



21<sup>st</sup> July 2023

## **Lower Campfield Market, Liverpool Road, Manchester – Heritage Statement: Roof Refurbishment**

### **1. Introduction**

This Heritage Statement has been written by Stephen Levrant Heritage Architecture Ltd (SLHA), a specialist practice of conservation architects, surveyors, planners and heritage consultants which specialises in the historic environment.

SLHA have been commissioned by Allied London to prepare a Heritage Statement to accompany the Listed Building Consent for the proposed refurbishment/renewal of the modern, c1980s, roof coverings/structure to the Grade II listed Lower Campfield Market (please refer to **Appendix I** for the full list description), which is also located within the Castlefield Conservation Area. (The Site – see Figure 1 & 2, below).

Lower Campfield Market, along with the Upper Campfield Market (not assessed in this report), were designed as purpose-built covered market halls by architects Mangnall & Littlewoods, with the Lower Campfield Market being completed first in 1878, and the Upper Campfield Market being completed soon after in 1882.



**Figure 1:** An aerial view looking north-east across the Lower Campfield Market (The Site - shaded blue) and Upper Campfield Market (shaded red – not part of this assessment) (Source: Google).



**Figure 2** – Map showing the location of the Lower Campfield Market shaded blue, and the Upper Campfield Market shaded red (not part of this assessment) (Source: Historic England).

## 2. Planning Policy and Guidance

The key planning policy documents are, respectively, the: Planning (Listed Building and Conservation Areas) Act 1990, the National Planning Policy Framework 2021 (NPPF), and Manchester City Council’s Core Strategy (2012).

This Statement has been prepared in the context of relevant national and local heritage planning policy. With regards to the 1990 Act, **Section 66** is relevant to the current scheme as it requires the Local Planning Authority to “*have special regard to the desirability of preserving [a listed building] or its setting or any features of special architectural or historic interest which it possesses*” when considering whether to grant planning permission.

**Section 72** of the Act must also be recognised in line with the proposals, as it embodies the “*general duty as respects conservation areas in exercise of planning functions.*” As the Site is situated within the Castlefield Conservation Area, any proposed alteration or demolition of the building may have an impact, therefore this part of the legislation is considered to be of relevance.

A key phrase in this regard within Section 72 states that local authorities should ensure while carrying out their planning function that “*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that [conservation] area.*” This duty is therefore applicable to the present proposals.

The policies in the NPPF constitute the Government’s view of what sustainable development means in practice. Of particular relevance is **paragraph 194 (NPPF, 2021)**, which 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 following Heritage Statement is written in this context.

This Heritage Statement accords with the requirements of the NPPF, and the guidance set out in Historic England’s Advice Note 12: Statements of Heritage Significance: Analysing Significance in heritage Assets (October 2019). The recent guidance calls for a staged approach, which provides relevant and proportionate information sufficient to inform decision-making by the Council.

### 3. Brief History and Description of the Site

The Site of the Lower Campfield Market is located a few hundred yards away from the remains of the fort established by the Romans. The indicative location of the Roman's camp became known as "Camp Field", with the Lower Campfield Market being constructed in the north-west corner of that original fort.

During the 18th century the land around the site of the future Lower Campfield Market had formed extensive market gardens. During this period, the eastern end of what is today Liverpool Road was originally known as Priestner Street, whilst the western end did not exist, and instead was the site of open fields and pastureland belonging to the then Lord of the Manor Manchester, Sir John Parker Mosley Bart.

At the beginning of the 19th century Sir John Parker Mosley Bart established a fair on "The Camp Field", known as the "Knott Mill Fair". The land was used as a general market during times when the fair wasn't running. This arrangement lasted until 1876.

The 1857 Stranger's Guide through Manchester and Salford, by J. Cornish, describes that Manchester had two ancient markets. The most extensive was the "Knott Mill Fair" held at Camp Field each Easter, and which generally lasted a week. A second fair held on the same site was known as "Acre's Fair", which was held on the first three days of each October.

In 1822, a large new church called St Matthews, was constructed in the centre of the Camp Field. The church was designed in the Gothic style by the renowned architect Sir Charles Barry and remained the sole building on the Camp Field for 54 years until the upper and lower parts of Camp Field.

In August 1876 the Manchester Markets Committee decided that new covered markets were required to be built over the two open-air Campfield market grounds, and thus a competition between three architects was initiated. In December 1876 the plans presented by Mangnall and Littlewoods architects were accepted by the Markets Committee.

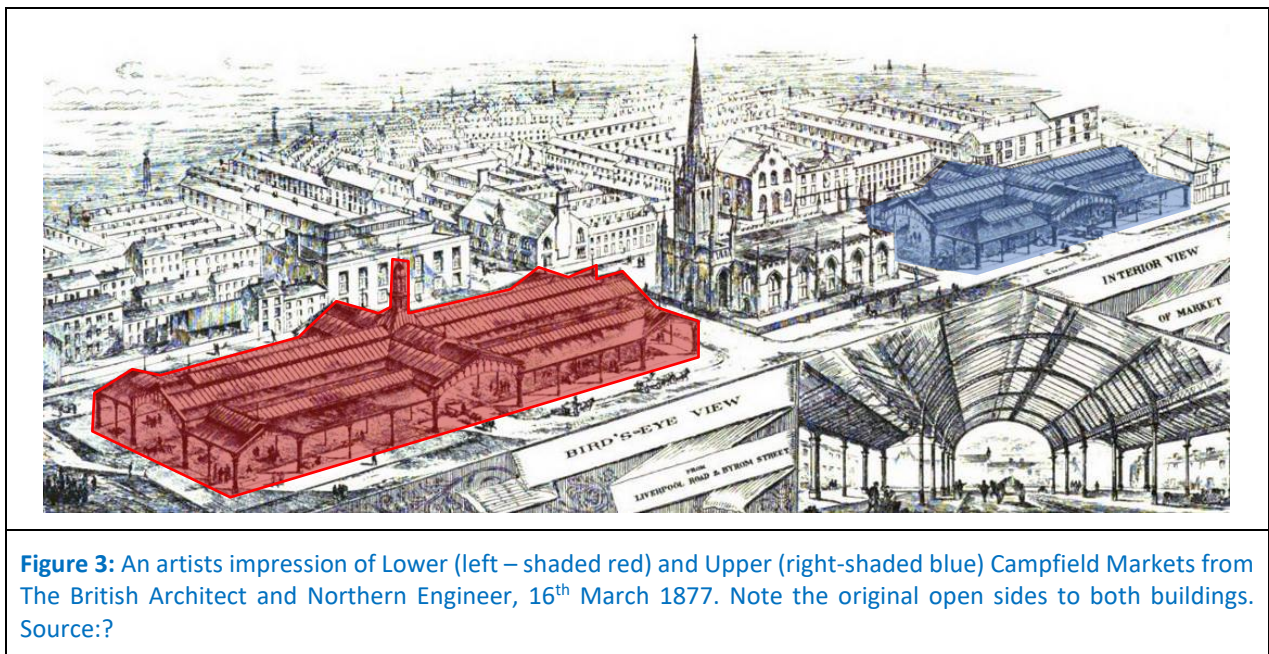


**Figure 3:** An artists impression of Lower (left – shaded red) and Upper (right-shaded blue) Campfield Markets from The British Architect and Northern Engineer, 16<sup>th</sup> March 1877. Note the original open sides to both buildings. Source:?



**Figure 4:** An aerial view looking north-east across the Site as seen today, showing the comparison with the 1877 view in Figure 3 above. Source:?

The contract for the construction was J. Herd of Hulme, the subcontractors for the iron work was Messrs E. T. Bellhouse and Co, and the masonry was undertaken by Messrs Ellis and Hinchliffe.

During the speech given to mark the laying of the foundation stone of the new Lower Campfield Market on the 10<sup>th</sup> May 1877, the Chairman of the Market's Committee, Mr Ashton, described the background to the project, and that:

*"The markets Committee had for a long time thought that the persons who did business on that ground, and paid toll to the Corporation, had not had that consideration which they should have had, and that they ought to be covered from the elements; because so long as fairs were held on the ground it was impossible to utilise it for the purposes of a market. But the time had now come when fairs in large towns had become a thing of the past, and the Committee were now able to utilise the ground for a better purpose"* (Source: Manchester Courier and Lancashire General Advertiser, 11<sup>th</sup> May 1877).

The two markets were designed by the architectural practice of Mangnall and Littlewoods, which was started in circa 1846 by William Mangnall and Henry Travis. Following William's death, his son, also called William, took over from him. Henry soon retired from the business, and was replaced by John Littlewood (Figure 12), who was later joined by his brother, William Henry Littlewood to form Mangnall and Littlewoods.

The original design concept for the two markets was described in an article dated 3rd March 1877: *"The space to be covered consists of two plots of land...and separated in the centre by St Matthew's Church... The markets are intended to be upon a similar plan to those at Smithfield, but of a more ornate though not costly character"* (Source: Manchester Courier and Lancashire General Advertiser, 03<sup>rd</sup> March 1877).

Originally, both markets were intended to remain open around their sides, this is evidenced in several contemporary newspapers, such as in the Manchester Courier and Lancashire General Advertiser, which reported: *"The markets will be open, the roof being supported on ornamental iron pillars. The roof is to be of glass and slates, so that ample provision has been made for lighting, and*

*the subject of ventilation has also been well attended to*" (Source: Manchester Courier and Lancashire General Advertiser, 11<sup>th</sup> May 1877).

However, an article in the Manchester Courier and Lancashire General Advertiser on the 3<sup>rd</sup> March 1877 stated that even from the outset the architects had *"made ample provision to meet the expected contingency of the markets hereafter being enclosed"*.

As seen in the above article, regarding the Lower Campfield Market, this article also explains that *"for the present it will be open on all four sides, the work contemplated being simply a shed supported by iron pillars"*.

Construction started on the Lower Campfield Market first, which was originally known as 'No. 1 Market'. The foundation cornerstone of the Lower Campfield Market was officially laid by the chair of the Market's Committee, Mr Ashton on the 10<sup>th</sup> May 1877, together with copies of the report of the markets committee to the Council recommending the abolition of the Manchester fairs, the Order of the Home Secretary for their abolition and other documents relating to the markets, a copy of *"History of the Manchester Fairs"* and a number of coins and newspapers.

By October 1877 the iron frame of the Lower Campfield Market had been completed, and awaited its timber, slate and glass roof coverings. Interestingly, an article dated 20<sup>th</sup> October 1877 explained that even from the outset of construction, the intension to enclose the buildings was being considering: *"the Markets Committee of the Corporation are considering the necessity of enclosing both the new markets with wood and glass"* (Manchester Courier and Lancashire General Advertiser, 20<sup>th</sup> October 1877).

The yet uncompleted Lower Campfield Market started trading on the 19<sup>th</sup> August 1878 by way of a 'soft opening' due to about half the ground being unflagged and consequently being temporarily hoarded off, with a few stall owners using "shake down" trestle tables during the completion of the rest of the market building. (Manchester Courier and Lancashire General Advertiser, 19<sup>th</sup> August 1878).

By 1879 Upper Campfield Market was quickly reaching completion. An article dated the 20<sup>th</sup> May 1879 provided details on the construction progress, explaining that *"The market on the east side of St. Mathew's Church is rapidly approaching completion"* with the glazing and painting the roof being completed on the 20<sup>th</sup> May.

In late-1878 the Markets' Committee instructed Mangnall & Littlewoods to undertake improvements to the then completed and trading Lower Campfield Market, to enclose the sides of the building with the aim of helping protect the stall-keepers against the weather, and keep trader's goods safe, as well as hoping that the improvements would encourage more respectable traders to take up stalls in the market.

*"The sides and ends of the structure, according to the original designs, were left open. By the request of the committee, Messrs Mangnall and Littlewoods have prepared plans, and taken the necessary steps to have the whole of the exterior enclosed...forthwith"* (Manchester Courier and Lancashire General Advertiser, 05th November 1878).

The article goes on to explain that *“The lower portion of the new work will consist of ornamental iron railings, some 10 feet in height, and the remaining space above – about 10 feet – will be filled up with rough plate glass in wooden framework extending to the eaves of the building”*. The article highlights that when originally completed, Lower Campfield Market did not contain any perimeter railings or gates, and instead was entirely open until the improvements designed by Mangnall and Littlewoods in 1878.

The article confidently continues to explain that *“There can be no doubt that the improvement will conduce much to the comfort and convenience of traders. At close intervals in the railings, sliding gates will be placed so that ingress and egress will be a very easy matter. It will be seen, too, that although enclosed, the market will be perfectly open to public view from the outside”*. (Manchester Courier and Lancashire General Advertiser, 05<sup>th</sup> November 1878)

Regarding the Lower Campfield Market, the Manchester Evening News explains on the 20<sup>th</sup> May 1879 that *“the shopping and stall space in the other market – which is now entirely completed, with the exception of finishing some of the gateways – is nearly in full occupation, only a few of the butchers’ and provision dealers’ stalls remaining unlet”*.

An article in The Manchester Courier and Lancashire General Advertiser on the 11<sup>th</sup> May 1877 explained that at the time of print, Manchester Corporation was contemplating on purchasing St Matthew’s Church with the aim of demolishing the church and joining both Lower and Upper Campfield Markets together over the site of the church. However, as with the idea of extending the market to meet Deansgate, this also didn’t come to fruition (Manchester Evening News, 20<sup>th</sup> May 1879).



**Figure 5:** A drawing of the Upper Campfield Market (right) and Lower Campfield Market (left) in 1894 (Source: Manchester Old and New, by William Arthur Shaw, 1894)

An article published in The Manchester Guardian the day after the Upper Campfield Market's opening, on the 7<sup>th</sup> October 1882, explained *"There are to be three spacious entrances in Liverpool Road, Tonman Street and Deansgate, the latter being through the centre of the new block of buildings erected by the Manchester Corporation for a free library"*.

The article notes that, regarding the possible enclosure of the markets, by the time the Upper Campfield Market opened, the sides were *"enclosed with wood framing glazed with rough plate glass"* (The Manchester Guardian, 7<sup>th</sup> October 1882).

#### **4. The Manchester City Exhibition Hall**

The necessity for a new exhibition hall in Manchester arose from the demolition of the large St James's Hall exhibition hall, on Oxford Street, which was demolished in 1907. In mid-1909 the Markets Committee proposed to let out Lower Campfield Market for a public hall for shows and exhibitions on a permanent basis, to be called Manchester City Exhibition Hall.

Although the decision to convert the Lower Campfield Market into an exhibition hall was decided in 1909, due to the Campfield Markets having never proved to be a successful venture, as early as 1907 the Lower Campfield Market was being rented out for exhibitions.

An advert dated the 29<sup>th</sup> August 1907 records that a space would be required for the 1907 RAC motor show for a period of four days, and that it was probable that the *"capacious Campfield Market, Knott Mill, will be acquired for this purpose. It is completely covered by a glass roof, has a perfect flooring space, and can be securely locked up each night"* (an advert in the Manchester Courier and Lancashire General Advertiser, 29<sup>th</sup> August 1907).

The first official exhibition in the new City Hall is thought to have been the 1909 RAC Motor Show. The alterations undertaken to the City Hall shortly before this exhibition included *"A new and handsome gallery [which had] been put round the hall and it is now a better venue for the annual motor car show than Manchester has ever possessed"* (Manchester Courier and Lancashire General Advertiser, 27<sup>th</sup> October 1909). Other alterations undertaken during the building's conversion included a new black and white tiled floor.

Another early exhibition starting in November 1909 was a three-month American show of wild animals called 'The Bostock Jungle'. The exhibition included 300 animals, including 50 performing lions, housed in cages around the hall, of which two performances were held daily.

The new City Hall was a successful enterprise, accommodating regular exhibitions. Examples of early shows included the Building Trades Exhibition in March 1910, the Grocer's Exhibition in April 1910 and 1912, the Home Exhibition in May 1910, the Cinderella Doll Show, Christmas 1913, and a frequent motor show.



Figure 6: An early motor show in the City Hall, c 1909. Note the black and white tiled floor.



Figure 7: An advert for the 1912 Grocers' Exhibition (Source: The Manchester Courier, 29<sup>th</sup> March 1912)



**Figure 8:** The Grocers Exhibition at the City Hall in March 1912. (Source: )

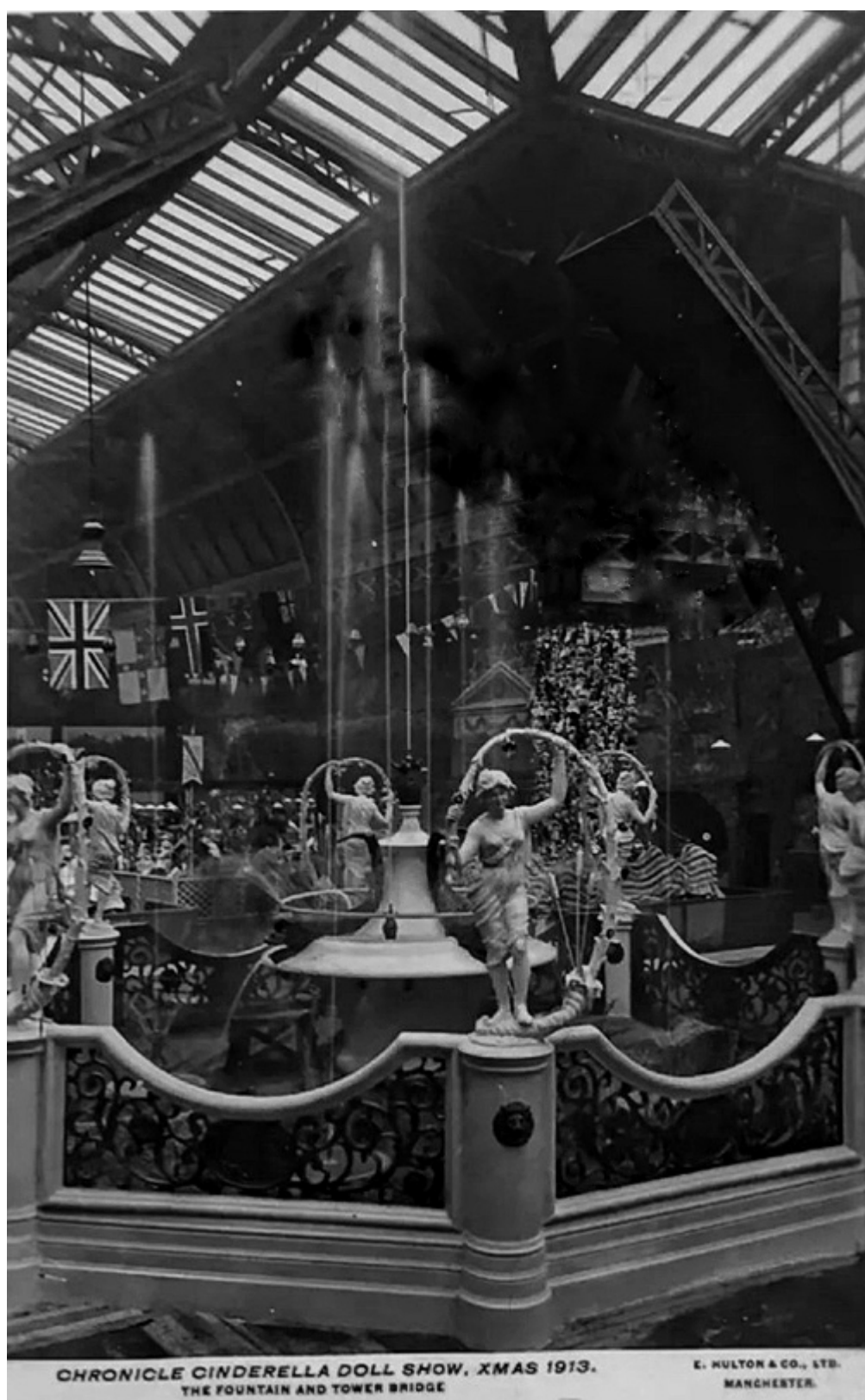


**Figure 9:** The Cinderella Doll Show, Christmas 1913, showing the fountain constructed to the centre of the City Hall (Source: historic postcard)

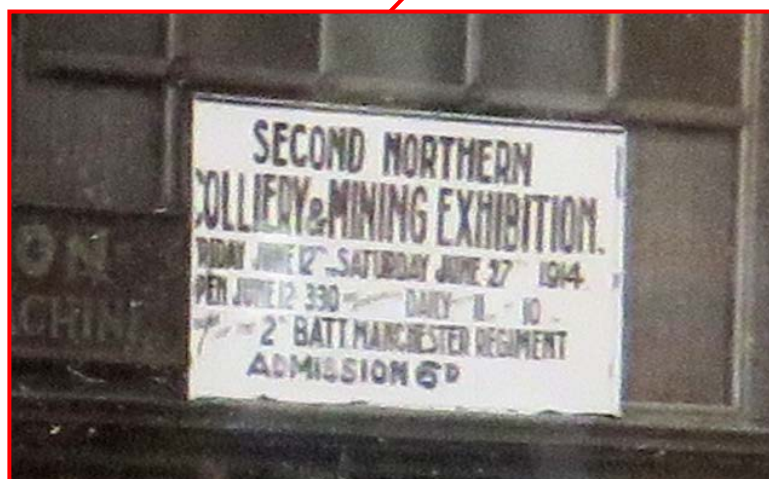


**Figure 10:** The Liverpool Road (left) and Byrom Street (right) elevations of the City Exhibition Hall (formally the Lower Campfield Market) in 1914. The sign on the east elevation of the hall advertises the second northern colliery and mining exhibition. (Source: Manchester Archives)

The City Hall ceased to function as an exhibition hall during the First World War (1914-18), and on the 21<sup>st</sup> January 1921 the Markets Committee agreed for the hall to be used for the manual training of soldiers for twelve months. The first exhibition to be held in the building following the end of the War was the Textile Machinery and Accessories exhibition between the 6<sup>th</sup> to 20<sup>th</sup> October 1922. Figure 29 below illustrates the appearance of the interior of the City Hall in 1922.

On the 27<sup>th</sup> January 1927, the Market's Committee granted permission for the extension of the City Exhibition Hall, with the intention of extending the building across Tonman Street and onto site of the Miscellaneous Market on the corner of Byrom Street and Tonman Street. The new building was completed in 1928 and almost doubled the floorspace available for future exhibitions.



**Figure 11:** Looking lengthways through the City Exhibition Hall in 1922, showing the c1909 mezzanine level around perimeter. (Source: Manchester Archives)

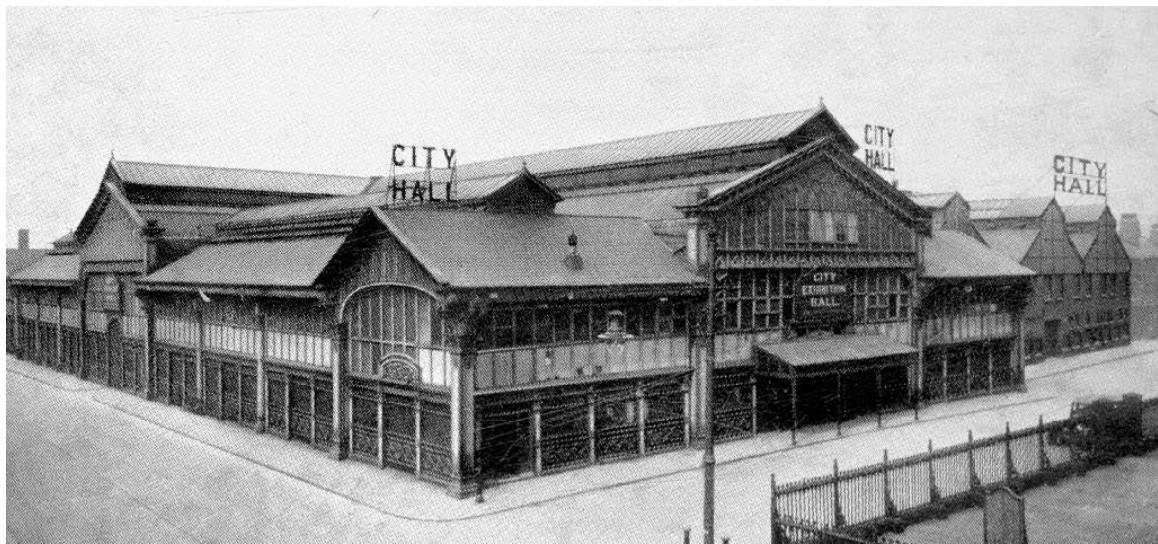


**Figure 12:** A view looking north-west across the City Hall and the newly completed extension to the right in c1928 (Source: Manchester Archives)

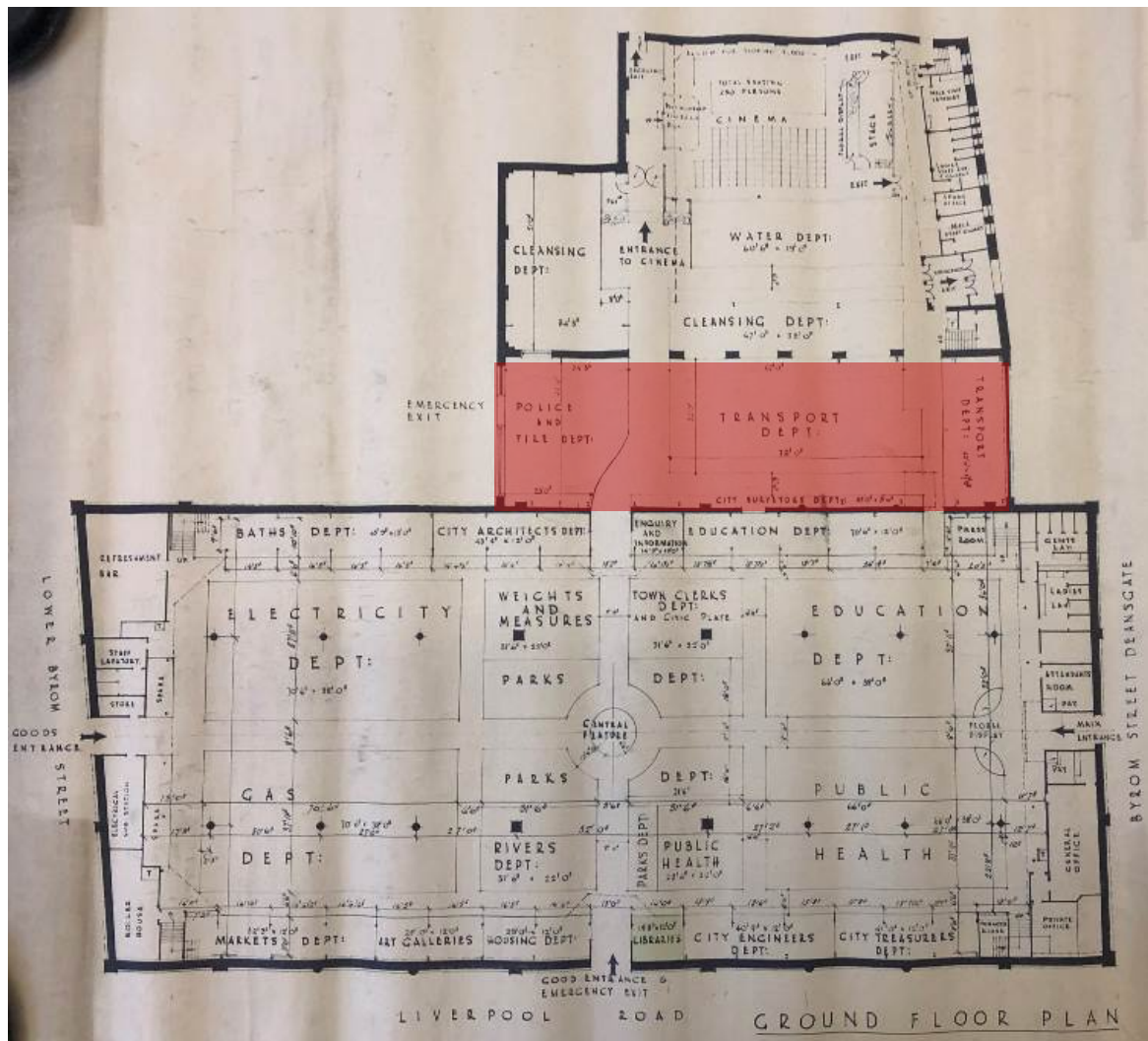


**Figure 13:** A ground floor plan of the 1938 Manchester Corporation Centenary Exhibition, showing the original extent of the City Hall/Lower Campfield Market to the bottom, and 1927-8 extension to the top. The area shaded red denotes the extension across Tonman Street. (Source: Manchester Archives)

### 3 The Manchester Air and Space Museum

Following the designation of Castlefield as a Conservation Area in 1979, interest in the area's history increased resulting in the establishment of Manchester's Science and Industry Museum in the newly restored former Liverpool Road Railway Station (immediately west of the Site in the early 1980s) and the restoration of the canal network and development of the basin for residential flats.

An advert was placed in The Guardian newspaper on the 29<sup>th</sup> May 1980 asking for tenders to be addressed to the City Architect at Manchester City Council for the repair of the former City Exhibition Hall and its fitting out as an "aircraft museum" which was to be "run by an independent charity trust" (The Guardian, 23<sup>rd</sup> Feb 1983).

The new museum would form a satellite exhibition building to the principal science museum housed within the former world's first railway station site to the western end of Liverpool Road.

The Guardian advert (29<sup>th</sup> May 1980) goes on to detail the repair and conversion works required: *“The repairs will include the complete renewal of the timber slated and glazed roof, a new concrete floor, a new block to the lower part of the external walls and repairs to the glazed timber upper part of the external walls...The fitting out will include brick and block plastered walls to form new staff rooms, toilets and display areas”*.



**Figure 14:** The Lower Campfield Market building during its substantial renovations in 1981 in preparation for becoming the Manchester Air & Space Museum. Note the complete removal of roof and elevation coverings. (Source: Manchester Archives).



**Figures 15:** A fighter plane being lifted into place in the new Air and Space Museum in 1982 (Photograph by Dr Alan Curry)

4 Building Description

The following section provides an objective description of the Lower Campfield Market as existing, using images from the non-intrusive visual survey undertaken in January and February 2022.

The aim of the following section is to primarily demonstrate the current appearance and extent of historic fabric that remains within the upper parts of the building and the roof structure, which in turn will inform the Significance Appraisal.

| Table 1: Building Description |                                                                                                                                                        |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior                      |                                                                                                                                                        |
| Roof                          |  <p><b>Figure 15a:</b> An aerial view of the roof looking west.</p> |
| South elevation –             |                                                                    |

**Figure 16:** The southern elevation of the Lower Campfield Market as seen from Liverpool Road. (2018)



**Figure 17:** The central, raised portion of the southern elevation, showing original cast iron Venetian windows to gable and modern glazed openings to lower portions in the place of removed original cast iron railings. (2018)

North elevation –



**Figure 18:** The north/west elevation as seen from Lower Byrom Street. (2018)

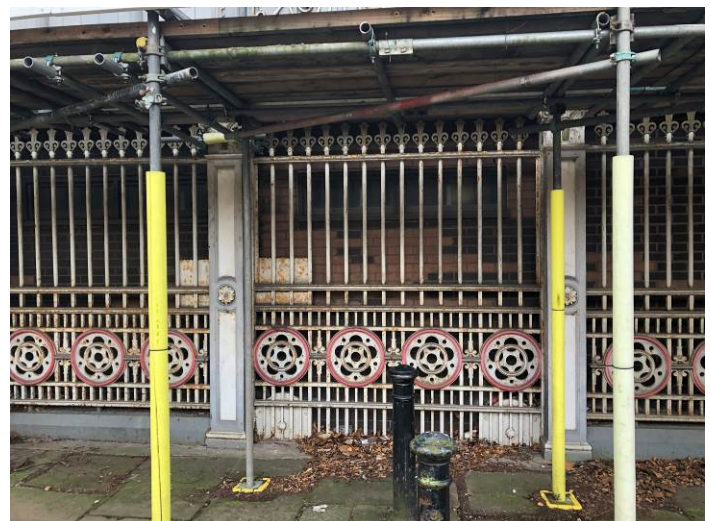


**Figure 19:** Examples of the original sliding gates to the north elevation. Note the wheels (bottom) and lock protection plates (centre).

West elevation -



**Figure 20:** The southern elevation as seen from Lower Byrom Street. (2018)



**Figure 21:** The central glazed Venetian windows to the east elevation.



**Figure 22:** The lower parts of the west elevation.

East elevation –



**Figure 23:** The south elevation (left) and east elevation (right) (2018)



**Figure 24:** The east elevation.

## Interior

Interior south –

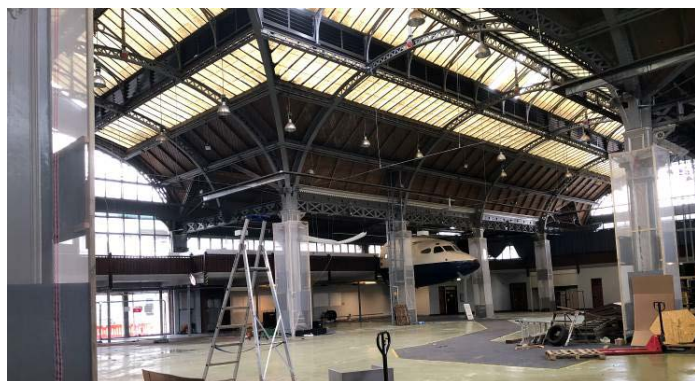


**Figure 25:** Looking south-west across the building towards the southern elevation.



**Figure 26:** The central section of the south elevation, illustrating the discoloured 1980s roof coverings.



**Figure 27:** Looking south-east across the building towards the southern elevation.

**Interior north –**

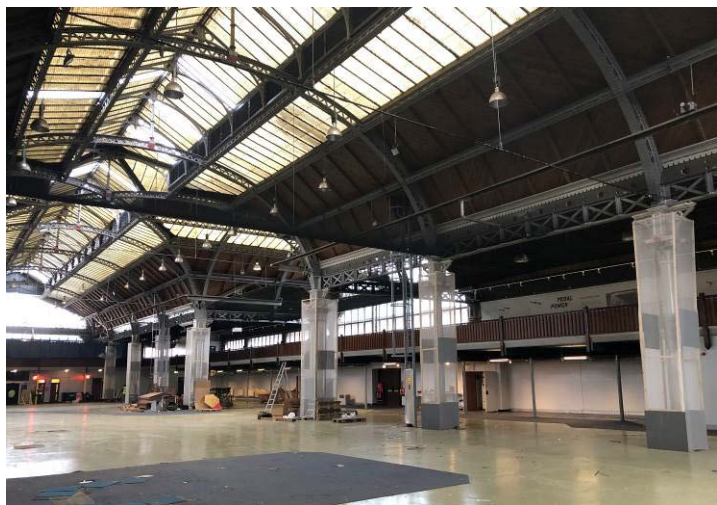


**Figure 28:** Looking north-west across the building towards the north elevation.

Interior west –



Figure 29: Looking west across the building towards the north elevation.

Interior east -



Figure 30: Looking east across the building towards the east elevation.

Roof –

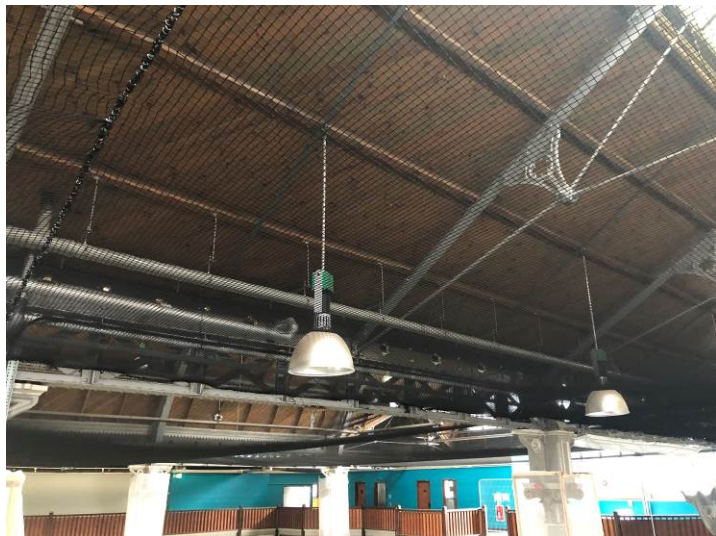


**Figure 31:** The south-east corner of the roof structure, showing the 1980s timber boarding replacements and modern lights.



**Figure 32:** Central section of the eastern side of the roof structure, showing the 1980s timber boarding replacements.



**Figure 33:** An example of the modern 1980s fibreglass panels (discoloured) and more recent clear coverings.



**Figure 34:** An example of the modern 1980s fibreglass panels (discoloured) and more recent clear coverings to the centre of the roof.



**Figure 35:** Looking west along the length of the roof structure.

#### Mezzanine level



**Figure 36:** Looking west along the southern mezzanine



**Figure 37:** Looking east along the southern mezzanine.



**Figure 38:** The eastern side of the southern mezzanine.

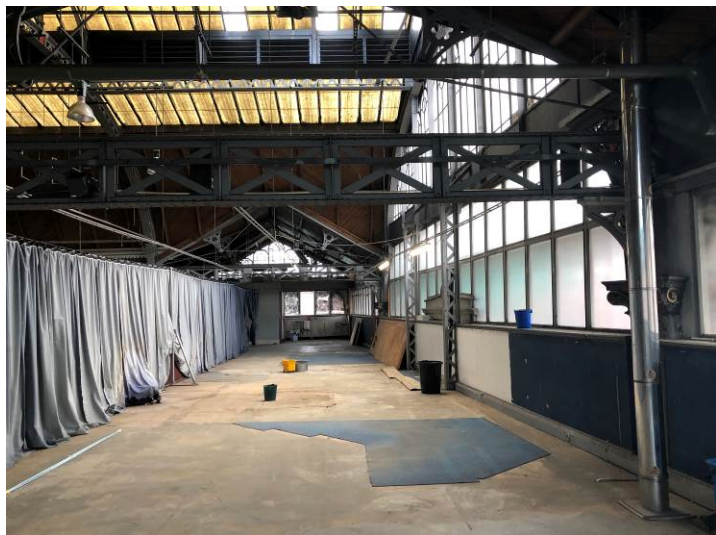
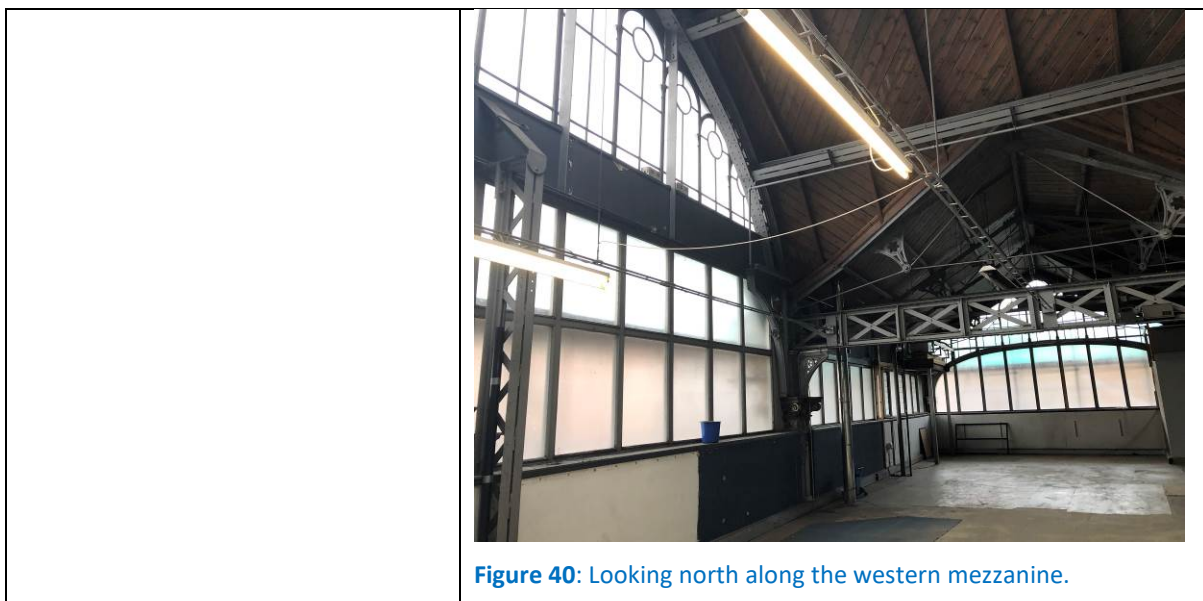


**Figure 39:** Looking south along the western mezzanine.



## 5. Significance Appraisal – Methodology

This significance assessment uses recognised criteria to assess the heritage significance and interest of the Site. The assessment of significance accords with the requirements of the NPPF (2019) and uses Historic England’s methodology outlined in its 2019 document, “Statements of Heritage Significance”. Historic England’s “Conservation Principles. Policies and Guidance,” 2008, has also been utilised as part of the following assessment.

**High significance** relates to those parts or elements of the Site deemed to be of particularly special interest. These components are *fundamental* to the understanding of the building and its architectural design concept and play a major role in reflecting its historic, artistic/architectural or archaeological interest.

**Medium significance** relates to those components of the Site deemed to be of special interest. They are *important* to the understanding of the architectural design concept and play a considerable role in reflecting its historic, artistic/architectural or archaeological interest.

**Low significance** relates to those components of the Site deemed to be of more modest interest. They provide a relatively minor contribution to the understanding of the architectural design concept and a modest role in revealing its historic, artistic/architectural or archaeological interest.

**No significance/Detrimental** features and elements that do not contain any special interest. These can detract from the significance of the building and maybe evidence of modern or ad-hoc refurbishments, or poor craftsmanship.

## 6. Statement of Significance

The Lower Campfield Market is a Grade II listed building, and is located within the Castlefield Conservation Area, which forms the largest conservation area in Manchester. Its focus is the site of the former Roman fort which was situated to the south-west of the area. However, the subsequent remaining developments of the 18th century canal system, initial late-18th/early-19th century

residential/railway infrastructure, and the landmark quality of the Campfield Markets now characterise the area.

It will be clear that the Lower Campfield Market is a key building within the Castlefield Conservation Area and forms a landmark quality structure that reflects the importance of Manchester's commercial development and improvement during the 19th century.

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

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

The Lower Campfield Market is constructed on a former Roman camp, located in an area which has yielded a number of important archaeological finds in the past. Consequently, the Site is considered likely to yield below-ground archaeological interest.

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

- **The external elevations which remain largely unaltered, including cast and wrought iron structure, and cast iron railings (largely all original, and retaining original perimeter sliding gates).**
- **The form of the roof covering / structure and surviving iron structure. The current roof external coverings are modern and of no heritage interest (artificial roof slates, GRP and wired glass rooflights). Although the existing diagonal timber boarding to the underside of the building dates to the 1980s, this follows the historic design.**
- **The wrought iron tie beam roof trusses.**
- **The internal cast iron columns.**
- **The double-height spatial quality.**
- **The surviving open-plan spatial character.**

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

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

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

- **All modern brickwork walls and areas of glazing around external perimeter of Lower Campfield Market, including all external gates and doors.**

- All roof coverings, including modern boarding, corrugated sheet, fibreglass panels, Georgina wire glass etc. Note – The existing diagonal timber boarding to the underside of the building is modern, but follows the historic design.
- All internal room enclosures, fixtures and fittings.
- Balustrading, handrails and newel posts to mezzanine level of Lower Campfield Market.
- All staircases.
- All flooring.
- All lighting, plumbing and other M&E.

## 7. The Proposals

Following recent survey and investigation works, the need to replace the modern, artificial slate roof coverings to the Lower Campfield Market has become apparent and a matter of urgency to prevent the deterioration of the roof covering from becoming a health and safety hazard (due to the asbestos content of the slate).

The existing artificial slate and other coverings to the roof of the building were laid in 1980 as part of the buildings' conversion to form the Manchester Air and Space Museum and are of no heritage interest. The coverings are now at the end of their life and some have since been found to contain asbestos, therefore requiring total replacement.

The requirement to replace the roof coverings and artificial slate instigated design development to understand the existing roof structure and to develop appropriate proposals for re-roofing. Details of the structural analysis of the roof by Curtins has concluded that replacement of the artificial slate using natural slate (as the roof was originally designed) cannot be achieved without structural strengthening of the roof due to the increase in weight on the original surviving cast and wrought iron roof structure.

The options appraisal has concluded that the fibre cement slate, Cedral Birkdale slate, is the best option to allow the roofs to be recovered in a product that will restore them back to their original aesthetic of being covered in natural slate without the requirement of additional strengthening.

Ultimately, the proposed works will include:

- Replacement of the existing modern artificial slate with a new artificial slate;
- Repair and replacement of modern rotten timber boards to the roof and valley gutters;
- Replacement of the modern GRP roof lights and replacement of cracked / damaged wire glass rooflights;
- Replacement of modern aluminum or artificial slate ridge cappings;

- Supply and installation of new lead valley gutters and flashings;
- Redecoration of rainwater goods and external joinery at roof level;

Reference should be made to the plans and Design and Access Statement as submitted with this application for full details of the proposed works.

## 8. Heritage Impact Assessment - Methodology

Section 7 of the **Planning (Listed Buildings and Conservation Areas) Act 1990**, states that *‘no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised’*.

The fundamental Planning requirement outlined in Section 66 of the 1990 Act and the National Planning Policy Framework (NPPF) states that development affecting listed buildings should result in demonstrably positive *‘heritage benefits’*, by avoiding or minimising ‘harm’ to the: fabric, character, and experience of the designated heritage asset.

The required tests as outlined in NPPF (2021) paragraphs 196 and 199, require that the level of “harm” is identified and weighted against the relative significance of the heritage asset in question. The significance statement above has identified those aspects of architectural and historic interest within the Grade II listed building and is intended to provide a clear evidence base on which the heritage impact of the roof works can be understood.

Therefore, measuring the heritage impact of the Proposed Development is essentially an evaluation of change to the: fabric, character, and appearance of the identified heritage asset, balanced against its relative significance. Please refer to **Appendix II** for the criteria used in this Heritage Statement for assessing heritage impact.

## 9. Heritage Impact Assessment

The proposed, roof replacement works to the Grade II listed Lower Campfield Market will ensure that only fabric components of a modern date (early-1980s and later) will be replaced, and that replacement components will be of the equivalent quality or better than those used at present on the roof structure.

Due to the age of the existing, modern fabric components across the roof structure, failure within these components has started to arise, coupled by the recent discovery of the presence of asbestos in the existing modern artificial slate coverings.

A series of options have been explored within the wider project team, which have looked at a number of possible roof coverings. The preferred material for recovering is natural slate, which would have been the original choice of covering when the building was built in the 1870s.

However, it has been concluded that the additional weight of natural slate on the existing cast and wrought iron roof structure would require additional strengthening internally, which would visually and physically impact on the high significance original roof structure. It has thus been decided that

the only way to achieve the aesthetic of an original slate covering is to use an artificial slate of a better quality to those used at present, subsequently allowing for the avoidance of any structural strengthening.

All other proposed works to the roof will result in like-for-like replacement of timber boards, leadwork and Georgian wire glass where necessary. These works will form the initial stages of a wider redevelopment/restoration scheme for the entire Lower Campfield Market.

**Consequently, it is considered that the current proposals will result in a neutral impact. The proposals will cause no harm to the special architectural or historic interest heritage interest of the building.**

**This statement addresses and accords with the relevant policies within the NPPF concerned with the historic environment (principally Section 16 - Conserving and enhancing the historic environment).**

## Appendix I - List Description

*Heritage Category: Listed Building*

*Grade: II*

*List Entry Number: 1200807*

*Date first listed:*

*17-May-1974 Date of most recent amendment: 16-Jun-1994*

*Statutory Address 1:*

*MUSEUM OF SCIENCE AND INDUSTRY, AIR AND SPACE MUSEUM, LIVERPOOL ROAD*

*Statutory Address: MUSEUM OF SCIENCE AND INDUSTRY, AIR AND SPACE MUSEUM, LIVERPOOL ROAD*

*(Formerly Listed as: LIVERPOOL ROAD (North side) City Exhibition Hall)*

*17/05/74*

*GV*

*II*

*Formerly known as: Lower Campfield Market LIVERPOOL ROAD. Market hall, now museum. 1876, by Mangnall and Littlewood. Cast-iron and wood with slate and glass roofs. Large rectangular plan in the form of a nave with north and south aisles under parallel roofs, and north and south transepts to the centre and both ends. Two storeys, 1:3:1:3:1 bays, the centre and ends gabled, and the centre both wider and higher. Cast-iron columns with crocket caps, each bay divided horizontally by a moulded cornice, with small columns and decorated cast-iron railings below this and large-paned glazing above.*

*The centre has a tall segmental-headed doorway rising into the glazed upper portion, a latticed band above eaves level, the gable filled with round-headed lights with slender shafts and margin panes, a bracketed cornice and the gable end of a continuous louvred ventilator, with a finial. Each end bay has a segmental-arched open-work panel in the centre, and an elliptical-arched iron bressummer to the gable, with glazing like that of the centre. The intermediate bays have oversailing eaves with scallop fringes, and continuous ridge ventilators. Three-bay east and west ends in matching style. Interior: cast-iron pillars with decorated caps carrying latticed girders, slender elliptical-arched latticed roof girders. Forms group with former Higher Campfield Market Hall to east (q.v.), by same architects in very similar style.*

*Listing NGR: SJ8327097786*

## Appendix II – Heritage Impact Assessment Criteria (developed from ICOMOS Guidance)

| Table 3: Criteria for defining the effect and degree of direct and indirect heritage impact                                                                                                                                                                                                      |                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Definition of magnitude and nature of heritage impact.                                                                                                                                                                                                                                           | Direct heritage impacts<br>(physical alteration or change to the site's character)                                                                                                                                                            | Indirect heritage impact<br>(visual change to the experience or setting of the site and its context).                                                                                                                                                                                                                                                                       |
| <b>Major adverse Impact.</b><br><i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>                                                                            | Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.                                            | <p>Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets.</p> <p>Where the development severely erodes the heritage interest of the identified heritage assets in the view, or the ability to appreciate those values and thus results in total loss of significance.</p>    |
| <b>Moderate Adverse Impact.</b><br><i>Less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>                                                                                                                                              | Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.                                                                                                              | <p>Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets.</p> <p>Where the development erodes to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate those values.</p>                                         |
| <b>Minor Adverse Impact.</b><br><i>The negative impact on the setting or overall character will need to be clearly balanced by appropriate mitigation.</i>                                                                                                                                       | Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.                                                                                               | <p>Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets.</p> <p>Where the development erodes to a minor extent the heritage interest of the assets in the view, or the ability to appreciate those values.</p>                                                                          |
| <b>Negligible adverse impact.</b><br><i>This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.</i> | Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest. | <p>Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest.</p> <p>The degree of change would alter, but not diminish, the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.</p> |
| <b>Neutral Impact.</b><br><i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant</i>                                                                                                                                                       | Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value                                                                                         | Imperceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets.                                                                                                                                                                                                                               |

|                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>difference will be imperceptible or appropriately balanced.</i>                                                                                                                                                                                      | which detracts from the special interest of the building fabric.                                                                                                                                                                                          | A neutral impact occurs when the development does not affect the values of the heritage assets in the view, or the ability to appreciate its significance.                                                                                                                                                                                                                                                                                                                                     |
| <b>Negligible beneficial impact.</b><br><br><i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i>                                                                | Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which detracts from the character and its special architectural or historic interest. | Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.                                                                                                                                                               |
| <b>Minor Beneficial Impact.</b><br><br><i>The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.</i>                                                                                   | Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.                                                                                            | <p>Minor enhancement to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets.</p> <p>Where the development enhances to a minor extent the values of the heritage assets in the view, or the ability to appreciate its significance.</p>                                                                                                                                                                                        |
| <b>Moderate Beneficial Impact.</b><br><br><i>The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage interest.</i>               | Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.                                                                                               | <p>Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage interest.</p> <p>Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.</p>                         |
| <b>Major beneficial Impact.</b><br><br><i>The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage interest.</i> | Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage interest.                                     | <p>Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage interest.</p> <p>Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.</p> |