



Paul Butler Associates

Planning, Development & Heritage Consultants

University of Manchester (Estates Design Services Group)

Old Quadrangle: Proposed remodelling of hard and soft landscaping as part of the University of Manchester Bicentennial Celebrations in 2024.

Heritage Statement

August 2023

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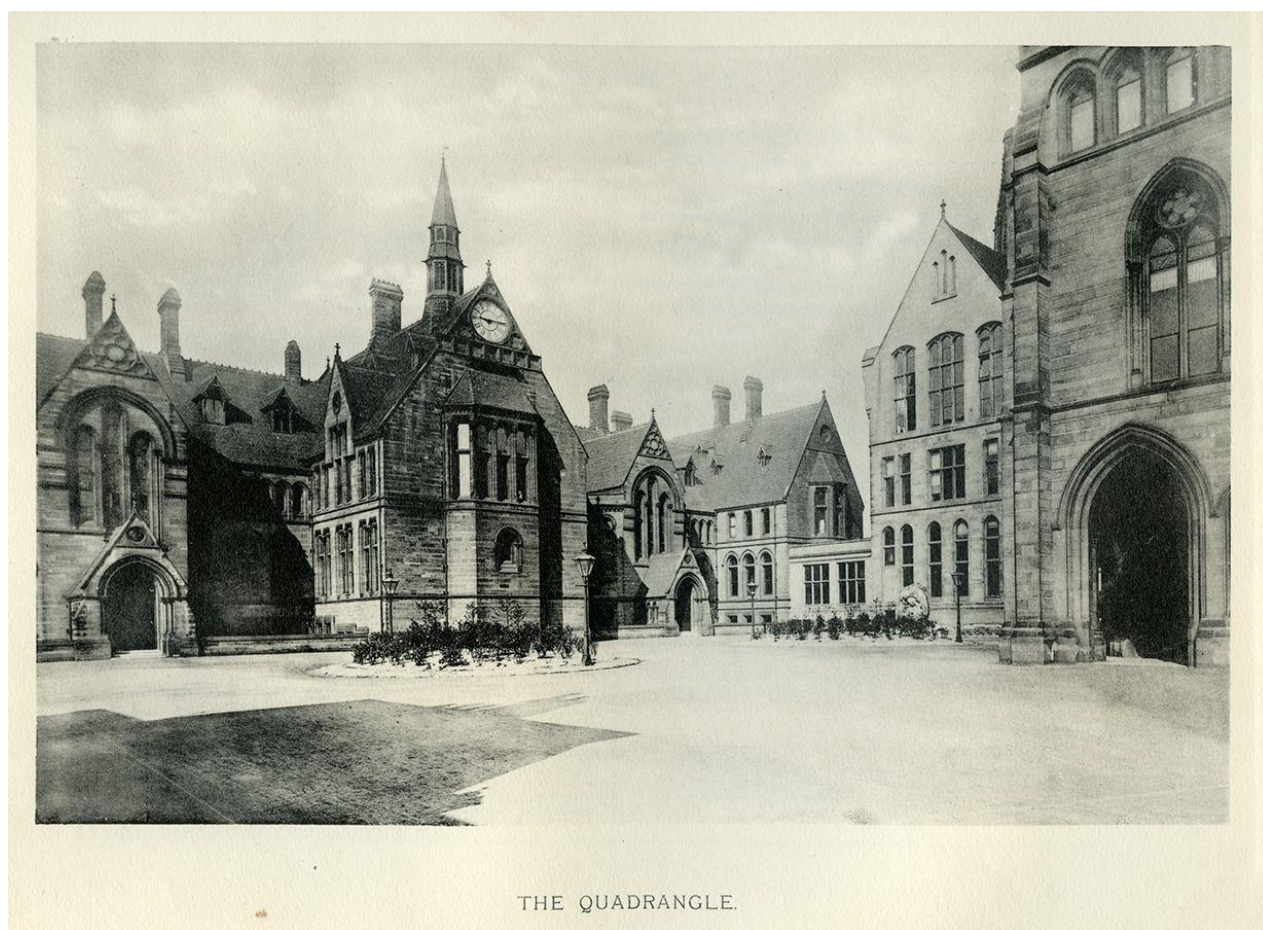
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Undated postcard: The Quadrangle in the late nineteenth century, likely c.1891.

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1. Introduction

- 1.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf of the University of Manchester (Estates Design Services Group) to accompany a combined planning and listed building consent application for hard and soft landscaping works to the Old Quadrangle at the University of Manchester.
- 1.2 The investment in remodelling the hard and soft landscape of the Old Quadrangle is proposed to mark the University of Manchester Bicentennial in 2024 when the University will celebrate 200 years of education and innovation. The remodelling of the Old Quadrangle is proposed to reflect this Manchester milestone and leave a lasting legacy of the Bicentennial Celebrations. The proposals will ensure the courtyard space is capable of meeting end user expectations and will thereby help secure the long-term future of the listed buildings which surround the Old Quadrangle application site.
- 1.3 The Old Quadrangle is listed by inclusion within the List Entry name 'Victoria University of Manchester including Christie Library, Whitworth Hall'. The List Entry Number is 1271428 with the Grade II* listing being applied on 18 December 1963.
- 1.4 This Heritage Statement has been prepared to accompany the combined planning and listed building consent application for the proposed remodelling works to the courtyard. The Statement assesses the heritage significance of the Old Quadrangle and the potential impact of the proposed hard and soft landscaping works upon the identified significance. This Statement demonstrates the proposed works have been designed with a clear understanding of the history and heritage significance of the site and demonstrate a conservation-led approach. Appropriate heritage mitigation is identified where appropriate.
- 1.5 This Statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF) following a visual and photographic survey of the site (undertaken on 13th July 2023), in addition to an examination, analysis and assessment of available historic records.

1.6 This Statement includes:

- A description of the application site's location;
- A summary of the heritage planning policy guidance context;
- An overview of the proposed scheme;
- An appraisal of the historical development and use of the courtyard space over time;
- A summary of the pre-application work undertaken;
- A description of the Old Quadrangle and an assessment of the heritage significance of the space; and,
- An assessment of the impact of the proposed works upon the significance of the site.

1.7 This statement is not intended to be a full or complete record of the site rather it is proportionate to the works proposed.

2. Site Location

- 2.1 The Old Quadrangle is located at the University of Manchester campus on Oxford Road, Manchester. The western boundary of the Old Quadrangle is formed by the John Owens building (Grade II* listed), the northern boundary is formed by the Beyer building (Grade II* listed), the eastern boundary is formed by the Whitworth building (Grade II* listed) and Whitworth Hall (Grade II* listed), whilst the southern boundary is formed by the Christie building (Grade II* listed). Whilst known as the Old Quadrangle the application site has never been rectangular with the Christie building butting into the space which is irregular.
- 2.2 The postal address of the application site may be described as land to the rear of the Whitworth building, Oxford Road, Manchester, M13 9PL. The application site is Grade II* listed as are each of the surrounding buildings noted above. Figure 2.1 shows the approximate application site area in red. The application site List Entry Number which describes these properties is 1271428. The site does not lie within a Conservation Area.



Figure 2.1: Aerial View showing approximate application site area in red.

3. The Heritage Planning Policy Context

- 3.1 The heritage planning policy of relevance to the proposed scheme, and which provides the context for its assessment, is set out within national and local planning policy guidance.

National Planning Policy Guidance

Town and Country Planning Act 1990

- 3.2 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision-making document when considering planning applications. In this instance the development plan currently comprises the Manchester Core Strategy (2012); saved policies of the Unitary Development Plan for Manchester (1995); and the Guide to Development in Manchester SPD (April 2007). The relevant provisions of these documents are discussed below.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.3 Section 66 of the Planning [Listed Buildings and Conservation Areas] Act 1990 advises that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority 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. The application site is Grade II* listed. A description of the site is provided at Section 7 below.
- 3.4 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings or other land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. The application site does not lie within a Conservation Area.

- 3.5 In determining this planning and listed building consent application it is necessary to consider the impact of the proposal on the significance of the Old Quadrangle. This includes direct physical change on its built fabric. As the works are external the indirect impacts on the setting of the surrounding listed buildings are noted. Section 9 of this report provides an assessment of these anticipated heritage impacts.

National Planning Policy Framework (NPPF)

- 3.6 Detailed guidance about the legislation is given in the National Planning Policy Framework (NPPF). The NPPF was first published on 27th March 2012 with the latest version published in July 2021. The NPPF sets out the Government's planning policies regarding the conservation of the historic environment. The NPPF is a key part of reforms to make the planning system less complex and more accessible; to protect the environment; and to promote sustainable growth. It replaces previous national planning policy guidance and is a material consideration in planning decisions.
- 3.7 NPPF places great emphasis on the role of decision makers to promote sustainable development. Paragraph 8 advises that sustainable development has three dimensions: 'economic, social and environmental'. Having regard to these factors, the proposal will provide economic benefits through investment and job creation and deliver economic/social and cultural benefits through the provision of a high quality courtyard that will complement surrounding buildings and enhance their setting. The improvements proposed will help to ensure the educational facilities surrounding the site continues to meet with user expectations. This approach will help secure the long-term future of the listed buildings and Old Quadrangle as an educational facility.
- 3.8 In relation to determining applications, the NPPF sets out a presumption in favour of sustainable development. For decision taking this means approving development that accords with an up-to-date development plan without delay (Paragraph 11).
- 3.9 Section 16 of the NPPF deals with conserving and enhancing the historic environment. Paragraph 189 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.

- 3.10 Paragraph 194 advises 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'*.
- 3.11 Paragraph 195 states that *'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.'*
- 3.12 Paragraph 196 states that *'Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision'*.
- 3.13 Paragraph 197 states *'In determining applications, local planning authorities should take account of:*
- a) 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'.*
- 3.14 Paragraph 199 states *'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’.

3.15 Paragraph 200 states ‘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’.*

3.16 Paragraph 201 states that ‘Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, 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.*

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

- 3.18 Paragraph 205 states *'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted'*.
- 3.19 Annex 2: Glossary of the NPPF provides a glossary of key terms which are relevant to this application. 'Significance' is defined as: *'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'*.
- 3.20 'Setting of a heritage asset' is defined within Annex 2 as *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'*.

National Planning Practice Guidance (NPPG)

- 3.21 The National Planning Practice Guidance (NPPG) is a web-based resource which was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars. It provides guidance on many aspects of planning including plan-making and decision taking.
- 3.22 NPPG advises that *'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.'* (Paragraph: 002 Reference ID: 18a-002-20190723).

- 3.23 It goes on to state *'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: 007 Reference ID: 18a-002-20190723).
- 3.24 In relation to setting of a heritage asset NPPG states *'Applicants are expected to describe in their application the significance of any heritage assets affected, including any contribution made by their setting (National Planning Policy Framework paragraph 189). In doing so, applicants should include analysis of the significance of the asset and its setting, and, where relevant, how this has informed the development of the proposals. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on its significance.'* (Paragraph: 009 Reference ID: 18a-009-20190723).

'The setting of a heritage asset is defined in the Glossary of the NPPF. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.

The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust 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 for development 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 013 Reference ID: 18a-013-20190723).

3.25 NPPG states that *'Disrepair and damage and their impact on viability can be a material consideration in deciding an application. However, where there is evidence of deliberate damage to or neglect of a heritage asset in the hope of making consent or permission easier to gain the local planning authority should disregard the deteriorated state of the asset'* (Paragraph: 014 Reference ID: 18a-014-20190723).

3.26 NPPG advises that *'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.'* (Paragraph: 002 Reference ID: 18a-002-20190723).

Historic England Guidance

3.27 Historic England has published guidance to assist with the management of the historic environment. This assessment has been prepared having regard to the following Historic England Guidance.

Historic Environment Good Practice Advice 2: 'Managing Significance in Decision-Taking in the Historic Environment'

3.28 This document was published in March 2015 and provides advice to local authorities, planning and other consultants, owners, applicants and other interested parties. It sets out practical guidance to assist interested parties in making an assessment of the impact of proposals on the significance of heritage assets.

Historic England Advice Note 3: The Setting of Heritage Assets (2nd Edition)

- 3.29 Published in December 2017, this document sets out guidance on managing change within the setting of heritage assets, including historic buildings, sites, areas and landscapes. Building on the historic environment provisions of national planning policy, the document provides advice on the definition of 'setting' before setting out key principles for assessing the implications of development proposals on the settings of heritage assets.

Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets

- 3.30 This Guidance was published in October 2019 and covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for changes to heritage assets.

Historic England: Conservation Principles Policies and Guidance

- 3.31 This Guidance was published by Historic England (then English Heritage) in April 2008. The Document is designed to provide a logical approach to making decisions and offering guidance on all aspects of England's historic environment. Guidance is provided on understanding heritage values (evidential, historical, aesthetic, and communal), and assessing heritage significance.

Local Planning Policy Guidance: The Development Plan for Manchester

Manchester Core Strategy Development Plan Document (July 2012)

- 3.32 Manchester's Local Development Framework Core Strategy Development Plan Document was adopted on 11th July 2012. A specific heritage policy of the core strategy of relevance to the proposed scheme is:

- Policy EN3 'Heritage' this states that '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 listed buildings. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.'

Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)

3.33 Saved heritage policies of the UDP of relevance to the proposed scheme include:

- DC19 'Listed Buildings' which states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings. In giving effect to this policy, the Council will 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.

Guide to Development in Manchester Supplementary Planning Document (April 2007)

3.34 The guidance identifies the City's heritage as an asset. Paragraph 2.6 states that buildings and areas of architectural and historic importance together with their setting will be preserved and enhanced; and, paragraph 12.7 states that developers are encouraged to look positively at the role that older buildings can play in delivering a sense of place.

4. The Proposed Scheme

- 4.1 The investment in remodelling the hard and soft landscape of the Old Quadrangle is proposed to mark the University of Manchester Bicentennial in 2024 when the University will celebrate 200 years of education and innovation. The remodelling of the Old Quadrangle is proposed to reflect this Manchester milestone and leave a lasting legacy of the Bicentennial Celebrations. The proposals will ensure the courtyard space is capable of meeting end user expectations and will thereby help secure the long-term future of the listed buildings which surround the Old Quadrangle. The scheme has been developed by a Team with substantial knowledge and experience of remodelling external spaces and is led by RECOM on behalf of the applicant with design input being provided by Wilson Mason Architects and Iteriad Landscape Architects.
- 4.2 The design approach is explained by the plans and reporting prepared by Wilson Mason Architects and Iteriad Landscape Architects which accompany the application and which should be read in conjunction with this report. This planning submission clearly demonstrates the RECOM Team have understood the evolution of the Old Quadrangle overtime and have designed a remodelling proposal which retains any important historic fabric within the space (the glacial boulder/underground room) and complements this with traditional hard and soft landscape elements such as hard surfaces, lawns and landscaping beds, all of which have been familiar elements within the courtyard over the years.
- 4.3 As can be appreciated from Section 5 of this report, which charts the historical development of the courtyard, the Old Quadrangle has grown organically. Unlike quadrangles at some seats of higher education elsewhere, the Manchester Old Quadrangle was never planned to be a grand central space onto which a square of buildings would front and surround. The Old Quadrangle does not display the regimented buildings lines which can be observed in Quadrangles that were planned and constructed alongside large scale single phase University development. In Manchester land was expensive during industrialisation and the University grew slowly but steadily in a residential neighbourhood, acquiring brownfield land already occupied by villas with large gardens which were subsequently redeveloped as the University expanded. Rather than being laid out as a part of a grand Masterplan the Old

Quadrangle at Manchester grew organically during the period between the completion of the John Owens building and the completion of the Christie building, a period of about 50 years. The result is a space born of the phased placement of the buildings subsequently developed around it, rather than a ridged rectangle of space set out for which the enclosing buildings to follow would front.

- 4.4 The result of the phased growth described in the Section 5 is that the Old Quadrangle is not a square or rectangle, rather it has a more organic and unplanned plan form with the Christie building butting into the space and creating smaller courtyard spaces to the east and west of the Christie building. These open up into the larger space accessed via Queens arch but the courtyard even at its widest point is still quite narrow, likely a function of the constrained nature of the site and existing roads which were present when the site was first built on.
- 4.5 A detailed assessment of the space has found that with the exception of the glacial erratic boulder which has lain in front of the Beyer building since the late nineteenth century, the rest of the fabric within the space is contemporary and dates from the mid 1960's when the courtyard was remodelled as a car park. The car park remodelling appears to have removed the oval shaped planting beds which were likely a feature of the site for much of the early twentieth century. The carparking installation and associated paths post date the listing of the property in 1963 which confirms the fabric to be removed is not significant. The lack of historic fabric within the space effectively gives the designer a fresh slate since there are so few features with intrinsic historic interest which require retention.
- 4.6 Section 5 confirms that the design and use of the Old Quadrangle has regularly been remodelled to respond to the needs of the University. The space likely started out as a lawn associated with the domestically scaled John Owens building and may have functioned as an amenity space perhaps in conjunction with the gymnasium building which was subsequently redeveloped to make way for the Whitworth Hall. In later years the space was landscaped and in the early twentieth century accommodated oval flower beds before being remodelled as a car park in the 1960's in response to the rapid growth in car ownership at the University, as elsewhere, during the post war period. Historically the space has clearly been reinvented on several occasions, each time the modification being to

serve the needs of the institution and the present remodelling proposal is no different. For the bicentennial the University is seeking to reinstate the Quadrangle as a space for people rather than a space for parking cars.

4.7 The brief 'to design a space for people' sounds straight forward at first sight although the designer has been challenged with accommodating a plethora of user needs which range from providing a space capable of accommodating large formal graduation ceremonies to a space that can accommodate a short break from study or a lunch break. At the same time the space needs to accommodate movement through and also to and from neighbouring buildings. Existing deliveries, servicing and maintenance requirements must also be factored in and accommodated. In addition to meeting these many and varied needs the courtyard must also provide a stage for photo opportunities for students graduating, provide biodiversity gains through increased use of soft landscaping and importantly provide a high quality environment which enhances the space itself and can also be regarded to enhance the setting of the surrounding buildings all of which are grade II* listed. This report is concerned with the later aspect and an assessment of the heritage impact of the works is included at Section 9. It is noted that the proposals assessed by this report are as per the drawings listed in the cover letter which supports the application for planning permission and listed building consent.

4.8 The remodelling proposes a fresh new look to the space, with the drab tarmac car parking and associated post listing hard surfaces removed. The courtyard is proposed to be transformed with a new lawn being the most significant change to the space, replacing the existing expanse of grey tarmac with grass. The Old Quadrangle lawn will be an oval shape which allows the lawn to be carefully shaped to envelope and highlight the historic glacial boulder which takes pride of place at the head of the oval. Behind the boulder and symmetrically positioned with regard to the head of the oval lawn is positioned the Virginia Creeper covered facade of the Beyer building providing a pleasing symmetrical backdrop to the ensemble. This formal lawn is proposed to be crossed by generous pathways informed by pedestrian desire lines and allowing circulation between the buildings and entrances. Tree and shrub planting are proposed to be increased to provide a pleasant and greener environment whilst also delivering biodiversity benefits. Service access for essential delivery vehicles is retained to the rear of Whitworth Hall and Christie library via a

wide pathway capable of accommodating a vehicle. This route extends from the hard surfaced part of the courtyard to the west of the Christie building where a small number of parking space for use by disabled persons will be retained. New benches and seating will allow increased use of the space and are positioned to allow views of the surrounding buildings to be enjoyed and appreciated. Bench seating to the rear of the Whitworth building will provide opportunities for users to gaze towards the John Owens building, the earliest of the buildings here. The principal elements used in the remodelling are all elements which have been present within the courtyard previously and as the following section demonstrates lawn, paths, hard surfaces, trees, planting beds and oval landscaping have all been present within the Old Quadrangle at one time or another over the last 150 or so years.

4.9 The design has been rigorously tested through consultation with user groups within the University. The submitted proposal has been carefully designed to accommodate all stakeholder needs and is strongly supported by a variety of University user groups. The soft landscaping is particularly important to achieve biodiversity objectives.



Figure 3.1: Proposed scheme Image – Masterplan Layout



Figure 3.2: Proposed scheme Image – View through Queens Arch into the Old Quad



Figure 3.3: Proposed scheme Image – View of Queens Arch, Whitworth Building and Whitworth Hall



Figure 3.4: Proposed scheme Image – View of Beyer Building across ellipse

5. Historical Development of the Old Quadrangle

Historic Background

- 5.1 The shape of the Old Quadrangle has evolved overtime and the courtyard has been remodelled on several occasions in response to the changing needs of the University of Manchester.

Phase 1: The site before University buildings were developed

- 5.2 The land on which the John Owens building, Beyer building, Whitworth building, Whitworth Hall and Chrisie building would subsequently be built originally comprised of large residential villas. The Lancashire Ordnance Survey large scale Town Plan series published in 1851 shows the layout of the application site at this time with domestic villas set within lawned gardens. Villas were set back from Oxford Road (at this time known as 'Oxford Street') behind large front gardens often with provision for accommodating horse drawn carriages. To the rear most properties had long rectangular rear gardens laid out with, in plan form, informal elliptical and curved pathways with associated soft landscaping and tree planting (Figure 5.1).

Phase 2: John Owens Building

- 5.3 The first of the University buildings to be developed was the John Owens building started in 1870. An undated photograph (Figure 5.2) of circa the 1880s shows the domestically scaled John Owens building with the Old Quadrangle land laid out as a lawn with young trees present with gravel pathways to the perimeter. A similar undated photograph also likely from the 1880s (Figure 5.3) shows another view of the space, again showing the lawn with a gently curving edge. The mature tree to the left of picture (Figure 5.3) could be a survival of the earlier domestic garden planting. Neither picture shows any flower beds, seating, setts or York stone surfacing.



Figure 5.1: Lancashire Series: Ordnance Survey, Large Scale Town Plans (1:1056). Published: 1851. The site prior to the erection of John Owens building in c.1870.



Figure 5.2: Undated photograph c1880s: John Owens with lawned area.



Figure 5.3: Undated photograph c1880s: John Owens with lawned area.

Phase 3: Beyer building and Whitworth building (East Range)

- 5.4 The east range, now known as Whitworth Hall was constructed 1883-7 by Alfred Waterhouse. The Beyer building was added by 1888, also designed by Alfred Waterhouse. Figure 5.4 shows a sketch likely completed shortly after the Beyer building was completed. The drawing suggests the Quadrangle was in use by horse and carriage suggesting the previous lawned surface may have been reduced or replaced by a hard surface to accommodate horses and carriages. The reduction in the lawned area may also have been necessitated by the construction activity associated with the erection of the Beyer building and Whitworth Hall which presumably required significant construction compounds. Figure 5.4 shows that some soft landscaping was present with a tree located in a circular or oval mound of soft landscaping located in front of the Beyer building. The glacial boulder in front of the Beyer building is not visible in the sketch. At this time the Quadrangle was not an enclosed space being part open to the south. The enclosure of the space would not increase again until the Whitworth Hall was added to south end of Whitworth building in c.1895-1902 by Paul Waterhouse.

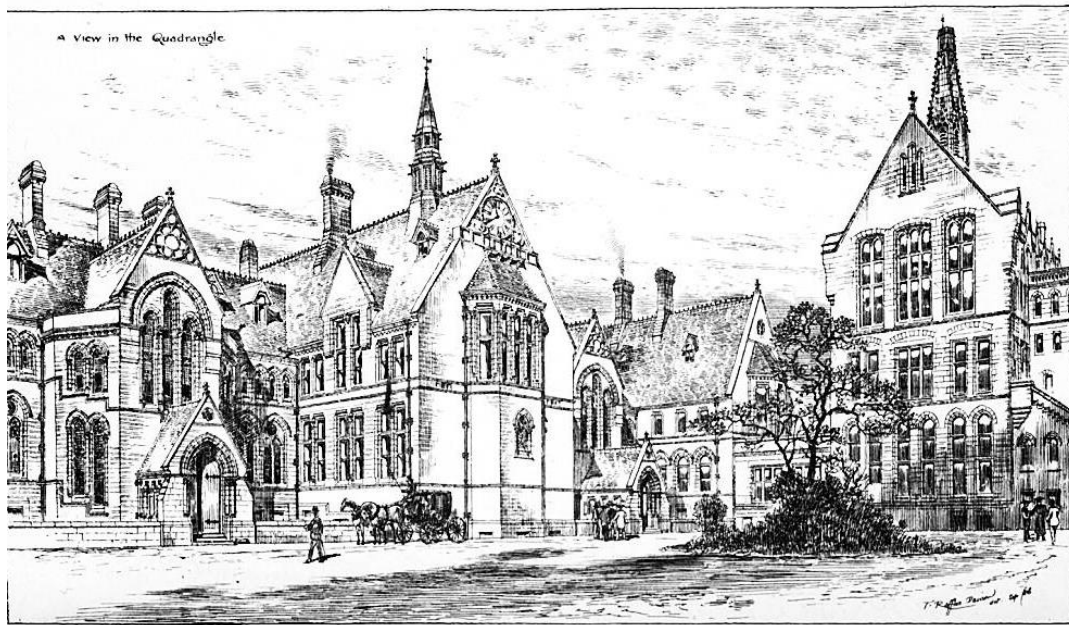


Figure 5.4: Undated drawing: Post completion of the Beyer building.



Figure 5.5: Lancashire Series: Ordnance Survey, published 1891.



Figure 5.6: Photograph showing arrangement shown in 1891 town plan above with glacial boulder, flower beds and lighting.

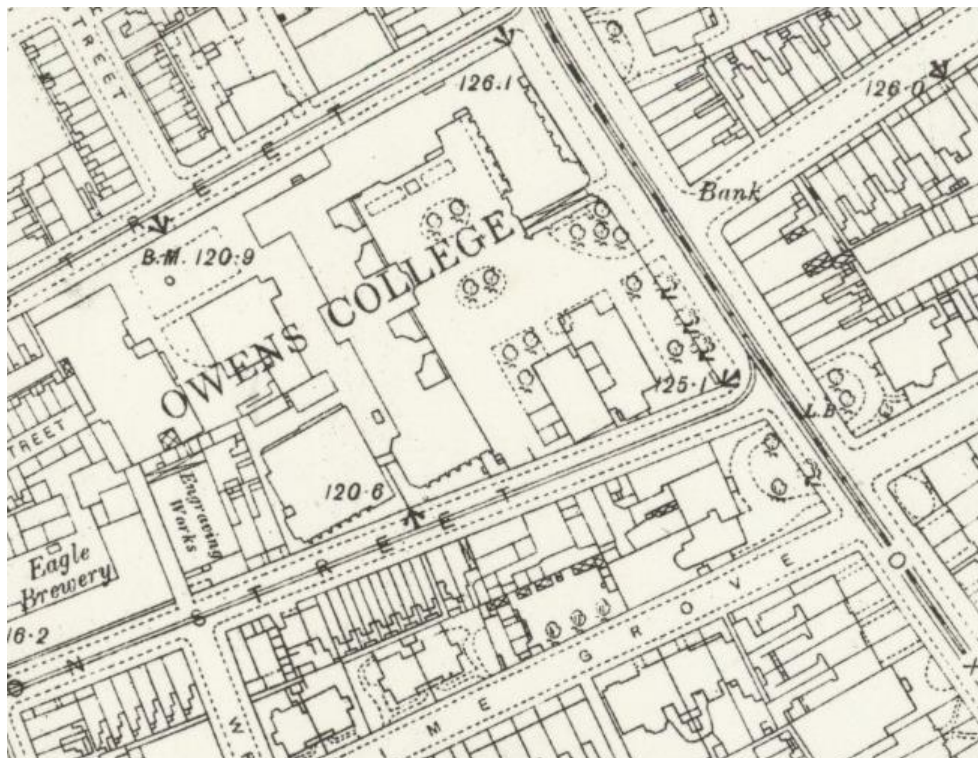


Figure 5.7: Lancashire Series: Ordnance Survey, 25 inch to the mile, Surveyed: 1888 to 1889, Published: 1893.

- 5.5 Figure 5.5 shows an extract from the Lancashire Series: Ordnance Survey, surveyed in 1888 and published 1891. The early phase of University development appears to be largely completed with the John Owens building, Beyer building and Whitworth building present. A similar arrangement is shown on the 1893 plan (Figure 5.7). The Quadrangle is not square nor is it enclosed by buildings rather the space is seen to be an 'h' shape. The southern portion of which is formed by two former villa buildings which appear to have been retained for University use. A gymnasium is shown as being constructed at the rear of the former pair of villas and appears to be linked to them. These buildings would later be demolished when the Whitworth Hall was erected.
- 5.6 The layout of the 'h' shaped Quadrangle at this time is shown by Figure 5.6. The glacial boulder is evident in the photograph with a flower bed to either side. Figure 5.5 shows the location of the boulder in plan form. That part of the 'h' shaped Quadrangle between John Owens building and Beyer building is shown to be laid by Figure 5.6 with two elliptical soft landscaping beds which look to have been recently planted with young nursery stock. Lighting is also present by 1891 with a pair of lanterns to either side of the landscaped ellipses.

Phase 4: Whitworth Hall and Christie Building

- 5.7 Whitworth Hall was added to south end of Whitworth building between c.1895-1902 designed by Paul Waterhouse and subsequently the Christie Building. The addition of these two buildings would have given the Quadrangle the shape with which we are familiar today (Figure 5.11). Interestingly the proposed plan for the Christie building shows that an intended bridge link between the Christie building and the Student Services Centre (Figure 5.8) was never completed, leaving the southern end of the Old Quadrangle partially open to Burlington Street. Figure 10 shows what appear to be wreaths laid aside the Christie building with possibly a small lawn present in the foreground. The landscaping treatment apparent in 1891 aside the John Owens and Beyer buildings with elliptical landscaping beds was initially retained after the completion of the Christie building (Figure 5.10) although the elliptical beds had been removed by 1922. Figure 5.11 shows the Old Quadrangle in 1922 with the glacial boulder still recorded in front of the Beyer building. The 1935 OS Plan (Figure 5.12) shows little change from 1922, continuing to show the boulder location.

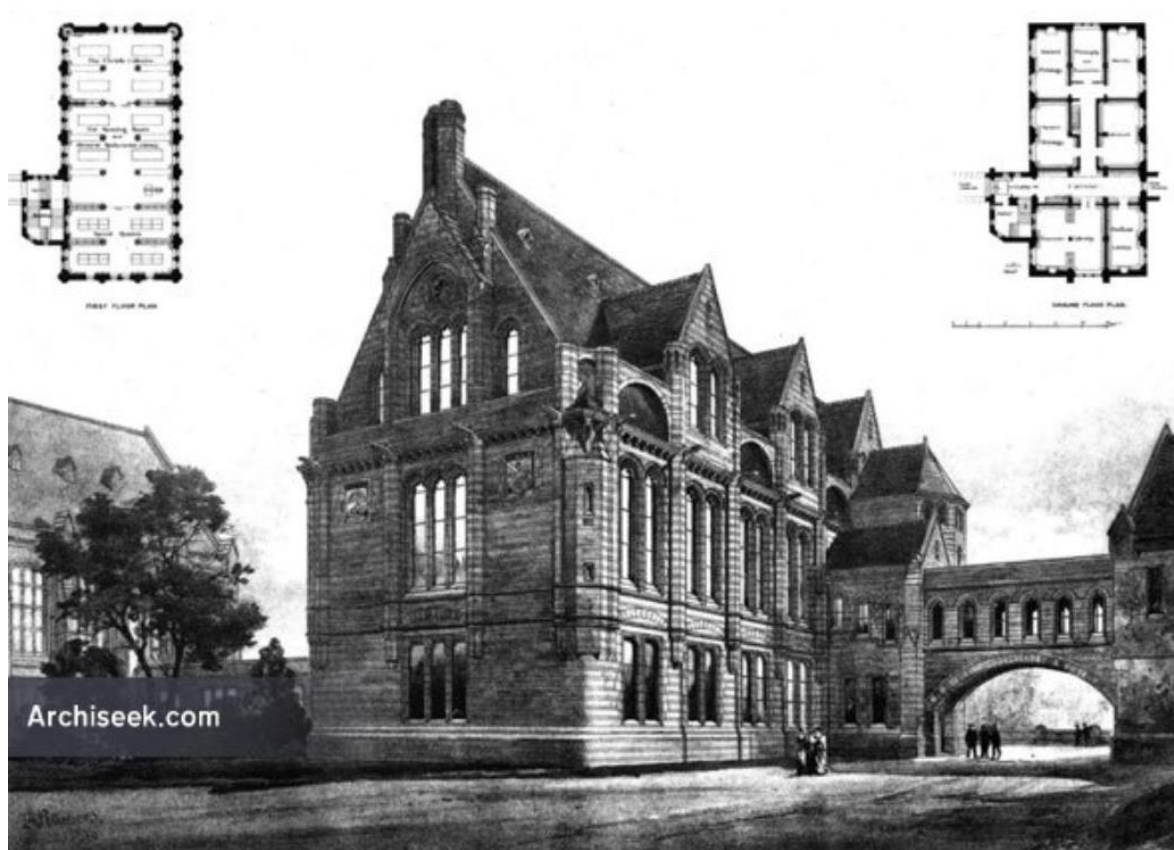


Figure 5.8: Plan for the Christie Building showing proposed bridge link across Old Quadrangle.

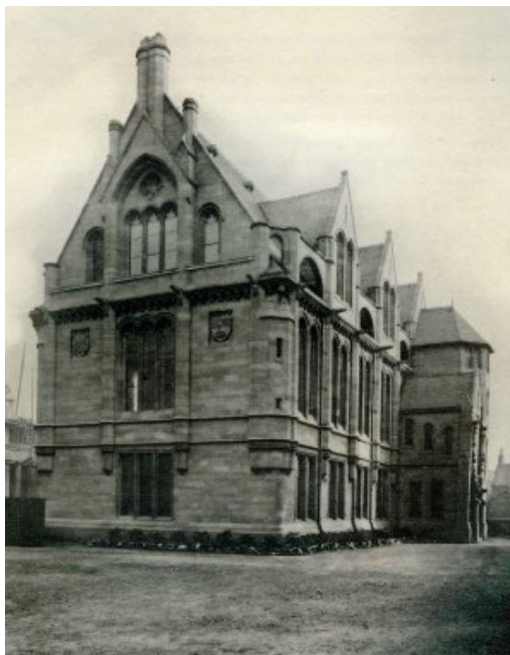


Figure 5.9: Undated image, wreaths laid alongside the Christie building.



Figure 5.10: Undated view of the Old Quadrangle post completion of the Christie building.



Figure 5.11: Lancashire Series: Ordnance Survey, Series: Ordnance Survey, 25 inch to the mile, Revised: 1915 to 1916, Published: 1922. The plan shows the location of the glacial boulder.

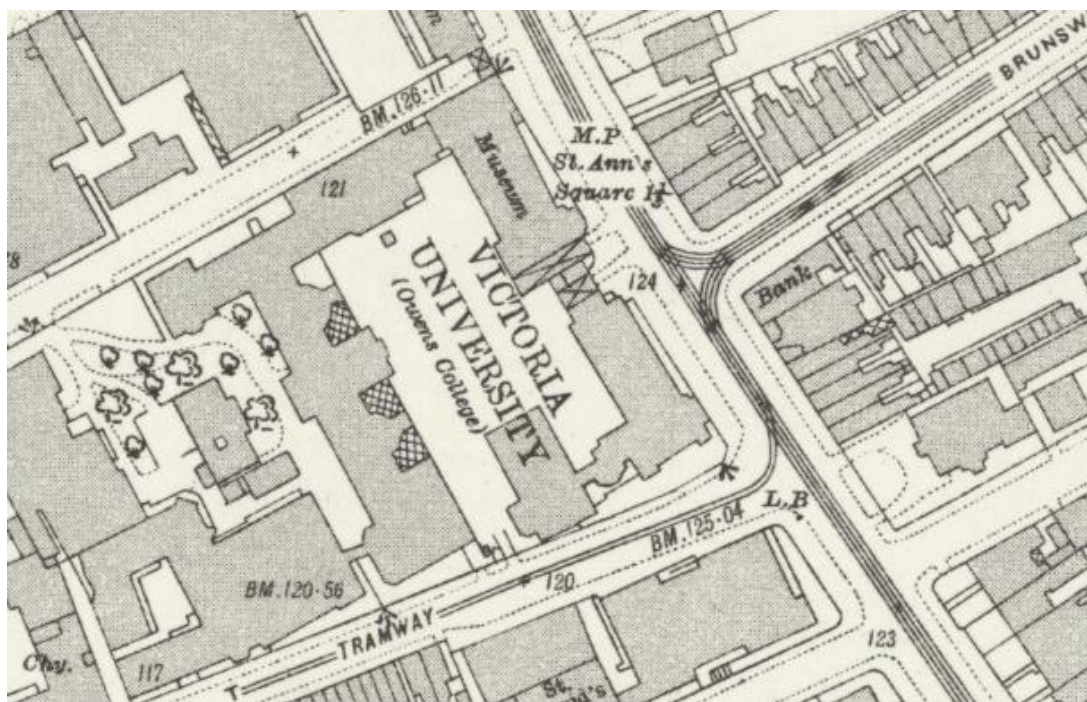


Figure 5.12: Lancashire Series, Ordnance Survey, 25 inch to the mile Revised: 1933
Published: 1935. Bolder location indicated.

Phase 5: Old Quadrangle Car Park

- 5.8 The Old Quadrangle was listed along with the John Owens building, Beyer building, Whitworth building and Whitworth Hall in 1963. With the rapid increase in car ownership in the post war period the Old Quadrangle was remodelled in 1965 as a car park. A secondary element of the remodelling was the creation of a small lawn that was set out around the glacial boulder which was retained as a focal point. Figure 5.13 shows the Quadrangle shortly after installation of the car parking. It is noted from this image that red ivy was not yet a feature of the elevation of the Beyer building facing the car park. Raised beds were installed as part of the mid-1960's car parking remodelling and also an office for the car parking attendant (Figure 5.14 & 5.15). The York stone perimeter paths which can be observed today were generally laid at this time and are now much deteriorated. Subtle changes and alterations have been made to the carparking layout since installation including changes to the raised beds, removal of the attendants' office and the creation of level access to buildings. Several trees have been removed whilst new trees have been added. Containerised planters have recently been installed in order to try to break up the large expanse of tarmac and hard surfacing.



Figure 5.13: Undated c.1965: The Old Quadrangle is remodelled as a car park including the addition of a lawn in front of Beyer building. The glacial boulder was retained and York stone paths installed to the perimeter.



Figure 5.14: Undated, c 1965 showing raised bed and car parking.



Figure 5.15: Undated, c.1965: Car parking showing parking Kiosk.



Figure 5.16: Late twentieth century showing planters.

6. Pre-application Work

Introduction

- 6.1 The Old Quadrangle has been inspected by Paul Butler Associates and we have sought to identify any historic fabric which might be present within the space. This inspection has then informed the proposals and helped us to make an assessment of the heritage significance of the courtyard space.
- 6.2 A pre-application meeting was subsequently held with Paul Mason (Heritage & Urban Design Manager, MCC) and Tony Mitchell (Principal Planning Officer, MCC) on site to discuss the initial proposal. A follow up meeting was held with the same officers in August 2023 to review the progressed design after which a planning and listed building consent application were submitted for consideration by Manchester City Council.

Feedback from August Meeting

- 6.3 Wilson Mason presented a brochure which included a series of historic plans and archive photographs charting the historical development of the space. It was noted buildings surrounding the Old Quadrangle had been completed in phases with the internal courtyard space evolving in shape and design through time. Iteriad presented the landscaping proposals for the site.
- 6.4 The Officers recognised the benefits of the scheme and acknowledged the scheme had the potential to create an outstanding environment for a key group of buildings within the City. The benefits of removing car parking and designing a space for people were acknowledged as was 'opening up' the space by removing eye level planting which would better frame the buildings.
- 6.5 Officers were keen that remodelling should not distract from the surrounding buildings and architecture. Officers encourage the Design Team to source labour and high quality materials locally noting that MCC were keen to support domestic employment.

7. The Old Quadrangle Presently

- 7.1 The Old Quadrangle is listed by inclusion within the List Entry name 'VICTORIA UNIVERSITY OF MANCHESTER INCLUDING CHRISTIE LIBRARY, WHITWORTH HALL'. The List Entry Number is 1271428 with the Grade II* listing being designated on 18/12/1963. The statutory listing address is 'Victoria University of Manchester including Christie Library, Whitworth Hall, Oxford Road'.
- 7.2 The Listed Building entry describes the building thus: *'University. West range begun 1870, east range 1883-7 and north range 1888, all by Alfred Waterhouse; with Whitworth Hall added to south end of east range c.1895-1902 by Paul Waterhouse. Sandstone ashlar, red tiled roofs with fishscale bands. Large and irregular plan round a courtyard which is open at the south-west corner. Gothic style. The WEST RANGE (Main Building), the first on the site, in domestic scale and style, of 2 storeys plus basements and attics, has a projected gabled wing in the centre flanked by large canted entrance bays which have gabled porches with moulded 2-centred doorways and large 2-centred arched windows of 3 stepped lancet lights rising into steep gables, and tall coupled arched windows in the flanks (some with stepped sills); the central wing has a canted 2-storey bay at the gable end with a niche at ground floor containing a carved shield, a large 5-light window at 1st floor and a tiled hipped roof, a clockface in the apex of the gable, side walls with gables, and a fleche on the roof. The outer wings differ in plan and elevation; all parts have various mullioned, arched and arcaded windows, and small gabled dormers and tall stone chimneys. The EAST RANGE (the main facade to Oxford Street) is monumental in scale and style, asymmetrical, with a very large rectangular tower at the south end, a 2-storeyed entrance archway to the left of this and a tall 4-storey 7-bay range to the right. The entrance archway has a wide 2-centred moulded arch, and above this a stepped triple lancet in a gable flanked by pinnacles. The tower, with pilastered corners and an octagonal stair-turret at the north-east corner, has a very large 2-centred arched doorway with splayed reveal including foliated niches, 4 orders of moulding, and hoodmould with apex carried up to form a pedestal to a 1st-floor niche with a statue; arcaded windows on 6 stages (successively 5, 5, 3, 3, 5 and 5 lights), all different and those at the top stage with a colonnaded screen; and a steep saddle-back roof with banded cladding of lead and tiles. In the angle with the main range*

to the right is a tall 2-bay canted staircase which has buttresses, tall 2-light windows with geometrical tracery, and an arcaded parapet. The main range itself, 4 storeys diminishing in height and 7 bays with buttresses square at ground floor and chamfered above, terminating in pinnacles, has arcaded windows filling each bay, those at ground floor segmental-headed with transoms and arched lights, those at 1st and 2nd floors with shafts and 3 square-headed lights and those at 3rd floor with 4 arched lights; and a corbel table and blind arcaded parapet to each bay. WHITWORTH HALL (to the left of the entrance archway), of 2 unequal storeys and 8 bays plus a corner tower at the south end, has buttresses, coupled segmental-headed windows at ground floor, bands of blind arcading between floors, and tall 2-light transomed windows with cinquefoil lights at 1st floor; an elaborate 2-storey gabled porch to the 1st bay with pinnacles, blind-arcading in the gable and open arcading linking the gable to the pinnacles on either side, and a 2-centred doorway moulded in 3 orders; and a 3-stage corner tower with a tiered segmental oriel, corner pinnacles, octagonal belfry and short spire, all in elaborate Gothic style. Various other portions in similar style. Interior not inspected’.



Figure 7.1: Old Quadrangle in the 1970's.

7.3 The above photograph of the Old Quadrangle in the 1970's (Figure 7.1) shows the courtyard laid out as a car park with flag stone paving to the perimeter of the Quadrangle. The present layout is very similar to that shown on the 1970's photograph, although there have been additions and alterations; one of the large square raised planters have been removed, with smaller ones put in place. Some of the trees have been removed and others planted (or possibly replanted from elsewhere), such as those in front of the John Owens building (Figure 7.2). The flag stones around these trees form a neat square with stone edging, suggesting they were laid at the same time as the trees were planted, rather than removed for their placement (Figure 7.3). The flag stones have a terracotta tile detailing around the grounds, butting up to the flag stones and tarmac, all of which is at a consistent level, suggesting they were all installed at the same time (Fig 7.4). The present ground surface, including the tarmac, flagstones, granite setts and terracotta detailing date to the late 20th century (Figures 7.4 – 7.9). The flagstones were present in the 1970's but have since been re-laid to accommodate the later trees and terracotta detailing. The Quadrangle has seen considerable alteration through its life, with the only constant being the glacial boulder and plinth, as well as the buildings.



Figure 7.2: Photograph taken 2023 from similar location to Figure 5.6 showing new trees planted.



Figure 7.3: Terracotta detailing to flags and tarmac.



Figure 7.4: Photograph from 2023 taken from same location as Figure 5.1.



Figure 7.5: Photograph from 2023 taken from same location as Figure 5.4



Figure 7.6: Photograph from 2023 taken from a similar position to Figures 5.3 and 5.6.



Figure 7.7: Terracotta detail, tarmac and granite cobbles.



Figure 7.8: Paving with terracotta detail to Christie Building. Granite setts to left of picture.



Figure 7.9: Paving to north end of Old Quadrangle, outside Beyer Building.

8. Heritage Significance of the Old Quadrangle

Introduction

8.1 The Historic England Publication 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' (Historic England 2019) suggests three areas of interest for assessing a heritage asset's significance. These are to be described, following which the level of the general significance of the heritage asset should be assessed, with the particular contribution of any described features. The three areas of interest are:

- Archaeological interest if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- Architectural and artistic interest which are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- Historic Interest which is 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.

Archaeological interest?

8.2 The Lancashire Series Ordnance Survey, Large Scale Town Plans of 1851 shows that prior to the erection of John Owens building in c.1870 the application site accommodated domestic villas. Figure 5.1 confirms the application site was formerly occupied by large villas and garden plots known as Oxford Place. Many of the University buildings surrounding the Old

Quadrangle occupy the land on which these villas stood and since the University buildings are basemented this will have removed earlier remains associated with the villa phase of development.

8.3 GMAAS research objectives in recent years have focussed on archaeological research and excavation of 18th and 19th century 'workers' housing (terraces/back to backs/basement dwellings) which has greatly expanded the understanding of the impact industrialisation had on the people of Greater Manchester. The villas at Oxford Place (Figure 5.1) however represented the dwellings of a higher status population that sought residences provided by new suburbs away from core industrialised areas. GMAAS note that there are far more of this type of villa structure that have survived through to modern times, with many examples providing the subject for schemes of building recording. As such, any remains associated with middle class villas and the grounds of Oxford Place are viewed to have very little potential to shed new light on this dwelling typology and the development of this part of the City.

8.4 At below ground level the Quadrangle itself includes partial subterranean accommodation including an underground store located between the John Owens building and Christie building. The construction of this structure will have removed any mid to late nineteenth century villa remains. With regard to the potential for other below ground remains surviving below the Old Quad it is unlikely that villa remains will have survived the construction of the John Owens building, Beyer building, Whitworth building, Whitworth Hall, and Christie Buildings. Based on experience of survivals locally, the construction of these large buildings would have severely impacted on any remains through the construction of basements, foundations, groundworks and servicing. It was observed by GMAAS from excavations in the courtyard for the Manchester Museum, that the ground level here was reduced on a large-scale to allow for the construction of basement storeys for the museum and university buildings, without leaving any 'islands' of archaeological survival (i.e. under the surface of what is now courtyards between the wings of various buildings). It is considered highly likely that made ground will lie beneath the contemporary car park and here the Old Quad will likely comprise of ground derived from demolition materials and re-deposited natural substrata capped with modern sub-base and surface materials.

- 8.5 Section 7 of this report has assessed the potential above ground archaeological interest of the site and found that all modern day surfaces present within the Old Quadrangle date from no earlier than c.1965 when the courtyard was remodelled as car parking. Remodelling of the space as a car park appears to have removed all traces of previous late nineteenth century fabric with the exception of the glacial boulder which has been a constant feature of the space since at least the early 1890s.
- 8.6 Having regard to the historic mapping, information above and advice from GMAAS who have a first hand appreciation of the construction history of the university complex gained from work undertaken in the close vicinity, it can be reasonably asserted that the application proposals will have a very low potential to impact on below ground remains associated with the villa phase of development. Furthermore should remains exist their assessment would be likely to yield only a negligible contribution to archaeological understanding of villa development. The site is considered to have **very low archaeological interest**.

Architectural and artistic interest?

- 8.7 The buildings, perimeter walls and historic entrances surrounding the Old Quadrangle are considered to be of high architectural interest although no works are proposed to these enclosing architectural elements with works only being undertaken to the courtyard space itself. In this regard and given the NPPF requirement for Heritage Statements to be proportionate to the works proposed, only the interest associated with the courtyard itself should be assessed by a supporting Heritage Statement. With regard to any potential architectural interest the Old Quadrangle may have, it has already been noted at Section 7 (and 8 above) that above ground there are no man made architecture or other fabric of architectural interest. In the absence of any architectural features of interest it follows there can be no features of artistic interest. The Old Quadrangle application area is considered to be **without architectural or artistic interest**.

Historic interest?

8.8 At surface level the courtyard contains only one feature of historic interest and this is the glacial erratic boulder located before the Beyer building. At below ground level a storeroom exists below the car park surface which extends between the John Owens Building and the Christie Building, likely being built as an extension to the later. No works are proposed to the underground room as part of the proposed remodelling works and its significance need not therefore be appraised. With regard to the boulder this is reported to have been discovered in February 1888, buried eight or nine metres beneath Oxford Road, during the construction of new sewers. It was recognised at the time that due to the rock's volcanic composition; it could not have originated from the geology of the local area, causing much initial mystery and speculation about how it came to be located underneath Oxford Road. The boulder was subsequently displayed inside the Old Quadrangle and has remained there ever since. Sitting a stone plinth in front of the Beyer Building, the andesite boulder weighs over 20 tons. It was subsequently discovered that the rock was transported 80 miles south from Borrowdale in the Lake District during the last Ice Age about 20,000 years ago. The erratic boulder has formed a constant in the space since 1888 and is without a doubt the principal element of historic interest within the courtyard space. A further historic interest lies in the being of the space itself which has been a focus of University life for many generations of students past and present. Uses have been many and varied over the years and have included a lawn, oval planting beds and more recently car parking. Despite its name the Old Quadrangle is neither old or rectangular. The irregular shape we know today was formed recently following the completion of the Christie Building in the 1920s when the built form surrounding the space was finally completed. Whilst the buildings enclosing the space are of high historical importance, the actual space is lacking in direct interest with the erratic boulder being the only notable feature within the courtyard. The Old Quadrangle space is regarded as having **low historical interest** and this interest is largely attributed to the boulder.

Setting interest?

8.9 Whilst the Old Quadrangle is an enclosed courtyard which retains few historic features of merit, and has evolved in an unplanned and ad hoc manner resulting in an irregular plan form, it does provide an external area from which the adjacent range of grade II* listed buildings which surround the courtyard can be viewed and experienced by staff, student and visitors. Unfortunately, however, the opportunity to appreciate the architecture and appearance of the listed buildings from within the courtyard is limited by the established operational use of the space as a car park. This long standing use as a car park has detracted from the setting of the listed buildings since at least the mid 1960s. The addition of temporary planters has softened the harshness of the parking although the carparking still detracts from the setting to the grade II* listed buildings. Works to the courtyard have the potential to make a far more positive contribution to the setting of the adjacent grade II* listed buildings despite the Old Quadrangle itself only having limited fabric of historic interest.

9. Heritage Impact Assessment

- 9.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. The NPPF builds upon the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and requires applications affecting the significance of any heritage asset to be accompanied by an assessment of the asset's significance, including any contribution made by their setting, in addition to consideration of the potential impact of the application on the significance.
- 9.2 The direct and indirect impact of the proposed works are assessed in the table below, with appropriate mitigation identified where appropriate. This table should be read alongside the plans and drawings submitted as part of the application submission.

	Proposals as shown by Submission Drawings	Impact on significance	Mitigation required to be undertaken
1.	Potential direct Impact: Removal of existing Beyer lawn, removal of raised bed, removal of planters, removal of Yorkstone paving, removal of granite setts, removal of tarmac and removal of terracotta edgings.	Section 7 has assessed each of these elements and confirmed that all the hard landscaping and soft landscaping elements proposed to be removed are recent additions to the space dating from the mid 1960s remodelling of the space onwards as a car park. The removal of these elements has no impact on the defined significance of the space. It is noted that for environmental and sustainability reasons, as opposed to conservation reasons, some Yorkstone paving will be salvaged, recut and reused in the new landscaping installation.	No mitigation is required.

	Proposals as shown by Submission Drawings	Impact on significance	Mitigation required to be undertaken
2.	Potential direct Impact: Retention of the Erratic Boulder.	The 20 ton andesite boulder has been displayed inside the Old Quadrangle since being discovered under Oxford Road in 1888. It will be retained in the existing position on a plinth in front of the Beyer Building. The retention of the boulder retains a feature of historic interest and ensures the scheme retains the significant fabric of the present courtyard for the benefit of future generations. Retention of the boulder ensures the scheme has no impact on the defined significance of the courtyard.	It is important to protect the boulder from damage during construction works.
3.	Potential indirect impact: Reduction in car parking.	The present use of the space for parking cars detracts from the courtyard by temporarily (ie whenever in use for parking) reducing the open aspect of the courtyard which reduces views/visibility of the surrounding buildings and their external architecture. This reduction in visibility is likely more pronounced for wheelchair users and people using bench seating within the courtyard. Parked cars, particularly brightly coloured and shiny vehicles will distract and detract from views looking across the courtyard or out from surrounding buildings, particularly from fenestration at ground floor level. Parked cars are judged to detract from the courtyard and are a negative influence on	No mitigation is required.

	Proposals as shown by Submission Drawings	Impact on significance	Mitigation required to be undertaken
		the space. It is noted that the proposed remodelling incorporates only a small number of essential car parking spaces for disabled users and also necessary service access which cannot be accommodated elsewhere. The large reduction in parking associated with the works will undoubtedly enhance the setting of the surrounding grade II* listed buildings. For these reasons the reduction in car parking can be regarded as a major positive impact.	
4.	Potential indirect impact: Reduction in noise associated with car parking activity.	Historic England advise that noise can be an important determinant of how a historic environment is appreciated and understood. The established use of the courtyard for the last c.65 years has been as car park which comes with all the acoustic disturbance and distraction that this activity brings in terms of noise from car engines revving, exhausts and comings and goings associated with car doors and boots opening and closing. The proposed remodelling shows a dramatic reduction in the car parking capacity of the courtyard which will reduce noise and provide a more tranquil space and improved acoustic setting for the surrounding historic buildings	No mitigation is required.

	Proposals as shown by Submission Drawings	Impact on significance	Mitigation required to be undertaken
		For these reasons the reduction in car parking and increase in tranquillity can be regarded as a major positive impact.	
5.	Potential indirect impact: Reduction in fumes associated with car parking.	Exhaust fumes produced by, petrol and diesel vehicles particularly from cold starting are not easily dispersed as the Old Quadrangle is almost fully enclosed by medium-tall buildings. Fumes produced by vehicles may detract from enjoyment of the courtyard by causing pollution and resulting in poor air quality. The proposed remodelling shows a dramatic reduction in the car parking capacity of the courtyard which will reduce fumes and provide a more pleasant space from which to appreciate the surrounding historic buildings. For these reasons the reduction in car parking and improved air quality within the courtyard can be regarded as a major positive impact.	No mitigation is required.
6.	Potential indirect impact: greater opportunity for users to experience and appreciate the surrounding listed buildings.	New seating opportunities are proposed as part of the scheme which replace the small number of temporary benches sited adjacent the car park. The new purpose designed seating areas provide a greater number of seats set within an attractive environment which will encourage people to stay longer in the Old Quadrangle, in	No mitigation is required.

	Proposals as shown by Submission Drawings	Impact on significance	Mitigation required to be undertaken
		what will be a far more tranquil space. Many of the new seating opportunities orientate toward the surrounding buildings providing greater opportunity for users to appreciate the architecture of their surroundings. The new seating can be regarded as having a minor positive impact .	
7.	Potential indirect impact: a design which responds to the architecture of the surrounding listed buildings.	The new scheme removes low-level clutter including all containerised planters and mid-level coniferous planting, a significant advantage being the additional views created in the space. The ellipse plan form has been used to emphasise the architecture of the surrounding buildings and encourage movement through the space. Low level planning is used so as not to obscure buildings. Importantly the new pedestrian routes through the space utilise pedestrian desire lines which focus on the personnel entrances to the surrounding listed buildings and routes into and through the Old Quadrangle courtyard. The design provides a layout which draws user attention subliminally to the architecture of their surroundings whilst moving through the space. The desire lines proposed through and into the ellipse emphasise access points, building entrances and façade architecture. The ellipse lawn for example	No mitigation is required.

	Proposals as shown by Submission Drawings	Impact on significance	Mitigation required to be undertaken
		draws attention to the centre of the Beyer building even though this lacks a personnel entrance. The ellipse layout can be regarded as having a major positive impact by emphasising the architecture of the surrounding buildings.	
8.	Potential indirect impact: hard landscaping materials	The paving of the ellipse will comprise of new and reclaimed sandstone. The new sandstone paving pattern references the façade stonework detailing of the existing buildings forming the Quad. This brings an additional layer of historic connection between the proposed design and the heritage of the space. The reclaimed York stone within the space will form the ellipse. This recycling of material adds a sustainable element to the proposed scheme. The proposed use of granite setts, a material present within the courtyard already, fits in with the historical context of the area. The material pallet proposed is noted to be complementary with the historic development of the courtyard and the restrained pallet used will ensure groundworks do not distract or detract from surrounding buildings. The materiality of the proposal can be regarded as having a minor positive impact over the existing.	No mitigation is required.

	Proposals as shown by Submission Drawings	Impact on significance	Mitigation required to be undertaken
9.	Potential indirect impact: lighting/CCTV	The proposal will include an integrated lighting proposal which ensures the space can operate safely during the evening. The lighting proposal can be designed to enhance the courtyard and on this basis can be regarded as having a minor positive impact .	No mitigation is required.
10.	Potential indirect impact: soft landscaping	The planting design will incorporate a mix of species with the intention of wrapping the planting beds in low, semi-formal box hedges to give a formal appearance from the outside. This low level 'hedge wrap' is appropriate for the space and will retain open views across the courtyard while maintaining a neat, high quality exterior edging which is in keeping with the context. The planting beds proposed can be regarded as having a minor positive impact and are an enhancement over the present containerised planting.	No mitigation is required.

Cumulative Impact

- 9.3 The table above has identified the impact of the proposed works on the significance of the listing. No works have been identified which are associated with a minor negative or major negative impact. Cumulatively the works proposed have a positive impact on the listing and its setting. Furthermore all works are reversible should the Old Quadrangle need to be remodelled in 50 or 100 years time to meet revised University needs.

Overview of Heritage Impact and Assessment against Planning Legislation and Policy

- 9.4 This Heritage Statement has confirmed that the proposed landscape remodelling installation will be reversible and involves no disturbance to sensitive fabric. The works are regarded to have no negative impact on the described significance of the surrounding listed buildings and indirectly will enhance their setting. As such it is demonstrated that the proposal is consistent with paragraph 195 of the NPPF which requires that harm to a heritage asset's conservation is minimised or avoided.
- 9.5 Given the positive heritage impact and having regard to the relevant planning policy tests, the proposed works will not harm the significance of the listing.

10. Conclusion

- 10.1 This Heritage Statement has been prepared to consider the impact of a development proposal on the heritage significance of the Old Quadrangle. The report has established that the proposed works have been designed to be sensitive to the heritage significance of the space and the surrounding buildings.
- 10.2 Importantly the scheme removes the existing surface car parking and creates a space which meets the needs of staff, students and visitors to the University whilst indirectly improving the historic setting of the surrounding buildings. On this basis it has been demonstrated that the proposals accord with relevant legislation, provisions of the NPPF, the Development Plan for Manchester and other relevant guidance in terms of heritage impacts.