building faces north-east towards All Saints Park and is almost diagonally opposite the tower element of the Proposed Development. It is experienced most prominently along Cavendish Street and as a corner building and this will not be altered by the Proposed Development.

6.19 Perception of the buildings across the Park when experiencing Ormond Building, including the Business School and the Proposed Development Site, is limited due to the foliage of the Park. However as can be seen in View 2 shown in Figure 6.4 the Proposed Development is prominent when looking at the asset along Higher Ormond – Lower Ormond Street.

6.20 Overall it is considered that the Proposed Development will have a negligible (very low end of 'less than substantial harm') impact on the significance of the asset due to the stark change in architectural style compared to this asset.

Asset 4: Righton Building

6.21 The Grade II Listed Righton Building is located diagonally opposite across All Saints Park from the tower element of the Proposed Development.

6.22 Although the asset and the Proposed Development share the setting of the Park there are very limited instances of them being experienced tangibly together. The Proposed Development does not impact the immediate setting of this asset as a corner building, which is most appreciated when looking south east away from the Site.

6.23 It is concluded that the Proposed Development does not harm the significance of this listed building.

Asset 5: Grosvenor Building

6.24 The Grade II Listed Grosvenor Building sits to the south of the Proposed Development Site. The asset is located a distance away from the Site, on the opposite side of All Saints Park, and directly faces the Proposed Development. The Park foliage tangibly breaks up the relationship between the two. The asset is best appreciated when looking south, away from the Proposed Development Site.

6.25 The use of pre-cast concrete in the Proposed Development will have a somewhat harmonious relationship with the lighter buff coloured stone used on the Grosvenor Building, helping to integrate the Proposed Development within the surrounding built context.

6.26 It is concluded that the Proposed Development does not harm the significance of this listed building.

Asset 6: Former Town Hall Façade to Mabel Tylecote Building (Grosvenor Building East)

6.27 The Grade II Listed Former Town Hall Façade to Mabel Tylecote Building sits to the south of the Proposed Development Site. The asset is located a distance away from the Site, on the opposite side of All Saints Park, and directly faces the Proposed Development. The Park foliage tangibly breaks up the relationship between the two. The asset is best appreciated when looking south, away from the Proposed Development Site.

6.28 The use of pre-cast concrete in the Proposed Development will have a somewhat harmonious relationship with the lighter buff coloured stone used on the asset, helping to integrate the Proposed Development within the surrounding built context.

6.29 It is concluded that the Proposed Development does not harm the significance of this listed building.

6.30 Asset 7: Former Grosvenor Picture Palace

6.31 The Grade II Listed Former Grosvenor Picture Palace is located a distance away from the Site, across All Saints Park, to the south east.

6.32 The asset is best appreciated as a corner building looking along Oxford Road to the south and the Proposed Development will not change this appreciation.

6.33 As such, although the Proposed Development changes the wider setting of the asset this is not considered to cause any harm to the asset's significance.

Summary Impact on Listed Buildings

Asset	Significance of Asset	Contribution of Setting	Contribution of Site to Setting	Impact
Former Manchester Ear Hospital – Grade II	Moderate	Moderate	Minor negative	Negligible (very low end of ‘less than substantial harm’)
Roman Catholic Church of St Augustine – Grade II	Moderate	Negligible	Negligible	No harm
Ormond Building – Grade II	Moderate	Positive	Negligible	Negligible (very low end of ‘less than substantial harm’)
Righton Building – Grade II	Moderate	Positive	Neutral	No harm
Grosvenor Building – Grade II	Moderate – high	Positive	Negligible	No harm
Former Town Hall Façade to Mabel Tylecote Building, Manchester Metropolitan University – Grade II	Moderate	Positive	Negligible	No harm
Former Grosvenor Picture Palace	Moderate – high	Positive	Neutral	No harm

Table 6-1: Summary Table of Impact

7. Planning Policy Assessment

- 7.1 The NPPF stresses that ‘great weight’ should be given to the conservation of designated heritage assets (NPPF paragraph 199), emphasising the need to avoid substantial harm, in terms of demolition, alteration or the compromise of an asset’s setting.
- 7.2 The Proposed Development will not have a direct impact on a designated or non-designated heritage asset, either through alteration or demolition, or from development within its setting.
- 7.3 In accordance with the requirements of the NPPF, the significance of the designated heritage assets which have the potential to be affected by the application proposals have been described within the Heritage Statement. This included an assessment of the contribution the setting and the Site makes to this significance. The impact on this significance has been assessed.
- 7.4 It has been concluded that the proposal will largely result in no harm being caused to the identified heritage assets, with 2 instances of negligible harm (very low end of ‘less than substantial harm’).
- 7.5 Paragraph 202 of the NPPF, as published in 2023, 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 optimum viable use”

- 7.6 The National Planning Practice Guidance (NPPG) defines ‘public benefits’ as follows:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework. Public benefits should flow from the Proposed Development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.”

- 7.7 Public benefits may also include heritage benefits, such as:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- reducing or removing risks to a heritage asset; and
- securing the optimum viable use of a heritage asset in support of its long term conservation.

- 7.8 The Proposed Development will result in a number of public benefits and these are summarised as follows:

- Economic Benefits:
 - There is a finite amount of land available within Manchester City Centre and the proposed development positively uses available land to deliver a highly sustainable, higher density education and library development, which supports the primary economic function of the city centre identified in planning policy.
 - The proposals will deliver an improved experience for students which are not commonly available elsewhere in the city centre due to the aforementioned constraints on available land supply.
 - Opportunity to attract and retain students in the city. The proposed improved offer will support other uses across the MMU campus and Oxford Road Corridor, promoting the area as a ‘destination’ and ensuring a sense of place is fostered.
 - The proposed development is projected to retain c.100 FTE jobs with an additional c.50 jobs when operational, and will create more through the construction phase.
 - A Statement of Intent is submitted as part of this application to set the groundwork for a Local Labour Agreement to be drawn up post determination, subject to further dialogue with MCC.

- Environmental Benefits:
 - Improving visual amenity of the site.
 - Incorporating high quality public realm and landscaping.
 - Improving biodiversity of the site by increasing the amount and type of vegetation.
 - Enabling an accessible pedestrian route promoting sustainable and active travel.
 - Utilising sustainable technologies where appropriate and practical.
 - Social and Cultural Benefits:
 - Enhancing pedestrian linkages through the Site to existing communities in Hulme, the MMU Campus, and the Wider City Centre.
 - Job creation at a local level for Manchester residents.
 - Providing high quality, highly visible, well-designed buildings in a key gateway location into the city centre from Oxford Road and under the Mancunian Way, which signalise the entrance to the city centre and highlight Manchester's high quality ambition towards the city townscape.
- 7.9 It is therefore concluded that these public benefits significantly outweigh the minor instances of 'less than substantial harm' caused to 2 the listed buildings. The Proposed Development therefore accords with national planning policy.
- 7.10 Paragraph 197 directs local planning authorities to consider 3 key factors when determining planning applications concerning the historic environment. These are considered below in light of the Proposed Development.
- The Proposed Development will sustain the significance of the identified heritage assets.
 - The Proposed Development will not affect the positive contribution that the heritage assets can make to their community.
 - The Proposed Development will make a positive contribution to local character and distinctiveness.
- 7.11 The Proposed Development is also in full compliance with MCC's Core Strategy Policy EN3 (preserving and enhancing the historic environment) and Saved UPD Policies Citywide Development Control Policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings).
- 7.12 The proposals are fully in accordance with national and local planning policy.

8. Summary

- 8.1 In accordance with the requirements of the NPPF, the significance of the designated heritage assets which have the potential to be affected by the application proposals have been described within this Heritage Statement. This included an assessment of the contribution the setting and the Site makes to this significance. The impact on this significance has been assessed.
- 8.2 There are no World Heritage Sites or Scheduled Ancient Monuments within the immediate vicinity nor is the Site within a Conservation Area. The Site has eleven listed buildings within 200m of it, with the closest asset being c. 24 metres to the south-east of the site. The site is c. 470m south of the Whitworth Street West Conservation Area boundary. Following a scoping exercise it was concluded that there was potential for the Proposed Development to impact 7 listed buildings.
- 8.3 This Statement has considered the impact of the Proposed Development on these 7 listed buildings as per table 6-1.
- 8.4 It was concluded that the Proposed Development would cause no harm to 5 of the identified listed buildings, and very minor 'less than substantial harm' to 2 of the identified listed buildings.
- 8.5 In accordance with planning policy the public benefits of the proposals have been considered and outweigh any harm caused.
- 8.6 The Proposed Development therefore accords with planning policy.



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