



Figure 43: The central section of the south elevation, showing the original glazed framework with modern corrugated metal sheeting and gates.



Figure 44: The eastern section of the south elevation, showing the matching link that connects the market building with the former library building (right) across a former market alley.

North elevation –



Figure 45: Looking east along Tonman Street along the northern elevation of the building.



Figure 46: The eastern part of the market (extreme right) showing the link alley way connecting it to the former library building to the left.



Figure 47: The western part of the north elevation, showing the modern corrugated sheeting replacing the original cast iron railings, with original timber and glazed framework above.

West elevation -



Figure 48: The west elevation on Barton Street, showing the only examples of surviving original cast iron railings to the bottom parts.



Figure 49: The central entrance to the west elevation on Barton Street, showing the only examples of surviving original cast iron railings to the bottom part (left and right). Although the central gates are modern, the original cast iron railed gates survive behind the corrugated metal within the side elevations.



Figure 50: The southern section of the west elevation on Barton Street, showing the only examples of surviving original cast iron railings to the bottom parts.

East elevation –



Figure 60: Looking into the former market alley from Liverpool Road, showing the brick east elevation of the Upper Campfield Market building, which is thought to have been constructed between the completion of the market and the completion of the adjacent library in the early 1880s.

Interior

Interior north –

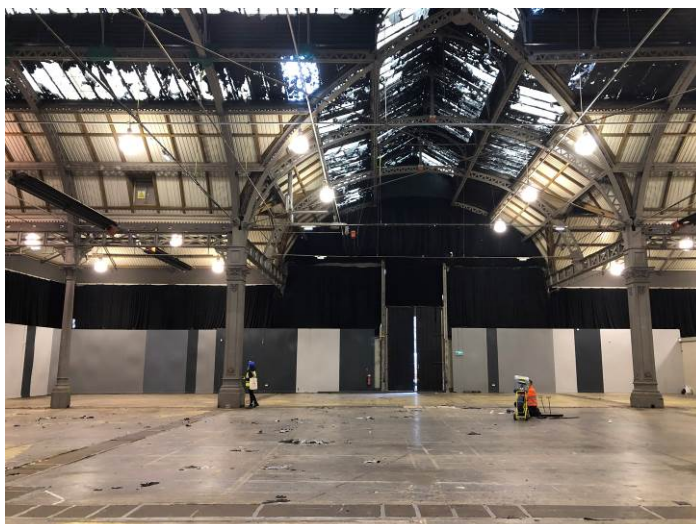


Figure 61: Looking north across the width of the building, showing the original cast and wrought iron roof structure and columns. The roof panels consist of modern corrugated metal and fibreglass sheets.



Figure 62: The modern corrugated metal gates onto Tonman Street.



Figure 63: Looking up to the modern curtains that now conceal the original Venetian glazed gable end onto Tonman Street.

Interior south –

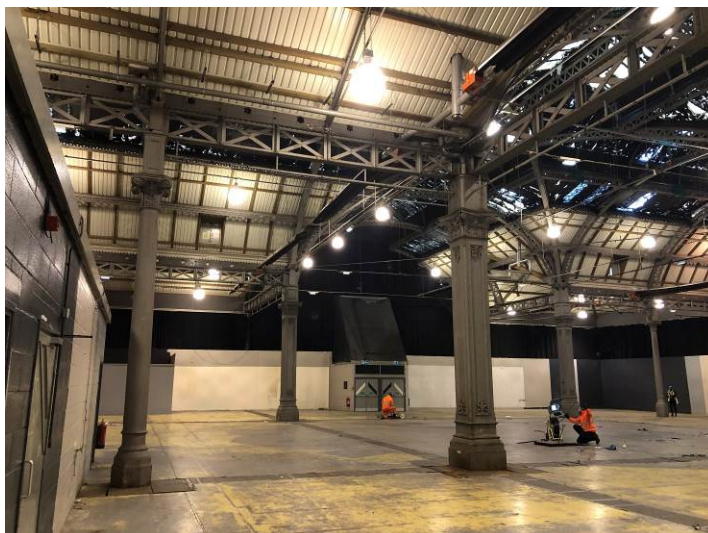


Figure 64: Looking south across the width of the building, showing the original cast and wrought iron roof structure and columns. The Enclosures to the left date to the early circa 1980s.

Interior west –

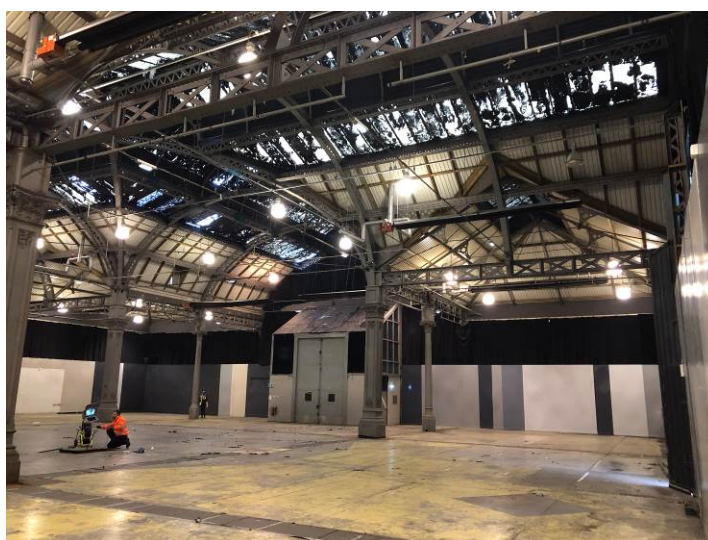


Figure 65: Looking north-west across the width of the building.



Figure 66: Looking west along the southern elevation of the building, showing one of the two modern (c1980s) entrance enclosures.

Interior east -



Figure 67: Looking east towards the east elevation showing the two modern (c1980s) enclosures forming toilets, kitchen and office etc. This part of the market formed the 1894 fruit auction room (to roof level), with ground floor shops below.



Figure 68: The east elevation showing the modern (c1980s) enclosures.



Figure 69: A detail of the upper part of the east elevation, showing the c1880s brickwork encapsulating the 1870s cast iron framework. Note the decorative foliage and Manchester coat of arms to the bracket, which depicts three lines representing the three rivers which run through Manchester city centre: the Irwell, the Irk and the Medlock, with a ship in full sail above.

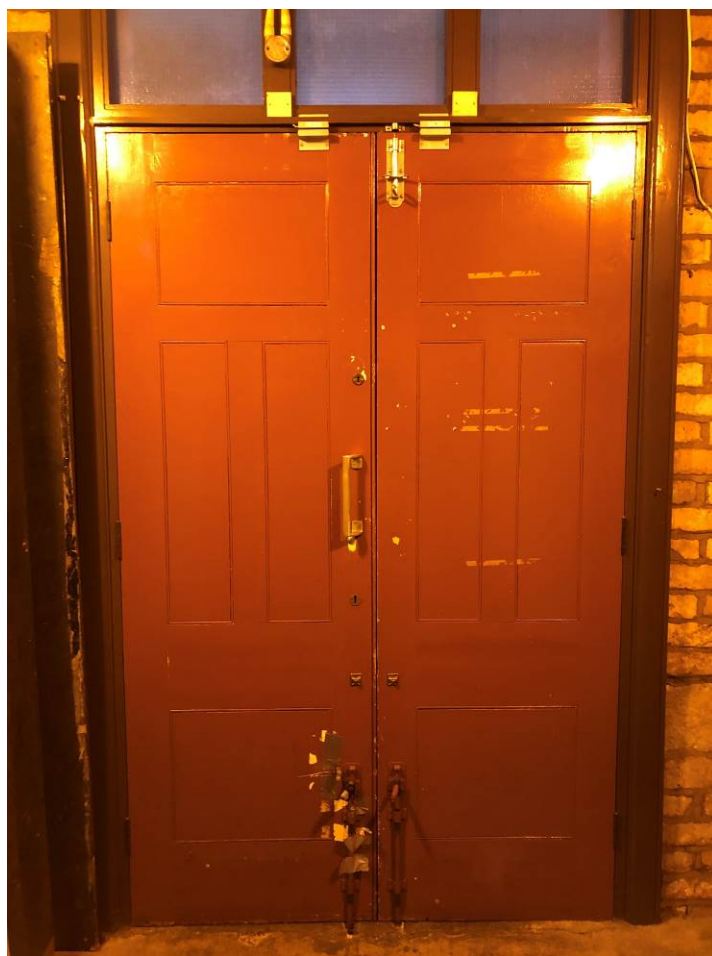


Figure 70: The panelled double doors to the east elevation. Although these are of a modern date, they follow a historic pattern.



Figure 71: The upper part of the east elevation, showing the modern curtains concealing the original glazed gable.

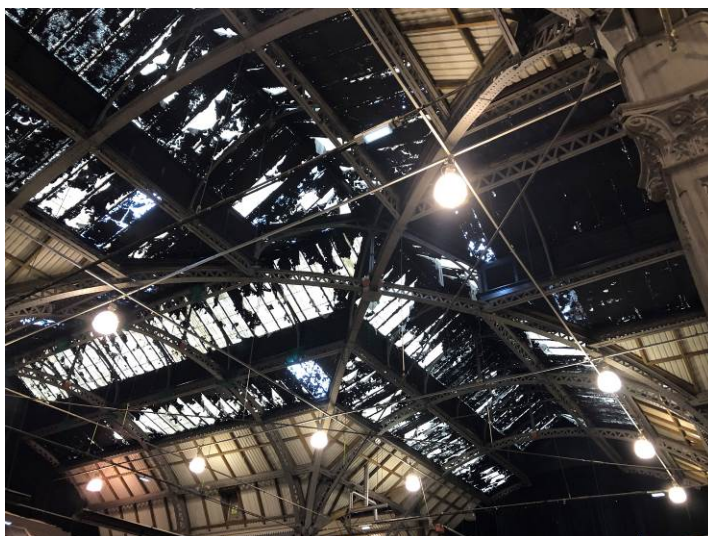
Roof –

Figure 72: The central section of the roof structure, showing modern lighting. The obscured fibreglass panels are now losing their black-painted undersides.

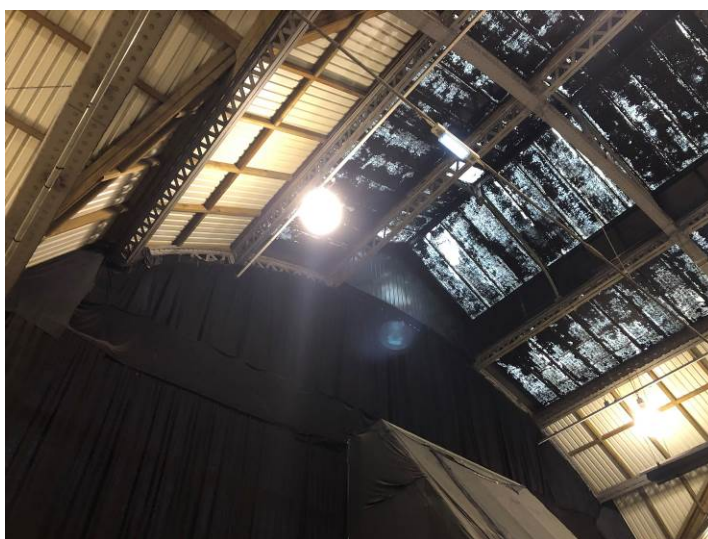


Figure 73: The western side of the roof structure.

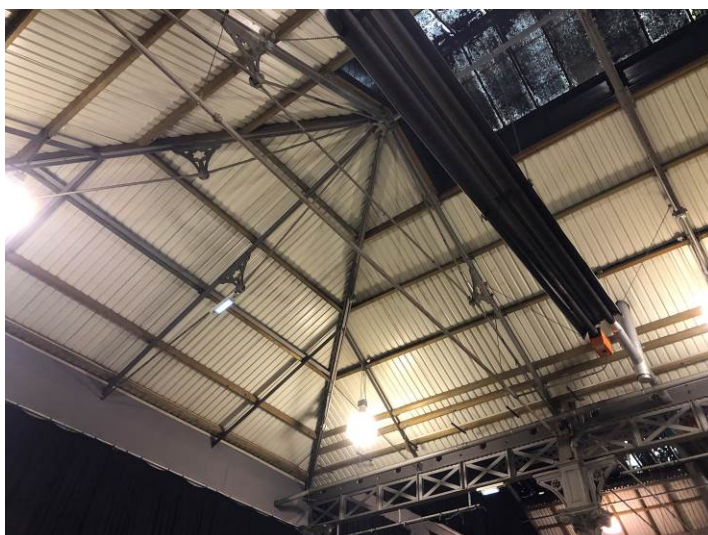


Figure 74: The western side of the roof structure.



Figure 75: An example of the decorative original central columns, which feature decorated composite capitals.

4.3 The Lower Market Hall

Table 2: Building Description

Exterior

South elevation –



Figure 76: The southern elevation of the Lower Campfield Market as seen from Liverpool Road. (2018)



Figure 77: The central, raised portion of the southern elevation, showing original cast iron Venetian windows to gable and modern glazed openings to lower portions in the place of removed original cast iron railings. (2018)

North elevation –



Figure 78: The north elevation as seen from Lower Byrom Street. (2018)

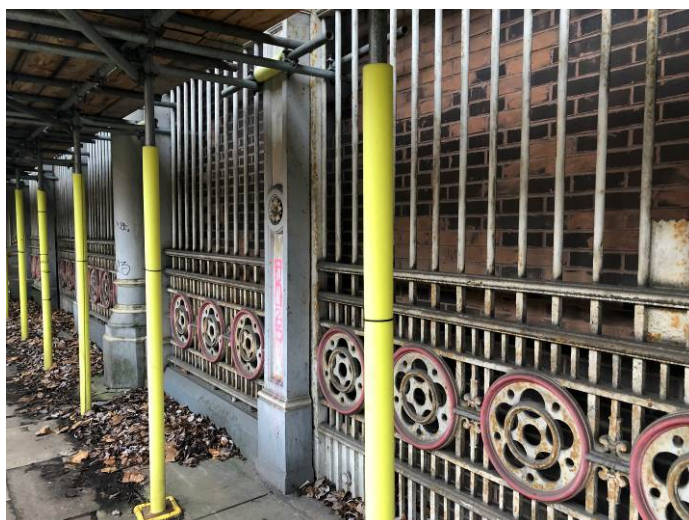


Figure 79-80: Examples of the original sliding gates to the north elevation. Note the wheels (bottom) and lock protection plates (centre).

West elevation -



Figure 81: The southern elevation as seen from Lower Byrom Street. (2018)



Figure 82: The central glazed Venetian windows to the east elevation.



Figure 82: The lower parts of the west elevation.

East elevation –



Figure 84: The south elevation (left) and east elevation (right) (2018)



Figure 85: The east elevation.



Figure 86: Examples of 1980-3 doors to the east elevation.

Interior

Interior south –



Figure 87: Looking south-west across the building towards the southern elevation.



Figure 88: The central section of the south elevation.



Figure 89: Looking south-east across the building towards the southern elevation.



Figure 90: Examples of the c1909 cast iron mezzanine columns to the south elevation.

Interior north –

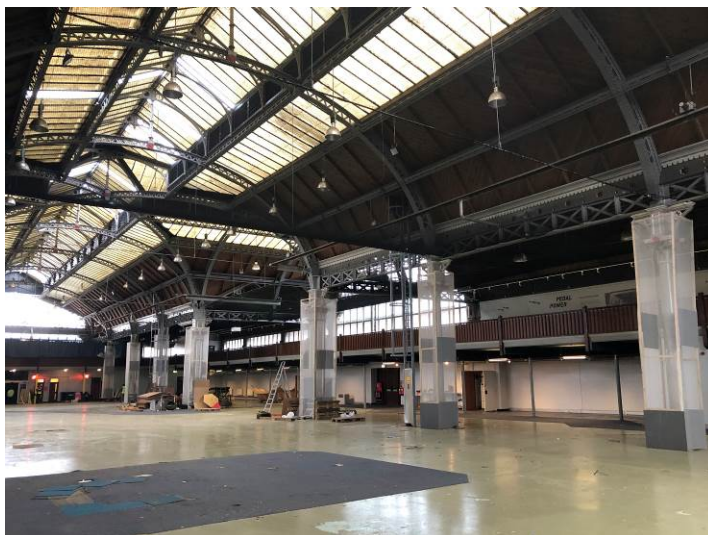


Figure 91: Looking north-west across the building towards the north elevation.

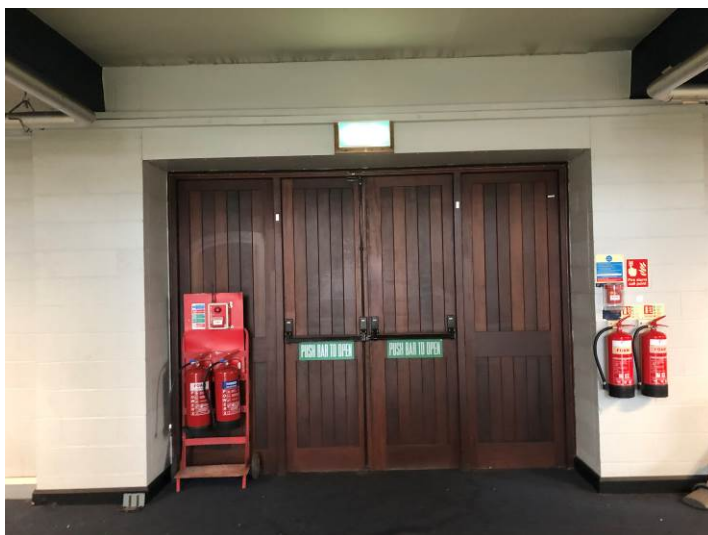


Figure 92: An example of the 1980s timber external doors to the north elevation.

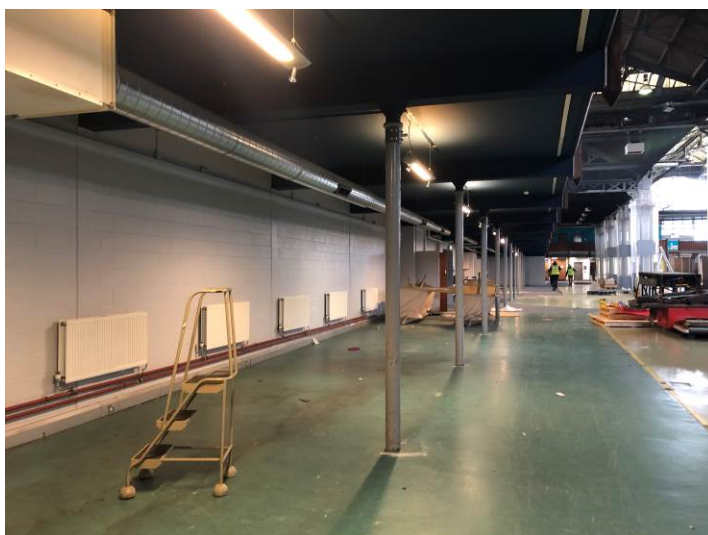


Figure 93: Looking east along the northern elevation beneath the mezzanine.

Interior west –

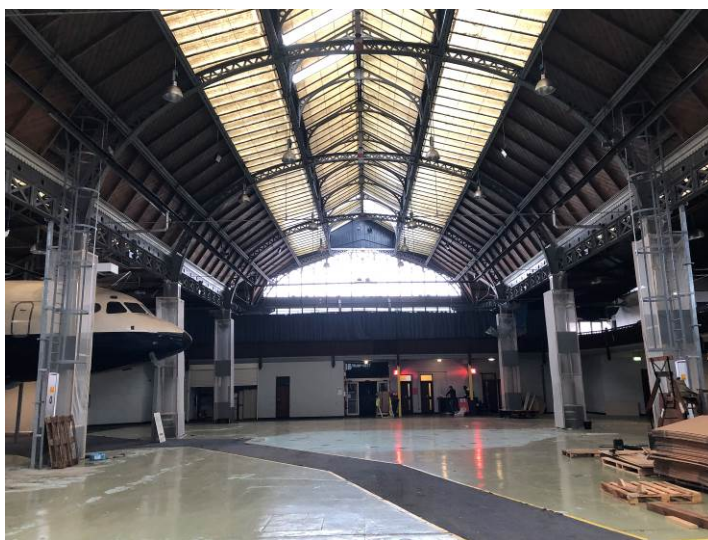


Figure 94: Looking west across the building towards the north elevation.



Figure 95: The 1980s toilets and enclosures to the north-west corner of the ground floor.



Figure 96: The modern entrance vestibule to the west elevation.



Figure 97: A 1980s room located to the south-west corner of the ground floor.

Interior east -



Figure 98: Looking east across the building towards the east elevation.



Figure 99: Modern 1980s structures along the east elevation.



Figure 100: The modern 1980s rooms to the south-east corner of the ground floor.

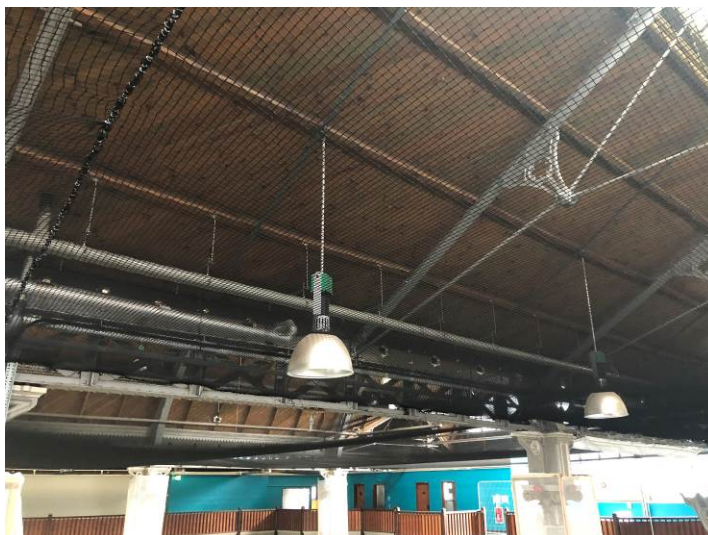
Roof –

Figure 101: The south-east corner of the roof structure, showing the 1980s timber boarding replacements and modern lights.

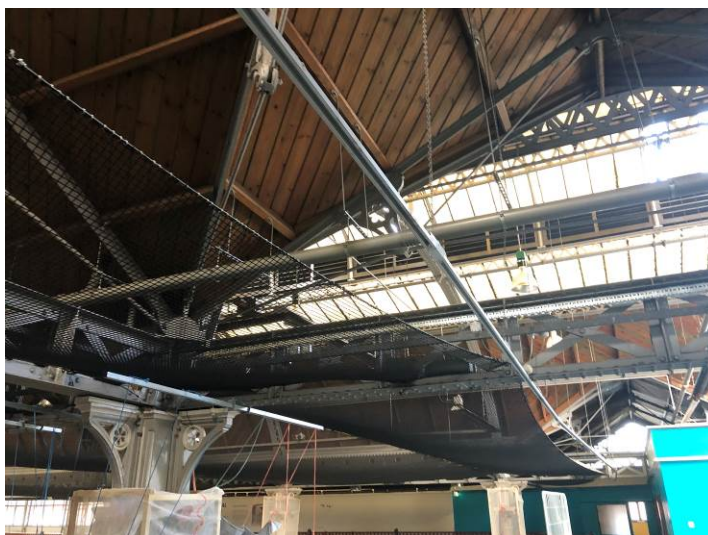


Figure 102: Central section of the eastern side of the roof structure, showing the 1980s timber boarding replacements.



Figure 103: An example of the modern 1980s fibreglass panels (discoloured) and more recent clear coverings.



Figure 104: An example of the modern 1980s fibreglass panels (discoloured) and more recent clear coverings to the centre of the roof.



Figure 105: Looking west along the length of the roof structure.

Mezzanine level



Figure 106: Looking west along the southern mezzanine

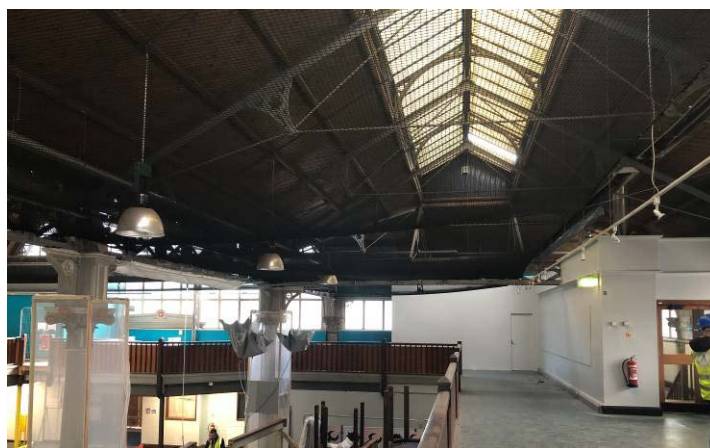


Figure 107: Looking east along the southern mezzanine.



Figure 108: The eastern side of the southern mezzanine.

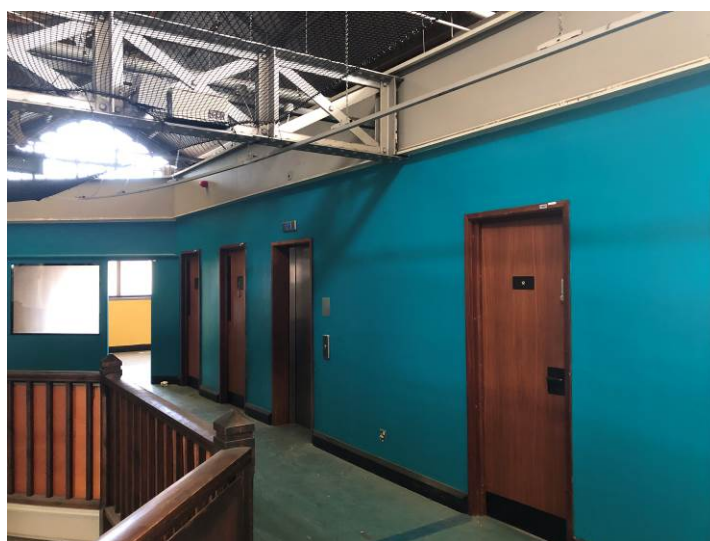


Figure 109: Looking north along the eastern side of the mezzanine, showing the 1980s partitioned toilets and other rooms.

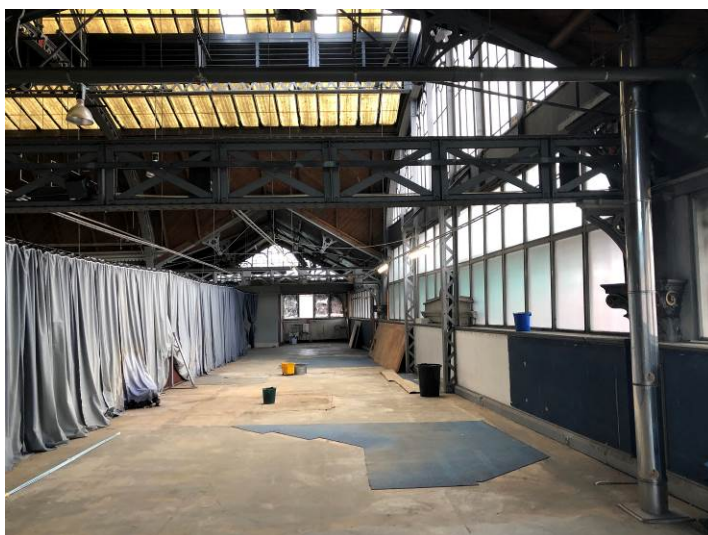


Figure 110: Looking south along the western mezzanine.



Figure 111: Looking north along the western mezzanine.



Figure 112: An example of one of the original decorative cast iron external columns, showing a representation of a Lancashire rose to the capital.



Figure 113: An example of one of the four 1980s mezzanine staircases located to each corner of the building.

5. ASSESSMENT OF SIGNIFICANCE

5.1 Introduction

The purpose of the significance assessment is to use recognised criteria to assess the heritage interest of the two buildings that form the Site.

The analysis of the significance allows for an assessment of the current integrity and authenticity of the building and its contribution to the character and appearance of the Castlefield Conservation Area.

5.2 Methodology

The following significance assessment is framed within the context of established guidance, utilising recognised and well-established terminology used with the ICOMOS Guidance for Heritage Impact Assessments (2011), with particular reference to the example guide for assessing the ‘value’ of heritage assets (ICOMOS, Appendix 3).

The following section will consequently assess the relative heritage interest of the Site utilising Historic England’s guidance on the Listing Selection Guide for: Commerce and Exchange Buildings (2017).

Ultimately, the significance of a heritage asset is determined by an analysis of the relevant aspects of the following:

Archaeological interest

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

Architectural and artistic interest

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

Historic Interest

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

The below analysis of the significance of the fabric of the Grade II listed Lower and Upper Campfield Market’s allows for an assessment of the current integrity and authenticity of the buildings and their components. This can then be used to inform and justify each building’s capacity for change, and thus the development of any future proposals for the buildings. The focus is on providing necessary and proportional amount of information, in order to justify any proposed alterations, based on the perceived level of heritage significance.

The ‘Statement of Significance’, and accompanying significance plans, summarises the contribution of the various components of the Site in order to identify the most and least sensitive areas, which will inform and measure potential intervention options.

The significance assessment will inform subsequent heritage impact assessments, which consider the effects of any proposals for change to the buildings in heritage terms upon the significance of the physical fabric of the heritage assets. This in turn allows, in a policy context, the extent of “harm” upon the heritage asset incurred by proposals to be established within the terms defined by the NPPF. The significance assessment therefore accords with the requirements of the NPPF and takes account of Historic England’s guidance.

The below hierarchy of significance (**Table 2**) utilises ICOMOS guidance but is tailored to the Lower and Upper Campfield Markets to outline individual features and building elements and is not intended to be directly transferable to other listed buildings as the purpose is to disaggregate the relative interests of its particular fabric components.

Table 2: Definition of significance terms used in this Heritage Statement	
High heritage significance	relates to those components of the site deemed to be of special interest. They are important to the understanding of the site’s design concept and play a considerable role in reflecting its archaeological, architectural, artistic or historic interest.
Medium heritage significance	relates to those components of the site deemed to be of some interest. They will make a modest contribution to the understanding of subject site’s design concept and play a minor role in reflecting its archaeological, architectural, artistic or historic interest.
Low heritage significance	relates to those components of the site deemed to be of more modest interest. They make a relatively insignificant contribution to the understanding of the architectural design concept and retain a slight role in revealing the site’s archaeological, architectural, artistic or historic interest.
No significance /Detrimental	features and elements within the site that do not contain any special interest. These can <i>detract from the significance</i> of the site, and can be evidence of poor craftsmanship or ad-hoc refurbishments.

5.3 Significance Plans

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

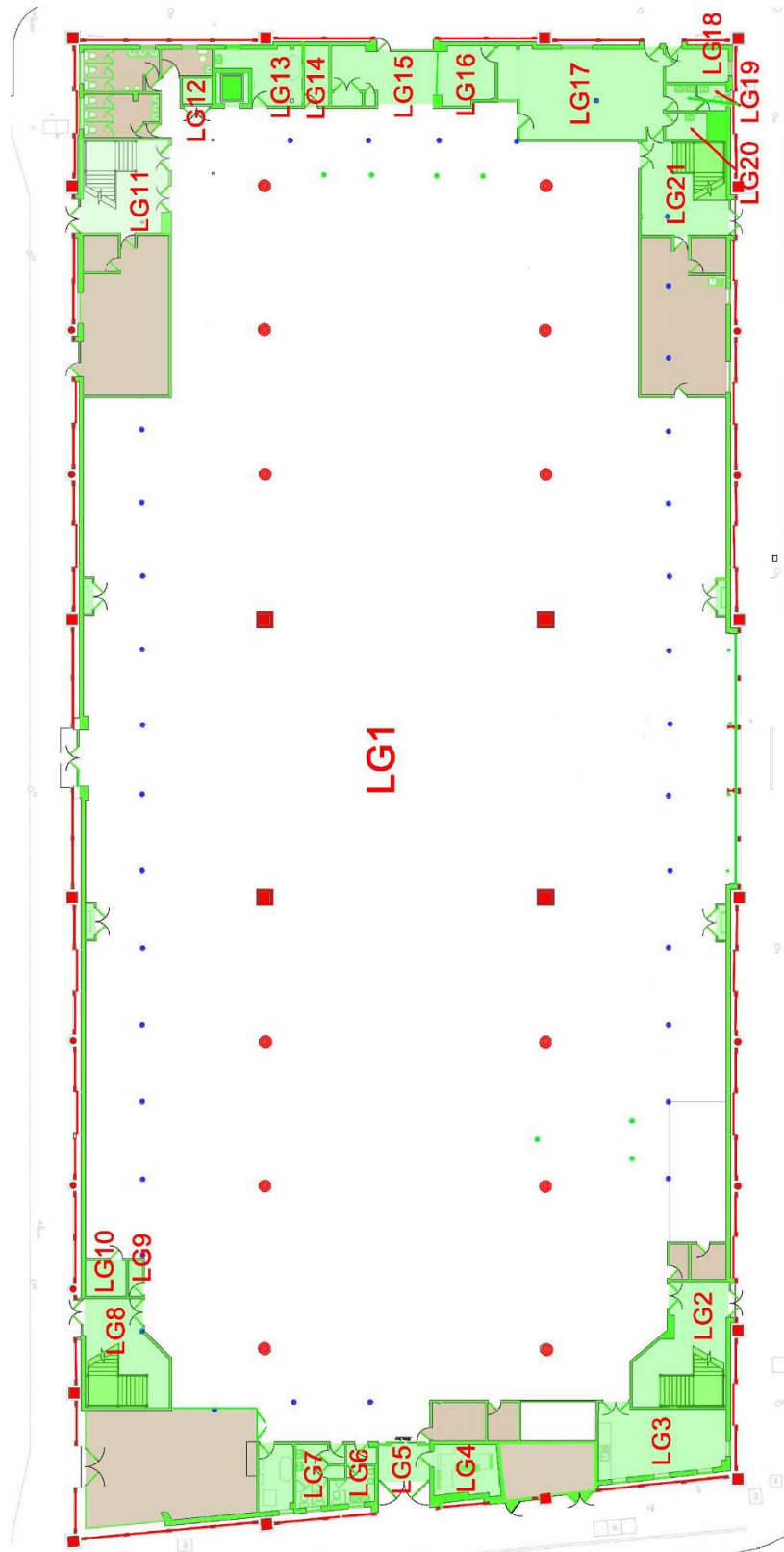


Figure 114: Significance plan of the ground floor level of Lower Campfield Market.

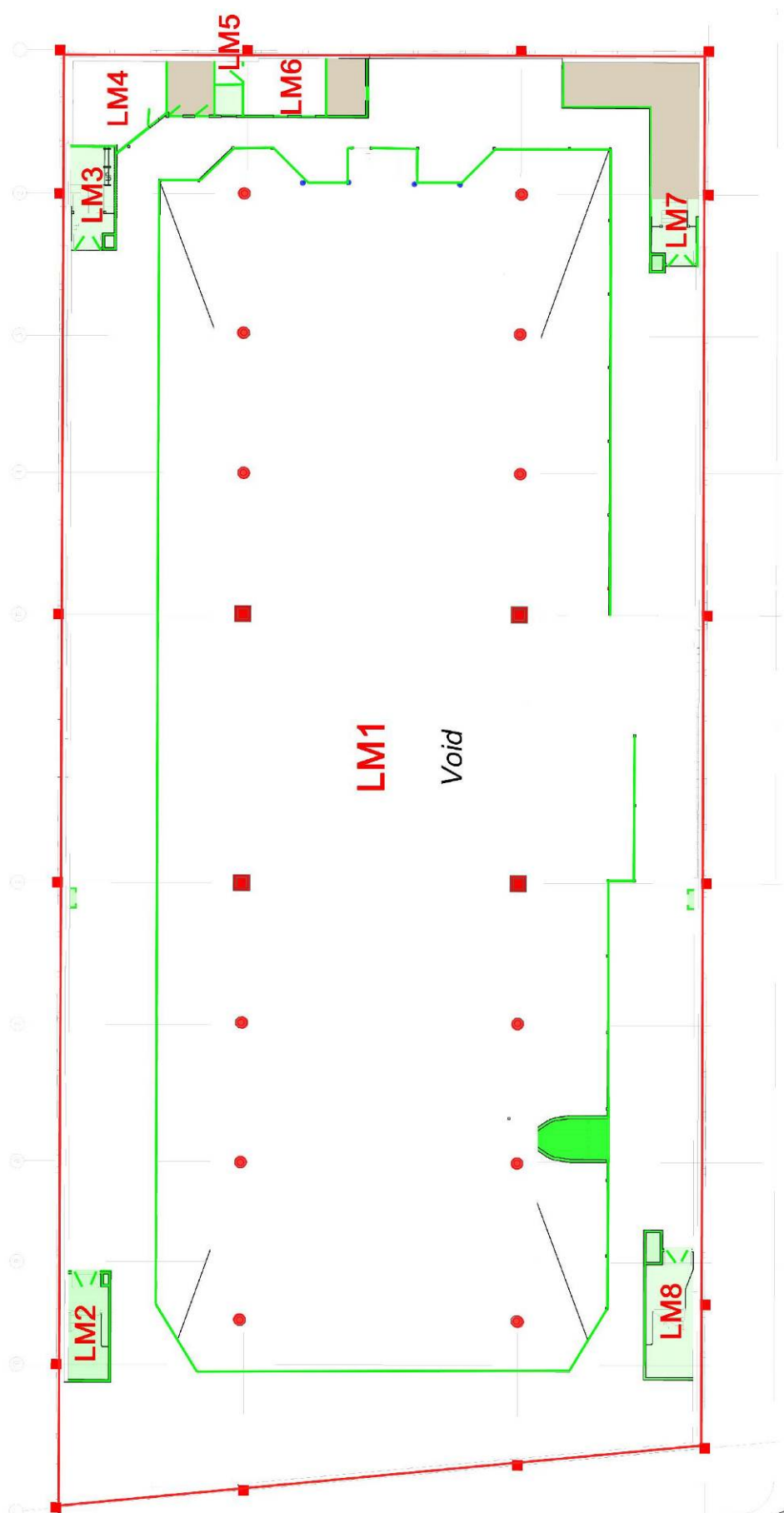


Figure 115: Significance plan of the mezzanine floor level of Lower Campfield Market.

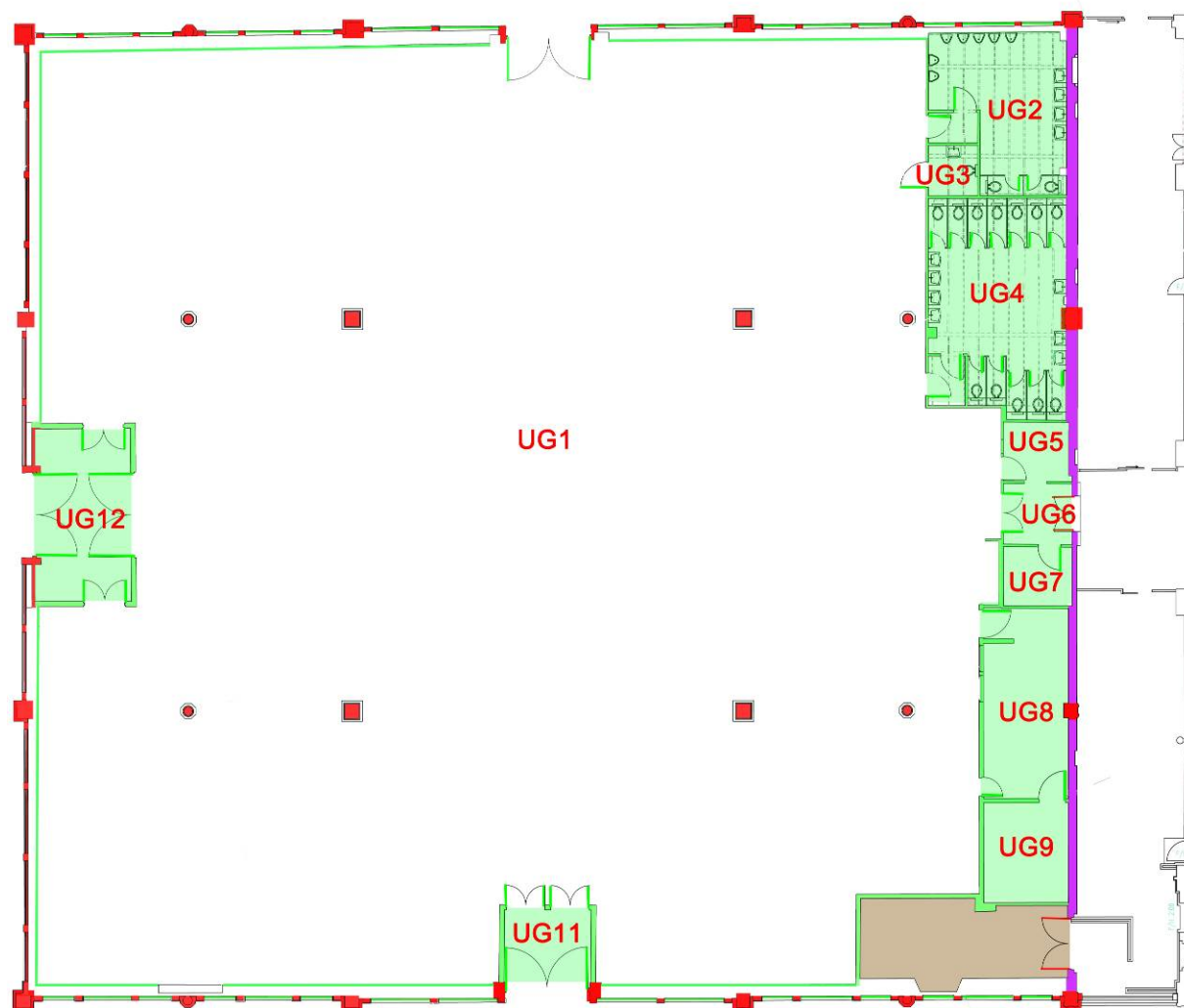


Figure 116: Significance plan of the ground floor level of Upper Campfield Market.

5.4 Contribution to the character & appearance of the Conservation Area

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

It will be clear that the Upper and Lower Campfield Markets are key buildings within the Castlefield Conservation Area, and form two landmark quality structures that reflect the importance of Manchester's commercial development and improvement during the 19th century.

5.5 Statement of Significance

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

The special architectural and historic interest of the Upper and Lower Campfield Markets are recognised by their Grade II Listed designations.

The Upper and Lower Campfield Markets are both positive contributors to the Castlefield Conservation Area.

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

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

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

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

The Upper and Lower Campfield Markets are constructed on a former Roman camp, located in an area which has yielded a number of important archaeological finds in the past. Consequently, the two sites are considered likely to be of archaeological interest.

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

- **The external elevations which remain largely unaltered, including cast and wrought iron structure, and cast iron railings (largely all original, and retaining original perimeter sliding gates). Including the surviving pair of original entrance gates to the west elevation of Upper Campfield Market, which are currently held back in position behind modern boarding.**
- **The form of the roof structure (the current roof external coverings are modern and of no heritage interest). Although the existing diagonal timber boarding to the underside of both market buildings dates to the 1980s, this follows the historic design.**
- **The internal cast iron columns**
- **The wrought iron tie beam roof trusses**

- The double-height spatial quality of both buildings.
- The surviving open-plan form of both buildings.

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

- The pair of modern panelled external doors to the east elevation of the Upper Campfield Market, which use a historic design.
- The brickwork forming the east elevation of the Upper Campfield Market

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

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

Areas/elements of **no significance** include:

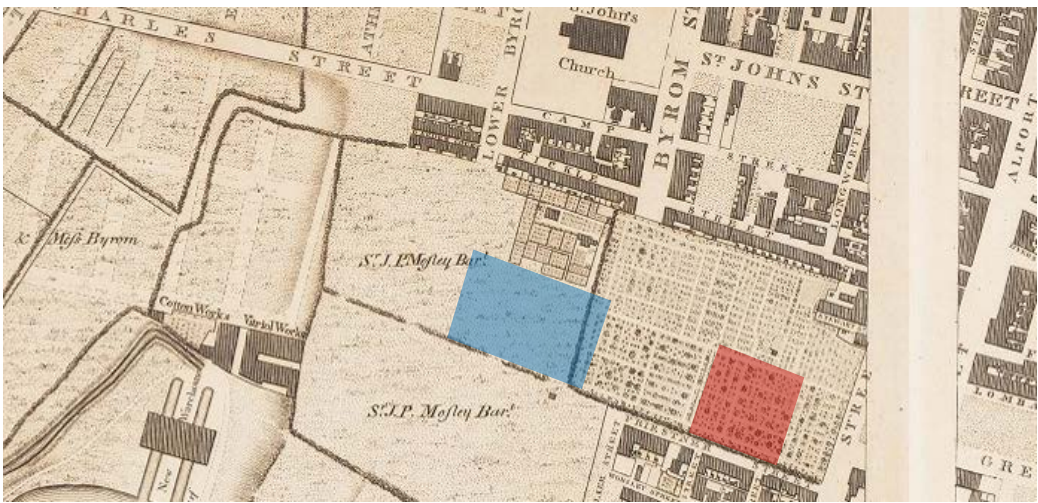
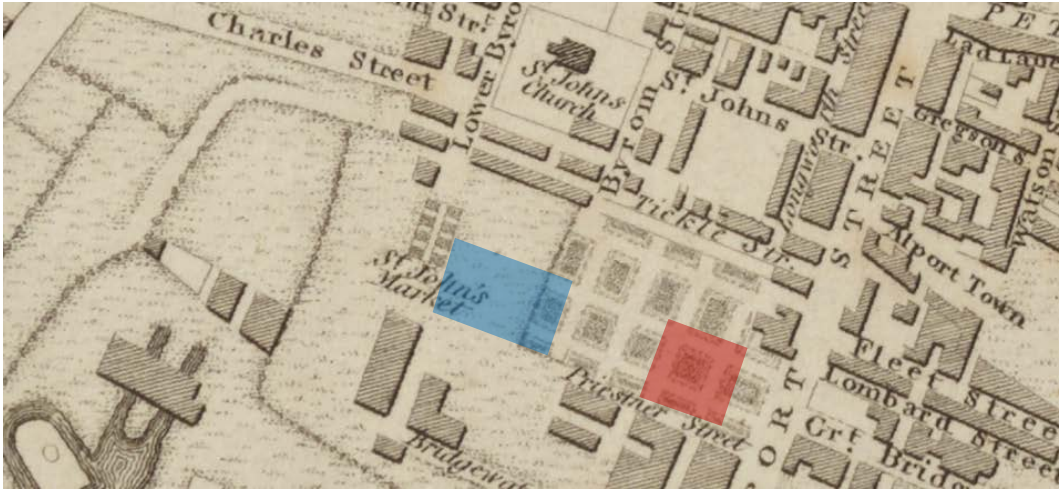
- All modern corrugated sheeting around external perimeter of Upper Campfield Market (south and north elevations) including modern corrugated gates to north, south and west elevations.
- All modern brickwork walls and areas of glazing around external perimeter of Lower Campfield Market, including all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

6. APPENDICES

6.1 Map Regression

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

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

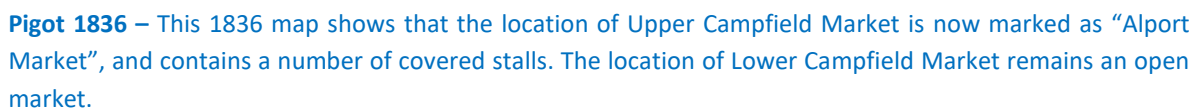
Table 1: Map Regression

William Green 1794 – This early map shows the position of both markets to be located within a semi-rural area to the west of Aldport Street (now Deansgate). Upper Campfield Market can be seen to have been located on a large expanse of market gardens. The Lower Campfield Market is partially located on the gardens, but with the majority of its footprint located on a field belonging to Sir John Parker Mosley, lord the manor of Manchester.

Roper 1807 – By 1807, the area to the west of Lower Campfield Market can now be seen to be the location of a market called “St John’s Market”, located on the current location of Lower Byrom Street. The footprint of Upper Campfield Market can still be seen to occupy the market gardens.



Pigot 1821 – By 1821 the open St John's Market appears to remain at the end of Lower Byrom Street. The locations of both Campfield Markets are undeveloped and is used as open markets with occasional fairs being held on the site. The site between the location of the two markets can be seen to be under development with the construction of St Matthews Church (built in 1822).



Plans of estates of Sir Oswald Mosley (c1827) prepared by John Hallkirk – This plan of the land belonging to Sir John Parker Mosley, shows the western half of the land on which the Lower Campfield Market was built on (marked by the blue star). The southern part of Lower Byrom Street has now been formally laid out to form an island block, denoted as "St John's Market Place" to the east and west sides of Lower Byrom Street, and dissected east-west by Liverpool Road.





1891 OS – By 1891 both market buildings had been constructed. Lower Campfield Market can be seen to be considerably larger in size to Upper Campfield Market (marked as “Higher”). This map shows the later, c1880 former Deansgate Free Library and connecting market alley.



1896 OS – This 1896 map shows no changes.



1908 OS – This 1908 map shows that although there are no changes to the Lower Campfield Market, the Upper Campfield Market can be seen to have been divided into six shops with a large space to the centre. This forms the first floor Fruit Auction Sale Room, with associated ground floor shops below, constructed in 1894.



1922 OS – This 1922 map shows that the Lower Campfield Market has now been converted into the “City Exhibition Hall”, a change that occurred in 1909. A small external toilet can be seen to have been constructed against the western elevation of the Upper Campfield Market (circled green), which can be seen in Figure 16b.



1932 OS – an additional shop unit has been added to the north and south sides of the Upper Campfield Market at ground floor level, and the enlargement of the auction room. An additional unit can also be seen to have been constructed to the south-west corner of the building. The City Exhibition Hall can now be seen to have been extended northwards across Tonman Street and the location of the former miscellaneous market (shaded green).



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