



Sixth Form Centre/ Sports Pavilion,
Manchester Grammar School,
Manchester

Heritage Appraisal

Prepared for: MGS

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1. Introduction

1.1 Purpose

Heritage Architecture Ltd, a specialist practice of architects, heritage consultants and surveyors, working exclusively in the built historic environment, have been commissioned by Manchester Grammar School (MGS) to provide a heritage appraisal of the existing Sixth Form Centre Building/ Sports Pavilion (the pavilion), which is located within the grounds of the school.

The main block of the MGS campus was designed by the architectural practice Thomas Worthington & Sons in 1929. It includes a central block with a memorial hall (to those who served and died in WW1). The pavilion was built in 1956 as a memorial to the MGS alumni who lost their lives in WW2.

Neither the pavilion nor the wider school complex is not protected under any statutory or local heritage designations. This is to say there are no listed buildings or conservation areas within the school complex.

The pavilion is currently used for sports activities (changing rooms, storage etc), canteen facilities and the sixth form centre. The facilities provided are understood to be no longer fit for purpose and so options for redeveloping the site are being explored.

This report considers the potential heritage interest of the pavilion, within the context of the wider site, and outlines the opportunities and constraints with regard to possible future use and redevelopment of the building/ site.

Significance is one of the guiding principles running through the historic environment section of the National Planning Policy Framework (NPPF, 2021). The NPPF defines significance as ‘the value of a heritage asset to this and future generations because of its heritage interest’. Such interest may be archaeological, architectural, artistic or historic’ and it may derive ‘not only from a heritage asset’s physical presence, but also from its setting.’

Refer to Appendix 1 for full planning policy context.

1.2 The Site

The site is located to the west of the A34 between Rusholme and Fallowfield. It is bounded by Birch Hall Lane/ Birchfields Park to the north, by Birchfields Road (A34) to the east, Old Hall Lane to the south, and the former Hollings Campus/ Grade II Toast Rack to the west.

The principal group of buildings, designed by Worthington & Sons in the 1929, are accessed from Old Hall Lane, from a long drive that crosses the playing fields, and Birch Hall Lane. The axis of the series of quadrangles are orientated around these two entrances.

The pavilion is located to the west side of the principal range of buildings overlooking the playing fields to the south (see **Figure 1**).



Figure 1: Site plan – site outlined in red. **Source:** OMI Architects

1.3 Listed Buildings

Buildings and structures which meet the criteria for national protection are listed. This protection system has been in place since 1947 and operates under The Planning (Listed Buildings and Conservation Areas) Act 1990.

Statutory listing of buildings means that a building is of special architectural or historic interest and is therefore of heritage significance. Grading of listed buildings reflects their architectural and historic interest; Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings are of special interest.

There are no listed buildings within the MGS site. There is one listed building within a 250m study area of the pavilion – the Grade II listed former Church of St James (see **Figure 2**, below). **Figure 3** illustrates that within a 500m study area surrounding the site there are only 6 listed buildings in total and a Scheduled Monument.

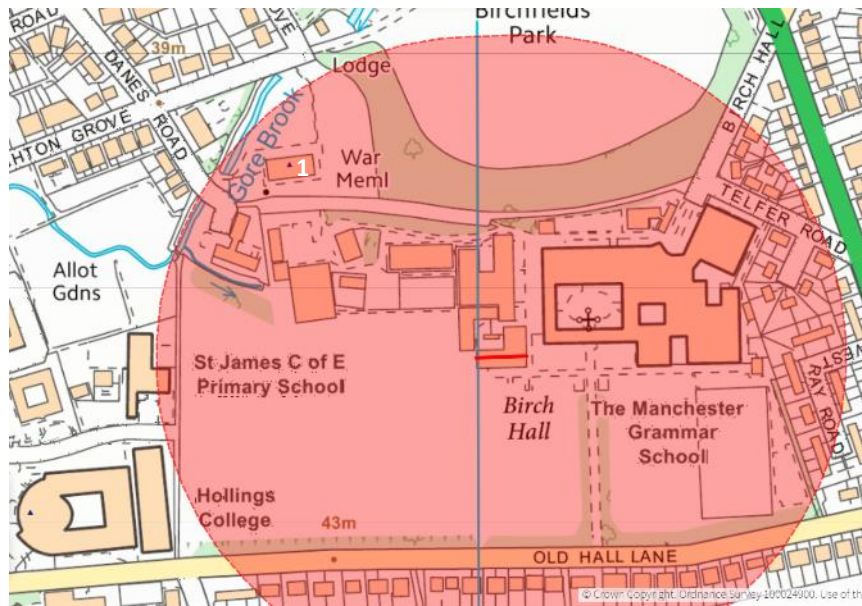


Figure 2: Heritage Designations within a 250m study area of the building. Listed buildings are identified by blue triangles: No.1= the former church of St James.

Source: Historic England

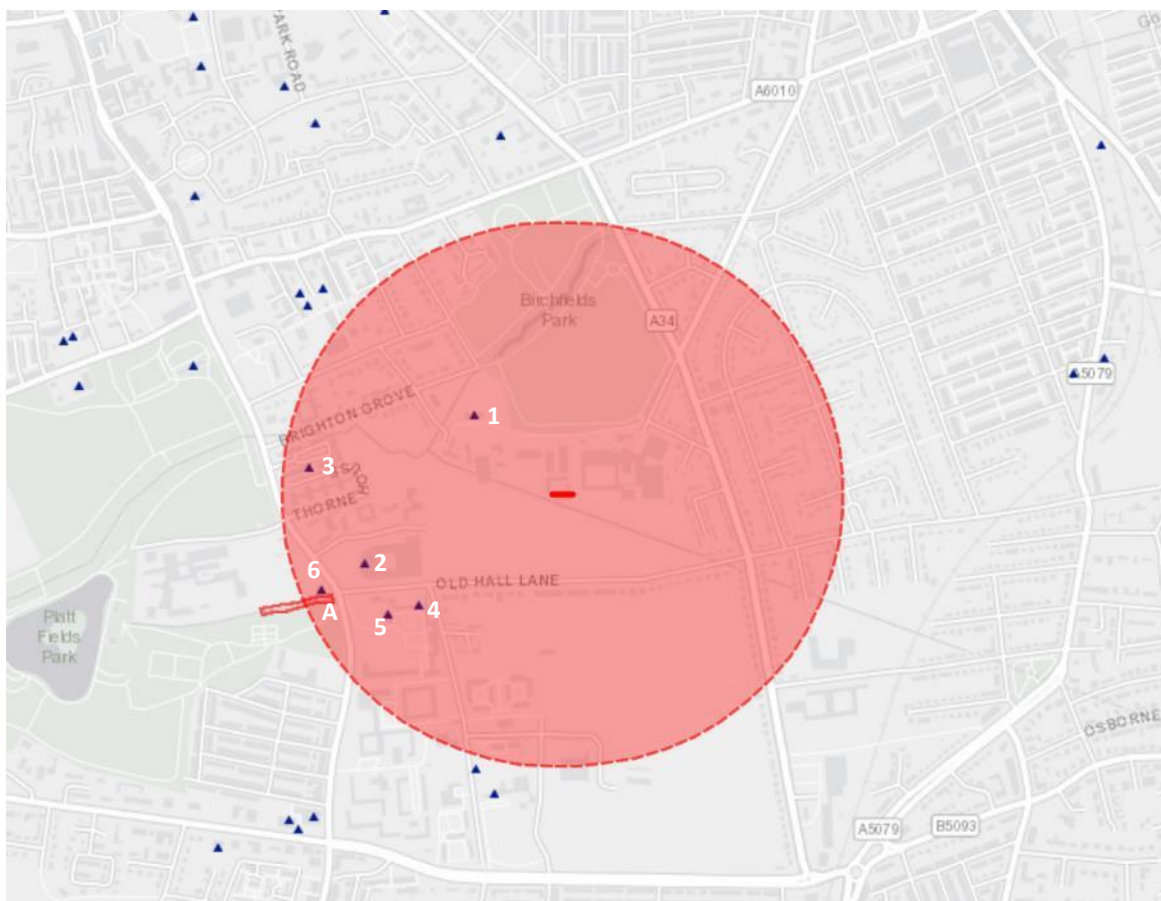


Figure 3: Heritage Designations within a 500m study area of the building. Listed buildings are identified by the blue triangles: No.1 = the former Church of St James, Grade II. No.2 = the Toast Rack, Grade II. No.3 = Appleby Lodge, Grade II. No.4 = Ashburne Hall, Grade II. No.5 = Behrens Hall, Grade II. No.6 = Unitarian Chapel, Grade II. A = the Scheduled Monument of the Nico Ditch (an early medieval boundary).

Source: Historic England.

1.4 Conservation Areas

Conservation Areas are designated areas that are deemed to have special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

There are no designated Conservation Areas within the 500m study area of the site that could be affected by any proposed redevelopment of the site.

1.5 Non-designated heritage assets

Local planning authorities may identify buildings as non-designated heritage assets. These are buildings, monuments, sites, places areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'. Local Planning Authorities can also identify non designated heritage assets during the planning process under the requirements of Annex 2 of the NPPF (2021).

Whilst Manchester City Council does not maintain a 'local list', its planning team can identify/ and or acknowledge heritage assets which have local significance and request that this is addressed within the planning process.

This report considers whether the pavilion within the MGS site should be considered a NDHA and if so how this could be addressed as part of any pre-application process and planning submission.

1.6 Archaeological Potential

Prior to being developed, historic mapping demonstrates the site had been undeveloped land. Consequently, the archaeological potential of the site is considered to be low.

2. Historic Background and Development of the Site

2.1 Introduction

In order to understand the potential level of heritage interest of the pavilion, both as an individual building and as a component of the wider built historic environment, it is first necessary to understand its historical development.

This section of the report briefly analyses and interprets historic mapping and primary and secondary information in order to provide a sound evidence base, placing the building in the context of the development of the Manchester Grammar School site.

2.2 The MGS campus

Manchester Grammar School (MGS) was founded in 1515 and was originally located within the centre of Manchester (where Chethams School of Music now is).

In the 1920s, the current site in Rusholme was acquired for a new, purpose built school campus to accommodate the exponential growth in pupils. The site was previously occupied by Birch Hall which was demolished in 1926 and is where the names of the surrounding streets originated.

Figures 4 and 5 illustrate the site prior to the demolition of the Hall.

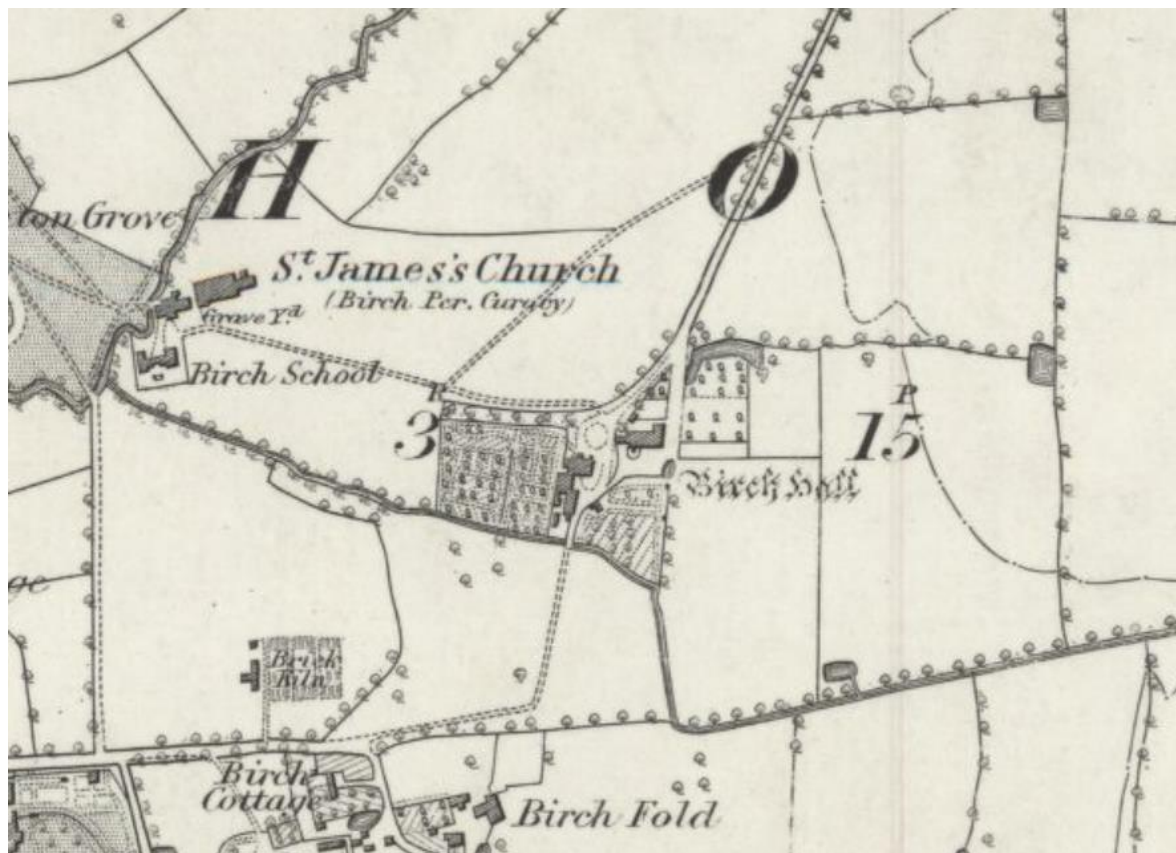


Figure 4: Map of 1848 depicting the site prior to the school's construction. **Source:** NLS

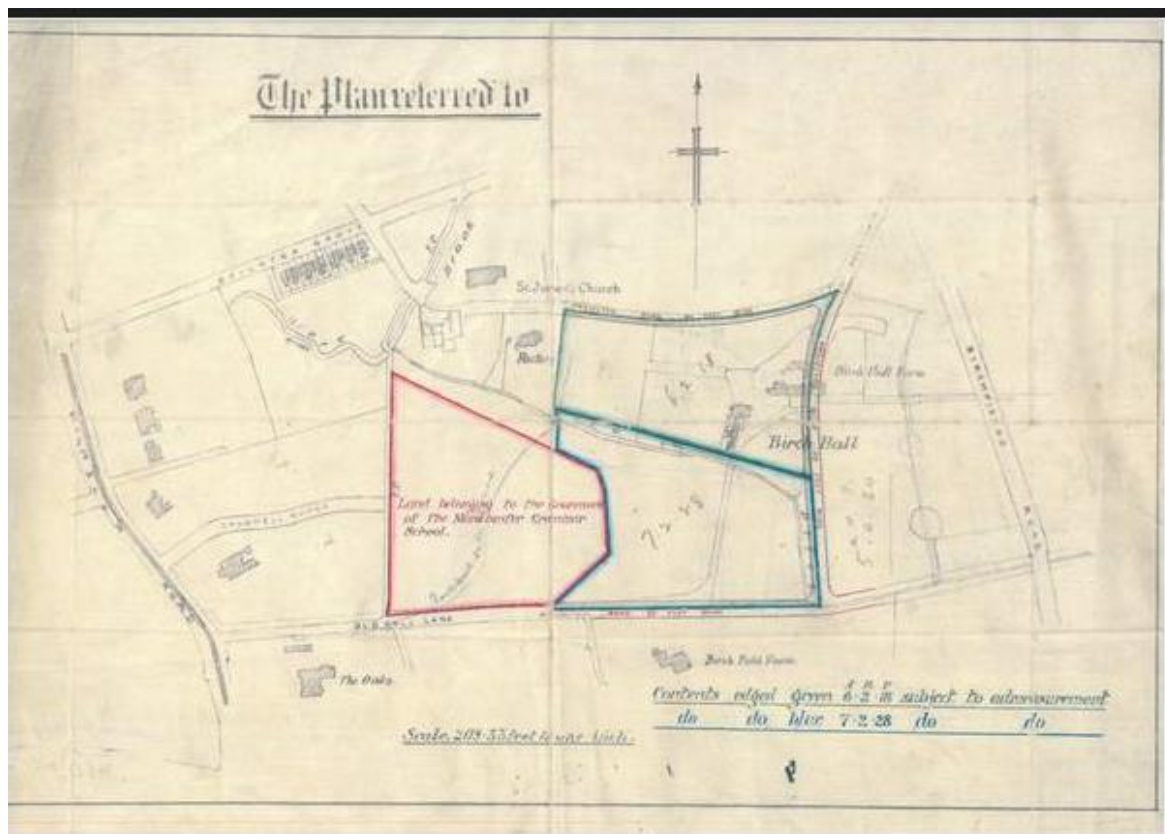


Figure 5: 1920 plan of the land parcels acquired by MGS. **Source:** MGS

Designs for a new school, based on a collegiate model, were designed by Percy Worthington and Francis Jones in 1929. **Figures 6 and 7**, below, illustrate the original design intention for the campus layout. **Figure 8**, an aerial photograph from shortly after the buildings were constructed, further illustrates how buildings were designed around the axis of the two entrances into the site; from Old Hall Lane to the south, and from Birch Hall Road, to the north-east. It is assumed the area to the west of the main building was left clear in the anticipation of future expansion. **Figure 9** is a modern aerial view of the site illustrating the growth of development since the 1930s.

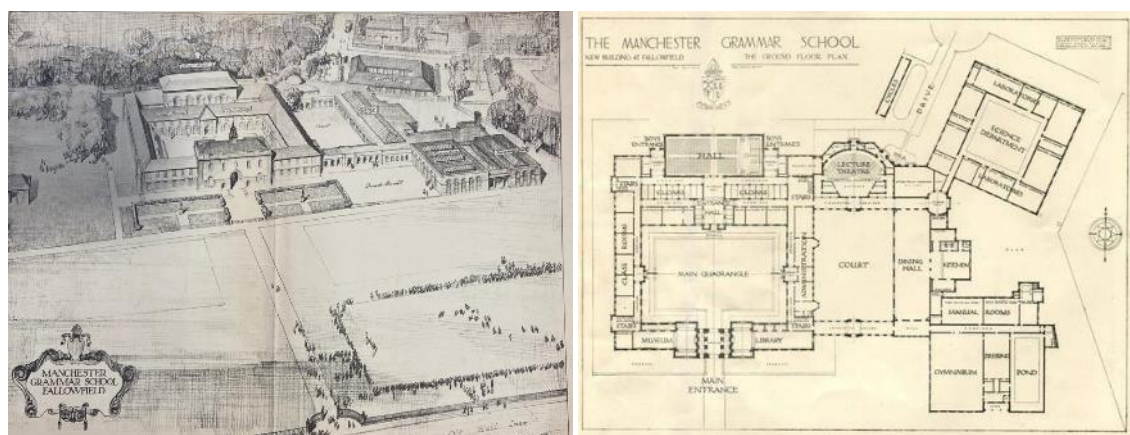


Figure 6, above left, illustration of the new MGS campus, 1929. **Figure 7**, above right, 1929 site plan.

Source: Manchester University Special Collections.



Figure 8: 1931 aerial view of the newly completed school campus illustrating the open space to the west side of the site. Location of the pavilion highlighted. **Source:** Manchester images



Figure 9: 2023 aerial view of the site illustrating the development of the site to the west of the main building and the location of the pavilion (highlighted red). **Source:** Google

The Worthington campus was designed as a set piece with meticulous attention given to the layout and facilities of each area and space. Designed in the Neo-Georgian style, which was popular in the 1920s, Worthington demonstrates a powerful command in the use of the style and its detailing; the play of light and shadow through the use of arcades and arched openings, and the evident high-level of craftsmanship, result in a group of buildings of quality. The use of red sand faced bricks and clay roof tiles provide depth and texture to the large building forms.

2.3 The Pavilion

Archival records for the pavilion are limited. The MGS inhouse archive, Thomas Worthington & Sons archive at Manchester University, Building Control Records at Manchester Central Library, and historic newspapers, and mapping were all consulted as part of this appraisal.

The pavilion was built in 1956 and opened in the July of that year. It was planned as a war memorial to alumni who died in WWII and was part funded with money from the War Memorial Appeal Fund which was started in 1946. It took ten years before the building was constructed as there were delays in obtaining a building license as well as raising money. In 1957, a bell was hung at the front entrance to mark intervals in cricket and was presented to the School by a Mr. F. Beattie in memory of his son who had died in August 1957.

The building work was carried out by a local company, G and W Smith Ltd, of Longsight. The total cost of the building was £33,328, with around £7,500 coming from the memorial appeal fund, £15,000 from the Flintoff Legacy account (from the legacy of an alumnus Robert Flintoff), £1,000 from parent donations, and the rest from the sale of the School's old buildings on Long Millgate.

A letter to the Manchester Guardian, dated October 19th 1946, from the school about the appeal fund states the emotive reasons for the memorial: *"As regards the form of the memorial, preliminary discussions have shown an almost unanimous body of opinion in favour of building a sports pavilion in the school grounds. Such a building is badly needed and would have the essential qualification that it would be a memorial in constant use by successive generations of boys and would therefore stand as a permanent reminder of the debt which future members of the school owe to their predecessors who served and fell."*

As well as being a tangible memorial, the pavilion was clearly built to emulate and complement the style of the main 1930s school buildings. The key feature of the pavilion that echoes that of the main school buildings is the roof with its distinctive bellcast/ sprocketed eaves and clay roof tiles which is a direct copy of the main school's. Further to this, the location and alignment of the building is such that it balances out the composition of the earlier school buildings and is understood as being part of the collective group of school buildings.

No records have been found confirming the architect of the pavilion building. The MGS archive records cite "the architect" in minutes regarding the proposals for the pavilion, which may infer the practice of Worthington & Sons were involved as they were the principal architect for the school (although it should be noted that Percy Worthington died in 1939 so it wouldn't be the same architect from the practice that designed the pavilion as designed the main school buildings). However, building control records held in Manchester Central Library list the architects of Grenfell, Baines and Hargreaves for the 1956 science block at the school, so it is clear that MGS were using different architects other than Worthington & Sons at the time the pavilion was built.



Figure 10: The Pavilion in 1960 Source: Manchester Image Collection



Figure 11: The Pavilion in 1959. Source: Manchester Image Collection

2.4 Building Description

The following section provides an objective description of the pavilion, as existing, using images from the non-intrusive visual survey undertaken in February 2023.

The aim of the following section is to demonstrate the quality and extent of original fabric which remains, which in turn will inform the significance appraisal (**Section 3**).

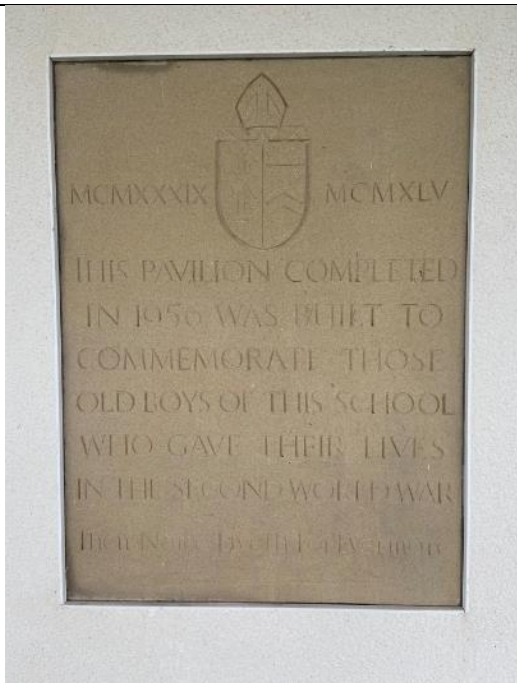
Table 1: Building Description	
External	
	
View of the pavilion from the main drive looking across the sports field illustrating the principal south elevation and east elevation and the setting of the building with later development to the west and the original school building to the east (right). Due to the use of brick and similar roof form to the main school buildings it is understood as being part of this grouping.	View of the south elevation illustrating the veranda to the ground floor and terrace above. The projecting bay to the left contains a room and opening from which the cricket scores are hung. The timber cladded infill and central opening to the ground floor are alterations. The original windows and door have also been altered and replaced with modern double glazed units.
	
View of the first floor terrace with the projecting bay for the scores to be hung out at the end. Note the dominant form of the Grade II listed Toast Rack building which terminates the view at the end of the sports field.	View of the utilitarian west elevation of the pavilion. Note modern windows.



View of the north and east elevations of the pavilion illustrating the bellcast/ sprocketed eaves of the roof which emulate the roof form of the main school buildings. Note modern windows and doors.



View of the north and west elevations of the pavilion illustrating the utilitarian appearance of the 'back' of the building. Note modern windows and doors and the underutilised space to the north side of the building.



This is the inbuilt, memorial plaque which is currently located to the right-hand side of the south elevation at ground floor level. It commemorates the alumni of the school that gave their lives in WW2. The external wall at ground floor level appears to have been re-rendered or insulated which has increased its thickness and caused the plaque to be inset into the wall.



This is the decorative metal frame which hangs by the south entrance into the building and held the bell that marked intervals in cricket matches. It was presented to the School by a Mr. F. Beattie in memory of his son who had died in August 1957. Bell is missing.

Internal



View of the current sixth form room at first floor level (east side of the building) illustrating the functional, utilitarian space that is devoid of any architectural detail/ embellishment of note and not of heritage interest



Detail of the utilitarian stairs – no heritage interest.



View of the long room to the front of the building. The doors to the left provide access out on to the terrace. Although the metal framed windows/ doors and timber board flooring are original they are not of heritage interest as they are very typical of their time and not of notable design/ quality.



Detail of one of the metal framed doors from the long room to the terrace. These are typical of their date and of no heritage interest.



View of the ground floor canteen space to the east side of the building. No heritage interest.

3. Significance Appraisal

3.1 Introduction

Section 2, above, demonstrates that the pavilion building was built as a memorial and emulates some design features of the main school building. However, as illustrated, the building does not display any level of architectural detailing internally of note and whilst the south and east elevations address the playing fields and adjacent main school building, respectively, the north and west elevations are plain and inactive and create an underutilised space.

This Section utilises what we know about the pavilion and frames it within the context of established guidance regarding assessing heritage interest in order to understand if the pavilion yields sufficient heritage interest to be considered as a heritage asset (either designated or non-designated).

The following section will consequently assess the relative heritage interest of the Site on a national and local scale, utilising recognised criteria adapted from Historic England's guidance on listing, local heritage assets, and selection guides for sports pavilions.

3.2 Sports Pavilions – their significance as a building type

The following section has been informed by Historic England's 2011 Listing Guide on *Sports and Recreation Buildings*. The purpose of this section is to assess the historical significance of sports pavilions as a building type, so to better inform the assessment of the pavilion at MGS.

In the mid-to-late 19th Century, public schools and universities invested in sports pavilions and cricket grounds and pavilions were also provided in municipal parks. A notable early example of such a pavilion is that of 1860 at Birkenhead Park, Liverpool (Grade II).

As more clubs were formed in expanding urban areas, pavilions became larger. Typically they were timber-framed on brick plinths, with half-timbered detailing. By the 1890s many appear to have been modelled on the Indian bungalow, with verandas, awnings and raised viewing platforms. Vernacular styling was invariably preferred, indicative of the conservatism of the club's membership, and the often suburban location in which they stood. Educational establishments and private companies showed a similar reserve with their own pavilions. Manchester Grammar School's pavilion, built on Lower Broughton Road in 1899 by James Murgatroyd (listed Grade II, **Figure 12**), now used for Salford schools, is an especially well-preserved pavilion in the vernacular Arts and Crafts style, mainly in red brick with a deep overhanging red tiled roof.

At their headquarters in Bournville, Birmingham, the Cadbury company's Men's Pavilion on Bournville Lane of 1902, by J Bedford Tyler and listed Grade II, is a substantial three-storey, half-timbered, structure with full-width viewing galleries, a gymnasium, extensive changing rooms and an octagonal corner turret facing the cricket and football pitches.

Lords, the home of Marylebone Cricket Club and Middlesex Cricket Club in St John's Wood (City of Westminster), possesses a sequence of notable buildings from different epochs which make it one of the most important complexes of sporting architecture in the country. The oldest and most prominent structure is the Grade II* listed pavilion (1890, by Thomas and Frank Verity). Other excellent modern examples of buildings for cricket are the finely articulated concrete, steel and glass pavilion built by lecturer Gerald Beech for Liverpool University in 1961, and in Oxford, Merton College's Sports Pavilion of 1966, an equally elegant structure in boardmarked concrete, grey brick and wood (**Figure 13**). Both are listed at Grade II.



Figure 12: Grade II listed sports pavilion, 1899 by James Murgatroyd of Mills and Murgatroyd, for Manchester Grammar School. **Source:** Historic England



Figure 13: Grade II listed Merton College Sports Pavilion, Oxford. Of 1966 by Michael G D Dixey in association with Richard Sudell and Partners. **Source:** Historic England

In the *Sports and Recreation Buildings: Listing Selection Guide*, 2017, Historic England note that many sports and recreation buildings are modest and unadorned, but some were designed as architectural statements that projected a private institution's prestige or a public authority's commitment to health and welfare. Normal architectural considerations are thus important in assessing this category, but there may be specialist considerations as well which can endow a plain-seeming structure with extra significance. Individual buildings must be assessed on their own merits. However, the guidance stresses that it is important to consider the wider context and where a building forms part of a functional group with one or more listed (or listable) structures this is likely to add to its own interest. Key considerations are the relative dates of the structures, and the degree to which they were functionally inter-dependent when in their original uses.

The Historic England Selection Guide further notes that sports pavilions have to be assessed in terms of their intrinsic value: special architectural, historic, planning, engineering and technological interest. Early pavilions and stands dating from before 1914 are sufficiently rare to be worth consideration if intact. The old pavilions on the major county cricket grounds such as Trent Bridge at Nottingham (not listed) have sufficient symbolic and sentimental value to ensure their appreciation and appropriate management, especially when grounds are redeveloped. Others are modest but contribute to designed landscapes such as public parks, and can have claims to social significance, besides those of architecture and group value.

As stated within Historic England's Listing Selection Guide on Commemorative Structures (2011), *"discretion is required, with memorials of limited formal or visual interest which lack the impact of more fitting tributes... The main exception to this overall presumption to designate war memorials concerns utilitarian or functional memorials...such as village halls, pavilions or extensions to hospitals, as ways of remembering the dead. These foundations may incorporate inscription plaques, but are first and foremost buildings, and need to be judged for listing against the standards for the relevant building types"*.

In regard to the pavilion at MGS, it is not an early example of a sports pavilion and is strictly pedestrian in terms of its architecture. As an example of a 20thC pavilion, it is important to note that currently there are only 6 cricket pavilions dating to the 20thC that are of sufficient heritage interest to meet the criteria for statutory listing in England. Out of these 6 examples the majority are early 20th Century examples displaying a high level of architectural interest.

Following on site surveys and desk-based research, it is considered that the MGS pavilion does not have sufficient heritage interest to warrant statutory designation at a national level, due to its recent date of construction, and lack of special architectural, planning, engineering or technological interest.

Consequently, it will be considered below in line with the Historic England guidance on assessing non-designated heritage assets.

3.3 Historic England, Advice Note 7: Identifying and Conserving Local Heritage

The 'Local Heritage Listing, Historic England Advice Note 7' (January 2021), recommends LPAs prepare local lists of heritage assets to identify non-designated heritage assets in their area. These local lists identify structures which are not significant enough to qualify for national designation, but which the LPA believes have some local significance.

At the time of writing, Manchester City Council do not have a published local list, nor any defined criteria for deciding on what structures might qualify as non-designated heritage assets.

This assessment has therefore been carried out with reference to the criteria from Historic England's guidance for local listing, provided in the Criterion Table within Advice Note 7 (page 11).

Table 2: Assessment of heritage significance to determine local level interest and possible non-designated heritage asset status	
Criterion	Description
Asset Type	Sports pavilion
Age	Mid-20thC (1956)
Rarity	Not rare – 20thC saw a prolific rise in the number of sports pavilions built by private and public sectors.
Architectural and Artistic Interest	The building is utilitarian in design, but has clearly been designed to emulate the style of the 1930s main school buildings – i.e. through use of bellcast/ sprocketed eaves roof and clay tiles. The architect of the pavilion is unknown.
Group Value	The building is clearly understood and appreciated as being part of the group of the principal 1930s school buildings.
Archaeological Interest	Low
Historic Interest	The pavilion was planned as a war memorial to alumni who died in WWII and was partly funded with money from the War Memorial Appeal Fund which was started in 1946.
Landmark Status	Despite being visually prominent from views to the south, the landmark status of the building is diminished by being experienced in conjunction with the principal school building.

The pavilion demonstrably conveys some historic interest at local level, due to being a purpose-built memorial to alumni who died in WWII. However, it will be clear from the above table, and the building description in Section 2.4, that other than the similar roof form to the main school, the architectural quality of the building is very typical of its time, utilitarian in form and does not present a technically innovative design. The architect of the building is also unknown, therefore, despite the wider site being associated with recognisable architectural practices (such as

Worthington and George Grenfell-Baines), it is not possible to provide a definitive conclusion on this aspect. The architectural significance of the pavilion is therefore considered to be negligible-to-low. Although, it has been demonstrated that the building has some group value, alongside the main school building group, it must be recognised that this is not a listed group of buildings so this value is low.

Consequently, it is considered that the pavilion is of limited, local historic and architectural (group value) interest, but that this is just sufficient enough to tip the scale for it to be considered a non-designated heritage.

3.4 Statement of Significance

The statement of significance provides further details and a summary of the Site's relative heritage interest.

This assessment of significance has been informed by a comparative analysis of sport pavilion buildings as referenced within Historic England's 2011 Listing Selection Guide on Sports and Recreation buildings, and further informed by the Advice Note 7 on Local Heritage Listing (2021) and Historic England's Listing Selection Guide on Commemorative Structures (2011). The resultant assessment therefore provides an objective assessment of the site in both a local and national context.

- The original 1930s school campus is considered to be a non-designated heritage due to its architectural and historic interest; it is a complete example of a high-quality school campus from the 1930s by a recognised architectural practice – Thomas Worthington & Sons.
- The pavilion is not considered to yield sufficient heritage interest to meet the criteria for statutory listing.
- The pavilion was designed to complement the 1930s group of school buildings and emulates its stylistic features. Consequently, the pavilion has group value.
- Alongside its group value, the pavilion has local, historic interest as a WW2 memorial.
- In line with recognised ICOMOS guidance, the pavilion is deemed to yield **low heritage interest at national level**. As stated within the 'heritage spectrum' table (**Appendix II**), this relates to *"unrecorded buildings, structures, or designed landscape features, which demonstrably retain a degree of heritage value due to their: architectural design, historic, communal, or townscape interest"*.

4. Conclusions and Recommendations

- Given that the main school campus should be considered a non-designated asset, redevelopment of the pavilion site will have to address the potential impact on the setting of this heritage asset.
- Any proposals for demolition should demonstrate that reasonable options for retention and reuse and have been explored, and that there are public benefits to the proposals which demonstrably outweigh any perceived level of harm which the total demolition of this building would incur.
- Given the background to the memorial, and its links to the 'old boys', consideration will need to be given to the messaging around any potential redevelopment of the site to avoid objections being raised to any planning application.
- In accordance with para.197 of the NPPF (2021), the proposed demolition of the pavilion could be outweighed by a sensitive, contextually design scheme that demonstrated a range of enhancements and public benefits (public benefits should be identified and articulated in a planning statement).
 - Given the building's use, for educational purposes, there is clearly scope for demonstrating public benefits.
 - Relocation of the memorial plaque and bell frame, in order that their heritage interest is better revealed, could also be demonstrated as a benefit of a proposed redevelopment scheme.
 - There is clearly the opportunity to enhance the setting of the main building complex by designing a building that makes reference to the collegiate style use of the quadrangle and utilises the space to the north of the existing pavilion.
 - The loss of the building could also be mitigated in part by the completion of a Level 2/3 Historic Building Record. This will provide a permanent record for inclusion in the HER and would further the understanding of the development of the building typology/ the MGS site. As the NPPF makes clear, however, *"the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted"* (Paragraph 205).

Appendix I: Planning Policy and Guidance Context

The Planning (Listed Building and Conservation Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest, over and above that provided by development management.

As the Site is not a designated heritage asset, nor does the proposed demolition of the Site have the potential to impact upon the settings of any designated heritage assets, the requirements of the 1990 Act are of no relevance to this report.

National Planning Policy Framework (NPPF) 2021

The policies in the NPPF constitute the Government's view of what sustainable development in England means in practice. In these terms, development proposals which fail to give due weight to the conservation of heritage assets are deemed not to be sustainable development, and consequently should not be supported. This is because one of the key dimensions of sustainability is protecting and enhancing our historic environment (NPPF **paragraph 8**).

The focus of the Government's planning policy guidance is to ensure that account is always taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses, consistent with their conservation.

Paragraph 194 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"*.

Paragraph 203 states that, *'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'*. Consequently, the relative significance value of the non-designated heritage asset must be made clear, in order to provide a clear evidence base to inform future development proposals.

Further to this, **paragraph 205** states that *'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted'*.

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

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

Of particular relevance in this instance is the PPG’s commentary upon the importance of “significance” in decision taking (**Paragraph 7**). This section advises that *“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.”*

Also, of relevance in this instance is **Paragraph 13** which aims to define setting as a term and to explain how it should be taken into account in the assessment of proposals. Paragraph 13 defines the setting of a heritage asset as *“...the surroundings in which an asset is experienced [which] may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive...”*. It goes on to note that *“the extent and importance of setting is often expressed by visual considerations”* however setting also includes *“our understanding of the historic relationship between places”*.

Paragraph 039 of the PPG states that *“Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.”*

Paragraph 039 goes on to specifically clarify that *“a substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets”*.

Local Planning Policy

Also of relevance is Policy CC9 (Manchester City Council’s Core Strategy, 2012), which states that: *“Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.”*

Historic England's guidance.

In 2015 Historic England released three Good Practice Advice notes supporting the implementation of national policy and the related guidance in the PPG. The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology or particular data sources. **Good Practice Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment – March 2015)** and **Good Practice Advice Note 3 (The Setting of Heritage Assets – as amended December 2017)** were both utilised as part of this assessment in order to gain a full understanding of the relevant issues, alongside the NPPF and PPG.

In January 2021, Historic England issued a revised guidance note on **Local Heritage Listing: Identifying and Conserving Local Heritage, Advice Note 7 (2nd Edition)** and has been utilised within the present appraisal report.

The following Listing Selection Guides have also been referenced for the production of this report:

- Historic England (2011): Commemorative Structures Listing Selection Guide.
- Historic England (2017): Sports and Recreation Buildings. Listing Selection Guide.

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

Table A: The hierarchy and definition of heritage significance relevant to the redevelopment of the Site (tailored from ICOMOS & Historic England guidance)	
Heritage status / hierarchy	Description.
Very High / Exceptional heritage significance <i>International architectural and historic interest and importance.</i>	This heritage grading relates to the fabric and setting of: - Scheduled Ancient Monuments, - Grade-I listed buildings, - Grade-I historic parks/gardens, - and battlefields, defined by statute, where the particular site is well represented in the impacted historic environment.
High heritage significance <i>National architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II* and grade-II listed buildings, - Grade-II* and grade-II historic parks/gardens, - battlefields, as defined by statute, - Conservation Areas containing very Important buildings where the particular site is well represented in the impacted historic environment.
Medium heritage significance <i>Regional architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II listed buildings (dependant on character), - Grade-II historic parks/gardens and battlefields, - designated Conservation Areas, - Unscheduled archaeological sites and landscapes of potential national interest where the fabric and character of the site is well represented in the impacted historic environment.
Low heritage significance <i>Local architectural and historic heritage importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Locally Listed Buildings (as formally identified by the Council and defined by an adopted Local Planning Policy). - Site's identified and recorded as being of heritage interest on the Historic Environment Record, which retain a definable heritage interest as a component of the historic environment. - unrecorded buildings, structures, or designed landscape features, which demonstrably retain a degree of heritage value due to their: architectural design, historic, communal, or townscape interest.
Negligible heritage significance <i>Buildings or fabric components which have been extensively altered, eroding or compromising their architectural and historic interest</i>	This heritage grading relates to sites which may be: - recorded on the Historic Environment Record in record form or as 'Find Sites' but retain minimal or no original fabric or definable character. - buildings, structures, or designed landscape features, which detract from the architectural design, historic, communal, or townscape interest of the principal heritage asset.

Unknown heritage potential <i>Buildings/sites where the potential importance interest requires determination</i>	This heritage grading relates to sites which may be locally identified as meriting recognition but have not been previously recorded or investigated so that their origins and fabric significance have yet to be objectively defined.
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