

Appendix 6.1

Townscape, Heritage and Visual Impacts Assessment

An architectural rendering of a modern urban development, featuring a mix of building heights and styles. The image is overlaid with a semi-transparent blue filter. In the foreground, there's a wide street with a few pedestrians and a dog. The middle ground shows several buildings: a low-rise building with a flat roof and a grid of windows on the left, and a taller, more complex structure with multiple levels and a mix of window patterns on the right. The sky is filled with soft, white clouds.

June 2023

Townscape, Heritage and Visual Impacts Assessment

Upper Brook Street Masterplan

(McLaren / Kadans)



Donald Insall Associates

Contact Information

Kate Martyn (Practice Director)

E: kate.martyn@insall-architects.co.uk

Alison Montgomery (Assistant Researcher)

E: alison.montgomery@insall-architects.co.uk

Manchester Studio

119-121 Ducie House
Ducie Street
Manchester, M1 2JW

www.donaldinsallassociates.co.uk

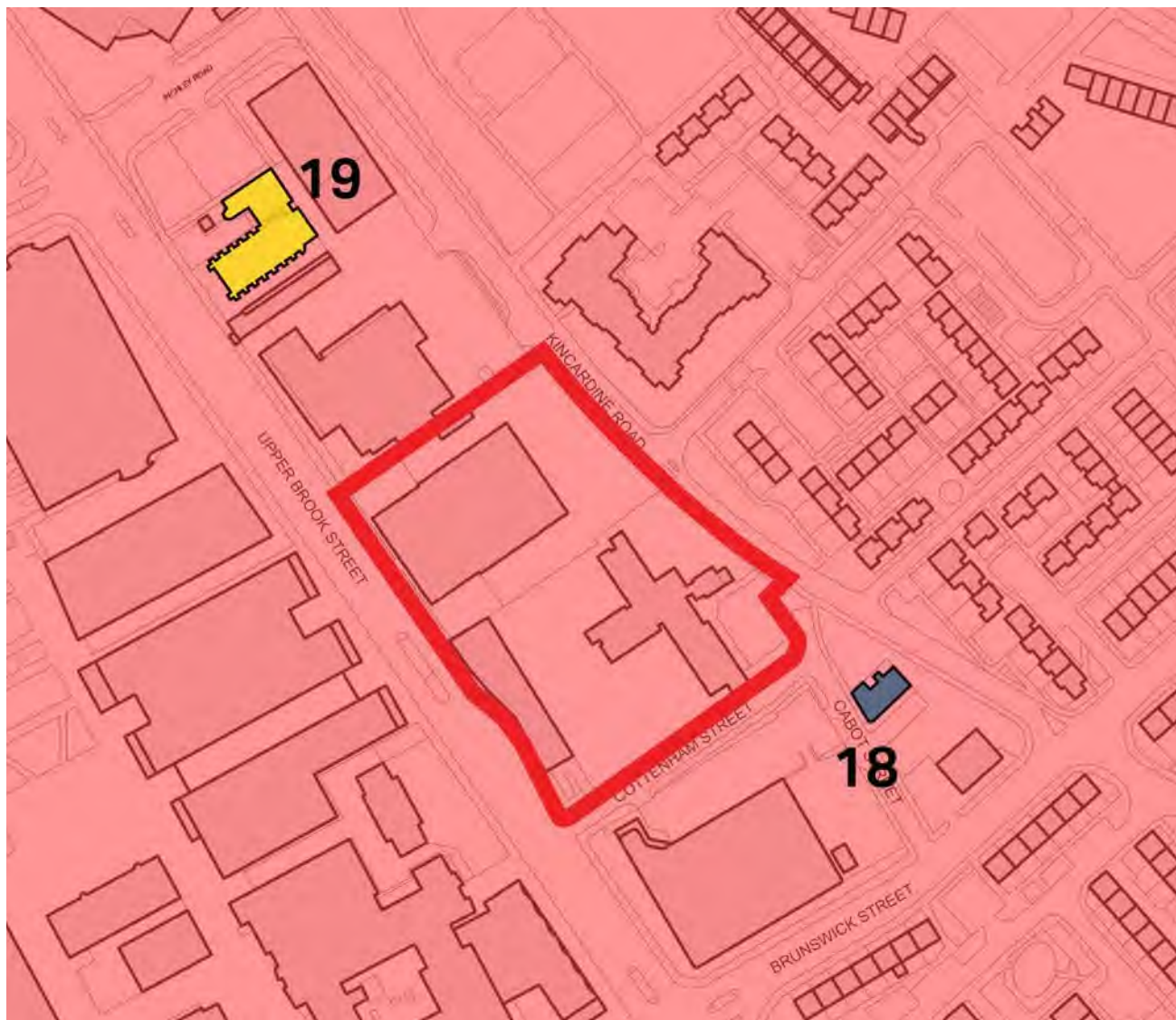
T: 0161 3594326

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1.1 Site Map and Heritage Assets

1.0 Introduction to Townscape, Heritage and Visual Impacts Assessment

1.1 Introduction

This report has been prepared by Donald Insall Associates on behalf of McLaren Property Ltd. and Kadans Science Partner, to support a full planning application for a Sci Tech and purpose-built student accommodation scheme (PBSA) scheme (hereafter referred to as the 'Proposed Development') on the Upper Brook Street Masterplan- McLaren/ Kadans (hereafter referred to as the 'Site'). This scheme would bring forward development on a Previously Developed site which is earmarked for commercial and PBSA uses in the Oxford Road Corridor SRFG 2019. This application has been accompanied by a suite of technical documents, reports and plans [Plate 1.1].

The investigation has comprised historical research, using both primary and secondary material, and a site inspection. A brief illustrated history of the site and neighbouring listed buildings, with sources of reference and bibliography, is in Section 2; the site survey findings are in Section 3. The investigation has established the contribution of the site to the significance of surrounding built heritage, which is set out in Section 4. Section 5 identifies existing townscape and visual receptors from which the likely effects of the Development will be assessed, along with the magnitude and significance of those effects. This is followed in Section 6 with an assessment of the effect on local views and views relating to areas of built heritage and amenity value with a justification for the proposals according to relevant local and national policy.

1.2 The Site, its Legal Status and Policy Context

The Site is located in the City of Manchester and forms part of Manchester City Council's Oxford Road Corridor. They are situated within the immediate setting of the Former Unitarian Chapel, Upper Brook Street (Grade II*) and the Mawson Hotel, 78 Frances Street (Grade II) [Plate 1.1]; whilst a number of further heritage assets are located within their wider setting these have been scoped out from assessment (see Section 4 for further details). The statutory list descriptions of these listed buildings are included in Appendix I. Appendix II provides extracts from the relevant legislation and planning policy documents.

Legislation

The **Planning (Listed Buildings and Conservation Areas) Act 1990** is the legislative basis for decision-making on applications that relate to the historic environment. Section 66 of the Act imposes a statutory duty upon local planning authorities which requires the authority to have '*special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses*'.

Local Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the local development plan, unless material considerations indicate otherwise. The development plan applicable to the Site is the **Manchester Local Plan Core Strategy Development Plan Document (2012)**, which has policies that deal with development affecting the

historic environment. These specify that development must preserve or enhance the character and setting of heritage assets and historic areas, have regard to the strategic character area, reinforce and enhance its local character and complement and benefit from the heritage assets of its local area. In addition, tall buildings will be expected to contribute to the creation of a city centre skyline and of approach views that are attractive and distinctive.

The Greater Manchester **Places For Everyone Joint Development Plan Document (2021)** is also a material consideration. This similarly states that development should be responsive to local character, distinctiveness and identity, make legible the historic development of the area and protect and enhance key views. It establishes that development should be shaped by an understanding of the heritage significance of areas, sites and buildings (and of their relationship with their surroundings), using creative architectural responses to conserve and enhance this significance.

National Planning Policy Framework and Guidance

The courts have held that following the approach set out in the policies on the historic environment in the **National Planning Policy Framework 2021** will effectively result in a decision-maker complying with its statutory duties. The Framework forms a material consideration for the purposes of section 38(6). At the heart of the Framework is '*a presumption in favour of sustainable development*' and there are also specific policies relating to the historic environment. The Framework states that heritage assets are '*an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of*

life of existing and future generations'. The Glossary to the National Planning Policy Framework defines a heritage asset 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

The Framework, in 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.

Section 4 of this report – the assessment of significance – meets this requirement and is based on the research and site surveys presented in Sections 2 and 3, which are of a sufficient level of detail to understand the potential impact of the proposals.

The Framework also, in paragraph 199, requires that:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This

is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The Framework goes on to state at paragraph 200 that:

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.

Section 7 of this report provides this clear and convincing justification.

The Framework requires that local planning authorities categorise harm as either 'substantial' or 'less than substantial'. Where a proposed development will lead to 'substantial harm to (or total loss of significance of) a designated heritage asset', the Framework states, in paragraph 201, that:

...local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use*

Guidance on the meaning of 'substantial harm' is given in paragraph 18 of the **National Planning Practice Guidance (2019)**, as follows:

In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

Where a development proposal will lead to 'less than substantial harm' to the significance of a designated heritage asset, the Framework states, in paragraph 202, that:

...this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The Framework requires local planning authorities to look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. Paragraph 206 states that:

Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

The PPG provides definitions of setting and explains in paragraph 13: *'All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.'*

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

Further Guidance

Historic England's Historic Environment Good Practice Advice, Note 3 'The Setting of Heritage Assets' (Historic England, 2017)

This advice note deals specifically with assessing impact upon heritage views and multiple assets and contains an approach to baseline analysis and the assessment of impact. It provides general advice on understanding setting and how it may contribute to the significance of heritage assets, and advice on how views play a part in setting; it suggests a staged approach to taking decisions on the level of the contribution which setting and related views make to the significance of heritage assets. The note sets out that setting and the contribution it makes to the significance of heritage assets normally includes the consideration of views. Views can be valued for reasons other than their contribution to heritage significance. They may be related to the appreciation of the wider landscape, where there may be little or no association with heritage assets. Landscape character and visual amenity are also related planning considerations. The assessment and management of views in the planning process may therefore be partly or wholly separate from any consideration of the significance of heritage assets.

Guidelines for Landscape and Visual Impact Assessment (2013)

The Guidelines for Landscape and Visual Impact Assessment (GLVIA), published in 2013, set out a framework for assessing the impact of new development on landscapes and on views. The guidelines can be applied both for Landscape and Townscape Visual Impact Assessments (LVIAs/ TVIAs) that form part of an Environmental Impact Assessment (EIA), or as an appraisal of development proposals for town planning purposes. The definition of landscapes set out in the GLVIA is broad, and includes rural landscapes, seascapes and townscapes (GLVIA, paragraph 2.5). The GLVIA sets out a suggested methodology for LVIAs but makes it clear that this methodology is not prescriptive, stating that the approach and methodology adopted should be 'appropriate to the particular circumstances' of the proposal that is being assessed (1.20). The GLVIA distinguishes between effects of development on two different elements, namely on landscape as a resource, and on views and visual amenity. It sets out a suggested key methodology for VIAs when they are standalone appraisals, and which requires that such an assessment: specifies the proposed change, describes the affected landscape and views, predict effects on the landscape and views (but not the significance of these effects), and considers mitigation measures.

2.0 Historic Background

2.1 The Development of the Surrounding Area

2.1.1 Early History (to 1815)

Late medieval Manchester was still a small settlement focused around **Christ Church** (today the Cathedral), founded in 1421. The town was slow to expand in the post-medieval period, its first planned development beyond the historic core not occurring until the early 18th century (at St Ann's Square). By this time Manchester's population was probably no more than 10,000 people, still congregated around the **River Irwell**.

Industrialisation from the mid-18th century onwards caused Manchester's population to reach 16,000 by 1756 and 70,000 by 1800. The town expanded southwards accordingly. Tinker's map of **1772** showed the built-up area of the town only just beginning to reach as far as present-day **Piccadilly Gardens** in the southeast (and Deansgate in the southwest) [**Plate 2.1**]. Subsequent expansion, however, was rapid. By 1813, the roads today known as **Oxford Street/ Oxford Road, Princess Street/ Brook Street/ Upper Brook Street** and **London Road/ Downing Street/ Ardwick Green South** all ran from the town in a southeasterly direction. The area that they bound, situated to the west of the Ardwick Green, was already known as Chorlton Row (later **Chorlton upon Medlock**). In its north, a grid-like network of interconnecting streets ran between the major roads, individual blocks already being built upon. Further to the northeast, buildings (probably houses) lined both sides of the Ardwick Green, with **villas** ('Paragon Villa') laid out to its southeast, lying close to Upper Brook Street but accessed from Ardwick Green South.

On present-day Upper Brook Street development was spreading to the south, reaching **Caygall Street** (roughly the site of present-day Inchley Road) in the east and **Rusholme Lane** (since demolished) on its west side, the houses on its east side seemingly comprised of **terraces**. These, however, marked the southern limit of existing development, with the area extending from the east side of Upper Brook Street to the Ardwick Green still comprised of fields and market gardens (although a **grid of proposed streets** was indicated on maps) [**Plate 2.2**].



2.1 Manchester, 1772 (Manchester Historical Maps)



2.2 Upper Brook Street and surroundings, 1807 (Manchester Historical Maps)

2.1.2 Rapid Development in the 19th Century (1815-1900)

By 1836 a **grid of streets** had been laid out in part of the area between **Rusholme Road, Upper Brook Street, the Ardwick Green and the 'Polygon' villas**, construction beginning on the surrounding roads and spreading into the interior area. On the east side of this section of Upper Brook Street, a **chapel and a female prison** now existed at the corner with Rusholme Road, facing the Non-Conformist **General Burial Ground** at their side (opened in 1821). The surrounding area was seemingly comprised of short rows of terraced housing, humbler than the grander houses, with gardens, that already existed on the southern side of Ardwick Green and the west side of Upper Brook Street [Plate 2.3].

Development was also continuing to spread southwards along the west side of Upper Brook Street (and, to the west, along Oxford Road).

Further plots of land in the area between Rusholme Road, Upper Brook Street, the Ardwick Green and the 'Polygon' villas were released for development in the immediately subsequent years and in 1837-39 what is now the Former **Unitarian Chapel** (Grade II*) – was built to designs by Sir Charles Barry (possibly in collaboration with A. W. N. Pugin). A Sunday school was added in 1881, designed by J. W. Beaumont.¹

In 1867 the builder **Patrick Gormley** purchased Eleanor Mawson's land in the area between Rusholme Road, Upper Brook Street, the Ardwick Green and the 'Polygon' villas. A major phase of development followed

in 1867-71.² By 1884 almost all of the area between Rusholme Road and the 'Polygon' villas had been developed, filled with short rows of **terraced housing**, many probably built by speculative builders [Plate 2.4]. The area was already becoming partly industrial in character, with a weighing machine and crane existing in the north of the cemetery by 1893.

To the north of the Strategic Regeneration Framework Guidance (SRFG) Block D, the terraced houses on **Frances Street** are believed to have been built (possibly by Gormley) in 1867-71, No. 80, occupying a corner plot, as a small shop. By the time of the 1881 census, however, it was being operated as a **beerhouse** (reflecting the working-class character of the area). It had also been extended into the adjacent No. 78, with its principal frontage on Cabot Street (and an additional entrance on Frances Street). The name **Mawson Hotel** was in use by 1894, if not before.³

2 Stephen Levrant (2022), p. 18.

3 Ibid., p. 18.



2.4 Upper Brook Street and surroundings, 1884
(Manchester Historical Maps)



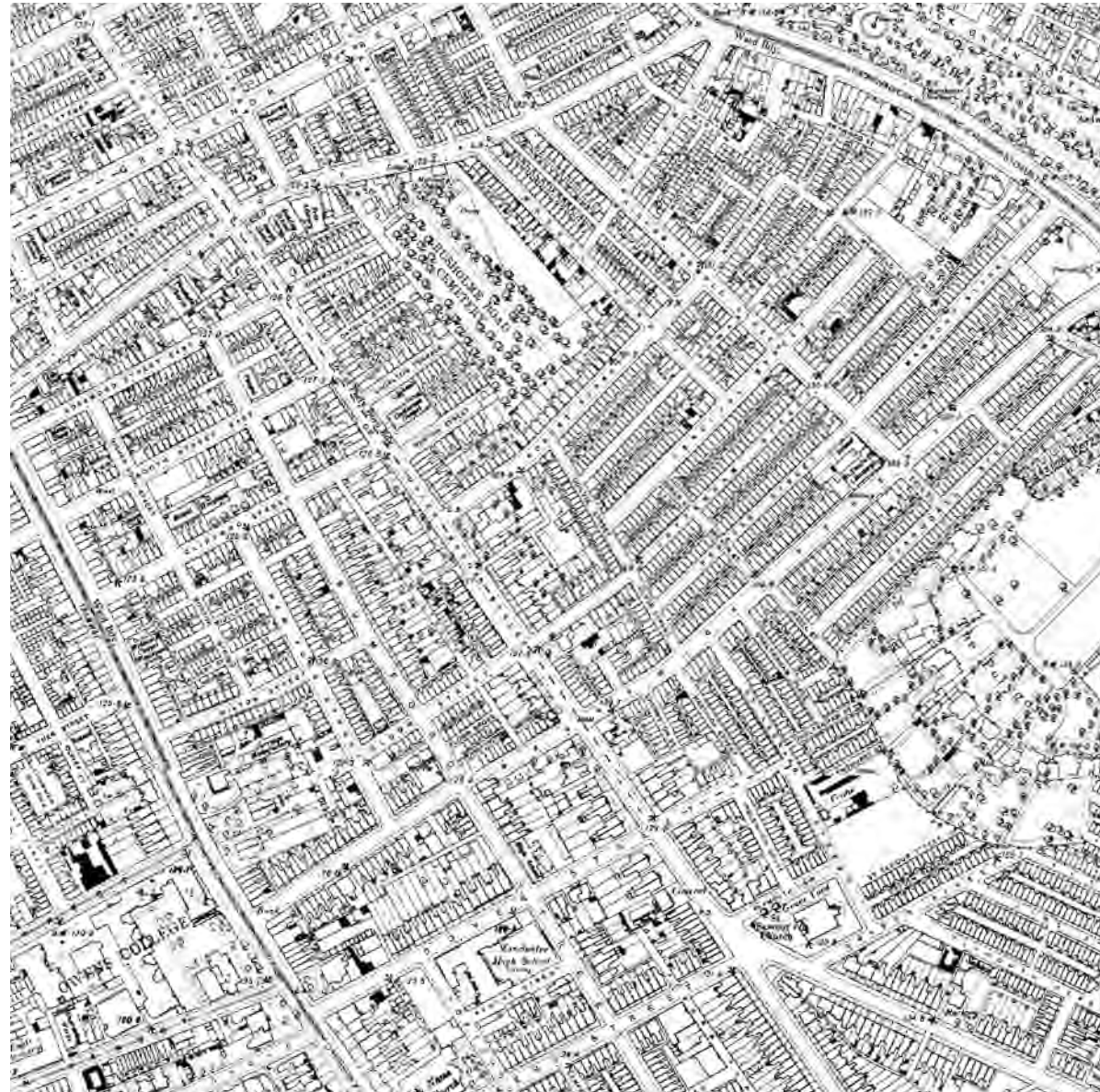
2.3 Upper Brook Street and surroundings, 1836 (Manchester Historical Maps)

1 Hartwell (2004), p. 421.

The Wider Area

Maps of the 1890s show Chorlton-cum-Medlock as heavily residential in character, comprised primarily of densely packed terraced dwellings with occasional pockets of older semi-detached houses, all in heavy contrast to the grand villas at 'The Polygon' (set in an extensive private parkland) and (to a lesser extent) the houses fronting onto the Ardwick Green. Similar terraced housing also continued in the adjacent areas to the north of the Ardwick Green and the northwest of both Rusholme Road and Grosvenor Street. Rusholme Road Cemetery, to the north of the SRFG Site's Block A, formed the largest public open space in this wide area but the majority of buildings were small, the main exceptions being churches and chapels, schools and very occasional industrial sites.

In the west, change had come with the relocation of the **Owens College** to the western side of Oxford Road (1869), where the existing residences and manufactories had been demolished and replaced by large **laboratories, lecture rooms and the new museum** [Plate 2.5].



2.5 Upper Brook Street and surroundings, 1893 (Promap)

2.1.3 The Early 20th Century (1900-1950)

Photographs taken during later slum clearance suggest that there was little large-scale redevelopment in the residential streets to the north of this section of Upper Brook Street during the first half of the 20th century.

Adjacent to the SRFG Site, the **Unitarian Chapel** (Grade II*) remained in use, having been sold to the **Welsh Baptists** in 1928, whilst the **Mawson Hotel** (Grade II) was rebuilt on a larger footprint in 1936 for Tetley & Son, replacing the earlier building (and adjacent terraced houses). Whilst no internments took place after 1933 the burial ground (now **Rusholme Road Cemetery**) remained a public space, seemingly still in industrial use in its north.

Whilst the area remained predominantly residential, the presence of industrial sites did continue to increase. By the early 1930s various houses along the north of the cemetery and to the south of Upper Temple Street had been replaced with small industrial units, large industrial buildings also emerging further south, on the east side of Upper Brook Street. To the northeast, houses at the corner of Ardwick Green South and Kay Street and to the west of the Ardwick Green had already been replaced by works by 1908, and by the middle of the century there were also industrial buildings on the west side of Upper Brook Street to the south of the SRFG Site.

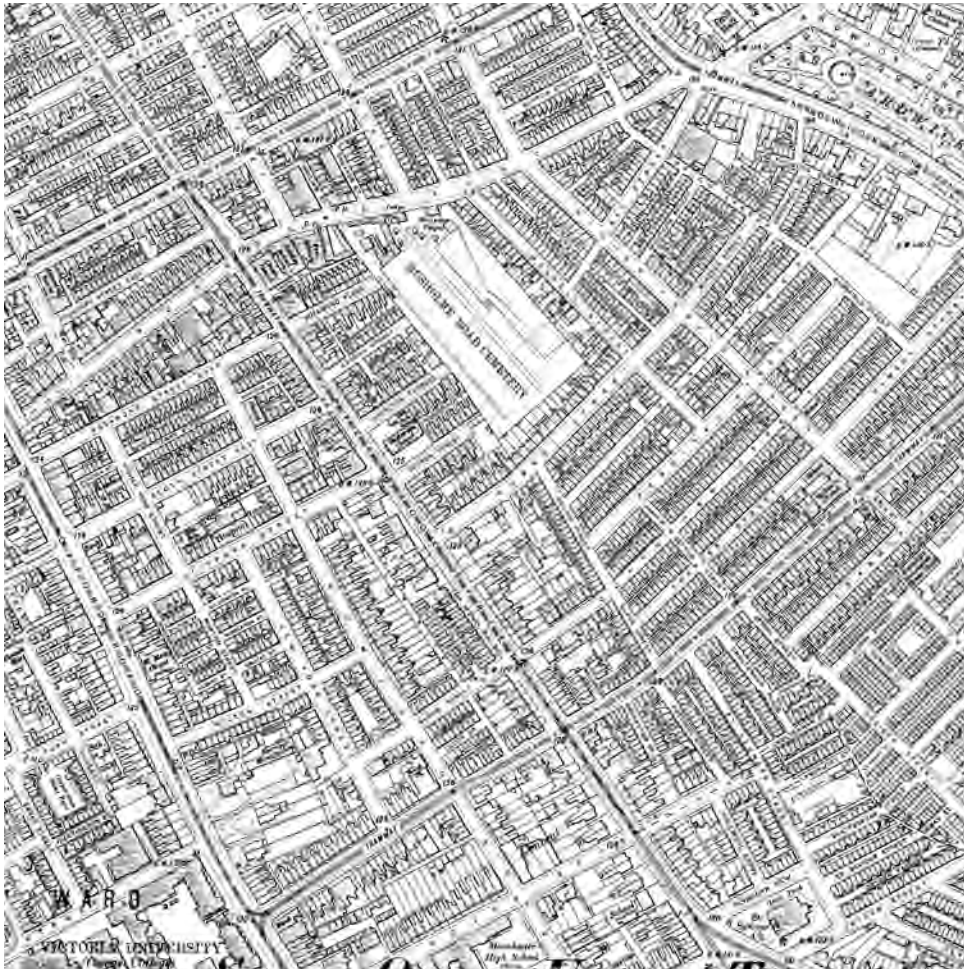
The Wider Area

By 1908 the Polygon Villas had been replaced by further terraced housing and there had already been some increase in the number of industrial buildings across the area as a whole. Larger buildings replacing houses around the junction of Upper Brook Street and Rusholme Road – and, further northwest, beyond Rusholme Road – by the interwar period are likely to have been **industrial or commercial** in use, powered by a new **substation**. To the west, Oxford Road was also continuing to evolve in character, **Victoria University** (formerly Owens College) expanding northwards, the **Town Hall** and a corporation stone yard now in existence at its north and **banks** appearing on the road's eastern side by 1908, a theatre and hall following by the 1930s [**Plates 2.6-2.7**].

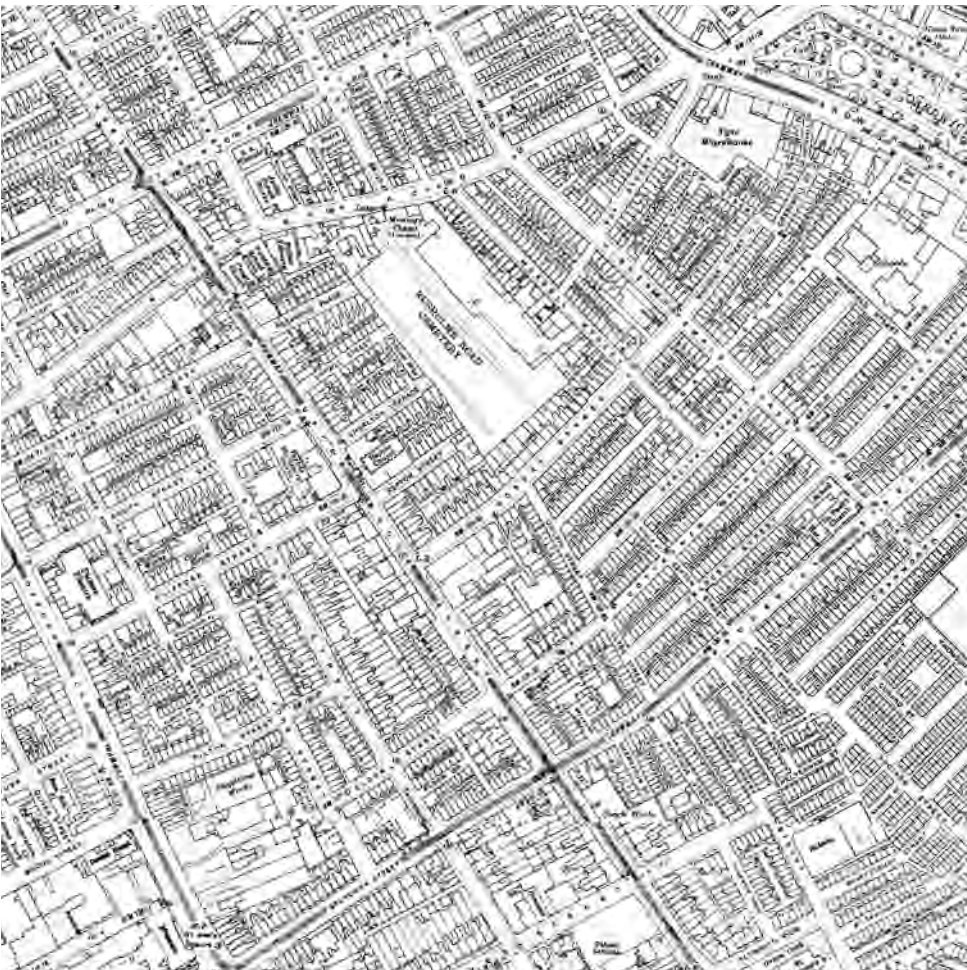
Further south, fundamental change came in the first decade of the century when a large area of terraced housing was demolished for the relocated **Manchester Royal Infirmary** (designed by E. T. Hall and John Brooke and constructed in 1905-08).⁴ The extensive site ran from Oxford Road to Upper Brook Street, although very much focused upon Oxford Road, with further buildings and extensions added in 1929 and in various phases across the 1930s.⁵

4 Hartwell (2004), p. 423.

5 JISC/ Archives Hub, 'The Manchester Royal Infirmary (M.R.I.)'.



2.6 Upper Brook Street and surroundings, 1908 (Promap)



2.7 Upper Brook Street and surroundings,
1932-33 (Promap)

2.1.4 Modern Redevelopment (1950 to the Present Day)

1950s-60s

In 1955 some 68,000 houses in Manchester were deemed unfit for habitation. Upper Brook Street and the residential streets to its east were amongst those identified at an early stage for **slum clearance**. Photographs of the early 1960s show the east side of this section of Upper Brook Street comprised primarily of Victorian housing (often converted to shops at ground floor). These were interspersed with occasional larger industrial buildings, two large garages (formerly coach works) being situated to the south of the junction with Brunswick Street [Plate 2.8]. The streets to the rear had a similar character, although the industrial buildings were generally smaller, whilst the Welsh Baptist Chapel was vacant by 1959 [Plates 2.9-2.10].



2.8 Junction of Brunswick Street (L) and the northeast side of Upper Brook Street (R), 1959 (Local Image Collection)



2.9 48-40 Brunswick Street (north side), 1961 (Local Image Collection)



2.10 130-116 Brunswick Street (north side), at the junction with Cabot Street, 1961 (Local Image Collection)

Further medium-sized and large industrial works had also emerged on both sides of Upper Brook Street and, to the west, on the grid of streets running towards Oxford Street.

The map evidence is limited but indicates that around Upper Brook Street the subsequent slum clearance was targeted rather than wholesale. Sections of various streets in the area between Rusholme Road, Upper Brook Street, the Ardwick Green and Brunswick Street were all demolished by 1965. Similarly, the burial ground was cleared of its headstones and reopened as **Gartside Gardens** in 1966 (using funds donated by John Henry Gartside).⁶

A similar process of targeted demolition also occurred in the streets running west from Upper Brook Street. Here, the large **university** buildings were also spreading east towards Upper Brook Street, reaching Romford Street by 1965 [Plates 2.11-2.13]. To the north, the **Mancunian Way** was completed in 1967, its construction requiring further extensive demolition.

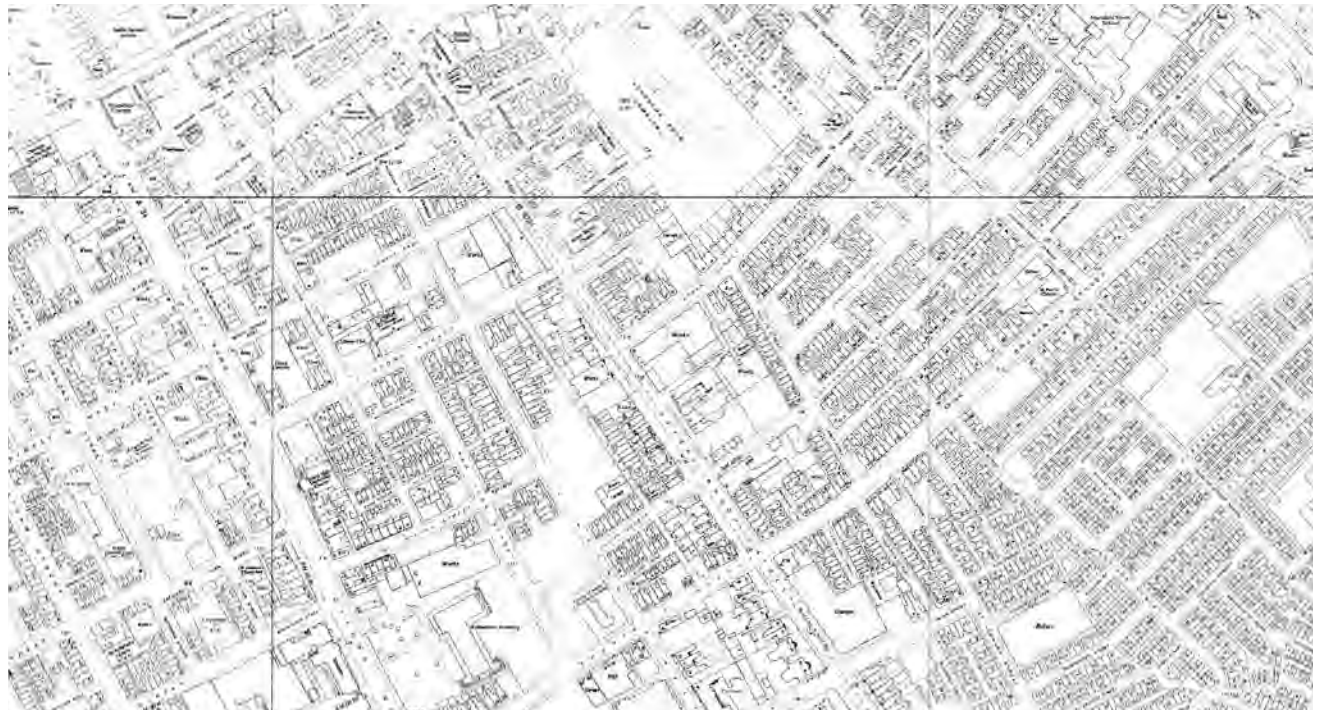
6 Visit Manchester, 'Manchester's Forgotten Burial Sites'.



2.11 New university buildings on Brunswick Street, with terraced housing to the east, 1962 (Local Image Collection)



2.12 New university buildings on Upper Brook Street, 1965 (Local Image Collection)



2.13 Upper Brook Street and surroundings, 1955-65 (Promap)

1970s-80s

Although many streets had survived the earlier slum clearance the entirety of the residential area between Upper Brook Street and Ardwick Green South was **redeveloped** from the 1970s onwards, leaving only a very small number of surviving buildings. In its place, an extensive area of new **social housing**, known as the **Brunswick Estate**, was constructed [Plates 2.14-2.17]. This combined housing in varying styles – including mid-rise blocks of flats (up to eight storeys high) – with new **public amenities including school buildings, a health centre, 'homes for the aged', the Elizabeth Yarwood Court sheltered housing and a modern church**. The streets to the east of this section of Upper Brook Street were thus returned to their historic residential character, with the exclusion of the SRFG Sites A - G. These seem to have been identified for much more mixed, and primarily industrial, development, leading towards the heavily industrial area to the north of the Mancunian Way.



2.14 Brunswick Estate, new housing on Kincardine Road, viewed from Brunswick Street, 1972 (Local Image Collection)



2.15 Brunswick Estate, showing new housing to the rear of Kincardine Road putting green, 1970 (Local Image Collection)



2.16 Brunswick Estate, showing new housing to the rear of Kincardine Road bowling green, 1970 (Local Image Collection)



2.17 Brunswick Estate, showing new housing to the north of Gartside Gardens, 1970 (Local Image Collection)

Adjacent to Site E, the Former **Unitarian Chapel** (listed at Grade II* in 1974) and adjacent Sunday school had avoided demolition and by the 1970s had become a **Jehovah's Witness Kingdom Hall** [Plate 2.18]. The **Manchester Homeopathic Clinic** was also operating from a new single-storey building adjacent to the **Mawson Hotel**, which (although not yet listed) had survived the demolition of the adjoining terrace [Plates 2.19-2.20].



2.18 Former Unitarian Chapel viewed from Inchley Road, 1970
(Local Image Collection)



2.19 Manchester Homeopathic Clinic and new housing on the north of Kincardine Road, 1972 (Local Image Collection)



2.20 Mawson Hotel with new housing to the rear, 1972 (Local Image Collection)

The southeast side of Upper Brook Street was also transformed during this period, the **Victoria University of Manchester** expanding to fill the extensive area between Ackers Street in the south, Oxford Road in the west and Wilton Street in the north with large **science, medicine and engineering** buildings [Plates 2.21-2.22]. To the immediate northwest, a new multi-storey car park was also constructed. Tall teaching and residential buildings for the **University of Manchester Institute of Science and Technology** similarly began to fill the block to the immediate north in the 1960s, initially situated between Booth Street East and Grosvenor Street and quickly spreading eastwards to reach Upper Brook Street [Plates 2.23-2.25].



2.21 Schuster Laboratory (L), Brunswick Street and the Chemistry Building, viewed from Upper Brook Street, 1970 (Local Image Collection)



2.22 Simon Engineering Building, Brunswick Street, 1970 (Local Image Collection)



2.23 New housing, surviving older buildings and the UMIST campus, Grosvenor Street area, 1972 (Local Image Collection)



2.24 UMIST halls of residence and Metallurgy School, Grosvenor Street, 1975 (Local Image Collection)



2.25 Upper Brook Street and surroundings, 1977-90 (Promap)

1990s to the Present Day

Adjacent to SRFG Site E, the **Former Unitarian Chapel**, owned by Manchester City Council, was partially demolished in 2006 on safety grounds, its then tenants, the **Manchester Islamic Association**, relocating to its former Sunday school building. Having continued to deteriorate, these buildings were restored and converted to student accommodation in 2017, with the addition of a contemporary single-storey annexe range (Buttress Architects) [Plate 2.26]. To the SRFG Site's southeast, the **Mawson Hotel** closed in 2011 and was acquired by new owners in 2013 (leading to various unconsented works to the interior and exterior as part of its conversion to a House of Multiple Occupation). The neighbouring **Manchester Homeopathic Clinic** similarly became vacant in around 2012.

Facing the SRFG Site's Plot C, **Kincardine Court** was built for Unite Students in the early years of the 21st century, arranged over three blocks each up to six storeys high, and extended and refurbished in 2022. More widely, a £106m masterplan to regenerate the **Brunswick Estate** began in 2014, improving existing housing and aiming to add 330 newly-built dwellings. One of the first areas of new housing was built running along the east side of Upper Brook Street from Plymouth Grove to Brunswick Street (2014, Linden Homes). To its immediate south, an independent student accommodation (**Nick Everton House**) was added at the junction of Plymouth Grove and Upper Brook Street in 2007 [Plate 2.27].



2.26 Former Unitarian Chapel, 2009 (Manchester History)



2.27 Upper Brook Street prior to the addition of new housing, looking towards Nick Everton House, 2015 (Geograph)

To the immediate west, investment in the university's science buildings has also continued. Facing the SRFG Site, buildings including the **Alan Turing Building** (2007) and the **Henry Royce Institute** (2015-17) have been constructed, presenting their rears to Upper Brook Street. Further north, a major phase of redevelopment on the former UMIST site followed the 2004 amalgamation of the two universities. Investment on this site has continued subsequently, with the newer buildings including the James **Chadwick Building** (2012) and the **Manchester Engineering Campus Development** (Mecanoo, 2021) [Plate 2.28].

To the southeast, on the **Manchester Royal Infirmary site**, concrete and glass extensions were added along Upper Brook Street in 1992 (designed by the Building Design Partnership), with a ward block constructed in the site's east in 2001 (Abbey Holford Rowe).⁷

7 Hartwell (2004), p. 424; Richardson Blakeman, 'Historic Hospitals. An Architectural Gazetteer'.



2.28 Upper Brook Street and surroundings, 2022

2.2 Plots B and C and the wider Strategic Regeneration Framework (SRFG) Site: Summary Timeline

It is important to note that the SRFG Site did not historically exist as a discrete or differentiated area. It was instead part of a wider grid of roads, extending in all directions, with which it shared a common history and character. It was also not a cohesive area, being formed of short blocks of buildings and divided by various roads and alleyways (existing in different configurations at different times). It was only as part of the planned redevelopment of the 1960s that the SRFG Site gained something of an island site character, this to a great extent arising from the contrast between its own (mainly) industrial character and the very residential character of the road running along its immediate east. Even then, however, the SRFG Site remained a composition of differentiated blocks, the dividing roads creating as much a separation between the blocks as did Inchley Road where it divided SRFG Sites A-E from F and G (likewise industrial in use) to the immediate north. With no uniformity of character, ownership or use, the SRFG Sites remains a series of blocks even where the intervening roads have since been removed.

In addition, the history of the SRFG Site is not separate from that of the surrounding area. The phases of development that it underwent between the 1810s and the 1950s can be read only as part of the changes and trends visible across and around this section of Upper Brook Street as whole. It was in the 1960s that the development of the SRFG Site diverged from that of its immediate surroundings to the north, east and southeast, when the SRFG Site was either excluded altogether from the development scheme that created the Brunswick Estate or was allocated a non-residential use.

The summary timeline provided below should be read in the context of the phased development of the wider area, of which it is a part, laid out in 2.1.

2.2.1 First Phase of Recorded Development (1813-1900)

Our understanding of the SRFG Site in the 19th century is reliant on maps, which provide a 'snapshot in time' record of the area. These allow the construction of a broad outline chronology revealing several successive phases of development and changing character. Development was initially piecemeal, the first buildings appearing in the east of Plots D/E, by the early 1820s. Others followed in the 1820s-40s in the north of Plots D/E and along the northeast and southwest of Plots A-C, with the road system through the Site also now beginning to emerge. Development then accelerated as a result of the 1867 sale of the Mawson lands and by the early 1890s the site was almost entirely filled with rows of terraced housing running in a northeast-southwest direction along a grid of roads.

By 1813 [Plate 2.29]

- The Site undifferentiated from the surrounding land (but its future east boundary visible in a field boundary).
- **Upper Brook Street** already running along the west of the Site, as a major thoroughfare, but no other roads yet laid out either within or surrounding the Site.
- To the northwest: a small cluster of housing grouped around Caygall Street.
- All plots: undeveloped **market gardens** and similar.



2.29 SRF site (approximate location), Pigot, 1813
(Manchester Historical Maps)

By the early 1820s [Plate 2.30]

- The east boundary now marked in the north of the Site by the edge of the burial ground.
- Plots D/E: the terraced housing at Caygall Street) now reaching the plots' northern edge, with a **single block of buildings** situated in the plots' east.
- Plot C: still undeveloped **market gardens** or similar.
- Plots A/B: undeveloped (and only partly depicted). Later maps indicate that a **lane to the Ardwick Green** ran through Plot A slightly to the north of the present-day Brunswick Street.



2.30 SRF site (approximate location), Swire, 1824
(Manchester Historical Maps)

By the 1840s [Plate 2.31]

- Plots D/E: development beginning in the market gardens in the north of the plot, the western edge of the plot now bound by **Chorlton Terrace**, and the **Chapel** (Grade II*) now existing along its edge.
- Plots C, B, A: now being developed with **short blocks of housing** extending along the **east and west edges** of the market gardens. **Robert Street** now ran along the north of Plot C and Eldon Place/ Cottenham Street between Plots B and A.



2.31 SRF site, Slater, 1848
(Manchester Historical Maps)

By the 1890s [Plate 2.32]

- Plots D/E: the plot now developed with **terraced housing, Repton Street** running through their middle. To its west, the **Sunday school** added in the Chapel site.
- All plots: filled with densely packed **terraced housing**, some with yards to the rear, probably also with various stables, workshops and small industrial buildings. Some small remnant garden areas still survived on Upper Brook Street.
- Plot C: larger, more irregular buildings in the middle of the plot, that may have been industrial in character.



2.32 SRF site, Ordnance Survey, 1893
(Promap)

2.2.2 20th Century Redevelopment

Map evidence suggests that there was no fundamental alteration to the character of the SRFG Site in the decades running up to the Second World War. The Victorian buildings appear to have remained in situ, the remodelling of the probable industrial buildings in the middle of Plot B being the only substantial change [Plates 2.33-2.34]. This is confirmed by the few available photographs, which show the Chapel still surrounded by Victorian terraced housing [Plates 2.35-2.36].



2.33 SRF site, Ordnance Survey, 1908
(Promap)



2.34 SRF site, Ordnance Survey, 1932-33
(Promap)



2.35 Chapel and houses in Plot A to its south, 1959
(Local Image Collection)



2.36 Chapel and housing in Plot A to its east, 1959
(Local Image Collection)

To SRFG Blocks A-E which include the Site and those flanking to the north and south, redevelopment started at the end of the 1940s (perhaps responding to bomb damage). Substantial clearance had occurred in Plot A by 1950, with new industrial works running along the north and inside its backlands. The main phase of targeted clearance appears to have taken place in the early 1960s and by 1965 several areas of the SRFG Site were now occupied by industrial works, built on a variety of scales within the existing grid of streets [Plate 2.37]:

- Plots D/E: houses around the Chapel cleared, the northeast end of Repton Street **built over**, a large **garage** (motor repairs) now lying to its east, and much of the block between Repton Street and Robert Street also **cleared and awaiting redevelopment**. Housing still survived, however, in the north and the south and southwest of the plot. To the northwest, the Sunday school had fallen redundant and been repurposed for industrial use.
- Plot C: the middle and west of the plot redeveloped as a **large industrial works**, although housing survived to its east.
- Plot B: a line of housing surviving along the plot's east and (partially) its west, the area in between cleared and in part occupied by new **works** accessed from Thorburn Street.
- Plot A: The north and backlands of the plot now occupied by post-war **industrial works**, although housing survived elsewhere in the plot. By 1969 the houses in the south and east had also been cleared (leaving only the **Mawson Hotel (Grade II)**, and those in the west had been replaced by further industrial **works** [Plates 2.38-2.40].



2.37 SRF site, Ordnance Survey, 1955-65 (Promap)



2.38 Plot D, clearance around the Mawson Hotel, 1969 (Local Image Collection)



2.39 Plot D cleared to the south of the Mawson Hotel, 1969 (Local Image Collection)



2.40 Plot D industrial works, viewed from the southwest on Upper Brook Street, 1969 (Local Image Collection)

Further extensive clearance occurred in the first half of the 1970s, leaving Plots D/E and much of Plot A vacant and resulting in the redevelopment of Plot B [**Plate 2.41**]. Subsequent change in the remaining decades of the 20th century then consolidated the mixed character and use of the SRFG Site:



2.41 SRF site, Ordnance Survey, 1977 (Promap)

Plots D/E

Permission for the closure of Repton Street was granted in 1978, authorising its conversion to a car park serving the **Chapel (Grade II*)**, by this time in use as a **Jehovah's Witness Kingdom Hall**.

To the east of the place of worship, fronting onto Inchley Road, a **car motor showroom** seems to have been constructed in the early 1980s and subsequently **extended and added to** (approved in 1983 and 1989-1991). Further extensions (fronting onto Kincardine Road) and additions were approved in 1993-95, probably allowing it to also absorb the land to the east and south of the Kingdom Hall.

Plot C

A **motor repairs garage, showroom and offices** existed by 1977 (their retention approved in 1980), and an additional single-storey **office building** serving the dealership had been added on the site by 1991 (when it was retrospectively approved). These buildings seem to have been **replaced in the late 1990s** (approved in 1998), the remodelled site having 92 outside display spaces. A tall rear boundary wall was approved in 2000.

Plot B

Elizabeth Yarwood Court, a two-storey **sheltered housing development**, was built in 1976 (approved in 1974), occupying almost all of the block between Thorburn Street, Kincardine Road, Upper Brook Street and Cottenham Road. A remnant strip of land fronting Upper Brook Street was subsequently acquired by the Plot C car dealership for use as a roadside display area (approved in 1989, with a canopy approved in 1990). It remained in this use until Citroen's closure in c.2018.

Plot A

A **warehouse building** was probably built on vacant land along Cottenham Street, with an additional frontage onto Upper Brook Street, at the end of the 1970s, with a **single-storey addition** added in the early 1980s (approved in 1978 and 1980, respectively) [Plate 2.42]. There is no evidence that a **single-storey car showroom and garage** approved in 1981 was also built.

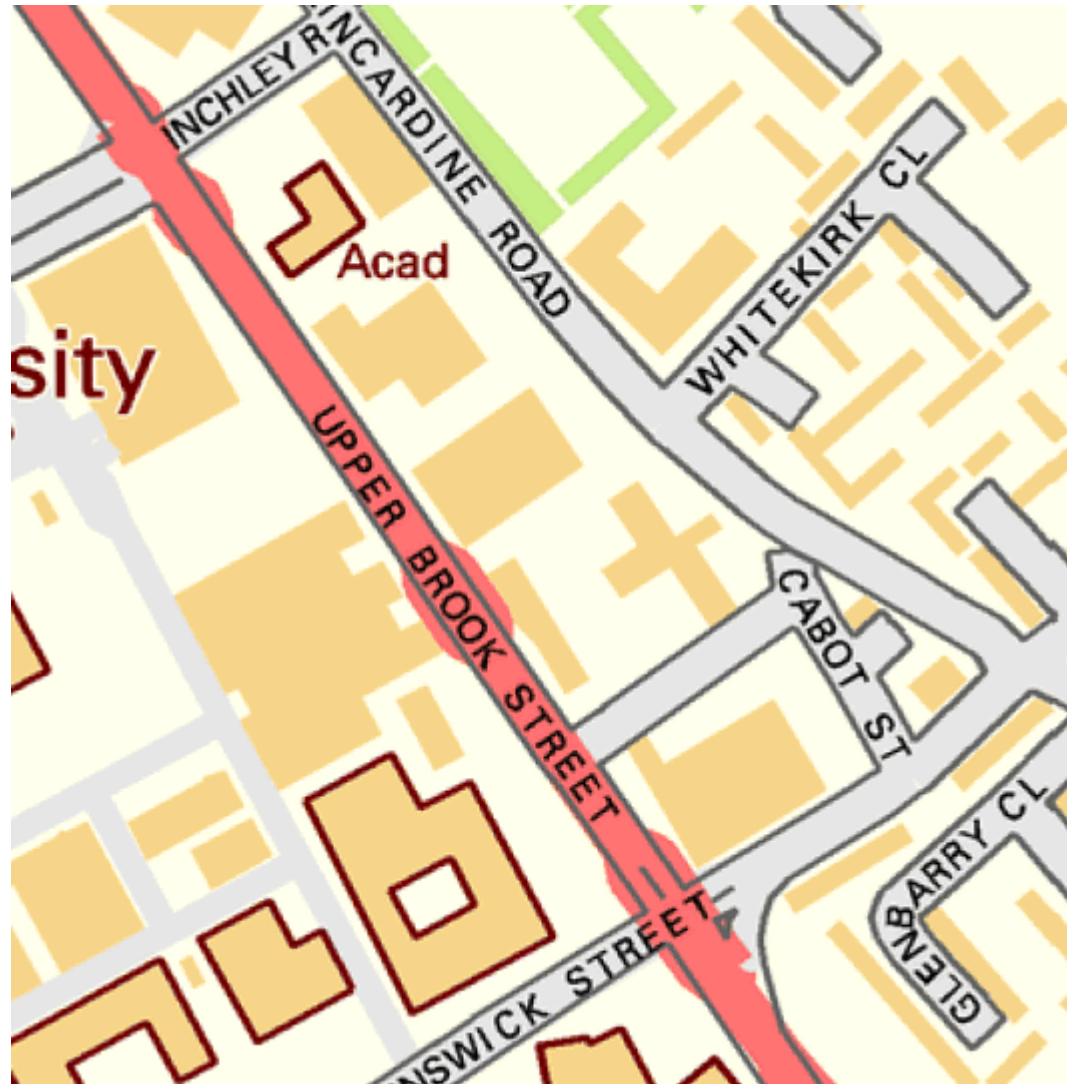
The warehouse appears to have been converted to use as a **cash and carry** supermarket in the later 1980s, with an extension following in the early 1990s (approved in 1987 and 1992 respectively). Part of the building was subsequently converted for **restaurant use** (approved in 1994).



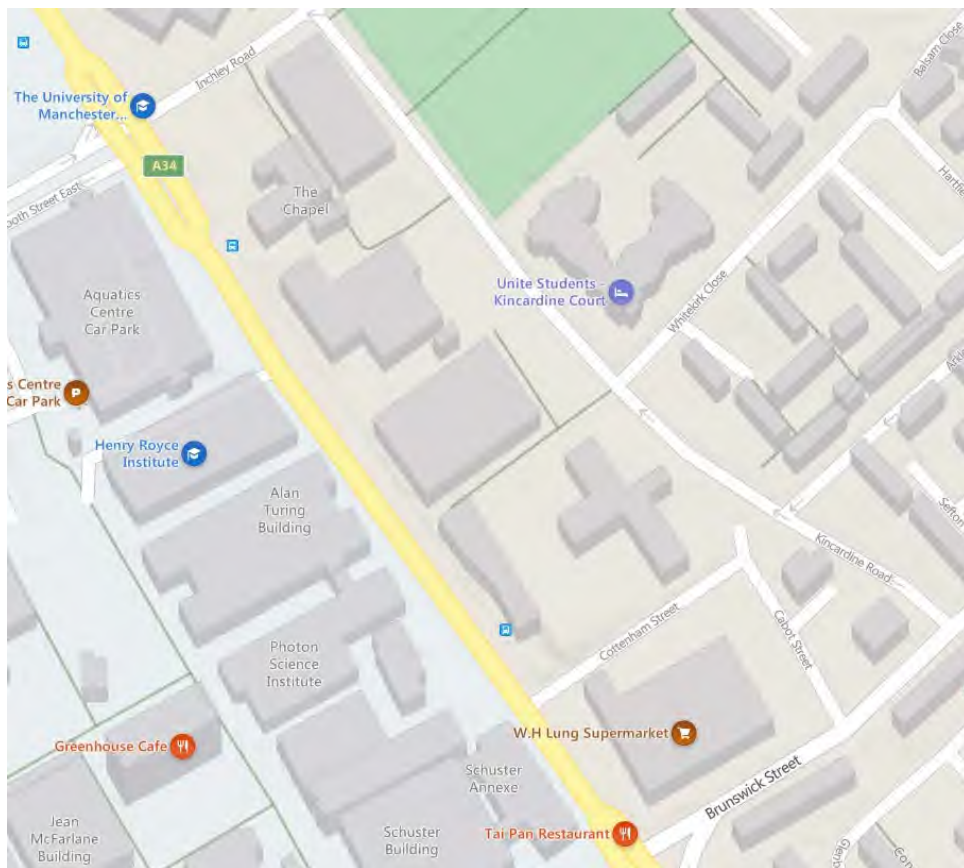
2.42 Plot D in warehouse use, viewed from the southwest (with the Mawson Arms right), 1970
(Local Image Collection)

2.2.3 21st Century Redevelopment

There has been little substantial change to the footprint of the buildings on the SRFG Site, although a number of the plots have become vacant [Plates 2.43-2.45].



2.43 SRF site, 2010 (OS)



2.44 SRF site, 2023 (Bing)



2.45 SRF site, 2023 (Bing)

In Plots D/E, the redevelopment of the two **dealerships**, and **replacement of their buildings**, was approved in 2016 but does not appear to have been executed [Plates 2.46-2.49]. Both sites are now vacant. Similarly, in Plot C the Citroen dealership also closed in c.2018, with no subsequent changes to the site or its buildings visible [Plate 2.50]. To its south, in Plot B, **Elizabeth Yarwood Court** closed in 2021 but the building remains [Plate 2.51]. Plot A has likewise undergone no substantial change, retaining the earlier **cash and carry and restaurant** and associated large parking area [Plate 2.52].



2.46 Plot A, Williams dealership to the east of the former Chapel, 2008
(Wikimedia Commons)



2.47 Plot A, proposed replacement Williams BMW car dealership, 2016, seemingly not executed (Taylor Design)



2.48 Plot A, Williams car dealership to the south of the former Chapel, 2017 (Manchester History)



2.49 Plot A, Williams dealership to the south and east of the former Chapel, 2017 (Geograph)



2.51 Plot C, Elizabeth Yarwood Court prior to closure (S4B)



2.50 Plot B, Citroen car dealership, 2010 (Geograph)



2.52 Plot D (Lung cash and carry) and Plot B (Citroen dealership, 2010 (Geograph)

2.3 Relevant Planning History

Manchester City Council's online planning portal lists the following relevant planning applications for the Site and flanking SRFG plots.

Plots D/E

45 Upper Brook Street

F07652; 1977-78; Approved

Closing of Repton Street at its junction with Upper Brook Street for use as car park for adjoining Kingdom Hall

018964; 1983; Approved

Erection of a motor car showroom with parts storage and service/workshop facilities

034992; 1989; Approved

Erection of new car showroom and workshop extension to existing building

037642; 1990; Approved

Erection of a new car showroom

038772; 1991; Approved

Single storey extensions to form office, workshop lavatory and two car washbay

044096/FO/CENTL2/93; 1993; Approved

Erection of a single storey building to form a car washing/valetting facility

049034/FO/CENTL2/95; 1995; Approved

Erection of 2 extensions to the Kincardine Road frontage to form an enlarged showroom entrance and an enlarged workshop

049034/FO/CENTL2/95; 1995; Approved

Erection of 2 extensions to the Kincardine Road frontage to form an enlarged showroom entrance and an enlarged workshop

085645/FO/2008/N2; 2008; Approved

Installation of a detached temporary mobile office for a period of two years to the front of existing car showroom

111744/FO/2016/N2; 2016; Approved

Erection of a four storey building to form motor trade dealership including workshop and car storage and erection of a single storey valeting building (Sui Generis) (10684 sqm) together with associated vehicular access from Kincardine Road and Inchley Road, car parking, landscaping, boundary treatment and other associated works following demolition of existing buildings

Plot C

53-57 Upper Brook Street

F12868; 1980; Approved

Retention of garage, showroom and offices. (Previously approved under references: TP23245 and TP35841)

038507; 1991; Approved

Retrospective application for the erection of single storey office accommodation

030674; 1998; Approved

Construction of new car showroom, workshop and associated facilities with 92 car parking spaces after demolition of existing car auction rooms and offices

059577/FO/NORTH2/00; 2000; Approved

Construction of new rear boundary wall with railings and matching gates 1.8m high

Plot B

Elizabeth Yarwood Court

F01108/LA; 1974; Approved

Erection of a 2 storey sheltered housing block comprising 20 one person flats, 10 two person flats, a wardens flat and a common room and 15 car parking spaces

Land Fronting onto Upper Brook Street

F01108/LA; 1988; Refused

Use of land as a car park/display area for 30 cars

034303; 1989; Approved

Use of land for used car display including erection of canopy

037039; 1990; Approved

Retrospective application for the erection of a canopy

Plot A

83-97 Upper Brook Street

F09031; 1978; Approved

Erection of a warehouse with ancillary offices

F09032; 1978; approved

Erection of light industrial premises with ancillary offices

F13518; 1980; Approved

Erection of a single-storey light industrial unit

F15027; 1981; Approved

Erection of a single-storey building to form car showroom with offices and car servicing facilities

018958; 1983; Refused

Use of light industrial unit as a vehicle repair workshop

019902; 1983; Approved
Use of light industrial unit for the growing, packaging & despatching of bean sprouts

028510; 1987; Approved
Change of use from warehouse to a wholesale cash & carry warehouse

042092; 1992; Approved
Two storey extension to cash & carry warehouse and provision of additional office space and parking spaces

042703; 1992; Not Proceeded With
Change of use to provide a restaurant, bar and kitchen facilities to first floor

044137/FU/CENTL2/93; 1993-94; Approved
Change of use of part of first floor office to a restaurant with bar and kitchen facilities

045111/FU/CENTL2/94; 1994; Approved
Change of use of first floor from existing storerooms into a 68 seater restaurant and kitchen space

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3.0 Site Survey Descriptions

3.1 The Setting of the Site

Upper Brook Street extends southeast from the city centre of Manchester – the flyover for the Mancunian Way forming a physical break between in the townscape with the contemporary development around Circle Square and mixed blocks which make up the northern part of the University of Manchester campus to its north.

Upper Brook Street West

Travelling south along Upper Brook Street the townscape is dominated on the west side by large scale contemporary buildings which form part of the university campus save for the more domestic scaled buildings on the corner with Grosvenor Street which they loom up behind. To the northwest side of the junction **94-98 Grosvenor Street** (Grade II), is an early-19th century row of red brick former townhouses with stone dressings – a small detracting vacant plot sits on the corner of the junction with a single storey entrance block adjoining the listed terrace and surface level car parking to the rear [Plate 3.1]. On the facing side of the junction is a contemporary three storey building with a light brick frame and base and recessed panels to the façade at first and second, this is set back from the Grade II **Oddfellows Hall** which it adjoins – an Edwardian Baroque building faced in cream terracotta, originally the Friendly Society Offices and now part of the university estate [Plate 3.2].

Oddfellows Hall sits at the north end of the recently constructed Manchester Engineering Campus Development by Mecanoo; **Engineering Building B** fronts onto Upper Brook Street and connects to the larger scale main Department of Electrical Engineering

Block to the west [Plate 3.3]. It comprises five floors – expressed in the façade as double height ground and top floors with a single storey first floor – set in a dark brown brick frame with a mix of reflective glazing and black panels and an open loggia to part of the upper floor. To the junction with Booth Street East is a small area of landscaping, with street trees, which tapers in front of Engineering Building B. The **James Chadwick** building is set to the rear – a contemporary five storey building by Halliday Meecham Architects comprising a mix of white and green cladding and large sections of glazing [Plate 3.4].



3.1 94-98 Grosvenor Street (Grade II)



3.2 Oddfellows Hall (Grade II)



3.3 Engineering Building B



3.4 James Chadwick building

The large-scale contemporary development continues to the south side of Booth Street East with the **Aquatics centre multi-storey car park** arranged over six floors with an expressed structure and metal mesh cladding; a grass verge with street trees lines the pavement edge. Facing Plot D of the SRFG Sites is the **Sir Henry Royce Institute** (NBBJ Architects). At over 10 floors it is one of the taller buildings in the local townscape, occupying a relatively narrow plot and fronting onto the campus to the west, it has a simple façade clad in a mix of white, glazed and opaque glazed panels. A green verge extends in front and along its southern side to join the campus public realm; bollards run along the pavement edge. Facing the proposed Site is the rear of the **Alan Turing Building** by Sheppard Robson which comprises of three, four storey blocks with projecting floors and faced in grey zinc cladding. An oversailing roof creates atrium spaces between the blocks – enclosed to the north and with a link bridge to the south – these seek to reinstate the east-west routes across the area which existed historically [Plate 3.5]. Bollards run along the pavement edge to meet a low dwarf wall with railings which forms the boundary to an area of landscaping with street trees which provide views through to the university campus to the west and sits in front of the 1967 **Schuster Building**. A narrow section of this building, which otherwise extends into the campus, faces Upper Brook Street comprising 8 storeys with an additional roof storey faced in green metal cladding; otherwise constructed in brick with casement windows and green metal aprons very much characteristic of its period. Now adjoining and sat on the corner between Upper Brook Street and Brunswick Park (formerly Brunswick Street) is the **Schuster Annexe** by Hawkins Brown; a four storey building with a glazed base and three oversailing upper floors in grey brick with inserted windows; this is set back from the street with the line of bollards continuing from the adjoining wall [Plate 3.6].

Brunswick Park sits to the south running from Upper Brook Street across to Oxford Road, a contemporary linear park with landscaping, pedestrian and cycle routes, replacing Brunswick Street [Plate 3.7]. The university campus continues south of this beyond the junction with Plymouth Grove to meet the Manchester Royal Infirmary site with the Chemistry Building and Michael Smith Buildings facing on to Upper Brook Street. The **Chemistry Building** is similar in architectural character and scale to its contemporary, the Schuster Building, again set back from Upper Brook Street with an area of landscaping with street trees and a low dwarf wall with railings. To the corner with Dover Street is a modern addition built hard up against the pavement edge, arranged over five storeys with grey cladding and a projecting green metal clad bay, reminiscence of the materiality of the main building. The **Michael Smith Building** is a further large-scale building, comprising five storeys and arranged around a central quad and with tubular bridges connecting to further blocks to the south and southwest and faced in a variety of cladding materials, predominately glazed with orange tiles to Upper Brook Street with a contrasting corner and return to Dover Street faced in aluminium tiles [Plate 3.8]. A small grass verge runs along the pavement edge set behind tall railings.



3.5 Aquatics Centre car park, Sir Henry Royce Institute and Alan Turing Building



3.6 Schuster Building and Schuster Annexe



3.7 Brunswick Park



3.8 Chemistry Building and Michael Smith Building

Upper Brook Street East

On the facing side of Upper Brook Street, landscaping conceals a surface level carpark immediately to the north of Grosvenor Street. To the south is a narrow parcel of land (SRFG Sites F and G) which widens as Kincardine Road curves to the east, this forms part of the wider masterplan proposals which includes SRFG Sites D/E. The site is occupied by the now vacant **Williams car dealership** with hard-surfacing for carparking and a boarded up small, single storey pavilion style building at its northern end. The main dealership building sits to the north side of Inchley Road, a mix of one and two storeys with a brick plinth and cladding above - its footprint and orientation filling the asymmetric site - large sections of glazing are now boarded up. A mix of boundary treatments border the site. There are some small pockets of greenery but otherwise this site has a low quality appearance which detracts from the local townscape **[Plate 3.9]**.

The block to the south of Inchley Road includes the Former Unitarian Chapel fronting Upper Brook Street (see 3.3 below) with SRFG Site E to its rear. On the corner with Upper Brook Street a pocket of grass is enclosed with metal railings and an area of hard surfacing for parking. SRFG Site E sits on the corner with Kincardine Road and is separated from the Chapel by a narrow drive with tall metal gates. It is occupied by a former **car showroom building** - single storey, arranged as three ranges with metal-clad hipped roofs, the southmost forming an open canopy over an area of hard surfacing. All is now vacant and boarded up **[Plate 3.10]**. South of the Chapel and its modern extension is a small gap on the line of the historic (and now lost) Repton Street, before a **further showroom building** sits to the south within SRFG Site D, set back from the

street with a grass verge and low railings. A long single storey range fronts the street, its façade now boarded up and with a hipped roof. This adjoins two further large ranges to the rear (brick with hipped roofs) whilst a single flat roof brick structure is setback from the street in the southwest corner **[Plate 3.11]**. A grass verge and hedging runs along the Kincardine boundary with metal fencing and gates - otherwise all open space is given over to expanses of hard-surfacing.

On the south side of Cottenham Street is SRFG Site A, framed to the east by Cabot Street and the island beyond on which the Mawson Hotel sits (see 3.3 below). This site is occupied by **Tai Wu restaurant and W.H. Lung Supermarket** which are accommodated within two 2-3 storey blocks. The northern block forms an L-shape which fronts onto Upper Brook Street and then is setback from Cottenham Street; a mix of cladding to the upper section which is set on a yellow brick base. The southern block fronts on to Upper Brook Street - its return elevation running along Brunswick Street - it has a clad façade. A grass verge lines the pavement edge with some planting, this returns to Brunswick Street with street trees largely obscuring the façade **[Plate 3.12]**. To Kincardine Road and Cottenham Street tall railings painted red (with hedging to Cottenham Street) bound a large area of hard-surfacing for deliveries and parking.

South of SRFG Site A two **terraces of townhouses** line Upper Brook Street to the junction with Plymouth Grove - high quality contemporary three-storey homes with a mix of brick and cladding - accentuated by gable detailing, colourful framing to balconies and forming entrance canopies and pitched roofs. The two terraces have brick boundary walls and railings - set back from the road with grass verges that increase in depth towards the junction with Plymouth Grove **[Plate 3.13]**.



3.9 Williams car dealership



3.10 Former car showroom



3.11 Showroom buildings



3.12 *Tai Wu restaurant and W. H. Lung cash & carry supermarket*



3.13 *Townhouses to Upper Brook Street*

Kincardine Road and Brunswick

Kincardine Road runs down the eastern side of the SRFG Sites – curving eastwards. At its northern end sits Gartside Gardens – subject of a recent scheme of renewal as part of the wider regeneration of Brunswick- it sits behind a red brick wall with metal railings and provides an attractive amenity and play space. Immediately to its south sits **Kincardine Court**, arranged over three blocks ranging from four to six storeys high and faced in a mix of orange/brown brick and grey cladding. The blocks are set back from the street behind a dwarf wall with railings and landscaping [Plate 3.14]. Landscaping and street trees continue down the east side of the road with the rear gardens of the two storey terraces of the Brunswick Estate behind tall brick and fenced boundaries beyond. Between Kincardine Road and Cabot Street is an island site with the Mawson Hotel at its northern end (see 3.3 below) and a vacant single storey brick block of no merit to its south (formerly the **Manchester Homeopathic Clinic**) [Plate 3.15]. The two buildings are surrounded by a mixture of grassed and hard landscaped sections.

Beyond Kincardine Road and south of Brunswick Street is the **Brunswick Estate** – currently subject to large-scale regeneration it comprises a mix of 1970s small terrace groups of two-storey houses and four-storey blocks of flats alongside contemporary two and three storey townhouses following the same aesthetic as those to Upper Brook Street with enhanced public realm centred on an axis from the Brunswick Building and Sylvia Pankhurst Way through to Gartside Gardens and Mason Road at its northwest [Plates 3.16-3.18].



3.14 Kincardine Court



3.17 Contemporary townhouses to Sylvia Pankhurst Way



3.15 Former Manchester Homeopathic Clinic



3.18 Enhanced public realm to Sylvia Pankhurst Way



3.16 1970s two-storey houses and four-storey flats

3.2 The Development Site

The Site extends to 1.084 hectares (ha) and is partially in use as a **temporary paid car park**. The paid car park is located on a section of the Site which was formerly in use as a Citroën car dealership (**SRFG Site C**) and is accessed from both Upper Brook Street to the west and Kincardine Road to the east. It comprises a large, flat-roofed rectangular block with glazing to Upper Brook Street returning to the north and south facades and channelled cladding to the remaining and rear. Hard landscaping for parking surrounds to the north, south and east, with patches of grass and planting and a section of low wall with railings to Upper Brook Street and a wide metal gate; this is mirrored to Kincardine Road with a taller brick wall with piers and metal railings [Plates 3.19-3.20].

A tall brick wall separates the former dealership from the remainder of the Site (**SRFG Site B**) which comprises the former Elizabeth Yarwood Court residential complex, accessed from Kincardine Road to the east, with a single storey car display open canopy fronting Upper Brook Street continuing the channelled cladding of the former Citroën car dealership to its canopy. This is now vacant with temporary fencing, a low metal rail boundary set on a grass verge with a larger area of grass to the corner with Cottenham Street and a tall white picket fence to its rear (east). **Elizabeth Yarwood Court** is a two-storey red brick 1970s building which has a cruciform plan, the north, east and south arms comprising adjoined bays with pitched roofs and gabled ends – to the east is a single range with a hipped roof bay at its end. Windows are modern uPVC casements. The building is surrounded

by soft landscaping with trees and planting with an area of hard landscaping for parking off its Kincardine Street entrance. Aside from along its boundaries with the former car showroom structures the Site is bound by a tall boarded timber fence [Plates 3.21-3.23].



3.19 Former Citroen car dealership (SRF Site C)



3.20 Former Citroen car dealership (SRF Site C)



3.21 SRF Sites C and B



3.22 Elizabeth Yarwood Court (SRF Site B)



3.23 Car display open canopy (SRF Site B)

3.3 Adjacent Listed Buildings

3.3.1 The Mawson Hotel, Frances Street (Grade II)

This Grade II listed public house was built in 1936 to designs by Bramley & Smith Architects, the preferred architects of Joshua Tetley and Son Brewery, to replace a late-19th century beer-house and two adjacent terraced houses on the same site. The adjoining row of terraces was demolished in the post-war period. Late 20th/early 21st-century external modernisation has included the removal of the faience lettering (the plinth subsequently covered within modern wooden and plastic signage, later removed) and the overpainting of most of the faience dressings. UPVC windows have also been installed at first floor.

Internally, the ground floor was compartmentalised into several drinking rooms of different status and intended clientele, plus WCs, with accommodation for the manager above.

Immediate Setting

The interior of the small yard to the rear of the building is not visible from the public right of way [Plate 3.24].

In the east the building fronts onto a modern pavement associated with the former Frances Street. This road of setts (with a later tarmac cover) historically continued to the north but was truncated by the 1960s construction of Kincardine Road, at which time the row of terraced housing abutting the building to its northeast was also demolished [Plate 3.25]. To the east of the road is a patch of grass and beyond this

the 1970s single-storey, brick-built, homeopathic clinic (now vacant) and its concrete surface car park [Plate 3.26].

A thin strip of grass separates the northeast elevation from the narrow Kincardine Road, on the opposite side of which a grass verge leads to the pavement and the brick walls, with wooden infill panels, enclosing the gardens of the 190s houses to the north [Plate 3.27]. This grass continues around the northwest of the building, with mature trees, and is bound to the south by Cabot Road, whilst the road continues along the southwestern edge of the site [Plate 3.28]. Here, the building fronts directly onto a modern pavement and across Cabot Street faces the metal fences and gates leading into the large car park situated to the rear of the restaurant and cash and carry supermarket (SRFG Site Plot A) [Plate 3.29].



3.24 Mawson Hotel, rear yard



3.25 Former Frances Street



3.26 Grassed area, former clinic and car park



3.27 *Kincardine Road and 1970s housing*



3.28 *Grassed area to the southwest*



3.29 *Cabot Street and cash & carry gates*

Principal Elevation (Cabot Street)

Originally the principal frontage, this elevation is comprised of four uneven bays and two storeys, fronting directly onto the pavement [Plate 3.30]. At ground floor, a lower plinth of painted faience is topped by projecting window sills with aprons below, above which are courses of Accrington brick, surmounted by a broad plinth of faience with a pronounced cornice, again painted. To the north there are two five-light UPVC casement windows with leaded-style glazing, two of the three top-lights to each top-hung. The main entrance is situated in the third bay and has a painted faience surround incorporating moulded consoles (with scrolled decoration) supporting a decorative moulded entablature that acts as a projecting bay of the upper plinth and its cornice, all painted. The doorway contains an overlight with leaded glazing, beneath which is a modern replacement door with metal sheeting added for security. In the fourth bay is a six-light uPVC window of leaded-style glazing (two of the top-lights top-hung).

Above, the first floor is Accrington brick with four windows, a cornice surmounted by a brickwork parapet, topped with a smaller cornice (both cornices painted faience). The windows correspond with the entrance and windows below in their position and are modern uPVC five-light replacements of plain glazing, all with painted cills and lintels. Other modern additions include spotlights and a burglar alarm.

Splayed South Corner (corner of Cabot Street and Frances Street)

This elevation, the return to Cabot Street, is treated similarly and has a three-light casement window at ground floor and a five-light window above, both uPVC, that on the ground floor mimicking leaded glass [Plate 3.31]. There is no visible evidence to show that it once contained a corner entrance.

Secondary Elevation (Frances Street)

This elevation originally contained the entrances to the off-sales area and the manager's accommodation and, consequently, had a lower status than the elevation to Cabot Street. Comprised of seven bays, it has a similar treatment to the principal elevation [Plate 3.32]. At ground floor the windows are again a mixture of five-light, three-light and six-light, with leaded-style glazing in uPVC frames, with some opening top-lights. The second bay contains the entrance to what was historically the off-sales area and has a modern flush door, the overlight above being boarded over. Bay 7 (leading to the manager's accommodation) has a modern wood-effect uPVC door, set beneath a modern overlight of leaded glazing.

On the first floor are six five-light uPVC windows, plus various modern spotlights and a security alarm.

Northeast Elevation

A plain flank wall in 20th-century brick and coping stones, presumably added following the demolition of the adjoining row of terraced houses, conceals the 1930s end wall of the building. It has been continued to the west in later brickwork, with coping stones above, to enclose the rear yard [Plate 3.33].



3.30 Cabot Street elevation



3.31 Splayed south corner



3.32 Frances Street elevation



3.33 Northeast flank wall

Elevations to the Yard

The northwest and southwest elevations originally backed onto the rear alleyway passing between the two rows of terraces and, consequently, were much more functional in character, using a plainer brick and being devoid of decorative features [Plate 3.34]. In the angle is the blind return of the southwest range fronting onto Cabot Street. Its brickwork is continued in the boundary wall that runs along the east of the small enclosed yard, indicating that this was part of the original construction, and the former position of a rear gate is shown in the southwest by an area of modern brickwork. The rear elevation of the building fronting onto the yard and the rear return of the southwest range both have ground-floor and first-floor casement windows with top-lights, the rear elevation also containing the back door and, to the latter's west, a single-storey off-shot extension. Both elevations are without decoration, although the angle of the return to the Cabot Street elevation bears a parapet and cornice matching those of the street-facing frontages. The windows have been replaced in uPVC.

Roofs

The roofs are hipped in the southwest range and pitched on the main range, both retaining what is believed to be the original 1930s slate covering. The off-shot extension has a steeply pitched roof, also covered in slate. Chimneys in Accrington brick with crowns of painted faience are positioned on the southeast elevation (two) and the return of the southwest elevation (one) whilst the rear of the main range contains an original skylight, situated above the hallway in the manager's accommodation [Plates 3.35-3.36].



3.34 Elevations to the yard



3.35 Hipped and pitched roofs



3.36 Pitched roof to the main range

Interior

The building retains its historic floorplan and much of its original fabric at basement level, with remnants of the predecessor beer-house also believed to survive.⁸

The historic floorplan and both original and historic internal fabric also survive to the ground floor. The surviving plan layout retains the original drinking rooms, corridors and WCs, these spaces containing surviving fabric of a good quality that includes polished veneer, woodwork, fireplace surrounds, fixed bench seating, shuttered bar counters (incorporating leaded sliding sashes), dados and 1930s tiling. There are also several unusual features, including an octagonal drinking lobby and a heptagonal lounge.

The first floor retains its basic plan form, although the rooms have been converted for use as a house of multiple occupation (unconsented), with ensuite bathrooms inserted. No known historic fabric survives at this floor. Above, the western part of the attic retains its original layout and fabric, although the section to the east now has a modern fit out.

3.3.2 Former Unitarian Chapel, Upper Brook Street (Grade II*)

This Unitarian chapel was built in 1837-39 to designs by Sir Charles Barry and is regarded as a very early example of the Non-Conformist use of the Gothic (or early English) style, possibly also being England's first purpose-built Unitarian chapel.⁹ A Sunday school

⁸ See Stephen Levrant (2022).

⁹ Historic England, 'The Upper Brook Street Chapel, Manchester'.

was added in 1881, designed by J. W. Beaumont. The site passed through various uses as a place of worship and subsequently an Islamic Academy. Its condition declined substantially in later years until by the early-20th century the chapel had been abandoned and it became necessary to remove its roof and the upper courses of the supporting walls. A recent restoration project restored the chapel and converted the site to student accommodation, adding a detached contemporary range containing further accommodation.

The chapel building is of seven narrow bays, constructed in courses of squared sandstone, aligned east to west. There are square pinnacles to all corners and various decorative stone carvings. Externally, the small amount of stained glass was repaired during the 2017 works, with the majority of the glazing being a modern replacement.

Immediate Setting

The site is enclosed by metal railings and is entered on the west elevation via two vehicular gates and a smaller pedestrian entrance [Plates 3.37-3.38]. The northwest corner is a service area, containing a tarmac-covered car park, a substation service cabinet and a bin store, the latter enclosed to the south by a picket fence. On the west, the pedestrian gateway is bordered by totem signage and opens onto a footpath and small flower beds, one containing an interpretation board giving the history of the site. In the southwest corner, railings and a vehicular gate enclose a service area containing gravel beds associated with an air-source heat pump in the adjoining wooden building.

The site is bound by the pavement and the busy Upper Brook Street to its west whilst to the south a foliage screen separates it from the car park and vacant buildings of the Williams car dealership [Plate 3.39]. To the north, railings enclose the northwest corner of the site but terminate at the chapel. A narrow concrete footpath runs along the railings and chapel building towards the dealership to its east, separating the site from an area of rough grass and a redundant concrete surface car park (formerly the customer car park for the adjacent dealership), both enclosed by metal railings of various types [Plate 3.40]. To the east, inside the dealership, a narrow drive previously used for display parking, and crossed by a tall pair of metal gates, runs south from the customer car park, separating the chapel site from the dealership buildings and car park [Plate 3.41].



3.37 Railings and gates to the west



3.38 Railings and gates to the west



3.40 Parking area and grass to the north



3.39 Foliage and car dealership to the south



3.41 Former dealership to the east

Present-day Principal Elevation (Upper Brook Street)

To the west elevation is a giant moulded archway in three orders, inside of which is a recessed arch with a moulded two-centred arched doorway and a two-light window (both with hoodmoulds) and a small four-light quatrefoil window containing stained glass. This is surmounted by a plainer eight-leaf petal window. There are two carved shields above the door, several decorative bosses along the frontage and tall buttresses at each corner. The door and glazing are presumably modern [Plate 3.42].

East Elevation

Today, the east of the site is obscured from general view and the principal elevation is that facing onto Upper Brook Street. It is not clear whether this was the original design intent, or if the east frontage was originally intended as the principal frontage. The apparent use of brick to the east elevation, and the low-level extension at its side, could indicate that the east elevation always was, or at least quickly became, comparatively functional.

The east elevation is only partially visible from the public highway. The brickwork at eaves level and above is modern, added during the 2017 reinstatement of the roof, with the older brickwork visible around the rose window, this gable is again terminated by buttresses to each side. The remainder of the east wall is obscured by a flat-roofed extension built primarily in brick and blind to the east [Plate 3.43].

Side Elevations

The north and south side elevations are each formed of seven narrow bays framed by buttresses, each bay containing a tall lancet window with a hoodmould above and, at ground-floor level, modern square windows. Bosses at the terminations of the hoodmoulds are the only decorative features [Plate 3.44]. Photographs reveal that both walls were rebuilt above the windows during the 2017 conversion.

The south elevation of the extension to the chancel is sandstone below, containing an arched doorway (converted to a window with a brick infill beneath) and two lancet windows, all with hoodmoulds. Above this the wall is brick and contains three narrow lancet windows, almost full-height, in a modern style [Plate 3.45].



3.42 West elevation



3.43 East elevation



3.44 North elevation



3.45 South elevation, with extension to the chancel

Roof

The slate-covered roof dates to 2017 and includes skylights on both sides and a dormer to the south. Large pinnacles sit at the four corners and a smaller pinnacle at the apex of the west gable **[Plates 3.46]**.

Sunday School

The two-storey Sunday school is also aligned east-west and is now attached to the chapel building by a modern two-storey link extension. Its main range is covered by a pitched slate roof, with an additional gable running to the west, both adjoined by the canted apse.

The north elevation once fronted onto Chorlton Terrace and has three gables within the main range. These have transomed casement windows at ground floor and two-centred arched windows of three lancet lights above, buttresses being positioned between the gables and at the ends of the range **[Plate 3.47]**. To the west is another, shorter, gable, with transomed windows at ground and first floor, abutted by a lean-to porch, the latter sitting in the angle of the building and framed by two short buttresses. The west elevation contains the sloping return of the porch (containing a buttress and a lancet window), a canted apse with three similar windows and a two-centred arched window of three lancet lights (matching the north elevation) in the gable end, all beneath hoodmoulds with decorative bosses **[Plate 3.48]**. A doorway and two small windows are positioned in the south of the apse, the apse itself having a pitched roof of slate.

The south and east elevations are not visible from the public right of way.

Modern Annexe

In the south of the site, running parallel with the chapel is a detached single-storey, chalet-style, contemporary building of c.2017, in brick and metal with a single-pitched metal roof overhanging the north elevation. The east and south elevations are blind, all doors and windows being concentrated in the east elevation, the roof also having skylights above. Abutting the building at its south is a flat-roofed wooden building **[Plate 3.49]**.

Interior

The buildings were not inspected internally. It is recorded that much of the internal joinery of the chapel, including its ribbed vaulted ceiling and three-sided gallery, was lost prior to 2017 and it is likely that its other internal fixtures and fittings were similarly lost. A new steel structure was inserted as part of the restoration works.



3.46 Roof to the north elevation



3.47 North elevation



3.48 West elevation



3.49 Modern annexe to the south

4.0 Assessment of Significance of Built Heritage

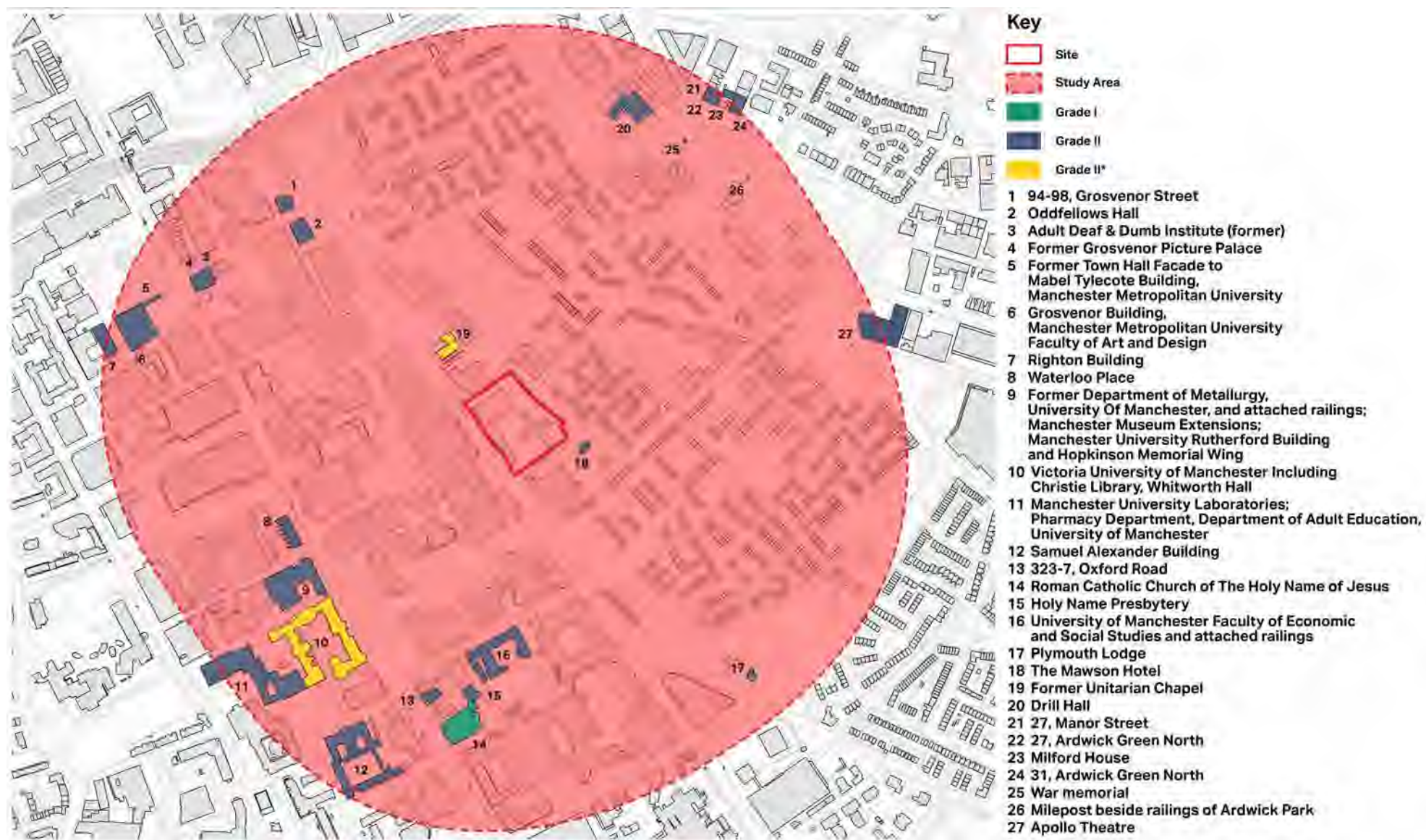
4.1 Introduction

A 0.5km boundary was set out around the Site which includes this Sci Tech (SRFG Site B) and PBSA (SRFG Site C) blocks to assess the potential effects of the Development on surrounding heritage receptors **[Plate 4.1]**. Assets beyond the Mawson Hotel and the Former Unitarian Chapel were scoped out due to their distance from the proposal and/or the extent and scale of built development which exists in-between (please see corresponding EIA Chapter 6 for further details).

This section provides an assessment of significance of the Mawson Hotel and the Former Unitarian Chapel so that the impact of the proposed development on their setting can be fully understood and so that the effect of the proposals on their significance can be evaluated.

This assessment responds to the requirement of the National Planning Policy Framework to 'recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance'. The NPPF defines significance as;

'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological (potential to yield evidence about the past), architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.



4.1 Heritage Assets Scoping Map

4.2 Assessment of Significance

4.2.1 The Local Townscape

Upper Brook Street is a heavily trafficked road which, alongside the SRFG Sites forms a significant intervention in the townscape which severs Brunswick to the east from the university campus to the west with minimal routes spanning east-west between them. The Site and the wider SRFG Sites comprises poor quality modern buildings set within large expanses of hard landscaping with a poor quality to the green landscaping which exists and a variety of boundary treatments. They are now largely vacant which reinforces the poor environment they have created, lacking any sense of place or distinctiveness. By contrast the redevelopment of the university campus and implementation of the Brunswick masterplan has significantly uplifted the wider environs with large-scale contemporary university blocks to the west and high-quality new housing to the east – whilst a significant contrast they are unified by enhanced public realm throughout encouraging movement east and west which are truncated by the wedge of the SRFG Sites in-between. The exception to the poor townscape are the Mawson Hotel to the southeast corner and restored former Unitarian Chapel to the northwest (see below).

4.2.2 The Mawson Hotel (Grade II)

The Mawson Hotel has high significance as a medium-sized city-centre public house of the interwar period that retains its original ground-floor plan form and much of its original internal fabric. It also retains its original external footprint, faience bands (although not the associated lettering), fenestration and entrances

(albeit with replacement windows and doors), set within its original plot boundary. Its rarity in Manchester as a surviving 1930s 'local' public house also adds significance.

The building's primary significance is derived from the architectural and historic interest of its retained and legible ground-floor plan form, its purpose design as a public house, and the survival of historic fabric and architect-designed fixtures, fittings and decorative schemes of a good quality that provide important evidence of the operation and social mores of the interwar urban public house. Historic interest also lies in its association with the Tetley Brewery and its preferred architects (Bramley & Smith). Internal fabric of particular interest includes the cornices, joinery, fixed bench seating, polished veneered woodwork, tiling, panelled dados, terrazzo floors, fireplace surrounds, room numbers and signs, and shuttered bar counters. The first floor, having lost its fixtures, fittings and decorative scheme, and with its historic floorplan disturbed, is, by contrast, of low significance.

Externally, the building also derives medium to high significance from its surviving faience cornices, plinths, entablature and decorative door moulding, although this is reduced by the addition of paint and the loss of the relief faience lettering. The significance of the exterior is also somewhat reduced by the unsympathetic replacement doors and windows. The functional rear elevation to the yard is of low significance and the 20th-century flank wall to the east is neutral.

The building's significance is however reduced by the loss of its setting that underpinned its construction, operation and internal design as a 'local' in a densely

packed working-class area, and the linear rows of terraced housing that previously made legible its orientation and external footprint and the positioning of its entrances. The Mawson Hotel is now the sole building in its immediate and wider setting, retained as a community asset at the time of the clearance for the Brunswick Estate. It provides a reminder of the southwest-northeast aligned grid of roads and back alleys, lined by terraced houses and occasional public houses and industrial sites, that populated this area from its first development in the mid-19th century to the post-war creation of the Brunswick Estate. Consequently, whilst the loss of its historic setting reduces the ability to appreciate the significance of the building it also instils the site with an additional source of significance, as the sole landmark still evidencing this phase of the area's historic development. This historic interest is further increased by the building's direct relationship to the predecessor beer-house, which operated from the terraced housing, but, conversely, is reduced by its own comparatively late date, being part of that phase of changes, in the interwar period, that first began to alter the character of the area.

It should be noted that a substantial loss of internal and external historic fabric has occurred since 2010, when Historic England found the building to be '*a rare survival of a medium-sized mid-late C19 urban public house rebuilt in 1936-7 that retains a virtually intact 1936-7 exterior and interior scheme*'.

4.2.3 Former Unitarian Chapel (Grade II*)

The chapel site has high historic and architectural interest, derived from its association with Sir Charles Barry and, potentially, A. W. N. Pugin (possibly as one of only a small number of collaborations between the two, and a precursor to the partnership that produced the designs for the Houses of Parliament). Importantly, it is believed to have been one of England's earliest Non-Conformist places of worship built in the Gothic style and, indeed, the country's first purpose-built Unitarian chapel. The resultant rarity imbues it with a high significance. Further historic interest is derived from the chapel and Sunday school's evidential value, providing an insight into the size, wealth, social diversity and ambition of industrialising Manchester's 19th-century Non-Conformist community, a community that also created the adjacent Non-Conformist burial ground (now Gartside Gardens).

The building also derives historic interest from its early date, as one of the first buildings to be constructed in what was at this time still a semi-rural area on the edge of the growing town of Manchester. This provides further evidential interest, as an indicator of the character of those very first phases of development that pre-empted the area's post-1860 redevelopment as a place of densely-packed workers housing.

Visually, the main chapel building also has a landmark status on Upper Brook Street, although this has been reduced by the presence of taller and larger-footprint buildings running along the length of Upper Brook Street to its west. The sympathetic nature of its external restoration maintains its visual presence, although

its significance is reduced by the loss of its internal fabric and, externally, of the original roof and the upper courses to the north, south and east walls.

The chapel seems to have always been situated in a constrained site, further reduced in size by the construction of the Sunday school. Consequently, the subservient modern addition to the south of the historic buildings is neutral in its impact on their setting and, therefore, their significance. The buildings surrounding the site are now very modern and those in its immediate setting are very different in character to the 19th-century terraced dwellings that surrounded it for the century prior to the 1960s/70s redevelopment. However, this is mitigated to a degree by the fact that the chapel site was always a confined one, with little or no open space, surrounded by (lower) buildings to the north, south and east, with views into the site a modern creation through the opening up of space to its north. Similarly, Upper Brook Street has always been a major and heavily traversed thoroughfare.

The clearing of the headstones from the Non-Conformist graveyard (and its conversion to a park and playground) and the loss of the mortuary chapel have reduced the contextual relationship of the site with its surroundings, the demolition of the library to the northeast similarly removing the site's legibility as part of a civic group comprised of a park-style cemetery, place of worship, educational amenity and Sunday school (the latter performing much more wide-ranging educational and social functions than its name implies today). The clearance of the block in which it sits, and the reconfiguration of the residential streets to its east, also reduces the legibility of the area as one historically comprised of densely-packed housing, creating abundant congregations for this and other nearby

Non-Conformist (and Anglican) places of worship. The remodelling of circulation routes that occurred in the creation of the Brunswick Estate has similarly reduced the ability to encounter and appreciate the site from its south and east (although it remains unclear whether the east elevation was ever intended as a principal frontage). Today, the lack of opportunity for movement through the SRFG Site in an east to west direction means that the main views of the chapel are of its north and west elevations.

5.0 Approach to Townscape, Heritage and Visual Impacts Assessment

Baseline and Sensitive Receptors

Method of Collecting Baseline Data

The baseline condition for the assessment is the area within which the Proposed Development may be visible. Baseline data is collated from desktop study and field appraisal to analyse townscape character and to define and describe the views within the study area. This process, in combination with a review of relevant policy, enables the identification of townscape sensitivities and particular interests (including designations) requiring special consideration. Site visits have been undertaken to inform the understanding of the qualities, character and significance of the existing townscape and views.

The Landscape Institute and the Institute for Environmental Management and Assessment's (IEMA) Guidelines for Landscape and Visual Impact Assessment (Third Edition) (GLVIA3) uses the term 'receptor' to mean both elements of the physical landscape and townscape, and people who will see the Proposed Development and its setting. The relevant receptors include people or groups of people likely to experience views of the Proposed Development. People who will be affected by the changes in the townscape and visual environment include people living in the area, people who work there, people passing along roads, bus or other forms of transport, people visiting the area and people engaging in recreation of different types.

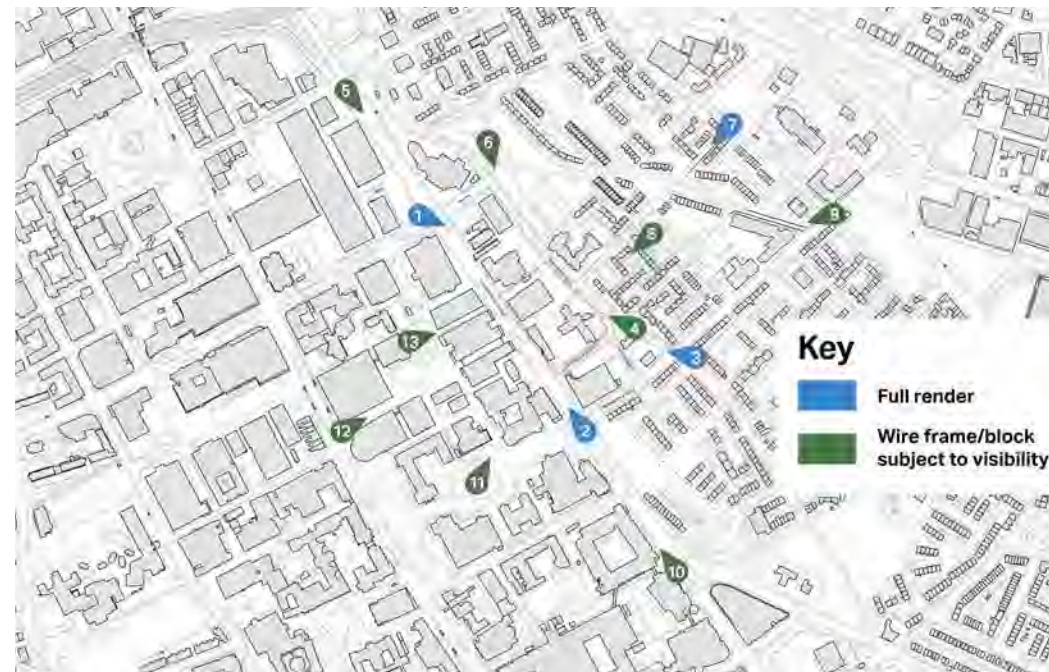
The receptors identified in the chapter are townscape, heritage and visual receptors (views), however inherent in this assessment of the receptors are the people experiencing the change in the townscape and visual environment.

Townscape and Built Heritage

The townscape character of the Site and surroundings are identified and described based on both primary and secondary archival research and field appraisals as outlined in Sections 2 and 3 of this report.

The identification of townscape receptors with the potential to be affected directly or indirectly by the Development was undertaken. Sensitivity was then be ascribed in relation to these receptors which vary in their capacity to accommodate different forms of development.

A map illustrating the location of the following viewpoints is included at **[Plate 5.1]**.



5.1 Location of Viewpoints included within Assessment

Views

With regard to guidance provided in the GLVIA3 views are identified in relation to the characteristic of the viewing location; this should include consideration to the effect of the Development on a view and whether the view is a static location, or as part of a panorama or moving route; in the case of this assessment views can all be appreciated as static views and as part of a moving route. This includes consideration of the use of the viewing location, such as why the viewer may be there, and what viewers may be doing at the viewing location. Although this requires a degree of subjective assessment, it is important to understand the inherent characteristics of the viewing location as this has a direct effect on the assessment. From the baseline assessment any sensitive visual receptors within the study area were identified.

Selection of Views for Assessment

The important aspect of defining the study area is to determine the area within which significant effects may occur as a result of the Development. For this reason, it is important to identify the sensitive receptors within the visual envelope. Views are selected for the purpose of this assessment on the basis of a number of criteria, which relate to the general visibility of the Proposed Development, the importance of the townscape, presence of heritage assets and the Proposed Development's effect on individual vistas. Views were selected to accurately reflect the various orientations and distances from which the Site will be visible.

Key townscape and visual impacts relating to the redevelopment of the Site have been assessed through 13 strategic and close up views identified by Donald

Insall Associates and agreed with Manchester City Council as part of the scoping process for the EIA which this report accompanies. The views selected (see Table 1) were based upon analysis of the site and its surroundings. The 13 viewpoints within this assessment include views north and south along the heavily trafficked Upper Brook Street, across the university campus to the west and through the residential housing in Brunswick to the east – both areas have been subject to significant development in recent years.

All the viewpoint photographs have been surveyed, as described in Appendix III of to this document, and superimposed with an accurate computer model to show the size and form of the proposals in relation to their surroundings in rendered, wireline or block form.

Table 1 Identified views	
View Number	View Name
1	View from north corner of Upper Brook Street / Booth Street East junction
2	View from east end of pedestrianised section of Brunswick Street
3	View from junction of Brunswick Street and Kincardine Road
4	View from northeast side of the Mawson Hotel on Kincardine Road
5	View south from Upper Brook Street / Grosvenor Street junction
6	View from Gartside Gardens
7	View from northeast end of Balsam Close
8	View from Rudcroft Close 'Orchard'
9	View from Brunswick Village block at southeast end of Sylvia Pankhurst Way
10	View from west side of junction between Upper Brook Street and Plymouth Grove
11	View from Brunswick Park
12	View from west end of Wilton Street
13	View from Rumford Street public realm

Assessment Methodology

For each of the 13 views, Accurate Visual Representations (AVRs) have been assessed as follows:

- Baseline Photos of View;
- Proposed Development Visualisation; and
- Proposed Development + Phase 2 of Upper Brook Street Cumulative Scheme Visualisation;
- Proposed Development + Phase 2 of Upper Brook Street Cumulative Scheme + Consented Cumulative Schemes Visualisation.

The technical AVR methodology for these images is in Appendix III.

The Townscape, Heritage and Visual Impacts Assessment is divided into four interrelated concepts:

- Description and evaluation of the existing townscape character, including landscape elements, heritage assets and consideration of the sensitivity to the Development;
- Description and evaluation of the existing views towards the Site through consideration of visual and townscape receptors and their sensitivity to the Development;
- Assessment of the potential changes and effects on the townscape character as a result of the Development; and
- Assessment of the potential changes in views and effects on visual receptors.

The assessment of townscape and visual effects is less amenable to scientific or statistical analysis than some topics, having an inherent element of subjectivity and professional judgement. In order to ensure that the process is as transparent as possible a rigorous approach to assessment methodology has been adopted, taking account of published guidance. The following text describes methods used to arrive at the necessary judgements in the specific context of townscape and visual effects.

The broad objective in assessing the effects of the Development is to identify likely significant effects on the townscape and visual resource. Significance is assessed through a combination of two considerations: the sensitivity of the receptor and the magnitude of change that will result from the Development. Sensitivity and magnitude of change can be graded and thereafter considered holistically in order to ascertain the significance of the effect envisaged.

Sensitivity of Receptors

Sensitivity of Townscape Receptors

The sensitivity of a townscape receptor is an expression of its ability to accommodate the Development as part of its own character. This is dependent on the importance of the townscape, the value and quality of the townscape and the nature and expectation of the viewer.

The quality of a townscape character receptor is a reflection of its attributes, such as the condition of the buildings and spaces or landscape components and the attractiveness and scenic quality of the area, as well as its sense of place. A townscape which is

consistent, intact and with well-defined distinctive attributes is generally considered to be of a higher quality and, in turn, higher sensitivity than a townscape where the presence of inappropriate low quality or discordant elements has detracted from its inherent attributes. The higher the quality of a receptor, the greater is its sensitivity to the Proposed Development. The vulnerability of the townscape receptor is the degree to which it could be compromised through new development.

The existing character, scale and prominence of the receptor determines the degree to which the receptor may accommodate the influence of the Proposed Development. The character is defined by the particular attributes of the built form and open space and the distinctive pattern and scale they combine to form. For example, an urban area that is of a particularly distinctive and intact character may have high sensitivity to the influence of the Proposed Development, whereas an urban area that lacks a sense of place, has been poorly altered and is of a discordant character may have a low sensitivity.

The value of a townscape character receptor is also a reflection of its importance in terms of any designations that may apply, or its importance in itself as a landscape or townscape resource, which may be due to its heritage, ecological, cultural or recreational value. A receptor that lies within the boundary of a recognised landscape or townscape-related planning designation, such as a conservation area, or groups of listed buildings, will be of high value depending on the proportion of the receptor that is covered and the level of importance –national, regional or local - of the designation. It is important to note the absence of designations does not preclude local resource value, as an undesignated townscape character receptor may be important as a resource in the local or immediate

environment due to its relative rarity. The higher the value of a receptor the greater its sensitivity to the Proposed Development.

The nature and expectation of the viewer reflects the occupation or activity of the people who will experience the view. In the case of townscape assessment, people who will see the Proposed Development and its setting are taken to be the general public, taking into account the differing interests and expectations likely to be found in residents, visitors and those who work in a place.

Following consideration of the above and guidance contained in the GLVIA3, the sensitivity of the townscape receptors are graded as low, medium or high, the definitions of which are provided in Table 2.

Table 2: Sensitivity of Townscape Receptors	
High	The townscape is likely to contain an area designated of international, national or regional importance, with a large concentration of valued features which combine to create a sense of uniformity, richness, harmony and a distinct destination with a unique sense of place. The townscape is unique, featuring a pattern and style of development that is distinctive within an international, national or regional context and is consistent, intact and well defined.
Medium	Undesignated area or local designation, with some attractive or noteworthy features. May also include areas of regional designation, subject to townscape quality. The area will display physical elements with some uniformity and coherence of reasonable condition. The townscape is distinctive within the local context, featuring a pattern and style of development that is relatively intact, but includes a number of areas of discordant character. There may be evidence of alteration to original features, resulting in a mixed character.
Low	The townscape may have local pockets with a sense of place and local distinctiveness. However, the pattern and style of physical elements lacks uniformity and coherence, with any pockets of quality disconnected from one another. Physical elements will be of an overall poor quality.

Sensitivity of Visual Receptors

The sensitivity of a visual receptor is dependent on the importance of the viewpoint, the value and quality of the view and the nature and expectation of the viewer. This includes heritage values as well as a wider spectrum of considerations on community use, location, environmental and social factors and so forth.

The importance of the viewpoint is determined by any recognition the viewpoint may have. A viewpoint that is protected by planning policy will have a greater importance, and this may be increased if facilities for the enjoyment of the view are provided, such as a viewpoint indicator, benches or footpaths. Conversely, a viewpoint located on a minor road will tend to have limited importance. A viewpoint that is visited or used by a large number of people will tend to have greater importance than one experienced by very few people, although this is not always the case. The greater importance of the viewpoint, the higher its sensitivity is likely to be.

The value and quality of the view is a reflection of the scenic qualities, and heritage significance, gained in the view. The value of the view will be increased if it overlooks a designated area such as a conservation area. The quality of the view will be increased if the condition of the townscape is near to its optimum for its type. Views that are well known at a local level for their scenic qualities can also have an increased value, even if there is no formal recognition or designation. The greater the value and quality of the view, the greater its sensitivity is likely to be.

The nature and expectation of the viewer reflects the occupation or activity of the people who will gain the view. Viewers whose attention is focused on the townscape – walkers that are travelling through an area for the purpose of enjoying the view, for example – are likely to have a higher sensitivity. A view that is gained from a place where people gather, with some awareness of and focus on their surroundings, may have an increased importance. Viewers travelling in cars or on buses will tend to have a lower sensitivity as their experience is transient.

Following consideration of the above, and taking into account guidance contained in the GLVIA (2013), the sensitivity of the visual receptor is graded as low, medium or high, definitions of which are provided in Table 3.

Table 3: Sensitivity of Visual Receptors	
Sensitivity	Description
High	The view is likely to be an internationally, nationally or regionally important view. Could include landmark features of regional or national importance with high amenity value. The view will include significant elements of visual interest and attractive or notable compositional qualities. In addition the view will be enjoyed by a large number of recreational users and visitors, possibly there for the sole purpose of enjoying the view or the public amenity. The view could also include significant heritage assets including listed buildings.
Medium	Undesignated view or locally recognised view. The view could include some features of value or interest with limited signs of neglect or degradation. The view will be either intentional or incidental to the viewer, with some amenity value. The view could include significant elements of visual interest and attractive or notable compositional qualities. It may also be a view that contains heritage assets such as highly Graded Llisted buildings whose heritage significance is clearly readable, but not best represented, in this particular view.
Low	The view is likely to be an undesignated view, which does not include any landmark features and is low amenity value, showing signs of neglect and degradation. The view is unlikely to include elements of visual interest and attractive or notable compositional qualities. The view will be incidental to the viewer, and in most cases the viewer will be in motion. It may contain heritage assets such as Grade II listed buildings, conservation areas or locally Llisted Bbuildings whose heritage significance is clearly readable, but not best represented, in this particular view.

Magnitude of Change

Magnitude of change is an expression of the scale and type of change on townscape receptors and views that will result from the Development. As with sensitivity, magnitude of change is graded in bands as defined in Table 4.

Table 4: Magnitude of Change

Magnitude of Changes	Description
Major	The Development constitutes an immediately apparent feature in the townscape and visual context and has a material influence on the receptor.
Moderate	The Development constitutes a visible and recognisable feature in the townscape and visual context, is generally distinguishable from the existing baseline characteristics, and has a readily apparent influence on the receptor.
Minor	The Development forms a minor component of the townscape and visual context, is generally indistinguishable from the existing baseline characteristics, and its influence on the receptor may be missed.
Negligible	The Development is barely discernible within the townscape context, is indistinguishable from the existing baseline characteristics, and its influence on the receptor equates to a 'no change' situation.
None/ Neutral	If the Development is not visible within the view and there will be no change to the view and therefore there is no effect.

The extent to which a sensitive receptor may be affected by the Development will influence the magnitude of change. If the Development influences a limited part of the townscape or visual receptor, the magnitude of change will generally be lower. The degree of change in character of the receptor will influence the magnitude of change. The greater the degree of contrast between the existing and the proposed character, the higher the magnitude of change.

The degree of change in the quality and value of the townscape will also influence the magnitude of change. The greater the degree to which the Development results in a loss of elements of quality or value or their introduction the higher the magnitude of change.

Nature of Effect

The nature of effect is classed as adverse, neutral or beneficial on a sliding scale and as set out in Table 5. It is also subject to more specific considerations, namely distance, extent of effect, position, context, and proportion of view affected, and these are explained below:

- The distance between the visual receptor and the Development – Generally, the greater the distance, the lower the magnitude of change as the Development will constitute a smaller and generally less apparent external influence or component of the view.
- The extent of the receptor that will be affected by visibility and, therefore, the influence of the Development – If the Development affects a limited part of the visual receptor, such as a road route, the magnitude of change will generally be lower.
- The extent of the Development that will be seen - Visibility may range from part of to the whole Proposed Development. The implication of this on the visual character receptor can vary, and is largely dependent on distance. While an outlook over the majority of the Development will generally increase its influence on the receptor, a long view in which the whole Development is visible can have a more limited influence and, therefore, a lower magnitude of change than a close view where only part of the Development is seen due to intervening landform or existing built form. Views may be glimpsed, partial, filtered or open.
- The position of the Development in relation to the principal orientation of the visual receptor or in relation to any existing focus of views from the receptor – If the Development is seen in a specific, directional vista from a receptor such as a route, the magnitude of change will generally be greater; if the Development is seen in the context of an existing external influence or eye-catching external feature the magnitude of change may be greater.
- The context within which the Development will be seen – This is important as it will determine the contrast that the Development will have on the existing outlook. The scale and patterns of the townscape, the existing land uses, and the degree and type of Development and settlement seen in the view will all be relevant.
- The proportion of the view that is affected by visibility of the Development – Where an elevated viewpoint may offer views of the entire Development it may be seen in the context of a wide panorama or a long depth of field thus reducing its importance within the view.

Townscape and visual effects and their magnitude are categorised in Table 5.

Table 5: Townscape and Visual Effects	
Nature of Effect	Description
Major Adverse	The Development would cause a material deterioration in a view. In most instances this category of significance will arise where a very high or high sensitivity receptor is assessed as being likely to experience a moderate/ major magnitude of change and one which is adverse in nature. Alternatively, a moderate magnitude of change on a highly sensitive receptor or a major magnitude of change on a moderate sensitivity receptor may result in a major level of significance.
Moderate Adverse	The Development would cause a notable deterioration in a view. In most instances this category of significance will arise where a moderate sensitivity receptor is assessed as being likely to experience a moderate magnitude of change and one which is adverse in nature. Alternatively, a minor magnitude of change on a highly sensitive receptor or a major magnitude of change on a low sensitivity receptor may result in a moderate level of significance.
Minor Adverse	The Development would cause a perceptible deterioration in a view. In most instances this category of significance will arise where a low/moderate sensitivity receptor is assessed as being likely to experience a minor/ moderate magnitude of change and one which is adverse in nature.
Negligible	The Development would cause no discernible deterioration or improvement in a view. In most instances a negligible effect will arise where a low sensitivity receptor is assessed as being likely to experience a negligible magnitude of change.
Minor Beneficial	The Development would cause a perceptible improvement in a view. In most instances this category of significance will arise where a low/ moderate sensitivity receptor is assessed as being likely to experience a minor/ moderate magnitude of change and one which is beneficial in nature.
Moderate Beneficial	The Development would cause a notable improvement in a view. In most instances this category of significance will arise where a moderate sensitivity receptor is assessed as being likely to experience a moderate magnitude of change and one which is beneficial in nature. Alternatively, a minor magnitude of change on a highly sensitive receptor or a major magnitude of change on a low sensitivity receptor may result in a moderate level of significance.
Major Beneficial	The Development would cause a material improvement in a view. In most instances this category of significance will arise where a very high or high sensitivity receptor is assessed as being likely to experience a moderate/ major magnitude of change and one which is beneficial in nature. Alternatively, a moderate magnitude of change on a highly sensitive receptor or a major magnitude of change on a moderate sensitivity receptor may result in a major level of significance.

Significance of Effects

A matrix is used to determine the significance of the effect, taking into consideration the sensitivity of the receptor and the magnitude of the impact (Table 6). This effect will then be assessed to determine the attribute of this change; beneficial, adverse or neutral. The sensitivity of the view and its ability to absorb this change will be assessed as an integral part of these two elements, and appears within the commentary. The effects will be further categorised according to the duration, i.e. short, medium or long-term, and effects can be temporary or permanent.

Impacts on value or significance can be direct or indirect, and can be characterised in terms of timing, scale, duration, reversibility and the likelihood of the impact occurring. Impacts can be short, medium or long term, permanent or temporary and can be positive or negative.

The magnitude of an impact can vary from 'major' to 'negligible'. Table 6 sets out the definitions of magnitude of impact in relation to the sensitivity of townscape views as receptors. For each view, the magnitude of the predicted impact has been considered, taking into account the criteria set out in this table.

Table 6: Sensitivity and Impact Matrix				
		Sensitivity of Receptor		
		Low	Medium	High
Magnitude of Impact	Negligible	Negligible	Minor/negligible	Minor/negligible
	Minor	Minor/negligible	Minor	Moderate/minor
	Moderate	Moderate/minor	Moderate	Major/moderate
	Major	Moderate/minor	Major/moderate	Major

Cumulative Effects

The assessment considers the cumulative effects to include the following sites which are shown as chalk renders in the AVRs, although it is noted that some schemes are on site and under construction and are nearing of have been completed. These have therefore been included within the baseline conditions assessment and the baseline photography and include:

- Cumulative Scheme No. 1 (Brunswick Neighbourhood)
- Cumulative Scheme No. 3 (Kincardine Court Extension)

The following schemes are included in the assessment:

- Cumulative Scheme No. 2 (Upper Brook Street Masterplan – PAG / Moda Living)
- *As Cumulative Scheme No. 2 comprise the northern blocks of the Upper Brook Street Masterplan, this will form the immediate backdrop of the Proposed Development and will have a material effect on the way the Proposed Development will be perceived. Cumulative effects will be assessed based upon visual information available at the time of production of this report.*
- Cumulative Scheme No. 4 (Number 3 Circle Square)
- Cumulative Scheme No. 5 (MMU Science and Engineering Building)
- Cumulative Scheme No. 6 (First Street South)

6.0 Commentary on the Proposals

6.1 Description of Proposals

The proposals for the Site are set out in detail in the drawings and Design and Access Statement produced by Sheppard Robson and comprise the demolition of the existing buildings on the Site and construction of two blocks of varying height. The **Purpose Built Student Accommodation (PBSA)** would be located within the northern portion of the Site and would comprise a nine to 23-storey block, to be used for student accommodation (comprising 737 units in total). A single six to nine-storey block, the **Sci Tech building**, would be located within the southern portion of the Site. Externally, a new area of high-quality public realm would create a linear park between the two buildings (Thorburn Walk), providing a pedestrian and cycle route across the site to Upper Brook Street; a further pocket-park would be created facing the Brunswick neighbourhood. Alongside the public realm and landscape improvements, publicly accessible uses are proposed at the ground floor of both buildings.

The proposals have been subject to extensive design development to ensure that the scale, form and massing of the two buildings provide an appropriate response to the contrasting context to the east and west of the Site whilst maximising the potential to significantly enhanced what is currently a poor-quality piece of townscape devoid of local distinctiveness. To achieve this the height and massing has been focused towards Upper Brook Street where they are comfortably accommodated in the context of the facing large-scale University buildings with a reduced massing and increased setback from Kincardine Road to mediate the significant change in character and domestic scale to the east.

PBSA Building

The PBSA Building would provide a mix of cluster and studio apartments including accessible bedrooms and kitchens with associated internal and external amenity spaces. It would comprise two parallel blocks set on a ground floor plinth; the block facing Upper Brook Street would be arranged over 23 storeys and the block facing Kincardine Road nine storeys with the upper floors set back to provide further visual relief from the Brunswick neighbourhood and to emphasise the entrance into the community centre fronting Kincardine Road and the pedestrian route across the site. To the Upper Brook Street block the student entrance would be set back from the upper floors and positioned centrally along Thorburn Walk whilst active frontages would face both streets and this central area of public realm. At first floor a pavilion would sit centrally on the plinth to provide further student amenity space surrounded by a landscaped roof terrace.

It is proposed that the building would be faced in brick to reflect the residential use of the building and its use historically for residential buildings in the area and the existing surrounding housing. To the Kincardine Road block this would be a red brick owing to its more direct relationship with the Brunswick neighbourhood whilst facing the University buildings on Upper Brook Street it is proposed to utilise a buff brick. Visual interest would be created across the principal façades with brick soldier course banding at every second floor level, three differing window bay designs arranged diagonally across the floor levels, with reveals to allow for solar shading and decorative bronze metal panels. At ground floor the façade would largely be glazed curtain walling with decorative panels to conceal a louvred ceiling zone, this would maximise the permeability between the public realm and internal uses, which would extend to

provide the balustrade to the first floor roof terrace. The metalwork pattern is based on the decorative windows at Victoria Baths (Grade II*) in Ardwick whilst the combination of a green and bronze finish at this level makes reference to the nearby Mawson Hotel. Plant areas have been accommodated within the building envelope allowing the roofline to be terminated as part of the overall architectural composition with only photovoltaics proposed at roof level.

Sci Tech Building

The massing of the Sci Tech building would be articulated with a simple step in the building height, six storeys to Kincardine Road, stepping up to nine storeys fronting Upper Brook Street (both including plant). The building would predominantly accommodate laboratory and office rooms set around a central atrium with ancillary amenity spaces and a public café at ground floor. At low level setbacks are proposed with active frontages to Upper Brook Street and Thorburn Walk – single storey at Kincardine Road and two to Upper Brook Street to reflect the differing scales of massing proposed and of the local context. The setbacks would be cranked at the corners to widen views into the central area of public realm to attract pedestrians whilst also highlighting the building entrances. Deliveries would be via a secure service yard accessed from Cabot Street.

The façade proposed follows a primary grid pattern with double storeys and shuffled panels to provide variation whilst the cladding would primarily be metal, coloured red brick tones to mediate between the opposing materiality of the University blocks and domestic properties with stone horizontal plinths and textured concrete to ground the building at the lower floors.

Public Realm and Masterplan Context

The creation of Thorburn Walk would allow for active frontages along the facing elevations with the opportunity for external seating and amenity spaces and for the provision of publicly accessible amenities to encourage integration. It would also provide an attractive and safe environment for walking and cycling, whilst reinstating the road which historically crossed the Site (Thorburn Road) and increasing pedestrian and cyclist connectivity between Brunswick / Ardwick and the University campus. This is further reinforced by the pocket park and landscaping proposed to Kincardine Road which seeks to draw the wider community into the Site to benefit from the uses proposed and to encourage pedestrians to use the route created.

The Proposed Development forms part of a wider Masterplan (which includes SRFG Sites B-G) which seeks to transform the currently vacant sites along Upper Brook Street; re-establishing their importance in the area by re-introducing permeability, public realm, and active community-facing uses at ground floor. The Masterplan approach benefits from a single coherent landscape strategy across the Masterplan Site. Collectively it is proposed to provide over two acres of fully accessible public realm and green spaces with an abundance of trees, planting and areas that encourage walking, cycling and dwelling with natural features that encourage play, exploration and physical activity. It would also draw associated benefits of capturing surface water and providing shade and shelter. The creation of a green route along the length of Kincardine Road would create better connectivity with the Brunswick neighbourhood whilst the creation of routes running east-west across the site would significantly enhance permeability, connecting into existing footpaths and cycle routes and improving

connectivity and movement from the surrounding communities. Consideration has also been given to the setting of the former Unitarian Chapel (Grade II*) with a new public square proposed to its immediate north to maintain views of the building whilst closing Inchley Road to vehicles would allow the landscaping to connect to Gartside Gardens and enhance the setting of the chapel. Around the square and throughout the Masterplan Site it is proposed to create active frontages and community-facing uses which integrate the buildings into their surrounding communities and which spill out into the public realm, breathing new life into this low quality corridor.

The manner with which the proposed buildings create a transition in scale between the adjacent neighbourhoods has also been considered holistically with massing reduced to the south and east to be sensitive to the more residential context of Brunswick / Ardwick and increased to the north (rising to 42 storeys) and west to respond to the relative scale of the buildings in the city centre and the University campus respectively.

6.2 Townscape, Heritage and Visual Impacts

The Site is a receptor of low sensitivity made up of modern low-rise blocks of no architectural merit with poor quality surrounding public realm. Alongside the wider Masterplan Sites, it forms part a corridor that has the sense that it is a forgotten piece of land on a heavily trafficked road into the city centre which forms a wedge in the townscape divorcing the two flanking areas of regeneration and renewal from one another.

Proposed Development

The magnitude of change which the Development would bring would be major; with the resulting nature of the effect being **Moderate Beneficial (Significant)**, with the poor quality buildings on the Site being replaced by high quality buildings which have been designed to mediate between the contrasting townscapes to either side and that would be set within a high quality and coordinated public realm, including: a pocket park; the reinstatement of the historic Thorburn Road as a linear park; and the creation of active frontages and community uses to create a sense of place and draw the local distinctiveness of the University campus and the Brunswick community together.

Cumulative Scenario

This likely **Moderate Beneficial (Significant)** change would be further reinforced by the cumulative impact of the Masterplan Sites which bring about a major regeneration of the area, centred on a coordinated approach to massing and public realm, linking the two neighbouring communities together and creating a new part of the city.

Receptor	Sensitivity	Magnitude of Change	Attribute of Change	Cumulative Attribute of Change	Nature of Effect
The Site	Low	Major	Moderate Beneficial	Moderate Beneficial	Direct, long term

The following commentary discusses the effects of the Development on the baseline from the 13 views, which comprises the basis of the visual assessment. Views 1, 5 and 6 take into consideration the potential effect on the Former Unitarian Chapel (Grade II*) whilst views 3 and 4 take into account the effect of the Development on the Mawson Hotel (Grade II) as heritage receptors. The potential effect on townscape receptors was integrated into the selection of the views for analysis and therefore is embedded in the assessment below. The cumulative effects of the Masterplan Development sites to the north are shown in separate AVR images with the addition of wider consented schemes forming the concluding image.

The views assessed are shown on the map at Plate 5.1 and the sensitivity of the views and townscape and heritage receptors is identified as part of the assessment of the existing view.

View 1: View from north corner of Upper Brook Street / Booth Street East junction [Plates 6.1a-d]

Existing

This view is taken from the north corner of the Upper Brook Street / Booth Street East junction at a point in the townscape where people will pause to cross the junction with the opportunity to view the Former Unitarian Chapel and attached Former Sunday School. Whilst the Grade II* listed building is a heritage receptor of high sensitivity, its setting has been significantly compromised by the surrounding townscape which is otherwise of low sensitivity – with low-quality single storey car showroom units which are now vacant, unkempt surrounding hard landscaping, a variety of boundary treatments and a lack of uniformity or coherence. The recent developments on the University campus along the west side of the road have started to create a new sense of place and local distinctiveness, with these taller buildings located obliquely in the view. Terminating the view to the south at the junction of Upper Brook Street and Plymouth Grove is Nick Everton House – a contemporary 13 storey student accommodation block. Whilst the heavily trafficked road reinforces to the poor quality of the townscape it also offers significant opportunity for enhancement given the number of people who experience this view, waiting at the crossroads and travelling in vehicles.



6.1a Baseline photos of view

Proposed

Townscape

The Development would be readily visible in View 1 and would have a significant effect on the local townscape, transforming a previously down at heel area through the introduction of high-quality architecture which responds to the taller buildings both facing on Upper Brook Street and terminating the view to the south. The enhancement to the townscape would be further reinforced through the introduction of activity and an enhanced public realm.

The Proposed Development would have a **Moderate Beneficial effect (Significant)** on the local townscape.

View

The east side of Upper Brook Street in View 1 has no appeal beyond the Chapel and Sunday School, the Proposed Development would introduce visual interest which, alongside the facing University buildings, would create a sense of place and a major uplift of the view both for pedestrians at the crossroads and vehicles travelling south out of the city centre.

The Proposed Development would have a **Moderate Beneficial effect (Significant)** in View 1.

Heritage

Whilst height would be introduced into the setting of the Grade II* listed chapel, it does not rise up behind its roofline and its pinnacles will remain in silhouette. Furthermore, the uplift in the general environment of the local townscape would impact positively on the vibrancy of the restored chapel building, whilst magnitude of the effect has been further mitigated by the use of buff brick to the PBSA building, sympathetic to the tone of the chapel building and through the architectural detailing and modelling proposed.

The Proposed Development would have a **Major Beneficial (Significant)** effect on the Grade II* listed Former Unitarian Chapel.



6.1b *Proposed Development*

Cumulative Scenario

Townscape

The cumulative effect brought about by Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) would bring further major and beneficial change to the townscape, regenerating adjacent sites along a significant stretch of Upper Brook Street. This would change its character from one of a generic arterial road running into the city centre into part of a transformed district alongside the University buildings on the facing side of the street. The Cumulative Scheme would also serve to better root the PBSA and Sci Tech buildings in the townscape by infilling the detracting land use in-between, and bringing forward a unified, rather than disjointed, development. The public realm enhancements proposed, creation of further routes east-west and introduction of active frontages would only serve to lift the townscape further and reinforce the newly created sense of place.

The cumulative effect brought about by Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) on the townscape would be a **Moderate Beneficial effect (Significant)**.

View

Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) would transform View 1, with new development in the near distance which would give context to the Proposed Development and continue its uplift and visual appeal, drawing people's attention to this side of Upper Brook Street when previously the chapel was the only feature of interest. The creation of the public square would maintain views of the Grade II* listed chapel akin to how they existed in the late-19th century and allow it still to be read as a local landmark in this view.

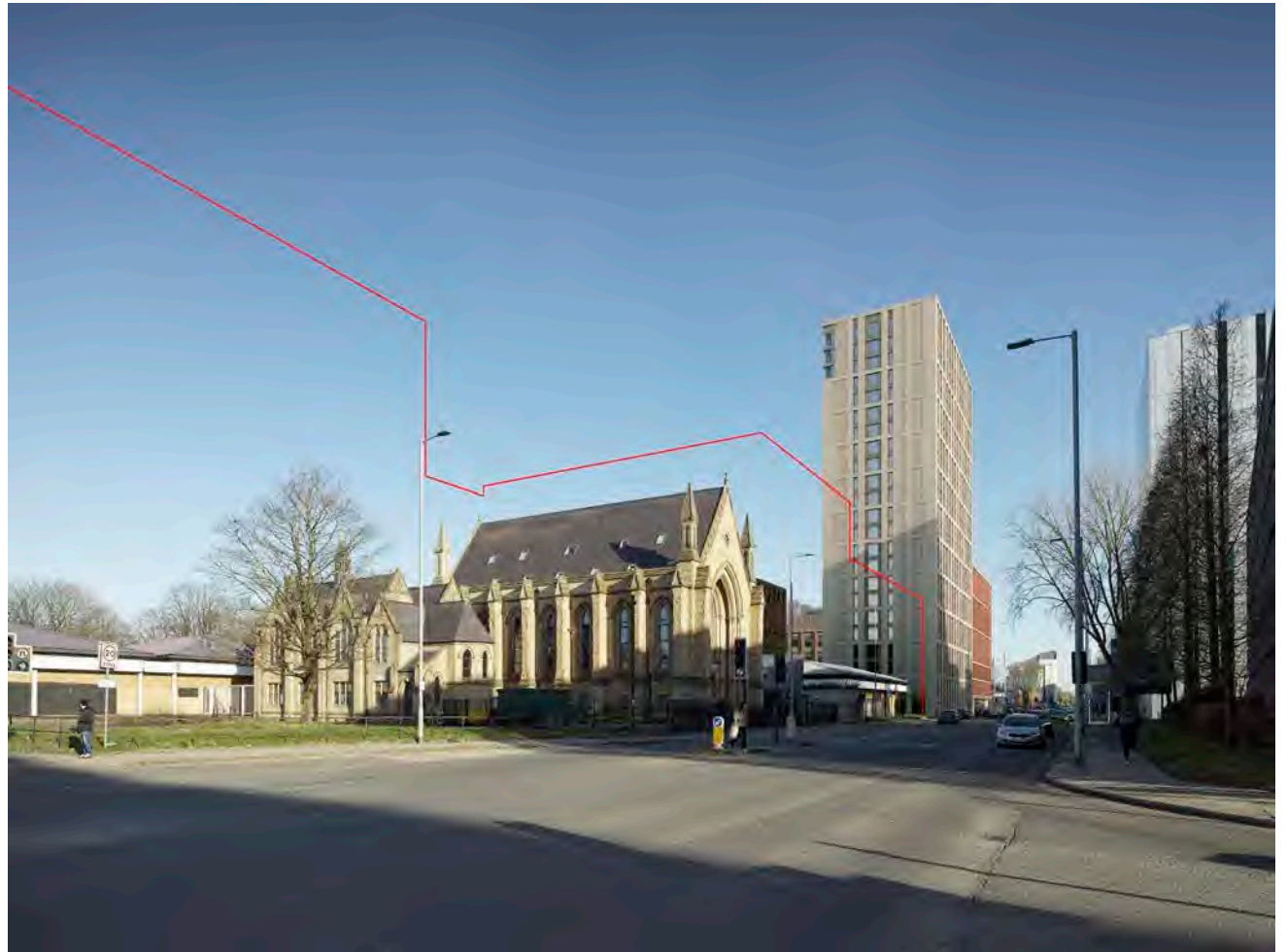
The cumulative effect brought about by Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) in View 1 would be a **Moderate Beneficial effect (Significant)**.

Heritage

Historically, other than the open aspect to the northwest maintained through the creation of the public square proposed, the Grade II* chapel stood in a much more tightly-constrained setting; therefore the massing of the Development in the Cumulative Scenario would not by default have an adverse effect. The southern building of Phase 2 of Upper Brook Street would, however, introduce built form behind the chapel's roofline (currently seen in silhouette) which would have been one of the more prominent elements in the historic townscape. The impact is however mitigated given the detracting effect of the Site as existing on the chapel's setting, the stepped massing building up away from the chapel and the positive impact that the general uplift of the townscape and introduction of activity would have in this close-up view – particularly the public square.

The cumulative effect brought about by Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) on the Grade II* listed Former Unitarian Chapel would be a Major Beneficial (Significant) effect.

Within View 1, the consented Cumulative Schemes (i.e. Cumulative Schemes Nos. 4, 5 and 6) would have **No Effect**.



6.1c *Proposed Development + Cumulative Masterplan*



6.1d *Proposed Development + Cumulative + Cumulative Consented*

Receptor	Sensitivity	Magnitude of Change	Attribute of Change	Cumulative Attribute of Change	Nature of Effect
Townscape/View	Low	Major	Moderate Beneficial	Moderate Beneficial	Direct, long term
Heritage (Chapel)	High	Major	Major Beneficial	Major Beneficial	Direct, long term

View 2: View from east end of pedestrianised section of Brunswick Street [Plates 6.2a-d]

Existing

This view is taken from the east end of Brunswick Park as it exits the University campus, this former section of Brunswick Street has recently been subject to significant public realm enhancements through its pedestrianised, the creation of a linear park and the introduction of the Schuster Annexe which sits obliquely in this view. At this point the change in the quality townscape is significant, dominated by the heavily trafficked road and the low-rise, ad-hoc buildings on the facing side of Upper Brook Street including the Tai Wu restaurant and W.H. Lung Supermarket and former car showrooms located on the proposed Development Site. The reinstated steep pitched roof of the Former Unitarian Chapel (Grade II*) is visible to the north, here its sensitivity is medium given its distance in the view and the presence of the tall modern buildings in the city centre which, owing to their distance, share a similar roofline.



6.2a Baseline photos of view

Proposed

Townscape

The Proposed Development would replace the detracting single storey former showrooms with high-quality architecture which would transform the local townscape, enhanced further through the creation of a new public realm and a liner public park on Thorburn Walk - which has been designed to draw people from Brunswick Park into and through the Site. Whilst the additional massing would be readily visible in this view and have a major effect on the townscape, here the manner which it successfully mediates between the facing University buildings on Upper Brunswick Street and the surrounding more domestic-scaled buildings to the south and east is clear.

The Proposed Development would have a **Moderate Beneficial** effect (**Significant**) on the local townscape.

View

In View 2, the viewer is affronted by a lack-lustre group of low-rise buildings upon exiting the regenerated University campus and the amenity of Brunswick Park. Whilst adding mass into the open skyline afforded by the low rise buildings on the Site, the Proposed Development would create a significant enhancement, introducing activity and visually appealing architecture and public realm. whilst maintaining a view of the chapel front as a local landmark.

The Proposed Development would have a **Moderate Beneficial** effect (**Significant**) in View 2.

Heritage

The Development would obscure the rear half of the chapel roof, which, as historically, rises above the lower level surrounding buildings. This effect is however mitigated to a degree by the wider enhancements the Development would bring to the quality of the local townscape, grounding the chapel within a contemporary urban development rather than as an island within an otherwise low-quality townscape as existing.

The Proposed Development would have a **Minor Adverse (Not Significant)** effect on the Grade II* listed Former Unitarian Chapel.



6.2b *Proposed Development*

Cumulative Scenario

Townscape

The cumulative effect brought about by the adjacent Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) would complete the coordinated redevelopment of a significant stretch of townscape – the scale of which would transform a low-quality area into a new part of the city and better root the two buildings of the Proposed Development into its context. The newly created public realm and introduction of activity at ground floor would draw people from Brunswick Park up Upper Brook Street to dwell and engage with the Site, further revitalising the townscape.

The cumulative effect brought about by Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) on the townscape would be a **Moderate Beneficial** effect (**Significant**).

View

The cumulative effect brought about by the adjacent Phase 2 of Upper Brook Street would continue the positive impact of the Proposed Development in this view, enlivening the backdrop. Despite the introduction of a tall building to the northern end of Phase 2, the massing across the Sites has been carefully considered to step up to the context of taller buildings in the city centre so that in View 2 the tall building shares a similar roofline to the Proposed Development. Phase 2 would however further obscure the chapel, diminishing its role as a local landmark in this view; the associated effect however is reduced given the distance and intervening low-quality townscape as existing.

The cumulative effect brought about by Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) in View 2 would be a **Moderate Beneficial** effect (**Significant**).

Heritage

Phase 2 of Upper Brook Street would further obscure the chapel and introduce development behind the silhouette of its roofline bringing about a significance change to its setting in this view. The effect however is reduced given the distance and intervening low-quality townscape as existing and mitigated to a degree giving the beneficial impacts that the Proposed Development would bring, creating a revitalised townscape in which the chapel would sit which would draw people to engage with it through the creation of the public square – even if itself not readily visible in this view.

The cumulative effect brought about by Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) on the Grade II* listed Former Unitarian Chapel would be a **Minor Adverse (Not Significant)** effect.

In View 2, the consented Cumulative Schemes (i.e. Cumulative Schemes Nos. 4, 5 and 6) would have **No Effect**.



6.2c *Proposed Development + Cumulative Masterplan*



6.2d *Proposed Development + Cumulative + Cumulative Consented*

Receptor	Sensitivity	Magnitude of Change	Attribute of Change	Cumulative Attribute of Change	Nature of Effect
Townscape/View	Low	Major	Moderate Beneficial	Moderate Beneficial	Direct, long term
Heritage (Chapel)	Medium	Minor	Minor Adverse	Minor Adverse	Direct, long term

View 3: View from junction of Brunswick Street and Kincardine Road [Plates 6.3a-d]

Existing

This view centres on Kincardine Road with the low-rise domestic buildings of the Brunswick Estate to the east and the upper floors of Kincardine Court. The buildings to the west of Kincardine Road merge into a single townscape background. Whilst the chapel is visible, it is not prominent owing to the size of the tree canopies (even in winter) and the massing of the University campus buildings which sit behind, rising above the roofline of the chapel and building up to the taller building development at Circle Square in the distance. The Mawson Hotel (Grade II) is most prominent in this view, divorced from its historic setting and sitting on an island site with the more utilitarian 1970s single storey homeopathic clinic sat obliquely in the foreground, its sensitivity is medium. Behind its roofline rises the Sir Henry Royce Institute, reducing the prominence of the chimney stacks – particularly given the white cladding material and white banding at the top of the stacks. The grey zinc clad Alan Turing Building infills the townscape gap between the two buildings on the island whilst the Schuster and George Kenyon Buildings rise up once again puncturing the roofline. The low-rise buildings which make up the Development Site are absorbed into this varied and solid townscape with minimal effect; whilst the Mawson Hotel and chapel (to a lesser extent) introduce areas of interest to the townscape, overall its sensitivity is low.



6.3a Baseline photos of view

Proposed

Townscape

The Proposed Development would have a major effect on the townscape in this view, introducing massing into a 'quiet' section of townscape – whilst clearly more prominent, the introduction of the high-quality architecture would play a place-making role and create activity on the west side of Kincardine Road. The proposed stepping to the massing means that the Proposed Development is unlikely to have an overbearing impact on the secondary nature of Kincardine Road and domestic estate beyond, whilst the taller elements to Upper Brook Street are read in the context of the taller University campus buildings which are present in this view as existing. The impact is mitigated further by the visual interest which is created through the architectural response and the uplift it the environment through the new public realm proposed along Kincardine Road to connect to the neighbourhood to the west.

The Proposed Development would have a **Moderate Beneficial (Significant)** effect on the local townscape.

View

In View 3 the townscape is blurred with a series of low-level buildings – bookended by the Mawson Hotel and the chapel (although in itself lacking any real distinction in this view). The Proposed Development would have a major effect which would uplift the view, creating a focus and introducing visual interest whilst the stepped massing to prevent the Development from having an overbearing impact on the Mawson Hotel as the principal feature in this view as existing.

The Proposed Development would have a **Moderate Beneficial (Significant)** effect in View 3.

Heritage

Although introducing increased massing behind the Mawson Hotel and obscuring the chapel to a degree, the Proposed Development would serve to make the Mawson Hotel and chapel buildings more distinct rather than blurring into the wider backdrop as existing. The likely effect must also be considered in light of the manner which the two buildings have been divorced from their formerly tight knit urban context - now appearing as islands in a low-quality townscape. As such, whilst the Proposed Development would obscure views of the chapel's south elevation to a degree, historically this elevation would have largely been obscured by the tightly knit townscape of late-19th century terrace housing. The impact is further mitigated by the wider benefits that the proposed revitalisation of the Development Site would bring to their setting in this view, whilst maintaining visibility of both.

The Proposed Development would have a **Moderate Beneficial (Significant)** effect on the Grade II* listed Former Unitarian Chapel and Grade II listed Mawson Hotel.



6.3b *Proposed Development*

Cumulative Scenario

Townscape

Phase 2 of Upper Brook Street would continue the massing and built form of the Development Site northwards along Upper Brook Street with the taller building towards the city centre sharing a similar roofline to the PBSA building owing to its distance away. The additional development would root the Proposed Development in a considered and coordinated approach which, given the vacancy of the Phase 2 Sites (and therefore their likely future development), would be beneficial to the townscape rather than an ad-hoc approach. Furthermore, extending the public realm northwards along Kincardine Road, introducing further routes east-west and the creation of active frontages would further uplift the general environment of Kincardine Road and draw people to engage with the site. As such, any increase in effect would therefore be beneficial.

The cumulative effect brought about by Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) on the townscape would be a **Moderate Beneficial** effect (**Significant**).

View

In View 3 the cumulative impact with Phase 2 of Upper Brook Street would further reinforce the revitalisation of this part of Upper Brook Street, which, although introducing further mass into the skyline, would uplift the view and the visual interest within it owing to its architectural quality and the extension of the new public realm northwards along Kincardine Road.

The cumulative effect brought about by Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) in View 3 would be a **Moderate Beneficial** effect (**Significant**).

Heritage

Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) would not cause any increased effect on the setting of the Mawson Hotel, sitting comfortably adjacent to the massing of the Sci Tech building. The Former Unitarian Chapel would, however, be completely obscured which would have an adverse effect, albeit this is mitigated to a degree given the fact that it would have been largely obscured (other than its roof) historically and its lower sensitivity in this view.

The cumulative effect brought about by Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) on the Grade II* listed Former Unitarian Chapel would be a **Moderate Adverse (Significant)** effect whilst to the Mawson Hotel the effect would remain **Moderate Beneficial (Significant)**.

In View 3, the consented Cumulative Schemes (i.e. Cumulative Schemes Nos. 4, 5 and 6) would have **No Effect**.



6.3c *Proposed Development + Cumulative Masterplan*



6.3d Proposed Development + Cumulative + Cumulative Consented

Receptor	Sensitivity	Magnitude of Change	Attribute of Change	Cumulative Attribute of Change	Nature of Effect
Townscape/View	Low	Major	Moderate Beneficial	Moderate Beneficial	Direct, long term
Heritage (Chapel)	Medium	Moderate	Moderate Beneficial	Moderate Adverse	Direct, long term
Heritage (Hotel)	Medium	Major	Moderate Beneficial	Moderate Beneficial	Direct, long term

View 4: View from northeast side of the Mawson Hotel on Kincardine Road [Plates 6.4a-d]

Existing

This view looks directly at the development site from Kincardine Road however, although the low-rise buildings including the former Elizabeth Yarwood Court sheltered housing block and former car dealership / showrooms make up the foreground they are rather forgotten in the view and it is the large-scale buildings on the west side of Upper Brook Street including the Engineering Campus, Sir Henry Royce Institute and the Alan Turing Building which dominate. The former chapel is rather absorbed into this townscape, save only for its contrasting lighter brick and detailing including buttresses and pinnacles; right of the chapel contemporary, large scale buildings fill the gap building up to the tall building at Circle Square. Overall, the townscape is low quality, rather disjointed with the foreground of the view on Kincardine Road making no contribution to local distinctness, save for the moderate visibility of the Grade II* chapel.



6.4a Baseline photos of view

Proposed

Townscape

The Proposed Development would have a major effect on the townscape in this view, replacing the low-quality environment which has been created by the low-rise buildings of no merit in the foreground being dominated by the contemporary large-scale buildings to Upper Brook Street behind. Instead, a considered architectural response would be inserted which would create a sense of place and local identity, further reinforced by the public realm enhancements which would be prominent in this view, drawing people up Kincardine Road and to the central linear park and active ground floor frontages. Whilst the additional massing would be experienced more directly, this would be mitigated to a degree by the design development which has sought to mediate between the significant change in scales between the east and west, the materiality and the architectural detailing proposed.

The Proposed Development would have a **Moderate Beneficial (Significant)** effect on the local townscape.

View

View 4 would be completely transformed by the Proposed Development, whereby the larger-scale buildings on Upper Brook Street which draw the viewers eye over the poor quality low-level buildings on the site would be obscured. Instead the view would be dominated by the Proposed Development, with the high-quality architecture and public realm pulling the view towards and into the site and the activity within in which would all serve to add vitality and vibrancy into the view, creating a sense of place not afforded by the existing Site.

The Proposed Development would have a **Moderate Beneficial (Significant)** effect on View 4.

Heritage

Whilst the Proposed Development would obscure the front of the chapel, its rear half would remain visible – characteristic of the close-knit townscape within which it stood historically. In this context and considered against the detracting impact of the Site on its setting and the manner which with the chapel is absorbed into the townscape as existing the magnitude of change that the Proposed Development would bring would be minor and balanced against the benefits that the wider revitalisation of the Development Site would bring.

The Proposed Development would have a **Minor Adverse (Not Significant)** effect on the Grade II* listed Former Unitarian Chapel.



6.4b *Proposed Development*

Cumulative Scenario

Townscape

Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) would continue the massing and built form northwards along Upper Brook Street and would unlikely bring about any increased effect to that of the Site in townscape terms (other than the increased benefits that a coordinated response and public realm strategy would bring as previously outlined), with the taller building towards the city centre sharing a similar roofline to the PBSA building owing to its distance away.

The cumulative effect brought about by Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) on the townscape would be a **Moderate Beneficial** effect (**Significant**).

View

The massing of Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) would continue across the view, bookended by the tall building at the northmost end which would obscure the tall buildings visible in the city centre. It would sit comfortably with the Proposed Development and would not have an impact on the magnitude of effect in View 4.

The cumulative effect brought about by Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) on View 4 would be a **Moderate Beneficial** effect (**Significant**).

Heritage

The chapel would be completely obscured by Phase 2 of Upper Brook Street (Cumulative Scheme No. 2), the magnitude of change is however reduced to a degree given the fact that it would have been largely obscured (other than possibly its roof) historically and its lower sensitivity in this view.

The cumulative effect brought about by Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) on the Grade II* listed Former Unitarian Chapel would be a **Minor Adverse (Not Significant)** effect.

In View 4, the consented Cumulative Schemes (i.e. Cumulative Schemes Nos. 4, 5 and 6) would have **No Effect**.



6.4c *Proposed Development + Cumulative Masterplan*



6.4d *Proposed Development + Cumulative + Cumulative Consented*

Receptor	Sensitivity	Magnitude of Change	Attribute of Change	Cumulative Attribute of Change	Nature of Effect
Townscape/View	Low	Major	Moderate Beneficial	Moderate Beneficial	Direct, long term
Heritage (Chapel)	Medium	Minor	Minor Adverse	Minor Adverse	Direct, long term

View 5: View south from Upper Brook Street / Grosvenor Street junction [Plates 6.5a-d]

Existing

This view typifies the mixed nature of Upper Brook Street – dominated by the heavily trafficked road which separates the townscape into two distinct halves. To the west the contemporary large-scale buildings of the University – in this view dominated by the high quality, dark brown brick frame of Engineering Block B which shares its roofline with the white-clad Sir Henry Royce Institute owing to its further distance down the street. On the facing side of the street a collection of pockets of poor-quality hard landscaping and low-rise car showrooms and dealerships which lack any sense of identity or place, punctured only by the Former Unitarian Chapel with its steep, slate-clad roof and buttresses reading as defining features in the townscape. Beyond Nick Everton House terminates the view, rising to a similar height as the chapel owing to its significant distance away. In this view the chapel is of moderate sensitivity, located mid-distance in the view whilst the townscape is low with only the chapel and pocket of high-quality buildings to the university campus providing interest.



6.5a Baseline photos of view

Proposed

Townscape

Owing to the distance to the north from which this view is taken, the full height of the PBSA building would puncture the skyline to this side of Upper Brook Street. It would however also be read in context with the facing Sir Henry Royce Institute and Nick Everton House in the distance, which would help to ingrate it into the townscape. The quality of the architectural design and materiality would also serve to ensure that, despite the prominence of this addition to the low-level roof line, it would add visual interest to a largely uninspired townscape to this side of Upper Brook Street. Further design mitigation such as public realm enhancement and unifying the communities to the east and west would not be discernible in this view.

The Proposed Development would have a **Minor Beneficial (Not Significant)** effect on the local townscape.

View

The PBSA building would introduce a significant feature in View 5, which alongside the chapel building, would add character and visual interest in an otherwise drab environment on the east side of Upper Brook Street which makes no contribution to the view.

The Proposed Development would have a **Minor Beneficial (Not Significant)** effect on View 5.

Heritage

The front and rear blocks would rise up behind the steep pitched roof of the chapel and would loom over this small-scale building to degree. The distance in this view and the gap between the two blocks would reduce the magnitude of the change whilst the contemporary design proposed would ensure it does not compete with its architectural character, with materials and a modelled façade which have sought to be sympathetic to its setting.

The Proposed Development would have a **Minor Adverse (Not Significant)** effect on the Grade II* listed Former Unitarian Chapel.



6.5b *Proposed Development*

Cumulative Scenario

Townscape

The addition of Phase 2 of Upper Brook Street (Cumulative Scheme No.2) would uplift the effect on the townscape, now reading as a coordinated regeneration of the townscape along Upper Brook Street rather than two isolated blocks set within an otherwise retained low-quality environment. The cumulative effect would also be drawn from the wider mitigation measures such as the enhanced public realm and active frontages which would extend northwards along Upper Brook Street and be readily discernible in this view.

The cumulative effect brought about by Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) on the local townscape would be a **Major Beneficial (Significant)** effect.

View

View 5 would be significantly enhanced through the addition of Phase 2 of Upper Brook Street (Cumulative Scheme No.2), creating a continuous frontage of high quality development along the east side of Upper Brook Street including active frontages and enhanced public realm – adding vitality and vibrancy for both pedestrians and vehicle traffic.

The cumulative effect brought about by Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) on View 5 would be a **Major Beneficial (Significant)** effect.

Heritage

Phase 2 of Upper Brook Street (Cumulative Scheme No.2) would obscure the Former Unitarian Chapel, increasing the adverse effect. However, it is only though the late-20th century development of the area which, with regard to the SRF Sites has otherwise had a negative impact on the chapel's setting, that the chapel is visible (at this distance it is probable that its pitched roof would have also been obscured). Within this historic context the magnitude of the adverse effect is reduced.

The cumulative effect brought about by Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) on the Grade II* listed Former Unitarian Chapel would be a **Moderate Adverse (Significant)** effect.

In View 5, the consented Cumulative Schemes (i.e. Cumulative Schemes Nos. 4, 5 and 6) would have **No Effect**.



6.5c *Proposed Development + Cumulative Masterplan*



6.5d *Proposed Development + Cumulative + Cumulative Consented*

Receptor	Sensitivity	Magnitude of Change	Attribute of Change	Cumulative Attribute of Change	Nature of Effect
Townscape/View	Low	Moderate	Minor Beneficial	Major Beneficial	Direct, long term
Heritage (Chapel)	Medium	Minor	Minor Adverse	Moderate Adverse	Direct, long term

View 6: View from Gartside Gardens [Plates 6.6a-d]

Existing

Gartside Gardens has been subject of a scheme of enhancement as part of the Brunswick Estate renewal and forms a pleasant amenity space which is largely grassed in this view with a strong presence of trees to the boundary with Kincardine Road. Kincardine Court sits to the south of gardens whilst the low-rise former car showrooms are visible through the tree line. The steep pitched roof of the chapel rises up behind but even with a winter tree coverage is not readily discernible – its pinnacles being most prominent. Beyond, the dark silhouette of Engineering Block B on Upper Brook Street with the white facades of the Sir Henry Royce Institute rising up directly behind the chapel roof. Whilst the townscape beyond is mixed and of low sensitivity, Gartside Gardens itself offers a high amenity value, particularly in this city centre location and therefore the townscape overall is of medium sensitivity.



6.6a *Baseline photos of view*

Proposed

Townscape

Set behind the tree line which runs along the west side of Gartside Gardens and owing to the distance of the Proposed Development, the magnitude of change to the townscape of Kincardine Road would not be major in this view, read alongside the Sir Henry Royce Institute in the background. The introduction of large-scale built form would however have an adverse impact on the landscaped amenity value of the gardens, albeit reduced to a degree due to the relatively small size of the gardens and therefore its existing urban context and the visibility of Kincardine Court to the south. The direct townscape improvements that the replacement of the poor-quality buildings and hard landscaping would bring to Kincardine Road would not be readily discernible in this view although the overall revitalisation of the Site and improved public realm and connectivity would likely have a knock-on beneficial effect on Gartside Gardens itself.

The Proposed Development would have a **Moderate Adverse (Significant)** effect on the local townscape.

View

The Proposed Development would introduce built form which would rise above the tree canopy in View 6 which would reduce the amenity value of views from Gartside Gardens, albeit the presence of Kincardine Court in this view and its clear urban context reduces this to a degree.

The Proposed Development would have a **Moderate Adverse (Significant)** effect on View 6.

Heritage

The massing of the taller PBSA block in this view would be set well away from the chapel roof and given its limited visibility and the presence of a taller contemporary building in the immediate backdrop of the chapel, it is considered to bring about a negligible magnitude change.

The Proposed Development would have a **Negligible (Not Significant)** effect on the Grade II* listed Former Unitarian Chapel.



6.6b *Proposed Development*

Cumulative Scenario

Townscape

Phase 2 of Upper Brook Street (Cumulative Scheme No.2) would introduce new, large-scale development in the immediate setting of Gartside Gardens which would reduce the impact of the Proposed Development itself. It would however bring about a greater magnitude of change to the open nature of the gardens by comparison to the 'quiet' low-rise existing backdrop, through the introduction of increasing and visible massing along its boundary. The extent of this effect would be mitigated to a degree by the proposed extension of Gartside Gardens amenity value along Inchley Road, integrating the gardens into the wider public realm scheme and connecting the communities to its east and west.

The cumulative effect brought about by Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) on the local townscape would be a **Major Adverse (Significant)** effect.

View

Phase 2 of Upper Brook Street (Cumulative Scheme No.2) would add further built form in closer proximity to the view which would increase the urbanising effect. In View 6, the tree line would now all read against a backdrop of buildings rather than the open sky afforded by the low-level buildings as existing. Whilst the magnitude of the change would be increased, this would still be mitigated to a degree by the presence of Kincardine Court in this view and its clear urban context as existing.

The cumulative effect brought about by Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) on View 6 would be a **Major Adverse (Significant)** effect.

Heritage

Although of limited visibility, in this view, the Former Unitarian Chapel would be totally obscured with the addition of the Proposed Development and Phase 2 of Upper Brook Street, and the intervisibility of their historic uses would be lost. This would be offset to a degree through mitigation measures which include the integration of Gartside Gardens into the public realm strategy, connecting the gardens via the closure of Inchley Road to the public square to the northwest of the chapel and therefore maintaining a physical connection.

The cumulative effect brought about by Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) on the Grade II* listed Former Unitarian Chapel would be a **Major Adverse (Significant)** effect.

In View 6, the consented Cumulative Schemes (i.e. Cumulative Schemes Nos. 4, 5 and 6) would have **No Effect**.



6.6c *Proposed Development + Cumulative Masterplan*



6.6d *Proposed Development + Cumulative + Cumulative Consented*

Receptor	Sensitivity	Magnitude of Change	Attribute of Change	Cumulative Attribute of Change	Nature of Effect
Townscape/View	Medium	Moderate	Moderate Adverse	Major Adverse	Direct, long term
Heritage (Chapel)	Medium	Negligible	Negligible	Major Adverse	Direct, long term

View 7: View from northeast end of Balsam Close [Plates 6.7a-d]

Existing

Balsam Close has extended from a small close as part of the Brunswick Estate regeneration to run through the heart of the neighbourhood (roughly aligning with a historic terraced street); flanked on the north side by high-quality residential development of three storey brick townhouses with contemporary framing to windows, doors and balconies and a strong brick boundary line with retained two storey 1970s brick houses on the facing side. It is a key element of the newly created community and local distinctiveness and therefore the townscape is of medium sensitivity. The housing frames views through the heart of the new neighbourhood which is then bookended by the University campus buildings which terminate the view with the Alan Turing and Schuster Buildings at lower level and the George Kenyon Building rising up behind to the right of the townscape gap. The low-rise Development Site buildings make no contribution to this view.



6.7a Baseline photos of view

Proposed

Townscape

The Proposed Development would introduce built form which would rise above the existing building line. The Sci Tech building and rear block of the PBSA building would sit within the established roofline and, owing to the contextual tones of the materials and their distance, would be unlikely to have any particular effect on the townscape. However, despite the development of the massing to set the taller element of the PBSA building to the Upper Brook Street frontage, this has not mitigated the impact of its height to any particular degree at this distance and change would occur (moderate owing to its distance). The proposed architectural design and materials would, however, integrate it into this next phase in the life of the Brunswick Estate – creating a visual link with the contemporary housing within the estate and reading as part of the wider regeneration of Ardwick. Further mitigation would be brought about by the significant townscape benefit of the creation of a linear park along Thorburn Walk which directly aligns with the extended Balsam Close; signposted by the presence of the taller building in the townscape. This would create a physical link to the east all the way through to Upper Brook Street and on into the University campus, and therefore drawing the community across and through the Site.

The Proposed Development would have a **Moderate Adverse (Significant)** effect on the local townscape.

View

In View 7 the front block of the PBSA building would clearly puncture the established roofline and draw focus to its presence. Whilst it would change the character of the view, dominated by small-scale residential development, this would be mitigated to a degree through the visual interest derived from the architectural design and the role it would play as a landmark, signifying new activity to draw people across from Ardwick to engage with the new public realm and community uses proposed.

The Proposed Development would have a **Moderate Adverse (Significant)** effect on View 7.

Heritage Receptors

There are no heritage receptors present in the this view.



6.7b *Proposed Development*

Cumulative Scenario

In View 7, the consented Cumulative Schemes (i.e. Cumulative Schemes Nos. 4, 5 and 6) and Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) would have **No Effect** in the Cumulative Scenario.



6.7c *Proposed Development + Cumulative Masterplan*



6.7d *Proposed Development + Cumulative + Cumulative Consented*

Receptor	Sensitivity	Magnitude of Change	Attribute of Change	Cumulative Attribute of Change	Nature of Effect
Townscape/View	Medium	Moderate	Moderate Adverse	No Effect	Direct, long term

View 8: View from Rudcroft Close 'Orchard' [Plates 6.8a-d]

Existing

The Orchard is a small piece of landscaped public realm which forms part of the regeneration of the Brunswick Estate, offering amenity for surrounding residents and planted with trees. Immediately facing are retained 1970s two storey brick houses with pitched roofs whilst infilling the townscape gap to the north is a confusion of modern blocks and the taller Sir Henry Royce Institute which continues the ridge line of the houses. Whilst elsewhere within the estate the townscape is of moderate sensitivity, here it is a lower sensitivity.



6.8a Baseline photos of view

Proposed

Townscape

The Proposed Development would introduce built form which would puncture the existing roofline. The Sci Tech building and rear block of the PBSA building would however sit behind the housing – with only a glimpse of the rear block of the PBSA building being visible in the infilled townscape gap. The front block of the PBSA building would, however, rise up behind the roofline of the housing. The magnitude of change would be reduced to a degree by setting the taller element further to the west – creating a visual gap which would prevent the massing from looming over the houses. Alongside the lesser sensitivity of the townscape and the greater visibility of the architectural detailing and materiality, further mitigation in townscape terms would be brought about through the Orchard's position just to the south of the central road leading to Thorburn Walk and its associated public realm, community and connectivity enhancements.

The Proposed Development would have a **Minor Adverse (Not Significant)** effect on the local townscape.

View

Despite The Orchard's amenity value, it is small area of landscaping contained by built form. View 8 is centred on a small section of the surrounding 1970s housing, as such it is of lesser sensitivity. The front block of the PBSA building would form a significant addition in this view, which would disrupt the 'quiet' nature of the low-rise housing. Through the architectural design and materiality proposed, it would however add visual interest and act as a landmark to the Proposed Development of which it forms part, drawing people to associated amenities including the enhanced public realm and ground floor community uses.

The Proposed Development would have a **Minor Adverse (Not Significant)** effect on View 8.

Heritage Receptors

There are no heritage receptors present in the this view.



6.8b *Proposed Development*

Cumulative Scenario

Townscape

The southern building of Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) would provide context to the presence of the PBSA building in the backdrop of the housing, more comfortably integrating it into the townscape. It would also introduce a single high-quality architectural response in the infilled townscape gap which now has a confused appearance, whilst roughly aligning with the ridge height of the two-storey housing owing to its distance. As such there would be no increase in effect.

The cumulative effect brought about by Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) on View 8 would be a **Negligible (Not Significant)** effect.

View

Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) would be visible in View 8, replacing a myriad of buildings in the townscape gap with a single architectural response which would uplift that part of the view whilst not significantly increasing the massing. It would also give context to the front block of the PBSA building, better integrating the Proposed Development into the view.

The cumulative effect brought about by Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) on View 8 would be a **Negligible (Not Significant)** effect.

In View 8, the consented Cumulative Schemes (i.e. Cumulative Schemes Nos. 4, 5 and 6) would have **No Effect** in the Cumulative Scenario.



6.8c Proposed Development + Cumulative Masterplan



6.8d *Proposed Development + Cumulative + Cumulative Consented*

Receptor	Sensitivity	Magnitude of Change	Attribute of Change	Cumulative Attribute of Change	Nature of Effect
Townscape/View	Low	Moderate	Minor Adverse	Negligible	Direct, long term

View 9: View from Brunswick Village block at southeast end of Sylvia Pankhurst Way [Plates 6.9a-d].

Existing

The Brunswick Village block is a contemporary grey brick four storey block which sits on the corner of Brunswick Street and Sylvia Pankhurst Way. It signifies one of the entrances into the Brunswick Estate with a wide piece of public realm leading to the heart of the regeneration area to the north where contemporary three-storey townhouses facing on to an area of public realm. Beyond, tall buildings within the city centre puncture the skyline. To the facing side of the road the retained small-scale housing of the 1970s estate with the large scale 1970s Chemistry Building terminating views along the street.



6.9a Baseline photos of view

Proposed

Townscape

The Proposed Development would be entirely obscured and would have **No Effect**.

View

The Proposed Development would be entirely obscured from View 9 and would have **No Effect**.

Heritage Receptors

There are no heritage receptors present in the this view.



6.9b *Proposed Development*

Cumulative Scenario

Townscape

In townscape terms, the southern buildings of Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) would be obscured by the Brunswick Village block. Aside from the tall building proposed to the northern-most site, where they become visible the Phase 2 buildings would sit comfortably alongside the massing of the Brunswick Village block and the tall buildings which they obscure in the city centre. The tall building would, however, be visible, puncturing the skyline and disrupting the otherwise lower-scale townscape within which the city centre taller buildings are comfortably accommodated owing to their distance.

The cumulative effect brought about by Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) on the local townscape would be a **Moderate Adverse (Significant)** effect.

View

The Brunswick Village block frames views along Sylvia Pankhurst Way, drawing the view into the heart of the regeneration area, reinforced by the shared domestic scale of buildings in this view. This would be diminished to a degree by the disrupting impact that the tall building would have, terminating views along the new public realm. The tall building itself however would be signifier of regeneration and renewal which would mitigate the impact to a degree owing to the visual link this would create with the contemporary Brunswick Estate buildings that dominate the view.

The cumulative effect brought about by Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) on View 9 would be a **Moderate Adverse (Significant)** effect.

In View 9, the consented Cumulative Schemes (i.e. Cumulative Schemes Nos. 4, 5 and 6) would have **No Effect**.



6.9c *Proposed Development + Cumulative Masterplan*



6.9d *Proposed Development + Cumulative + Cumulative Consented*

Receptor	Sensitivity	Magnitude of Change	Attribute of Change	Cumulative Attribute of Change	Nature of Effect
Townscape/View	Medium	None	No Effect	Moderate Adverse	Direct, long term (cumulative only)

View 10: View from west side of junction between Upper Brook Street and Plymouth Grove [Plates 6.10a-d]

Existing

Although still dominated by the heavily trafficked road, in this view the low quality townscape has been enhanced to a degree through the construction of the three storey terraces of townhouses as part of the Brunswick Estate renewal which have introduced a high-quality contemporary frontage with small front gardens and enhanced planting to the street. In the oblique view the contemporary façade of the five-storey modern Michael Smith building lines the pavement. Located some distance away the Former Unitarian Chapel (Grade II*) and low-rise buildings of the Development Site are lost within the townscape; whilst in the background terminating five taller buildings in the city centre break the roofline, three of which rise up behind the chapel roofline.



6.10a *Baseline photos of view*

Proposed

Townscape

The Proposed Development would introduce significant built form, rising up behind the townhouse terrace. The massing of the front block to the PBSA building would however follow the context for large-scale buildings within the University campus extending along the west side of Upper Brook Street and as such would not be without context which would reduce the magnitude of change - albeit infilling the open gap and creating a canyoning effect to a degree. Whilst the high-quality of the architectural response and materiality may be perceived in this view, further design mitigation such as public realm enhancement and unifying the communities to the east and west would not be discernible.

The Proposed Development would have a **Minor Adverse (Not Significant)** effect on the local townscape.

View

View 10 highlights the contrasting character between the east and west sides of Upper Brook Street, with the three storey townhouses drawing the view north to the city centre where taller buildings sit comfortably in the background. The Proposed Development would terminate the view, introducing significant development and obscuring the presence of built form within the city centre. The front block of the PBSA building would however sit within the established roofline of the large-scale contemporary University buildings, owing to its distance and their position closer in the foreground. Its contrasting relationship with the domestic townhouses in the foreground would be mitigated further through the role of the heavily trafficked road in this view (by comparison to the quiet and low-scale of the domestic properties to the east).

The Proposed Development would have a **Minor Adverse (Not Significant)** effect on View 10.

Heritage

Aside from its façade, the chapel would be obscured in this view but the magnitude of change would be minimal given its more contained nature following the 19th century development of the area and its lack of prominence in the street scene as existing.

The Proposed Development would have a **Negligible (Not Significant)** effect on the Grade II* listed Former Unitarian Chapel.



6.10b *Proposed Development*

Cumulative Scenario

Townscape

Only the northern-most, tallest building of Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) would be visible in View 10 and, owing to the distance, would sit comfortably alongside the PBSA building. The townscape gap would, however, be narrowed further and the canyoning effect within this view would be increased.

The cumulative effect brought about by Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) on the local townscape would be a **Minor Adverse (Not Significant)** effect.

View

The northern-most tallest building of Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) would sit alongside the PBSA block in View 10 with a similar roofline owing to its increased distance, as such its presence would better integrate the Proposed Development into the view and would not increase the magnitude of the effect to any particular degree.

The cumulative effect brought about by Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) on View 10 would be a **Minor Adverse (Not Significant)** effect.

Heritage

The Former Unitarian Chapel and its roofline would likely be completely obscured in this view, although at this distance the magnitude of change would remain negligible.

The cumulative effect brought about by Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) on the Grade II* listed Former Unitarian Chapel would be a **Negligible (Not Significant)** effect.

In View 10, the consented Cumulative Schemes (i.e. Cumulative Schemes Nos. 4, 5 and 6) would have **No Effect** in the Cumulative Scenario.



6.10c *Proposed Development + Cumulative Masterplan*



6.10d *Proposed Development + Cumulative + Cumulative Consented*

Receptor	Sensitivity	Magnitude of Change	Attribute of Change	Cumulative Attribute of Change	Nature of Effect
Townscape/View	Low	Moderate	Minor Adverse	Minor Adverse	Direct, long term
Heritage (Chapel)	Low	Negligible	Negligible	Negligible	Direct, long term

View 11: View from Brunswick Park [Plates 6.11a-d]

Existing

Brunswick Park now forms a key amenity asset, the pedestrianisation of the road has allowed for the creation of a liner park with landscaping and amenity spaces which connects between Oxford Road and Upper Brook Street. To the north it is framed by mid-rise modern University blocks including the Roscoe and Schuster Buildings whilst the Tai Wu restaurant and W.H. Lung Supermarket on Upper Brook Street are just visible to the east.



6.11a *Baseline photos of view*

Proposed

Townscape

The Proposed Development would be entirely obscured from view and would have no effect.

View

The Proposed Development would be entirely obscured from view and would have no effect.

Heritage Receptors

There are no heritage receptors present in the this view.



6.11b *Proposed Development*

Cumulative Scenario

The Proposed Development and Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) would be entirely obscured within View 11 and as such there would be **No Effect** in the Cumulative Scenario. In View 11, the consented Cumulative Schemes (i.e. Cumulative Schemes Nos. 4, 5 and 6) would have **No Effect** in the Cumulative Scenario.



6.11c Proposed Development + Cumulative Masterplan



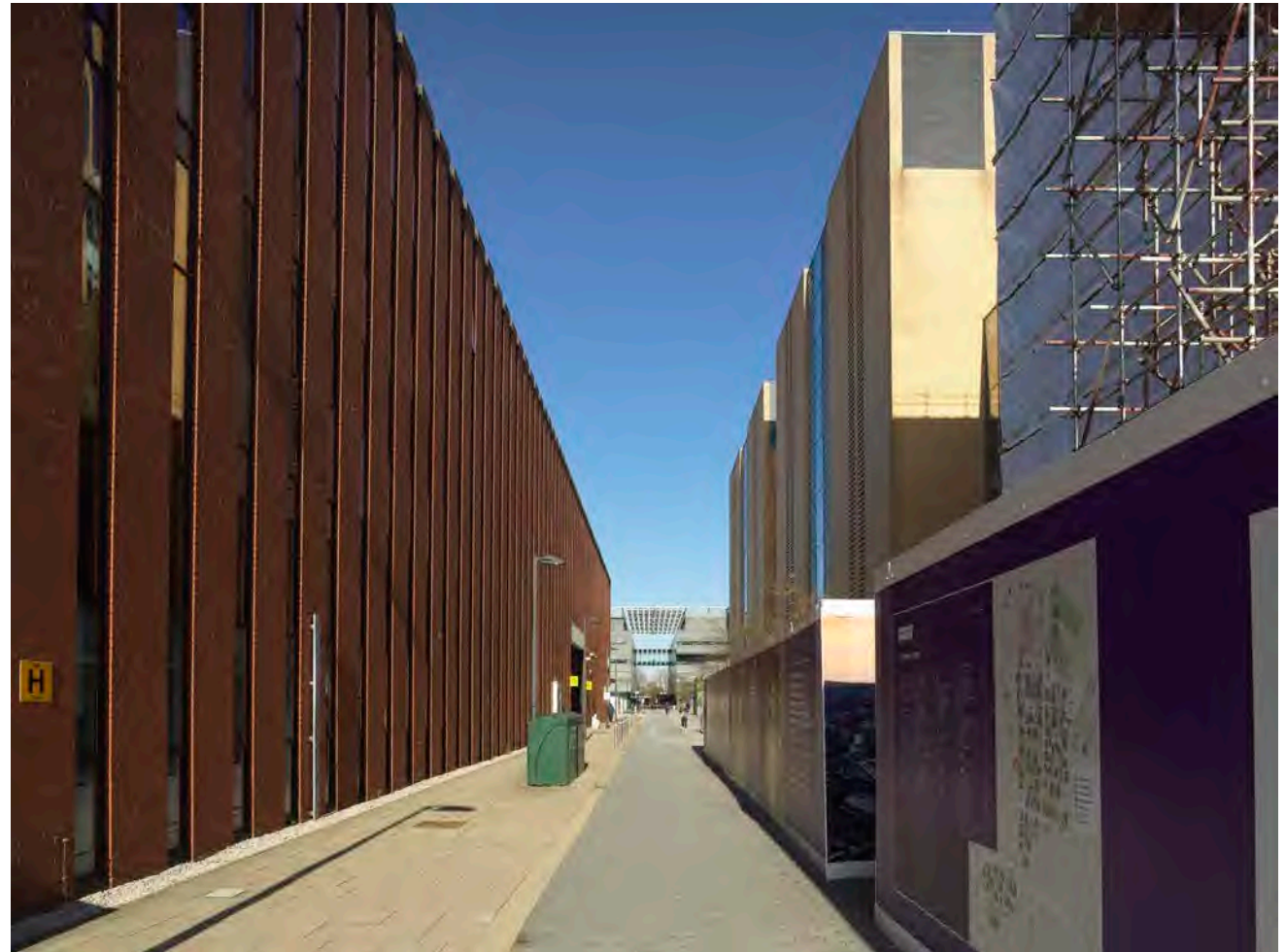
6.11d *Proposed Development + Cumulative + Cumulative Consented*

Receptor	Sensitivity	Magnitude of Change	Attribute of Change	Cumulative Attribute of Change	Nature of Effect
Townscape/View	Medium	None	No Effect	No Effect	None

View 12: View from west end of Wilton Street [Plates 6.12a-d]

Existing

This view centres on the now pedestrianised Wilton Street which leads through into the public realm at the heart of this part of the University campus. This extends to meet Upper Brook Street following the development of the Alan Turing building with the open atrium sat underneath its oversailing canopy intended to reinstate a cross east-west historic route. The two four storey zinc blocks frame the rear of this view, opening up the public realm at its centre. In the foreground it is framed by two buildings of slightly differing heights; to the north the Kilburn Building with a façade of alternating brown brick panels and glazed slots with the slightly taller University Place to the south, here larger yellow brick panels framing glazing. Although of varying scales and architectural designs, this view reflects the strong townscape character of this part of the University campus of differing large-scale modern and contemporary buildings, unified by revitalisation areas of public realm.



6.12a Baseline photos of view

Proposed

Townscape

The Sci Tech building would be largely obscured behind the Alan Turing Building and would have no impact on the townscape as seen in this view. Whilst the front block of the PBSA block would be partially visible, stepping up to the rear of the Kilburn Building –given the context of the range of large-scale contemporary buildings of differing footprints and heights which sit collectively in this part of the campus the overall magnitude of change to the townscape would be negligible. This would be mitigated further by the high quality design proposed and more significantly the continuation of the reinstated east-west route through into Thorburn Walk and across into the Brunswick neighbourhood, framed by the two buildings proposed.

The Proposed Development would have a **Negligible (Not Significant)** effect on the local townscape.

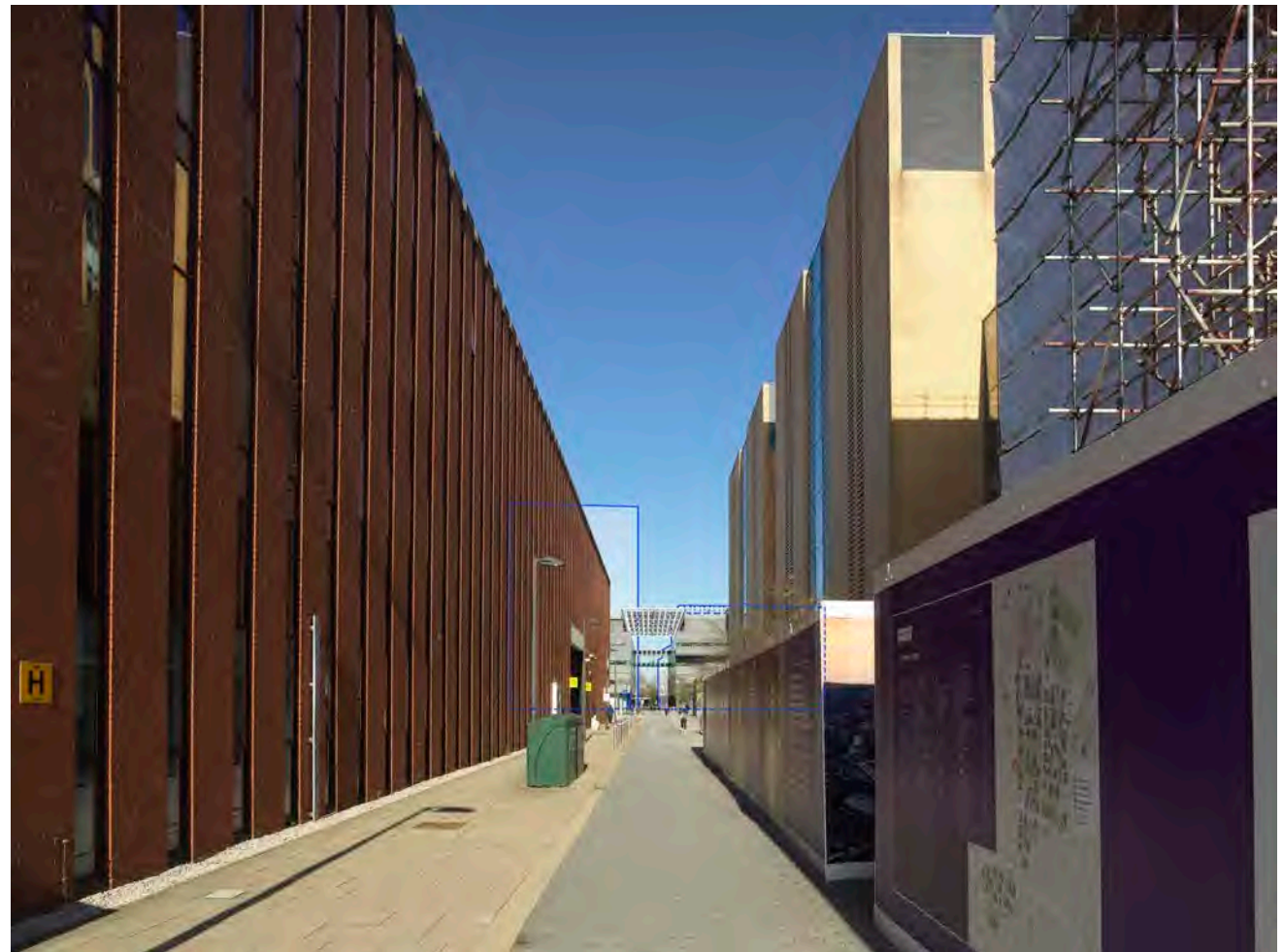
View

View 12 is dominated by a mix of large-scale University buildings, connected via a shared public realm. Whilst the front block of the PBSA building would introduce built form into the view, this is entirely in context with the existing contemporary architecture and massing and would have a negligible effect.

The Proposed Development would have a **Negligible (Not Significant)** effect on View 12.

Heritage Receptors

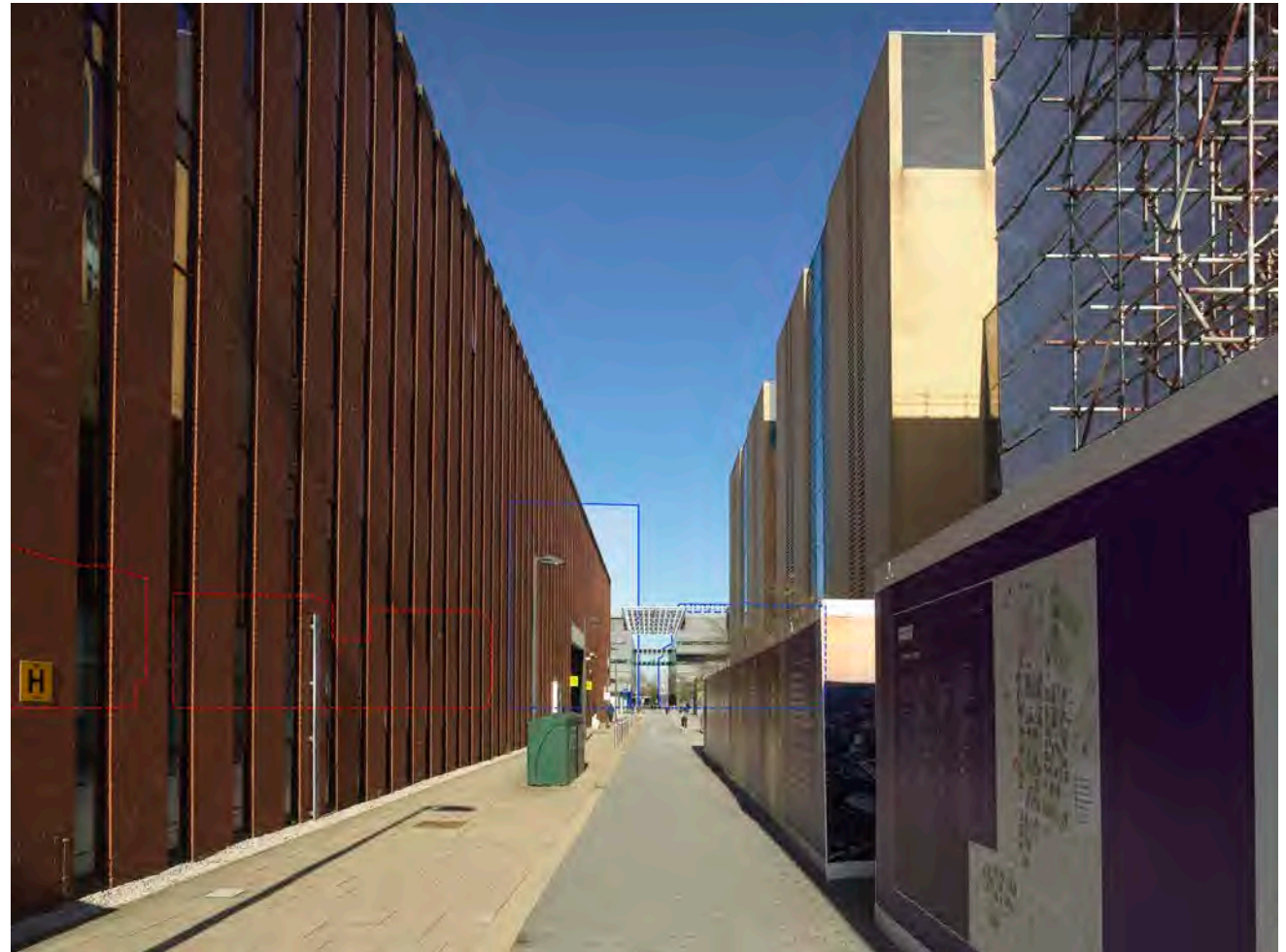
There are no heritage receptors present in the this view.



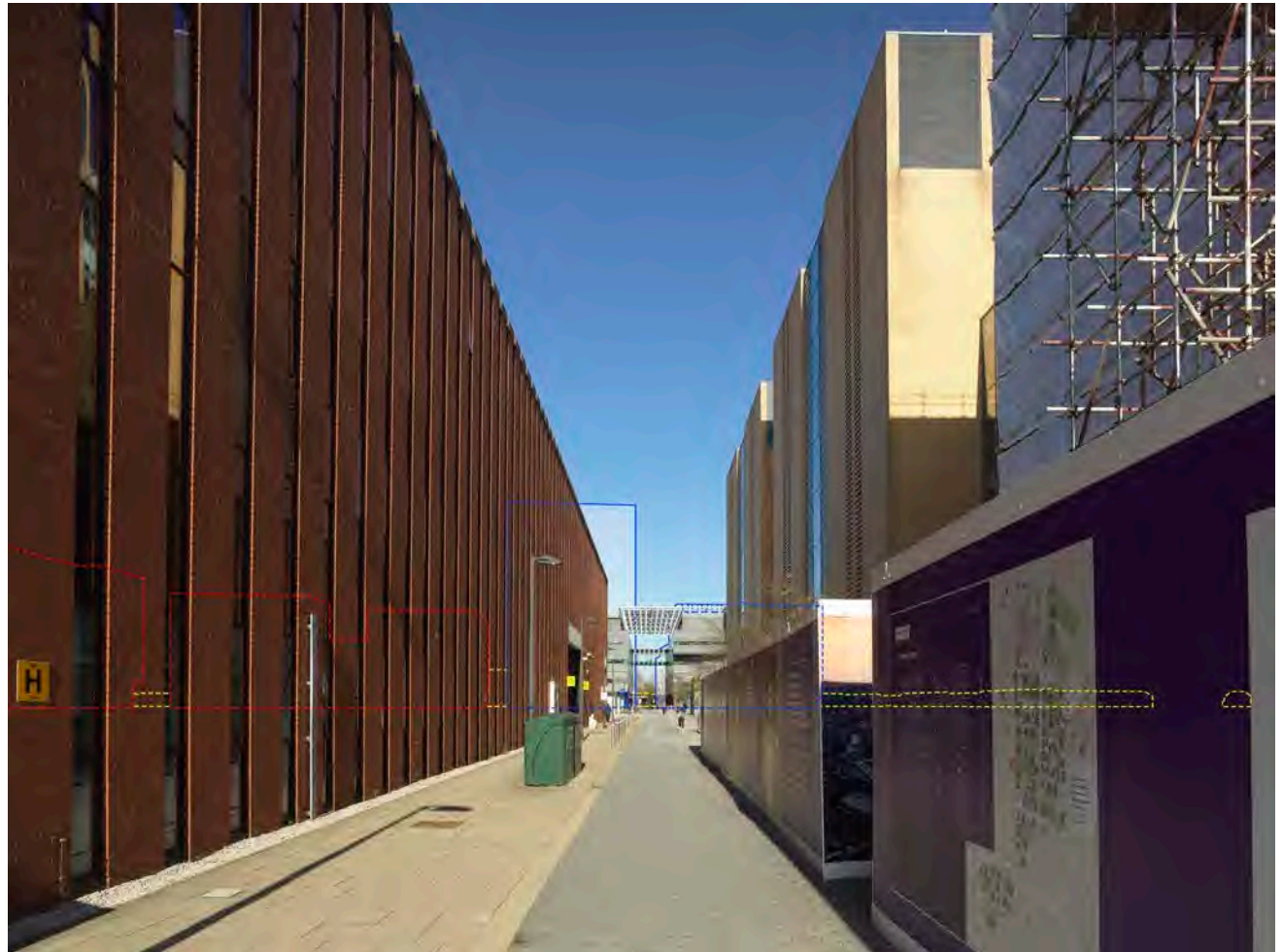
6.12b Proposed Development

Cumulative Scenario

The Proposed Development and Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) would be entirely obscured within View 12 and as such there would be **No Effect** in the Cumulative Scenario. In View 12, the consented Cumulative Schemes (i.e. Cumulative Schemes Nos. 4, 5 and 6) would have **No Effect** in the Cumulative Scenario.



6.12c Proposed Development + Cumulative Masterplan



6.12d *Proposed Development + Cumulative + Cumulative Consented*

Receptor	Sensitivity	Magnitude of Change	Attribute of Change	Cumulative Attribute of Change	Nature of Effect
Townscape/View	Medium	Negligible	Negligible	Negligible	Direct, long term

View 13: View from Rumford Street public realm [Plates 6.13a-d]

Existing

The view is taken from the regenerated public realm at the heart of this part of the campus which comprises a mix of hard and soft landscaping with areas of seating. The Sir Henry Royce Institute and Alan Turing Buildings frame the view with the glazed and white clad façade to the north rising up to 10 storeys, set higher than the grey zinc clad building four storey building to the south respectively. Although differing in scale and architectural treatment, this typifies the large-scale contemporary blocks across the campus and they are unified by the shared public realm which continues between the two buildings to Upper Brook Street where the view is terminated by Kincardine Court to the rear.



6.13a Baseline photos of view

Proposed

Townscape

The Sci Tech building would not be visible within View 13 and would therefore have no effect. The front block of the PBSA building would be visible, largely in-filling the gap between the two buildings. However, this is a newly created gap brought about through the continued regeneration of the campus and the proposed massing would sit comfortably in the townscape – seen in context of the Sir Henry Royce Institute and further reinforced by embedded mitigated in the form of the high-quality architecture and detailing proposed.

The Proposed Development would have a **Negligible (Not Significant)** effect on the local townscape.

View

Whilst the front block of the PBSA building would be visible in View 13, this view is symptomatic of framed views from within this part of the University campus, whereby large-scale buildings of differing footprints, heights and architectural character sit alongside one another and are revealed in views as people pass through the public realm. As such the addition of the Proposed Development would be wholly typical in this view.

The Proposed Development would have a **Negligible (Not Significant)** effect on View 13.

Heritage Receptors

There are no heritage receptors present in this view.



6.13b Proposed Development

Cumulative Scenario

Phase 2 of Upper Brook Street (Cumulative Scheme No. 2) would be entirely obscured within View 13 and as such there would be **No Effect** in the Cumulative Scenario. In View 13, the consented Cumulative Schemes (i.e. Cumulative Schemes Nos. 4, 5 and 6) would have **No Effect** in the Cumulative Scenario.



6.13c Proposed Development + Cumulative Masterplan



6.13d *Proposed Development + Cumulative + Cumulative Consented*

Receptor	Sensitivity	Magnitude of Change	Attribute of Change	Cumulative Attribute of Change	Nature of Effect of Change
Townscape/View	Medium	Negligible	Negligible	Negligible	Direct, long term

6.3 Summary of Effects

The external proposals to the Site would have significant effects on townscape and visual receptors both on and near the Site. The overall effect on the Development Site, views and townscape would be **Moderate Beneficial (Significant)**, bringing about a significant enhancement, particularly in views of the Site from along Upper Brook Street. This would be in the form of the revitalisation of this largely low-quality and seeming forgotten townscape and the introduction of active frontages, increased connectivity across the Site and significantly enhanced public realm. These would all result in improved levels of activity linking together the two flanking communities which would be have a **Moderate Beneficial (Significant)** effect on the townscape and its overall environment; whilst the perception would be a major enhancement, this is categorised as moderate owing to its existing low-quality. This benefit is further reinforced by the cumulative impact of the Upper Brook Street sites which would see significant change and uplift to all but the most southern plot of the SRFG site (where W.H. Lung Supermarket is currently located). The neighbouring scheme to the north of the proposed development (Phase 2) is centred on the same principles of the introduction of buildings of high architectural quality and considered massing which builds up to the north along Upper Brook Street towards the tall buildings present in the city centre, set within extensive public realm centred on the reinstatement of east-west connections and the provision of amenity spaces for the wider community.

From the Brunswick Estate to the east some **Minor Adverse (Not Significant)** to **Moderate Adverse (Significant)** effects have been identified due to the

contrast with the domestic scale of the housing and owing to the impact on the amenity value of Gartside Gardens. This is reduced to a degree due to the quality of the architectural design proposed and the visual link this creates with the contemporary housing within the estate; furthermore, the presence of the large-scale University campus buildings in these views gives context to the proposed step-up in the scale of development facing Upper Brook Street. The adverse effects are reduced further by the public realm and connectivity enhancements which would stop the Brunswick community and Development Site from turning their back on one another and continue the significant revitalisation of the estate across the Site and into the regenerated area of the University campus. This would draw similar beneficial effects from within the University campus where the massing and height of the proposed Development would have a **Negligible (Not Significant)** effect owing to the townscape and views within which it would sit.

In terms of the effects on the two heritage receptors, the Mawson Hotel (Grade II) would be **Moderate Beneficial (Significant)** owing to the significant enhancement that would be brought to its fragmented setting despite the extent of massing proposed. The effect on the Former Unitarian Chapel (Grade II*) varies in the views presented but in the main part, taking into consideration the much more tight knit urban grain which existed from the late-19th century until its setting was detrimentally altered in the 1970s, the effect generally only sways into **Minor Adverse (Not Significant)** where the increased massing is significant in the context of its roofline which would have likely been more readily visible historically and where completely obscured in view when considered in context of Phase 2 of Upper Brook Street (Cumulative Scheme No. 2).

The Townscape, Visual and Heritage effects, considered collectively (and excluding the Cumulative Schemes) are as follows:

- Views 1, 2, 3 and 4 – Moderate Beneficial (Significant);
- View 5 – **Minor Adverse (Not Significant)**;
- Views 9 and 11 – No Effect (Not Significant);
- Views 12 and 13 – Negligible (Not Significant);
- Views 8 and 10 – Minor Adverse (Not Significant); and
- Views 6 and 7 – Moderate Adverse (Significant).

6.4 Policy Justification

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. This section therefore assesses the proposed development first against the policies of Greater Manchester Places For Everyone Joint Development Plan Document (2021) and then the Manchester Local Plan Core Strategy Development Plan Document (2012) policies and finally brings to bear heritage policies in the NPPF and the requirements of the 1990 Planning Act.

Greater Manchester Places For Everyone Joint Development Plan Document (2021)

The Greater Manchester Places For Everyone Plan follows the thrust of the National Planning Policy Framework (see below). **Policy JP-P 1: Sustainable Places** seeks to create sustainable and distinctive places which respect and respond to the context within which they sit whilst creating legible, durable and visually distinctive environments which protect

key views and which raise the human spirit through the use of green space and quality of design. In this regard the Proposed Development (and wider Masterplan Sites) are particularly strong. The proposed design directly responds to the contrasting communities which the Site forms a barrier between. The Proposed Development and wider masterplan sites utilises high quality design and considered massing to mediate between the two whilst creating connections, significant areas of public realm and opportunities for people to dwell and engage with the site through the introduction of active frontages and community uses. The introduction of the Proposed Development and Phase 2 of the Upper Brook Street masterplan would transforms a site with no identity or sense of place to one which successfully bridges between the two adjoining communities to the benefit of all.

Policy JP-P 2 sets the requirements for heritage assets to be conserved, sustained and enhanced as a means of contributing to local identity, character and distinctiveness. Once again, significantly uplifting the townscape and public realm within which the heritage assets sit would give them a setting worthy of their status. The creation of spaces for people to connect and pass through the site would allow for people to view and engage with the assets in a manner previously unknown, particularly the Mawson Hotel tucked away on its island site. Phase 2 of the masterplan would reinforce this further through the creation of a public square, centred on the Grade II* listed chapel with uses spilling out into the square which would allow people to dwell and appreciate its special architectural and historic qualities. The chapel will effectively become a placemaking tool which will contribute to the creation of a local identity for the wider development.

Manchester Local Plan Core Strategy Development Plan Document (2012)

These broad strategic principles reinforce the more detailed policies within the Local Plan. In terms of **Policy CC8: Change and Renewal** the proposals have been brought forward as part of a considered SRFG which seeks to make a significant contribution to the city's growth whilst this report demonstrates the impact on local heritage and character would overall be beneficial.

The Design and Access Statement which this report supports has outlined in detail the manner with which proposed massing, form, architectural design and materiality of the scheme has been developed to ensure the Proposed Development would be of the highest standard of design in terms of its appearance and function but also the manner with which it sits between two distinct areas of the city and without causing undue harm to the setting of the neighbouring heritage assets in accordance with **Policy CC9** relating to Design and Heritage and Policy EN3: Heritage.

This approach also meets the requirements of **Policy EN1: Design Principles and Strategic Character Areas** which, in recognition of the significant scale and form expected from major City institutions within 'The Corridor (Higher Education Precinct (HEP)) Character Area' that a more innovative and contemporary approach can be taken which have regard to the historic context. It further highlights the lost grid iron street pattern and the opportunity for open spaces between buildings to be created to allow for connectivity and movement, which has been highlighted throughout forms a key aspect of both the Proposed Development and the wider Masterplan Sites. **Policy EC8** relates

specifically to the educational institutions in this part of the city and requires the creation of a positive sense of place at their interface with residential areas. Here the proposals have been subject to extensive design development, ensuring that the proposed massing successfully mediates between the educational institutions and the residential areas whilst creating a public realm and ground floor uses which seek to merge the two together rather than the significant wedge that the site currently creates between the two.

Whilst along Upper Brook Street the proposed development would not significantly change the skyline when viewed in context with the large-scale University buildings on the facing side of the road, it would sit substantially taller than the Brunswick estate and Ardwick to the east. As such the proposals are also required to comply with **Policy EN2: Tall Buildings**. As has been demonstrated throughout this report, the Design and Access Statement and the Tall Building Statement, the Proposed Development would very much meet the following key requirements:

- Are of excellent design quality,
- Are appropriately located,
- Contribute positively to sustainability,
- Contribute positively to place making, for example as a landmark, by terminating a view, or by signposting a facility of significance, and
- Will bring significant regeneration benefits.

Furthermore, located on this heavily trafficked route into the city centre, the Proposed Development would, alongside the facing buildings, provide a marker on the approach into the city of an attractive and distinctive city and its ambitions in terms of supporting and

growing both its academic offer and quality of its city centre neighbourhoods. Perhaps most critically however is the role the Proposed Development and the overall Upper Brook Street Masterplan would play in the wider place-making already being undertaken in the area. Although taller than the domestic properties within the Brunswick Estate neighbourhood, the quality of the architecture proposed would link directly to the new housing within the estate whilst it would also act as a marker, drawing people from Ardwick through the enhanced public realm of the estate, into the site to engage with the new areas of park and ground floor public uses and on into the University campus.

The Planning (Listed Buildings and Conservation Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision making on applications that relate to the historic environment. Section 66 of the Act imposes a general duty on local planning authorities to consider the impact of proposals upon listed buildings and their settings and states that the decision maker shall 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*'.

Whilst in accordance with the Act the proposed development would not preserve the setting of the Former Unitarian Chapel (Grade II*) and the Mawson Hotel (Grade II) as they exist now, in both instances their setting currently does not contribute positively to their special interest – both remaining as historic fragments in an area of low quality townscape which bears no resemblance to the tight-knit urban grain of which they formed part from the late-19th century

onwards. Whilst positive regeneration has and is continuing to take place east and west of both listed buildings, despite the differing scales (domestic to the east and large-scale academic to the west) both are seeking to re-enliven the wider townscape and environs of both listed buildings with particular benefits being drawn from the recently established east-west connections through both areas. As a consequence, whilst the proposed development will inevitably cause a major change to the setting of both buildings and introduce massing of a larger scale than would have existed historically, when viewed in the context of their harmful existing setting and the contribution that the proposed development would make to the significant enhancements that are being made to this part of the city (as opposed to forming a barrier between them as existing) it is considered that overall their setting would be preserved and the statutory duties outlined in the Act are not engaged.

National Planning Policy Framework (2021)

The National Planning Policy Framework (NPPF) has crystallised previous policy approaches to the historic environment and emphasises the need to give great weight to the conservation of heritage assets (Paragraph 199), and to 'weigh up' the harms and benefits of a proposal that affects the historic environment. In particular, policy states that benefits, and in particular 'public benefits' arising from proposals should be part of the weighing up process, the extent of 'public benefits' required to balance any potential 'harm' to a heritage asset being dependent on whether the 'harm' is 'substantial' or 'less than substantial' (Paragraphs 201 and 202 of the NPPF).

As outlined above, this report concludes that overall, when considered against the significant erosion of the historic setting of both listed buildings, particularly the low quality environment within which they now sit, which are devoid of any character, the Proposed Development would cause no harm to their setting. Any perceived harm through the introduction of buildings of a larger scale and massing than which existed historically would be mitigated by enhancements provided by the proposed design. Furthermore, any such harm would be 'less than substantial harm' in accordance with the terminology of the NPPF and, in line with paragraph 202 of the NPPF, would be balanced by the many public benefits of the scheme which are as follows:

- Breathing new life into a previously forgotten corridor of land through a high-quality new development which will create a sense of place and local distinctiveness
- Further reinforced by the reinstatement of historic east-west connections and linking with the areas of regeneration and revitalisation within Ardwick and the University campus
- Creation of an opportunity for the communities either side to engage with the site with extensive and inclusive public realm including a pocket and linear park, active frontages and community uses
- Provision of pedestrian and cyclist routes through the site which connect into the wider network
- Meeting the objectives of the Oxford Road Corridor's Strategic Vision to 2025 to create a cosmopolitan hub and world-class innovation district encouraging talented people from the city and across the world learn, create, work, socialise, live and do business; contributing to the economic and social growth of the city

- Providing educational and research facilities within the science, technology and engineering sectors, in a manner that supports collaboration between academics and industry partners, and facilitates further commercialisation of this world-leading research
- Freeing up under pressure local housing through the provision of PBSA housing
- Providing good quality PBSA in Manchester, where there is an identified substantial under supply
- Provision of a mix of accessible and inclusive student accommodation with supporting amenity spaces internally and externally
- Creation of local jobs and additional spend in the city centre from future students and employees working at the Sci Tech building

6.5 Conclusion

Overall, the proposals would bring a significant enhancement to the local townscape, provide a strategic link between the Ardwick and Manchester University neighbourhoods and communities which in tandem would uplift the setting and general environment of the Grade II* listed Former Unitarian Chapel and the Grade II listed Mawson Hotel. The proposed development would also bring many wider public benefits, as stated above. The proposals would therefore accord with the relevant policies of the NPPF, meet the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act and comply with policies outlined in Manchester City Council's Local Plan Core Strategy Development Plan Document (2012) and Greater Manchester Places For Everyone Joint Development Plan Document (2021) insofar as they relate to townscape and the historic environment.

Appendix I - Statutory List Descriptions

Former Unitarian Chapel, Upper Brook Street

Grade II* Listed Building
List Entry Number: 1270670
Date First Listed: 3 October 1974
Listing NGR: SJ8474596980

(Formerly listed as Chorlton-On-Medlock Islamic Academy, previously listed as: UPPER BROOK STREET (east side) Chorlton-On-Medlock Welsh Baptist Chapel)

II* Formerly known as: Unitarian chapel UPPER BROOK STREET Chorlton-On-Medlock.

Unitarian chapel with attached Sunday school, subsequently Welsh Baptist church then Islamic Academy, now residential. 1837-39, by Sir Charles Barry. Coursed squared sandstone, slate roofs.

Early English style. Seven narrow bays with buttresses, a tall lancet with hoodmould in each bay; gabled west facade with giant archway moulded in three orders and containing a similar recessed arch with moulded two-centred arched doorway at ground floor and two-light window above; rose window in east gable: square corner pinnacles. Sunday School on same axis to north, attached by a link, two-storeyed under two-span roof, triple-gabled northeast side with large two-centred arched windows at first floor each of three lancet lights; canted apse to west end, lean-to porch in angle.

Interior of chapel has galleries to three sides, ribbed vaulted ceiling.

History: said to be the first Gothic Nonconformist chapel.

The Mawson Hotel, 78 Frances Street

Grade II Listed Building
List Entry Number: 1393734
Date First Listed: 31 March 2010
Listing NGR: SJ 84932 96834

II Public house, originally a small mid-late C19 hotel amalgamated in 1936-7 with two neighbouring terraced houses and rebuilt to designs of Fred Riley of Brameld & Smith, brick with faience dressings (some painted), shallow slate roof, tall stacks, 2-storeys plus basement.

PLAN: Reverse L-shaped plan occupying corner location fronting both Cabot and Frances Streets. Main front elevation to south-west side. Entrance vestibule with lounge off to right, vestibule leads into wide drinking lobby with smoke room ('The Library') off to front left, 'Vault' and former tenant's room off to rear right, passageway to rear of lobby accesses toilets and basement, stair to first floor accommodation set to rear right corner.

EXTERIOR: 1936/7 five-light wooden casement windows (two large lights to bottom, three smaller lights to top) to whole of first floor. Similarly styled, slightly larger replaced uPVC windows with leading to whole of ground floor, black painted sills, white painted lintels to first floor. Two principal elevations to south-east and south-west sides in Accrington brick set upon tall faience plinth (painted purple/grey) that reaches up to ground-floor windows. Deep moulded faience cornice (painted black) with red signage fascia bordered in black below incorporating the name 'MAWSON' in large gold relief lettering, wraps around both principal elevations and north-west return between ground and first floors, forms lintel band for ground-floor windows.

Faience and Accrington brick parapet to both principal elevations. Front (south-west) elevation facing Cabot Street: 4-bays. Main entrance to bay 3 of ground floor with faience surround (painted black) incorporating console supported entablature above with scrolled decoration (painted gold), replaced door, overlight with leaded glazing, flanked by wall-mounted lanterns depicting Mr Mawson's portrait. Two 5-light windows to left of entrance, wider 6-light window to right. First-floor windows correspond with entrance and windows below. South-east elevation facing Frances Street: 7 bays. 6-light windows to bays 1 & 6 of ground floor, doorways with overlights to bays 2 (off-sales entrance with boarded over door) & 7 (entrance to first-floor accommodation with panelled door with leaded glazing to overlight), slender 3-light window to bay 3, 5-light windows to bays 4 & 5. Six 5-light windows to first floor. Splayed south corner with 3-light window to ground floor, 5-light window to first floor. North-west elevation: Plain brick, windows in similar style as those to two principal elevations. Small single-storey lean-to attached to centre of elevation (containing ladies toilets), doorway to right. Narrow yard area in front enclosed by high brick wall with plank and batten door (painted black) to south-west end. Return of front south-west range projects forward for two bays to far right of elevation to form reverse L-shape with two windows to ground floor and single window to first floor on north-east side. Rear north-east elevation: Blank gable end in plain brick, appears to be mid-late C20 rebuild following demolition of attached terraced housing.

INTERIOR: 1936/7 interior layout and features to whole of ground floor. Polished veneer woodwork (possibly oak) throughout, including plain and panelled doors, carved door and window surrounds, and covered

radiator/heater boxes. Panelled dados of varying height, some incorporating fixed bench seating. Floorboard floors, now concealed under carpets. Numbers above doors to main rooms, including basement. Ceiling coving to all rooms. Small main entrance vestibule with tall panelled dado, green and cream terrazzo tiled floor. Partly glazed panelled inner double doors with 4-light leaded overlight above (two central lights form hopper window) lead into drinking lobby and main body of pub. Similarly styled partly glazed panelled door (without overlight) to right side of vestibule with number '3' to top of door surround leads into lounge. Small name plate on door reads 'LOUNGE'. Heptagonal shaped lounge/'Brass Room' (originally called the 'public bar') with fixed bench seating, panelled dado that continues across top of seating as narrow band, corner fireplace (painted black and gold) with gold tiled cheeks and section of black tiling above and behind, partly glazed baffle (glazing possibly replaced) next to door, bar counter with panelled front, integral service door and shuttered upper section with leaded sliding sashes set within a carved wooden surround. Long and wide octagonal drinking lobby (originally called the 'hall') with passageway and rooms radiating off, arched openings to each end with gilded fleur-de-lys style moulding around arches. Decorative moulded ceiling in green and gold, tall panelled dado, long bar counter set along right (south-east) side of lobby with panelled front and shuttered upper section in same style as that to lounge, fixed bench seating along north-west wall opposite bar counter with panelled dado continuing above. Bar back (possibly a later replacement) with off-sales area behind with 1930s white tiled dado with green patterned border, serving hatch between bar and off-sales area removed. Door to front left of drinking lobby with two upper panels containing leaded glazing leads into small room known as 'The Library' (originally called the 'smoke

room'), number '2' on door surround above. The Library has a panelled dado, fixed bench seating (possibly re-upholstered) to each wall with band of wood panelling above, fireplace (painted black, gold and red) with red patterned tiled cheeks, wall-mounted bookshelves flanking chimneybreast, partly glazed baffle next to door. Small room known as the 'Vault' (originally called the 'bar parlour') off to rear right of drinking lobby with number '4' to top of door surround (door removed), panelled dado that continues above fixed bench seating, partly glazed baffle next to doorway, carved wooden fire surround with curved centrepiece, green tiled hearth and later brick infill. Doorway to front (south-west) wall with half-door (hatch service) leads into bar servery. Door to rear (north-east) wall leads into small private room to far right rear of building (originally a tenant's room, now a kitchen) with secondary access to basement and entrance vestibule and stair to first floor. Narrow passageway to rear (north-east end) of drinking lobby with tall panelled dado, arched opening to left (north-west) side leads into small lobby with pale green tiled dado incorporating green border and geometric patterned band, panelled door out to yard with adjacent window, plain veneer door into ladies toilets with white tiled walls incorporating narrow decorative band in same style as that to off-sales area. Further arched opening to rear of passageway with door into gentlemen's toilets with terrazzo floor and white tiled walls, door to right (south-east) side with number '5' above leads to 1930s domestic 4-panel door accessing stone basement stair with wooden handrail. Basement has series of rooms with plank and batten doors. First floor not inspected.

HISTORY: The Mawson Hotel, Chorlton-on-Medlock is believed to have originally been constructed in the mid-late C19. Originally it only occupied a corner

building at no.78 Frances Street where it fronted onto Clyde Street, which is now known as Cabot Street. The ground floor of the hotel contained a serving bar, newsroom, snug and a kitchen. Attached to the building were two terraced houses, nos. 74 & 76 Frances Street, and attached to no.74 Frances Street was further terraced housing (slightly larger in size). The community of the surrounding area was largely formed of Irish immigrants.

In 1936-7 The Mawson Hotel and nos.74 & 76 Frances Street were amalgamated and rebuilt to the designs of Fred Riley of Brameld & Smith, architects of Manchester, for Joshua Tetley & Son Ltd of Leeds as a single public house known as The Mawson Hotel, no.78 Frances Street. The exterior was remodelled, the interiors were re-configured and a new interior scheme was created. The terraced housing attached to the former no.74 (and also that on all the surrounding streets) was demolished in the mid-late C20.

SOURCES: Brandwood G, Davison A & Slaughter M. 2004. Licensed to Sell: The History and Heritage of the Public House. Plan of the proposed rebuilding of The Mawson Hotel. 1936-7. Available at Manchester City Council Building Control Department. Information provided by archivist 12/1/10.

REASONS FOR DESIGNATION: The Mawson Hotel is designated at grade II for the following principal reasons:

* **Rarity:** It is a rare survival of a medium-sized mid-late C19 urban public house rebuilt in 1936-7 that retains a virtually intact 1936-7 exterior and interior scheme * **Interior survival:** The interior retains its 1936-7 plan layout, Custom & Excise numbering system, and

incorporates unusual features, such as an elongated octagonal drinking lobby and a heptagonal lounge *

Interior quality: The fixtures and fittings are of a good quality throughout, including polished veneer woodwork, fixed bench seating, fireplaces, bar counters with shuttered upper sections incorporating leaded sliding sashes, and 1930s tiling

Appendix II - Planning Policy and Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

The Act is legislative basis for decision making on applications that relate to the historic environment.

Section 66 of the Act impose a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and states that:

In considering whether to grant permission for development which affects a listed building or its setting, the local planning authority, or as the case may be the Secretary of State shall 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.

Regional Policy

Places For Everyone Joint Development Plan Document – Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, Wigan (2021)

The Joint Development Plan Document was adopted by the nine districts of Greater Manchester in August 2021.

Policy JP-P 1: Sustainable Places

We aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be consistent with:

1. Distinctive, with a clear identity that:

- A. Responds to the natural environment, landscape features, historic environment and local history and culture;
- B. Enables a clear understanding of how the place has developed; and
- C. Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used.

2. Visually stimulating, creating interesting and imaginative environments which raise the human spirit through the use of green space, public art and quality design

6. Durable, being built to last and using robust materials that reflect local character, weather well and are easily maintained

12. Legible, being easy to understand and navigate, with the protection and enhancement of key views and new development well-integrated into the place

Policy JP-P 2: Heritage

Through this Plan we will proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place.

Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for safeguarding and enhancing in the future, and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive integration of our heritage by:

- 1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;
- 2. Utilising the heritage significance of a site or area in the planning and design process, providing opportunities for interpretation and local engagement;
- 3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;
- 4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings and areas of identified archaeological, architectural, artistic and historic value.

Development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area should conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

Development proposals should identify assets of archaeological interest and use this information to avoid harm or minimise it through design and appropriate mitigation.

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

Local Policy

Unitary Development Plan for the City of Manchester (1995)

The Unitary Development Plan for the City of Manchester (the UDP) was adopted by the Council in 1995 as the statutory document setting out guidelines for development in Manchester and providing a framework on which to assess planning applications.

Although the UDP has now been superseded the following policies were retained and remain extant.

19. Listed Buildings

DC19.1 In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

- d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;

Area 5 – City Centre. Small Area Proposals

RC20: Small Area Proposals. In considering proposals for development, regard will be had to the general aims and objectives of the Plan; to the policies in Part 1; to Area 5 Policies RC1 to RC19; and to the detailed proposals which will apply in the following 31 small areas of the City Centre.

Area 29: All Saints

The All Saints area forms the northern sector of the Higher Education Precinct and is bounded by the Mancunian Way, Cambridge Street, Booth Street West and Upper Brook Street. The important axis of Oxford Road bisects the area.

Immediately to the north of the area lie important and established Regional Centre uses including the B.B.C., the National Computing Centre and the John Dalton Building of Manchester Metropolitan University. To the south lies the main campus of Manchester University (see Area 30) while to the east and west lie areas of predominantly public sector housing. In Hulme, to the west, major redevelopment is proposed.

The All Saints area is dominated by educational land uses. It contains the main buildings of Manchester Metropolitan University, part of the UMIST campus and the Royal Northern College of Music. There is a significant amount of student accommodation, notably UMIST's Grosvenor Place and Bowden Court developments, and the Metropolitan University's Cavendish and Loxford buildings. A number of small-scale retail units front Oxford Road and these in part serve the daily needs of the student population.

In recognition of the importance of the Higher Education Precinct to the people and the economy of Manchester and the region, policies for the All Saints area are intended to sustain and enhance its educational role and maximise the spin-off benefits which result from the concentration of scientific and technological resources in the Higher Education Precinct. The Council recognises the need for the educational institutions to respond to changing pressures and will respond favourably to necessary development and redevelopment proposals. There will be a presumption in favour of development and redevelopment of land and buildings which support the area's educational function. Small-scale commercial units such as shops and restaurants which serve the daily needs of the student population will be acceptable. Large scale developments containing

primarily commercial floorspace will not be acceptable, although the Council recognises that ancillary commercial floorspace may be required in primarily educational developments to ensure the development's economic viability. Commercial uses at ground floor level should provide a lively street frontage. Retail units and offices which are accessed by the public would bring diversity of use and activity to the area and complement its primarily educational role.

Four sites within the All Saints area have particular development potential. Grosvenor Square is an important public open space, but the Council recognises that there is some redevelopment potential along the Oxford Road frontage of the site. Any development should be for educationally-related use only and should involve the retention and upgrading of a significant element of the existing public open space. Regardless of any future development of the site there is an immediate need for the open space to be upgraded and a safer environment created.

The land fronting Oxford Road in the ownership of UMIST at the junction of Booth Street East is a major development opportunity. The site would accommodate a mixed use scheme related to the educational function of the area which could include an element of commercial activity.

On Oxford Road, the area of land between the Royal Northern College of Music and the Mabel Tylecote Building, which is currently used for car parking, has considerable development potential for educational and related uses. Regardless of the longer term development potential of the site there is a need to improve the appearance of the car parks through quality landscaping schemes.

The land bounded by the Mancunian Way, Upper Brook Street, Hillcourt Street and York Street, which is currently in use for car parking, has potential for an educationally-related development. Any development of this land could also incorporate the vacant site currently used for car parking which fronts Grosvenor Street. Regardless of the development potential of these sites, there is a need in the short term for them to be landscaped with quality surface and boundary treatments and-for vehicle circulation to be better managed.

In view of the regional, national and international significance of the Higher Education Precinct efforts are required to improve its environment. Improvements in the Higher Education Precinct will also benefit residents in neighbouring housing areas, for whom the Precinct provides many important services. The Council will encourage land owners to tidy and Landscape derelict or unsightly areas, with priority being given to those sites along radial routes and main road frontages.

Oxford Road is an important 'gateway' route through the Higher Education Precinct and into the core of the Regional Centre. Environmental improvements along this route will make a significant contribution to the image of the Precinct and the City of Manchester in general. The block of buildings on the east side of Oxford Road between Grosvenor Street and Sidney Street contains several vacant and unsightly plots and these need to be landscaped as a short-term priority. In the longer term these plots provide opportunities for well-designed infill developments.

Manchester Local Plan (formerly the Manchester Local Development Framework). Core Strategy Development Plan Document (2012)

The Core Strategy was adopted in July 2012.

Policy CC 8: Change and Renewal

The City Council has identified the types of development and approach to development which is considered most likely to deliver the vision for the City Centre and development which reflects elements of this will generally be supported. The approach to development, and redevelopment, in the City Centre will welcome large-scale schemes. Developments which make significant contributions to the City Centre's role in terms of employment and retail growth or which improve the accessibility and legibility of the Centre will be supported, subject to the proposal's impact on key aspects of the City's heritage and character. The Council will also provide appropriate support, including site assembly, for schemes which are likely to contribute to the promotion or improvement of the social, economic or environmental well-being of Manchester.

Within areas identified for large-scale redevelopment proposals will be expected to be prepared within an approved development framework. New development should fully exploit opportunities to contribute to the improvement of the City Centre in terms of character and function, taking account of other policies in the Core Strategy.

Policy CC 9: Design and Heritage

Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

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.

The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

Policy EN 1: Design Principles and Strategic Character Areas

All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design

principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.

2. The Corridor (Higher Education Precinct (HEP)) Character Area:

This area contains major educational and medical institutions located alongside a linear route in a variety of large scale buildings. Underlying this are remnants of the historic past such as the grid iron street pattern dating principally from the 19th Century. The area contains a network of open spaces often resulting from more recent developments and is busy especially with public transport and pedestrian movement through much of the 24 hour day with patterns of movement linking areas to both sides of Oxford Road. The Corridor represents the only area where the levels of activity, range of uses and scale of built form associated with the City Centre extend beyond the Mancunian Way. New development needs to reflect the significant scale and form expected from major City institutions and opportunities will exist for more innovative and contemporary built forms, which have regard to the historic context. A balance between built form and open space which allows for easy movement through and across the area will be required.

Policy DM 1: Development Management

All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.

- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development.
- Development should have regard to the character of the surrounding area.

Policy EC 8: Central Manchester

The Council will promote development which has had regard to:

- Creating a positive sense of place at the interface of the health and education institutions along Oxford Road and the residential areas, using design and public realm.

Policy EN 2: Tall Buildings

Tall buildings are defined as buildings which are substantially taller than their neighbourhoods and/or which significantly change the skyline.

Proposals for tall buildings will be supported where it can be demonstrated that they

- Are of excellent design quality,
- Are appropriately located,
- Contribute positively to sustainability,
- Contribute positively to place making, for example as a landmark, by terminating a view, or by signposting a facility of significance, and
- Will bring significant regeneration benefits.

A fundamental design objective will be to ensure that tall buildings complement the City's key existing building assets and make a positive contribution to the evolution of a unique, attractive and distinctive Manchester, including to its skyline and approach views.

Suitable locations will include sites within and immediately adjacent to the City Centre with particular encouragement given to non-conservation areas and sites which can easily be served by public transport nodes.

Elsewhere within Manchester tall building development will only be supported where, in addition to the requirements listed above, it can be shown to play a positive role in a coordinated place-making approach to a wider area. Suitable locations are likely to relate to existing district centres. The height of tall buildings in such locations should relate more to the local, rather than the City Centre, urban context.

By their very size tall buildings can have a significant impact on the local environment and its micro-climate. It is therefore expected that this impact be modelled and that submissions for tall buildings also include appropriate measures to create an attractive, pedestrian friendly local environment.

It will be necessary for the applicant/developer to demonstrate that proposals for tall buildings are viable and deliverable.

Policy EN 3: Heritage

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

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Policy SP 1: Spatial Principles

Core Development Principles:

Development in all parts of the City should:-

- Make a positive contribution to neighbourhoods of choice including:-
 - creating well designed places that enhance or create character.
 - protect and enhance the built and natural environment.

National Planning Policy Framework

Any proposals for consent relating to heritage assets are subject to the policies of the NPPF (July 2021). This sets out the Government's planning policies for England and how these are expected to be applied. With regard to 'Conserving and enhancing the historic environment', the framework requires proposals relating to heritage assets to be justified and an explanation of their effect on the heritage asset's significance provided.

Paragraph 7 of the Framework states that the purpose of the planning system is to 'contribute to the achievement of sustainable development' and that, at a very high level, 'the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'.

At paragraph 8, the document expands on this as follows:

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives:

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

and notes at paragraph 10:

10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).

With regard to the significance of a heritage asset, the framework contains the following policies:

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

In determining applications local planning authorities are required to take account of significance, viability, sustainability and local character and distinctiveness. Paragraph 197 of the NPPF identifies the following criteria in relation to this:

the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness

With regard to potential 'harm' to the significance designated heritage asset, in paragraph 199 the framework states the following:

...great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The Framework goes on to state at paragraph 200 that:

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

Where a proposed development will lead to 'substantial harm' to or total loss of significance of a designated heritage asset paragraph 201 of the NPPF states that:

...local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use

With regard to 'less than substantial harm' to the significance of a designated heritage asset, paragraph 202 of the NPPF states the following;

202. 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.

In terms of non-designated heritage assets, the NPPF states:

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

The Framework requires local planning authorities to look for opportunities for new development within conservation areas and world heritage sites and within the setting of heritage assets to enhance or better reveal their significance. Paragraph 206 states that:

... Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

National Planning Practice Guidance

The National Planning Practice Guidance (NPPG) was published on 23 July 2019 to support the National Planning Policy Framework (NPPF) and the planning system. It includes particular guidance on matters relating to protecting the historic environment in the section: Conserving and Enhancing the Historic Environment.

The relevant guidance is as follows:

Paragraph 2: What is meant by the conservation and enhancement of the historic environment?

Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet undiscovered, undesignated buried remains of archaeological interest.

In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary, though on-going management remains important.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building

consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non-designated heritage assets.

Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past. So where the complete or partial loss of a heritage asset is justified (noting that the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted), the aim then is to:

- capture and record the evidence of the asset's significance which is to be lost
- interpret its contribution to the understanding of our past; and
- make that publicly available (National Planning Policy Framework paragraph 199)

Paragraph 6: What is "significance"?

'Significance' in terms of heritage-related planning policy is defined in the Glossary of the National Planning Policy Framework as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting.

The National Planning Policy Framework definition further states that in the planning context heritage interest may be archaeological, architectural, artistic or historic. This can be interpreted as follows:

- **archaeological interest:** As defined in the Glossary to the National Planning Policy Framework, 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 skill, 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.

In legislation and designation criteria, the terms 'special architectural or historic interest' of a listed building and the 'national importance' of a scheduled monument are used to describe all or part of what, in planning terms, is referred to as the identified heritage asset's significance.

Paragraph 7: Why is 'significance' important in decision-taking?

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.

Paragraph 13: What is the setting of a heritage asset and how should it be taken into account?

The setting of a heritage asset is defined in the Glossary of the National Planning Policy Framework.

All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

Paragraph 15: What is the optimum viable use for a heritage asset and how is it taken into account in planning decisions?

The vast majority of heritage assets are in private hands. Thus, sustaining heritage assets in the long term often requires an incentive for their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation.

By their nature, some heritage assets have limited or even no economic end use. A scheduled monument in a rural area may preclude any use of the land other than as a pasture, whereas a listed building may potentially have a variety of alternative uses such as residential, commercial and leisure.

In a small number of cases a heritage asset may be capable of active use in theory but be so important and sensitive to change that alterations to accommodate a viable use would lead to an unacceptable loss of significance.

It is important that any use is viable, not just for the owner, but also for the future conservation of the asset: a series of failed ventures could result in a number of unnecessary harmful changes being made to the asset.

If there is only one viable use, that use is the optimum viable use. If there is a range of alternative economically viable uses, the optimum viable use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes. The optimum viable use may not necessarily be the most economically viable one. Nor need it be the original use. However, if from a conservation point of view there is no real difference between alternative economically viable uses, then the choice of use is a decision for the owner, subject of course to obtaining any necessary consents.

Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused, and provided the harm is minimised. The policy on addressing substantial and less than substantial harm is set out in paragraphs 199-203 of the National Planning Policy Framework.

Paragraph 18: How can the possibility of harm to a heritage asset be assessed?

What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.

Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 199-203) apply.

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.

The National Planning Policy Framework confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It also makes clear that any harm to a designated heritage asset requires clear and convincing justification and sets out certain assets in respect of which harm should be exceptional/wholly exceptional (see National Planning Policy Framework, paragraph 200).

Paragraph 20: What is meant by the term public benefits?

The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal.

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). 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 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, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

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

Historic England: Historic Environment Good Practice Advice in Planning (March 2015)

Historic England: Conservation Principles and Assessment (2008)

Appendix III – Verified Views Methodology

Upper Brook Street MANCHESTER – Verified Views Methodology

May 2023

Project:

Upper Brook Street

MANCHESTER

HDMI lab Ltd

Verified Views Methodology May 2023

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	Visualisation Type	Level of accuracy of location	Render / Wireline	Ref	OS-E	OS-N	Height (AOD)	Height (AGL)	Lens equivalent	Lens choice	Field of view	Date	time
Vw01	Type 4	Better than 0.05m	Render	2453	384669.715	396995.411	38.536	1.6	24mm (22mm)	Inclusion of the full context of site	74°	03/04/2021	17:27:14
Vw02	Type 4	Better than 0.05m	Render	2443	384856.956	396725.634	39.186	1.6	24mm (22mm)	Inclusion of the full context of site	74°	03/04/2021	11:16:40
Vw03	Type 4	Better than 0.05m	Render	2447	384986.446	396821.4	39.418	1.6	24mm (22mm)	Inclusion of the full context of site	74°	03/04/2021	14:10:50
Vw04	Type 4	Better than 0.05m	Render	2448	384944.485	396858.193	39.049	1.6	24mm (22mm)	Inclusion of the full context of site	74°	03/04/2021	14:36:38
Vw05	Type 4	Better than 0.05m	Wireline	2454	384562.464	397165.423	38.664	1.6	24mm (22mm)	Inclusion of the full context of site	74°	03/04/2021	17:55:00
Vw06	Type 4	Better than 0.05m	Wireline	2455	384769.771	397081.704	39.245	1.6	24mm (22mm)	Inclusion of the full context of site	74°	03/04/2021	18:29:26
Vw07	Type 4	Better than 0.05m	Wireline	2445	385072.432	397125.473	39.97	1.6	24mm (22mm)	Inclusion of the full context of site	74°	03/04/2021	12:37:00
Vw08	Type 4	Better than 0.05m	Wireline	2446	384968.041	396987.504	39.659	1.6	24mm (22mm)	Inclusion of the full context of site	74°	03/04/2021	13:16:15
Vw09	Type 4	Better than 0.05m	Wireline	2444	385173.328	396986.322	40.135	1.6	24mm (22mm)	Inclusion of the full context of site	74°	03/04/2021	12:00:29
Vw10	Type 4	Better than 0.05m	Wireline	2449	384986.655	396539.999	39.724	1.6	24mm (22mm)	Inclusion of the full context of site	74°	03/04/2021	15:17:09
Vw11	Type 4	Better than 0.05m	Wireline	2450	384724.27	396630.389	38.605	1.6	24mm (22mm)	Inclusion of the full context of site	74°	03/04/2021	15:56:17
Vw12	Type 4	Better than 0.05m	Wireline	2451	384553.715	396720.25	38.195	1.6	24mm (22mm)	Inclusion of the full context of site	74°	03/04/2021	16:29:01
Vw13	Type 4	Better than 0.05m	Wireline	2452	384658.187	396832.221	38.272	1.6	24mm (22mm)	Inclusion of the full context of site	74°	03/04/2021	17:01:02

1.0 Introduction

1.1 Methodology overviews

The methodology applied by HDMI Limited to produce the ‘Type 4 Photomontages survey / scale verifiable’¹ or views contained in this document are described below. In the drafting of this methodology and the production and presentation of the images, guidance has been taken from the ‘TGN 06/19 Visual Representation of development proposals’ (TGN06/19) from the Landscape Institute published on 17 September 2019 in support of GLVIA3. The disciplines employed are of the highest possible levels of accuracy and photo-realism which are achievable with today’s standards of architectural photography and computer-generated models.

1.2 View Selection

The viewpoints are being selected through a process of consultation with relevant statutory consultees by townscape/heritage consultants and having regard to relevant planning policy and guidance.

2.0 Photograph

¹ TGN 06/19 Visual Representation of development proposals.
Available at: https://landscapewpstorage01.blob.core.windows.net/www-landsca-peinstitute-org/2019/09/LI_TGN-06-19_Visual_Representation.pdf
(Accessed: March 2022).pp. 21-2

2.1 Photography

High quality digital full frame sensor cameras are being utilised.

2.2 Lenses

In accordance with TGN 06/19, HDMI ltd balances the need to include the extent of the site and sufficient context with the stated preference for 50mm lenses. For local urban views a wide-angle lens of equivalent 24mm or 35mm are generally used. For more open spaces the default is 50mm, intermediate distance views are photographed with a lens between 35mm to 70mm and occasionally long-range views may be required with lens options ranging from 70mm to 1200mm. As a guide, the following approach is used: (HDMI prefer to shoot to 22.3mm equivalent and frame boarder 24mm allowing for lenses distortion at image extreme)

View	Lens options
Relevant foreground, urban context, or large site	Circa 24mm-35mm (equivalent)
Open Spaces, where proposed development can be included	50mm
800 to 5000m – intermediate	35mm-70mm
5000+ metres – long	70mm -1200mm

2.3 TGN 06/19

States that: “2.2 Baseline photography should: [...] include the extent of the site and sufficient context;”²

“1.1.7 If a 50mm FL lens cannot capture the view in landscape or portrait orientation (for example, if the highest point of the development is approaching 18° above horizontal) the use of wider-angled prime lenses should be considered, working through the following sequence of fixed lenses (or equivalents) in this order: 35mm FL > 28mm FL > 24mm FL > 24mm FL Tilt-Shift. Tilt-Shift Lenses are considered at Appendix 13. In these unusual situations, the reasoning for the choice and

² TGN 06/19 Visual Representation of development proposals.
Available at: https://landscapewpstorage01.blob.core.windows.net/www-landsca-peinstitute-org/2019/09/LI_TGN-06-19_Visual_Representation.pdf
(Accessed: March 2022).pp. 5, Paragraph 2.2

the approach used should be documented, and the agreement of the competent authority should be sought (see Appendix 10 Technical Methodology).”³ and “Views should include the full context of the site / development and show the effect it has upon the receptor location.[...]”⁴

2.4 Digital camera⁵

HDMI Lab uses high quality professional DSLR (digital single lens reflex) and DSLM (digital single lens mirrorless) cameras. The cameras utilise FFS

(Full frame sensors) so declared focal lengths require no conversion to be understood in line with TGN 06/19 guidelines. HDMI Lab use high quality lenses that are matched to the resolution of the cameras to ensure high contrast and sharp rendition of the images.

2.5 Position, time and date recording

The photographer is provided with (i) an Ordnance Survey map or equivalent indicating the position of each viewpoint from which the required photographs are to be taken, and (ii) a digital mock-up rendered with a context model of the desired view. For each viewpoint the camera is positioned at a height of 1.60 metres above the ground level which closely approximates the human eye altitude and falls into the 1.5-1.65m range provided by TGN 06/19. ⁶if local conditions required a deviation to capture the view, the exact height can be found in the Table of Views. A point vertically beneath the entrance pupil of the lens is marked on the ground as a survey reference point and two digital reference photographs are taken of (i) the camera/tripod location and (ii) the survey reference point (as shown in Figures 3 and 4). The date and time of the photograph are recorded by the camera.

³ TGN 06/19 Visual Representation of development proposals.â€™™ Available at: https://landscapewpstorage01.blob.core.windows.net/www-landsca-peinstitute-org/2019/09/LI_TGN-06-19_Visual_Representation.pdf (Accessed: March 2022).pp. 28, Paragraph 1.1.7

⁴ ‘TGN 06/19 Visual Representation of development proposals.’ Available at: https://landscapewpstorage01.blob.core.windows.net/www-landsca-peinstitute-org/2019/09/LI_TGN-06-19_Visual_Representation.pdf (Accessed: March 2022).pp. 35, Paragraph 4.1.5

⁶ ‘TGN 06/19 Visual Representation of development proposals.’ Available at: https://landscapewpstorage01.blob.core.windows.net/www-landsca-peinstitute-org/2019/09/LI_TGN-06-19_Visual_Representation.pdf (Accessed: March 2022).pp. 50



3.0 Digital image correction

3.1 Raw file conversion

Professional digital cameras produce a raw file format, which is then processed for both high detail and colour accuracy. The final image is saved as an 8-bit tiff file.⁷

3.2 Digital image correction

The digital photographs were prepared for the next stage of camera matching (see Sections 6 and 7).

All lenses exhibit a degree of geometric distortion. The most common types are radially symmetrical along the principal axis of the lens and tend to grow in size towards the perimeter of the image. The outer edges of the images are therefore not taken into consideration to reduce inaccuracies. Figure 5 illustrates the ‘safe’ or non-distortive area of an image which is marked by a red overlay.

The adjusted or corrected digital image, known as the ‘background plate’, is then saved ready for the camera matching process (see Sections 6 and 7). In preparation for the survey (see Section 3.2) HMDI Lab indicates on each background plate the safe area and priority survey points, such as corners of buildings, retained elements and party walls for survey (see Figure 6).

⁷ is the name given to a specific format of image file stored digitally on a computer.



4.0 Type 4 visualisations

4.1 Type 4 visualisation

Unless otherwise specified visualisations are completed to TGN 06/19⁸ Type 4 Photomontage / Photo wire (survey / scale verifiable) standards.

4.2 Survey

An independent surveyor is contracted to undertake the survey of (i) each viewpoint as marked on the ground beneath the entrance pupil of the lens at the time the photograph is taken (and recorded by way of digital photograph (see Section 1 above) and (ii) all the required points on buildings, hard landscape features or immobile permanent objects within the safe zone. The survey is coordinated onto the Ordnance Survey National Grid (OSGB36) by using GNSS (global navigation satellite system such as GPS⁹) equipment (see, for example, Figure 7) and processing software. The Ordnance Survey National Grid (OSGB36) is chosen as it is the most widely used and because it also allows the captured data to be incorporated into other available digital products (such as Ordnance Survey maps). The height datum used is Ordnance Survey Newlyn Datum and is also derived using the GNSS.

Improvements to the real-time position of GNSS data is achieved by RTK (real time kinematic) compensation, which utilises a comparison between known base stations positions and their current position fix to produce correction data to the measurements. The required points on each building are surveyed using conventional survey techniques utilising an electronic theodolite and reflector less laser technology (shown in Figure 8). In certain circumstances, a viewpoint may need to be surveyed using conventional survey techniques as opposed to RTK, if, for example, the viewpoint is in a position where GNSS information cannot be received.

4.3 False origin

3D modelling programs, unlike CAD/BIM programs, have inherent inaccuracies the further an object is away from the origin. HDMI Lab decide on and record a local, 'false origin' that is used to move the model closer to the origin. This alleviates the inaccuracies. The 3D model of the proposed development, consented scheme models, and survey data are all moved uniformly to this new false origin. When performing positioning checks (see Section 5.2) the offset between false origin and OS are added back to the coordinates

⁸ 'TGN 06/19 Visual Representation of development proposals.'
Available at: https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2019/09/LI_TGN-06-19_Visual_Representation.pdf
(Accessed: March 2022), pp.11, Table2, pp.21-24.
⁹ <https://www.rics.org/globalassets/rics-website/media/upholding-professionalstandards/sector-standards/land/guidelines-for-the-use-of-gnss-in-surveying-and-mapping-2nd-edition-rics.pdf>



5.0 Type 3 visualisations

5.1 Type 3 visualisation

These visualisations are as described in TGN 06/19¹⁰ Type 3 Photomontage / Photo wire (not survey / scale verifiable) standards. In contrast to Type 4, Type 3 visualisations rely on good quality data for camera matching but are not relying on surveys as described in Section 3.2. Data sources such as GPS, OS Maps, 3D City models, geo-referenced aerial photography, LiDAR or 3D models can be used.

The individual data source used is declared in an accompanying table. The possible angular shift of a 1m lateral displacement of the camera against its actual coordinate depends on the distance of the object from the camera¹¹:

Distance from camera	Apparent shift
10m	5.7°
100m	0.57°
1,000m	0.057°

¹⁰ 'TGN 06/19 Visual Representation of development proposals.'
Available at: https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2019/09/LI_TGN-06-19_Visual_Representation.pdf
(Accessed: March 2022), pp.11, Table2, pp.19-20.

¹¹ 'TGN 06/19 Visual Representation of development proposals.'
Available at: https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2019/09/LI_TGN-06-19_Visual_Representation.pdf
(Accessed: March 2022), pp.56-57

¹² 'Guidance - Visual representation of wind farms - Feb 2017'
Available at: <https://www.nature.scot/sites/default/files/2019-09/Guidance%20-%20Visual%20representation%20of%20wind%20farms%20-%20Feb%202017.pdf>
(Accessed at March 2022), pp.8-9

10,000m	0.006°
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HMDI also create 3D DSM (Digital Surface Model) models from publicly available data sources, such as Defra LiDAR scans from the Defra Data Services Platform. We always choose the newest data available at the highest possible resolution, typically at 1m resolution. The data is processed to coordinate onto Ordnance Survey National Grid (OSGB36) and converted to a Square Grid DSM. The square grid is then optimised into a TIN (Triangulated Irregular Network). The optimisation has been validated to produce no loss in usable information of the geometric mesh. This process follows the guidelines set out in 'Guidance - Visual representation of wind farms - Feb 2017'¹². DSM source is typically the Defra LiDAR Composite DSM, 2020, resolution 1m.

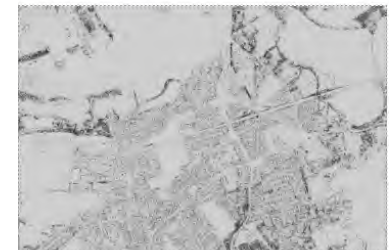
5.2 False origin

3D modelling programs, unlike CAD/BIM programs, have inherent inaccuracies the further an object is away from the origin. HMDI Lab decide on and record a local, 'false origin' that is used to move the model closer to the origin. This alleviates the inaccuracies. The 3D model of the proposed development, consented scheme models, and survey data are all moved uniformly to this new false origin. When performing positioning checks (see

Section 5.2) the offset between false origin and OS are added back to the



11: 1m resolution LiDAR GeoTIFF



12: Resulting 3D TIN mesh

coordinates.

6.0 Model positioning

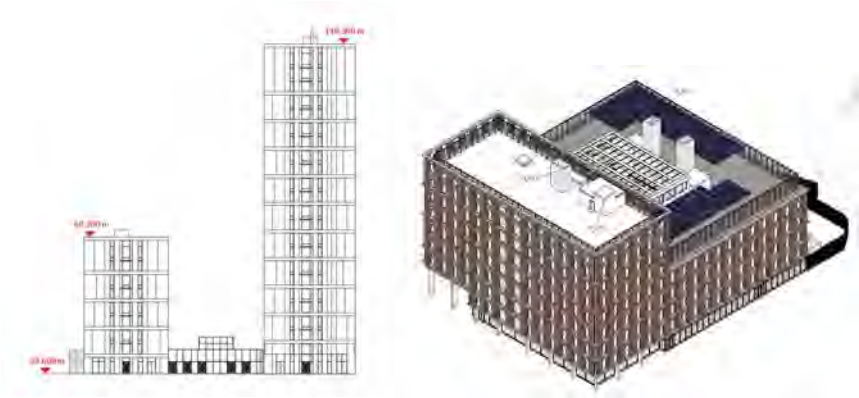
Applies to Type 3 and Type 4 visualisation

6.1 Model source

A wireframe 3D model of the proposed scheme if not provided is created by HDMI Lab from plans and elevations provided by the architects and from survey information of the ground levels on site and various other points on and around the site, such as the edge of adjacent roads and pavements etc. provided by the surveyor.

6.2 Proposed model position check

The architect supplies a 3D model in OS coordinates that can be used 'as is' for position checks as described below (utilising the false origin as described in Section 4.3). Alternatively, a non OS located model can be provided together with a floor plan that is positioned in an OS map. The model can then be positioned by way of setting it on the floor plan. Heights are either preserved from the original model if supplied in AOD, or taken from supplied elevations. Once the model is positioned, confirmation of height and Easting/Northing Coordinates is requested from the architect. At least two clear reference points are agreed and used to confirm the placement of the model.



7.0 Camera matching – Type 4 visualisations.

7.1 Camera matching process

The following information is required for the camera matching process:

- Specific details of the camera and lens used to take the photograph and therefore the field of view (see Section 1);
- The adjusted or corrected digital image i.e. the 'background plate' (see Section 2);

- The GNSS surveyed viewpoint coordinates (see Section 3.2);
- The GNSS surveyed coordinates of points within the the background plate (see Section 3.2);
- Selected models from HDMI Lab’s database (see Section 6.1);
- The GNSS surveyed coordinates of the site of the proposed scheme (see Section 3.2);

The data is combined in a 3D software package and is then used to situate HDMI’s virtual camera such that the 3D model aligns exactly over the background plate (i.e. a ‘virtual viewer’ within the 3D model would therefore be standing exactly on the same viewpoint from which the original photograph was taken (Figure 3). This is the camera matching process.

9.0 Camera matching – Type 3 visualisations.

9.1 HDMI Lab’s context models

HDMI Ltd have purchased available 3D city models of large parts of London and other parts of the UK that are modelled to within 25cm accuracy. Where available this data is used to create camera matches for Type 3 visualisations, or additional data is purchased.

In addition, or where 3D city models are not available, DSM data is used

for camera matching (see Section 4).

9.2 Camera matching process

The following information is required for the camera matching process:

- Specific details of the camera and lens used to take the photograph and therefore the field of view (see Section 1);
- The adjusted or corrected digital image i.e. the ‘background plate’ (see Section 2);
- 3D city model and/or DSM context model (see Section 4);
- Selected models from HDMI Lab’s database (see Section 6.1);
- A 3D model of the proposed scheme (see Section 5)

The data is combined in a 3D software package and is then used to situate HDMI Lab’s virtual camera such that the 3D model/DSM aligns exactly over the background plate (as shown in Figure 20) (i.e., a ‘virtual viewer’ within the 3D model would therefore be standing very close to the same viewpoint from which the original photograph was taken (Figure 3). This is the camera matching process.

9.0 Rendering

9.1 Wireline image (AVR 0/1)

The proposed developments are shown using a constant thickness wireline. The line is generated from a computer rendering of the 3D model and follows an “inside stroke” principle. Rendering is a technical term referring to the process of creating a two-dimensional output image from the 3D model. The “inside stroke” principle is followed so that the outer edge of the line touches the outline of the render from the inside, fairly representing the maximum visibility.

The camera matching process is repeated for each view and a wireline image of the proposal from each viewpoint is then produced. The wireline image enables a quantitative analysis of the impact of the proposed scheme on views.

9.2 Rendered image (AVR 3)

In order to assist a more qualitative assessment of the proposals, the output image needs to be a photo-realistic reflection of what the proposed scheme would look like once constructed. This is called an AVR3.

9.3 Texturing

The process of transforming the wireframe 3D scheme model into one that can be used to create a photorealistic image is called texturing¹³.

Prior to rendering, HDMI Lab requires details from the architect regarding the proposed materials (e.g., type of glass, steel, aluminium etc.) to be utilised. HDMI Lab also use high resolution photographic imagery of real-world material samples, supplied by the client or the manufacturer, to create accurate photorealistic textures for use in all our images. This information is used to produce the appearance and qualities in the image that most closely relates to the real materials to be used (as shown in Figure 21).

9.4 Lighting and sun direction

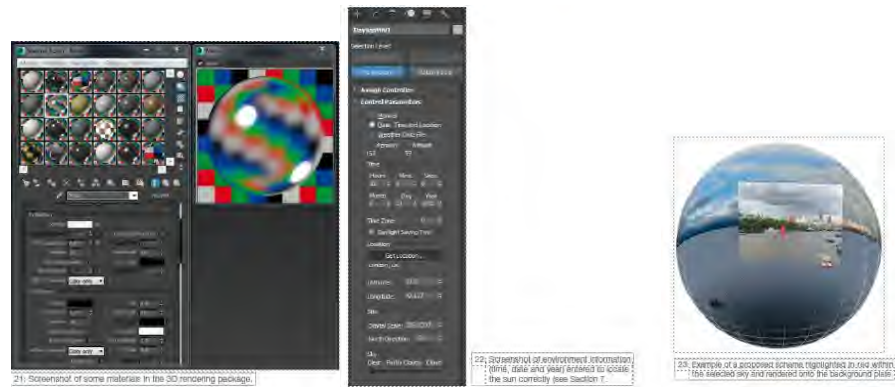
The next stage is to light the 3D model to match the photographic environment. The date, time of the photograph and the latitude and longitude of the city are

¹³ texturing is often referred to as part of the rendering process, however, in the industry, it is a process that occurs prior to the rendering process.

input (see Figure 22) into the unbiased physically accurate render engine. HDMI Lab selects a 'sky' (e.g. clear blue, grey, overcast, varying cloud density, varying weather conditions) from the hundreds of

'skies' held within its database to resemble as closely as possible the sky

in the background plate. The 3D model of the proposed scheme is placed within the selected sky (see Figure 23) and using the material properties also entered, the computer calculates the effects of the sky conditions (including the sun) on the appearance of the proposed scheme.



10.0 Postproduction

10.1 Postproduction

Finally, the rendered image of the scheme model is inserted and positioned against the camera matched background plate. Once in position, the rendered images are edited using Adobe Photoshop®. Masks are created in Photoshop where the line of sight to the rendered image of the proposed scheme is interrupted by foreground buildings (as shown in Figure 24). The result is a verified image or view of the proposed scheme (as shown in Figure 25).



Thankyou

Donald Insall Associates