

Upper Brook Street Masterplan Williams / Alliance UBS Limited Heritage Assessment

Contents

1.	Introduction	1
2.	History and Development of the Site and Surrounding Area	3
3.	Heritage Assets	13
4.	Significance of Heritage Assets	17
5.	Impact Assessment	39
6.	Conclusions	50
Appendix 1: Heritage Asset Plan		
Appendix 2: Relevant Legislation, Policy and Guidance		

1. Introduction

- 1.1 This Heritage Assessment has been prepared by Turley (Heritage, Townscape and Landscape) on behalf of Williams Motor Co (Holdings) and Alliance UBS Limited in connection with a full planning application for a life sciences and purpose-built student accommodation (PBSA) development (hereafter referred to as the 'Proposed Development') on Phase Two of the Upper Brook Street Masterplan (hereafter referred to as the 'Site').

- 1.2 The formal description of development is as follows:

"Full planning permission for the demolition of existing buildings and erection of three ground floor + 12/14/41 storey buildings to be used for Purpose Built Student Accommodation (Use Sui Generis), comprising 1,100 bedrooms in total and 506sqm of ground floor ancillary uses (café/ commercial and convenience store - Use Classes E (a)/(b)/(c)), three buildings comprising ground floor + 5/7/9 storeys for Science and Innovation uses (Use Class E (g)(i) & (ii)) and 834sq.m ground floor community uses (retail/café and medical facility (Use Classes E (a/b) and (e)) and the provision of new public realm, two new public squares, new access and parking, and associated works to be on Phase Two of the Upper Brook Street Masterplan."

- 1.3 This report is a technical appendix (Appendix 7.1) to a Built Heritage Chapter (Chapter 7) of an Environmental Statement (ES) submitted in connection with the Proposed Development.

- 1.4 The grade II* listed Former Unitarian Chapel is adjacent to the Site, and there are a number of other listed buildings within the surrounding area, with potential to be affected by the Proposed Development (as a result of development within their setting). Therefore, in determining the submitted full planning application, Manchester City Council (MCC) has a statutory duty to have special regard to the desirability of preserving the special interest and setting of listed buildings¹.

- 1.5 The Whitworth Street Conservation Area is located approximately 425 metres to the north of the Site and also has the potential to be affected by the Proposed Development, as a result of development in its setting. The setting of a conservation area is not protected by primary legislation, the National Planning Policy Framework (NPPF) does however state that the setting of a designated heritage asset (including conservation areas) can contribute to its significance.

- 1.6 The NPPF provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, it sets out 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'

¹ s66(1) Planning (Listed Buildings and Conservation Areas) Act 1990

importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”²

- 1.7 To comply with these requirements, Section 2 of this statement introduces the Site and provides a broad description of its history and development. Heritage assets with the potential to be affected by the Proposed Development are identified in Section 3 (with reference to a Heritage Asset Plan at **Appendix 1**). The significance and setting of these assets is described in Section 4 and an assessment of the impact of the Proposed Development is set out in Section 5. The Statement concludes at Section 6.
- 1.8 This assessment has been undertaken on the basis of published information, archival research and on-site visual survey. It has been prepared in accordance with Historic England Good Practice Advice on ‘Managing Significance in Decision Taking in the Historic Environment’ (GPA 2) and ‘The Setting of Heritage Assets (GPA 3).’

² MHCLG (2021) National Planning Policy Framework (NPPF), Paragraph 194

2. History and Development of the Site and Surrounding Area

Location and Context

- 2.1 The Site is located to the south east of Manchester City Centre, and is an irregularly shaped area of land, divided by Inchley Road. It is bounded by Grosvenor Street to the north, Kincardine Road to the east, the plot of a vacant single storey commercial unit to the south and Upper Brook Street to the west. The red line boundary of the Site excludes the grade II* listed Former Unitarian Chapel.
- 2.2 It is currently occupied by a combination of areas of hardstanding and low-rise vacant buildings that are deteriorating.
- 2.3 The surrounding area is highly mixed and comprised of Manchester city centre and the road network to the north, the low rise and low-density residential area of Brunswick and Gartside Gardens to the east, vacant commercial buildings to the south and modern buildings of larger footprint, scale, mass and height, associated with Manchester University, to the west.

Overview of Historic Development

- 2.4 Chorlton on Medlock traces its history back to the Manor of Chorlton, which was first documented in 1202. The area was principally open farmland around the River Medlock until the late 18th century, when it began to develop as part of the growing industrial centre of Manchester.
- 2.5 The area around what is now Grosvenor Square was sold in the 1790s to create a residential suburb. Laurent's map of 1793 (**Figure 2.1**) shows the former rural character of the area, but with the future layout of residential development indicated. The plan shows the existing irregular course of Upper Brook Street, which at this time terminated at its junction with Rusholme Road. Oxford Road, by contrast, was an established wider street, with a more regular course.
- 2.6 New residential development in the area meant that the population expanded rapidly, from just 675 residents in 1801 to over 8,000 inhabitants in 1821³. As Manchester grew during the 19th century, middle class residents relocated further south, and the area surrounding the Site was developed with a dense arrangement of terraces. As the population increased, many of the houses to main thoroughfares, such as Oxford Road, began to be used as shops and to accommodate other businesses. The centrepiece of the newly developed area was Grosvenor Square (west of the Site) and within it, All Saints Church. The church was consecrated in c.1820 and was surrounded to both sides by a burial ground.

³ Pevsner, N, Hyde, M & Hartwell, C (2004) The Buildings of England. Lancashire: Manchester & South East. Page 419



Figure 2.1: Extract from C Laurent (1793) A Topographical Plan of Manchester and Salford; showing also allotments of land proposed to be built upon⁴. The approximate location of the Site is marked in blue. (N.B. north is at the base of this plan)

⁴ <https://www.digitalcollections.manchester.ac.uk/view/PR-R-45670/1>

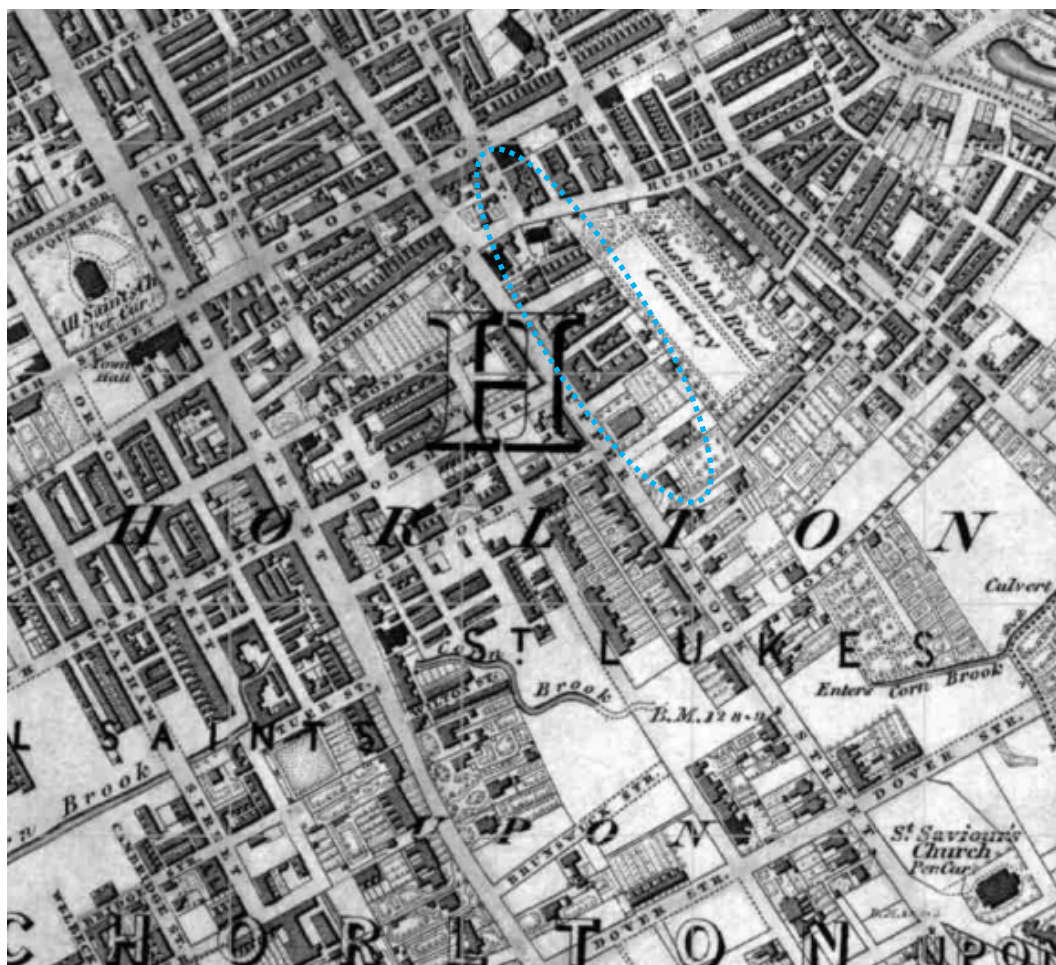


Figure 2.2: 1848 OS Map. The approximate location of the Site is marked in blue

- 2.7 By the mid-19th century (**Figure 2.2**), the Site was occupied by a series of terraced residential streets, running perpendicular to Upper Brook Street and to the south west of Rusholme Road cemetery. The Former Unitarian Chapel was built in the late 1830s between Chorlton Terrace and Repton Street and a congregational chapel, Sunday school and free library existed in the northern part of the Site, fronting Rusholme Road (**Figure 2.3**).
- 2.8 The wider area had also rapidly developed, with rows of terraced houses and higher status villas towards Grosvenor Square. Rusholme Road Cemetery, now Gartside Gardens, to the east of the Site, was established in 1821. It was known locally as the 'Dissenters Burial Ground' due to an association with non-conformism, and was primarily for the burial of the Manchester middle and upper classes. It is understood that it was closed in the 1930s and transferred to Manchester Corporation in 1954 for the creation of a recreation ground.

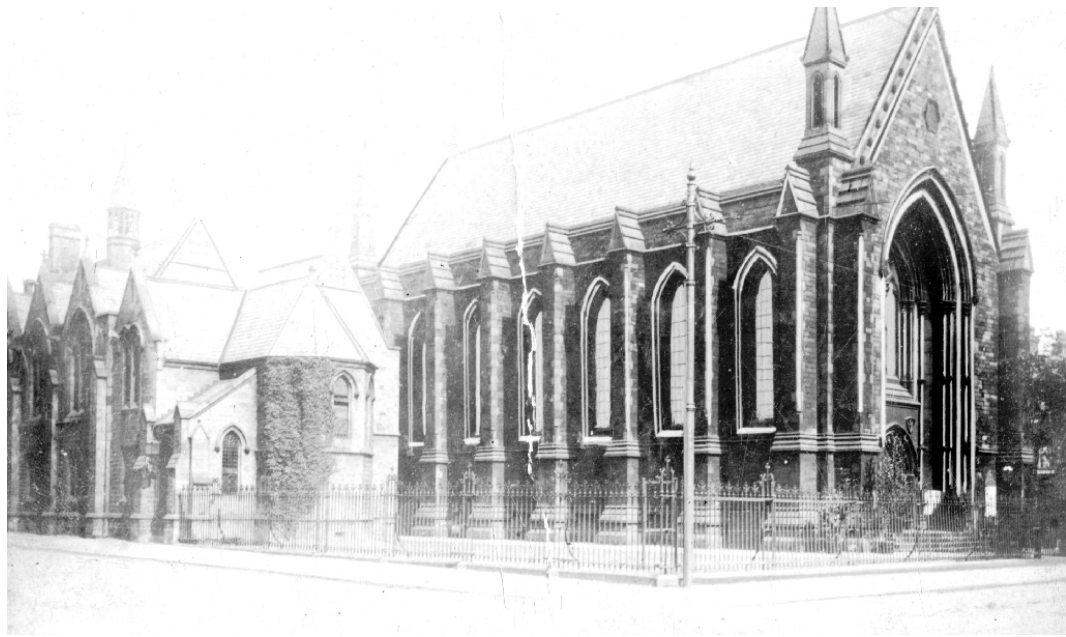


Figure 2.3: North elevation of the Unitarian Chapel, 1910

- 2.9 In 1868, Owens College (which later became the University of Manchester) relocated to this area of Manchester, together with other hospital, educational and religious uses. Purpose-built buildings, many of which were positioned around Grosvenor Square and lined Grosvenor Street, were built for these institutions.



Figure 2.4: 1891 OS Map. The approximate location of the Site is marked in blue



Figure 2.5: 1908 OS Map. The approximate location of the Site is marked in blue

- 2.10 The area suffered from bomb damage during World War II, resulting in the loss of several buildings within the area, most notably All Saints Church, at Grosvenor Square. Following the war, a programme of slum clearances was undertaken with many of the terraced properties in the surrounding area demolished. By 1950 the terraced streets within the Site had begun to be cleared, as shown on the OS Map (**Figure 2.6**). The Mancunian Way was built in 1965.

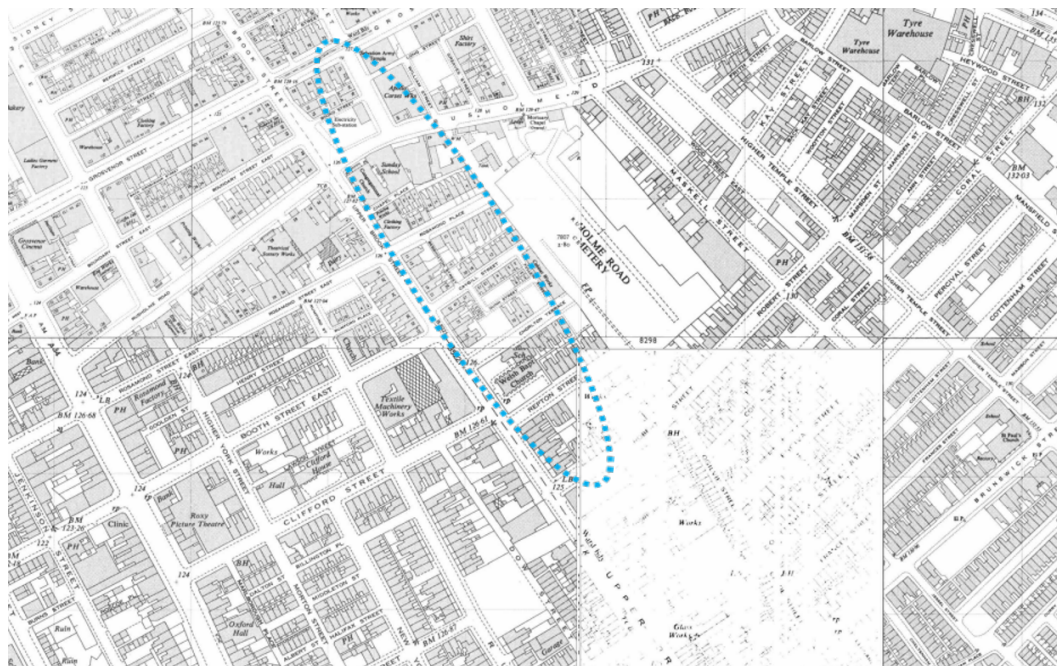


Figure 2.6: 1950 OS Map. The approximate location of the Site is marked in blue



Figure 2.7: The junction between Upper Brook Street and Caygill Street in 1959, showing the type of terraced housing which used to occupy the Site and surrounding area.

- 2.11 By the 1970s widespread clearance of terraced housing had taken place and this is illustrated on the 1972 OS Map at **Figure 2.8**. During this period, the Unitarian Chapel became isolated through loss of context and occupied a setting characterised by large areas of vacant land created by demolition. It was compulsorily purchased by MCC in 1974 to accommodate plans for a new urban motorway involving clearing the north east side of Upper Brook Street. The building was subsequently listed.
- 2.12 During the following years, the former residential character of the Site and surroundings was diminished (**Figures 2.10 and 2.11**). The area around the Site became increasingly influenced by the expansion of Manchester University and commercial development, and the former street pattern was largely lost. Car garages were attracted to the well-connected arterial route of Upper Brook Street and the Site became occupied by a mix of low commercial buildings with areas of hardstanding, contrasted with taller buildings and an increasingly diverse architectural mix lining the western side of Upper Brook Street. More recently, the former car garages and commercial units have closed or relocated.



Figure 2.8: 1972 OS Map. The location of the Site is marked in blue



Figure 2.9: 1969 photograph showing the Mawson Hotel looking north east from Upper Brook Street. The photograph shows part of the Site in the foreground, at this time comprising an area of vacant ground following the demolition of the terraced housing which formerly occupied the area

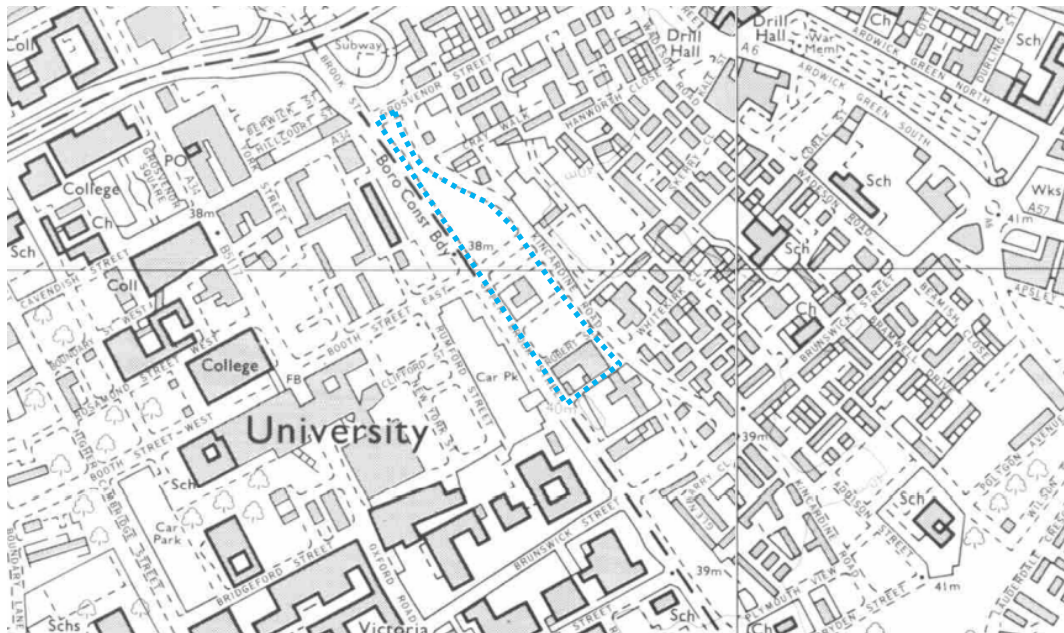


Figure 2.10: 1980 OS Map. The location of the Site is marked in blue

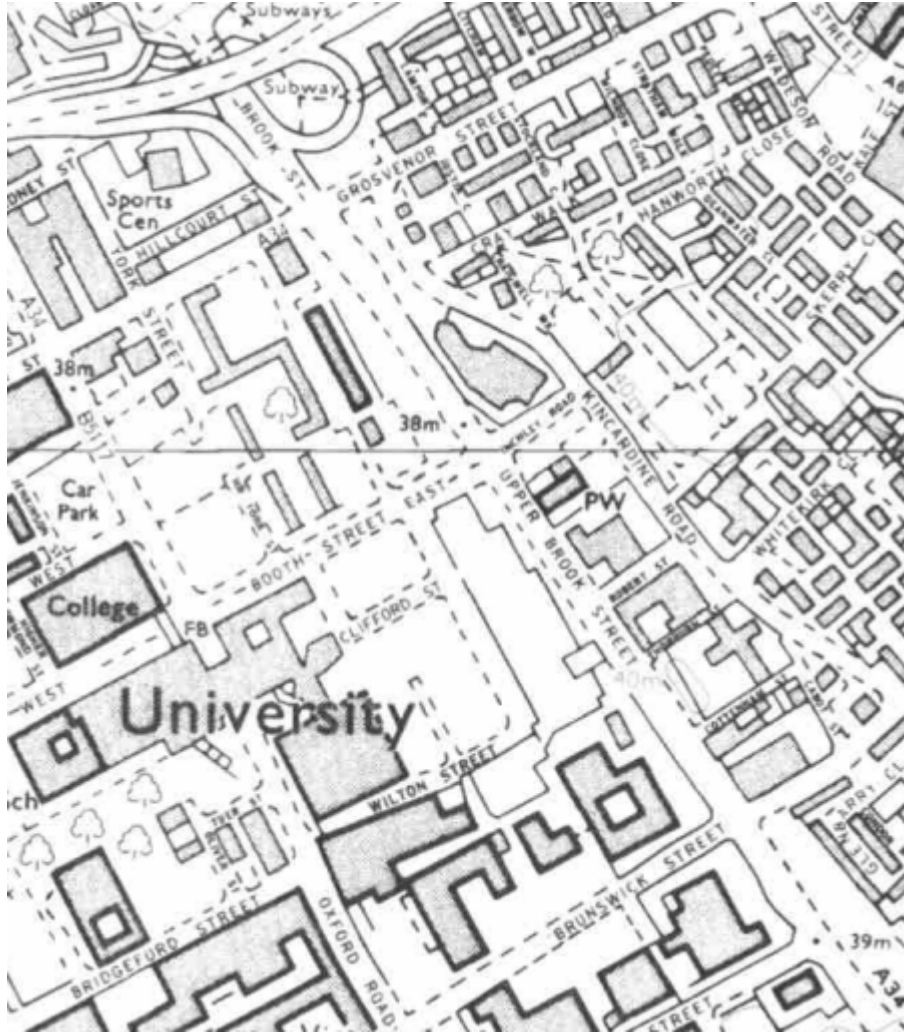


Figure 2.11: 1994 OS Map

Summary of Historic Development

- New residential development expanded into this formerly rural area of Manchester principally during the 19th century as a result of the growing industrial centre of the city.
- By the late 19th century, the Site was occupied by a dense arrangement of terraced streets running perpendicular to Upper Brook Street, with interspersed religious and other institutions, including the Former Unitarian Chapel on Upper Brook Street (now a grade II* listed building), a congregational chapel, Sunday school and free library.
- Following World War II, a programme of slum clearances resulted in demolition of former buildings within the Site and the Former Unitarian Chapel became isolated.
- The former residential character of the area was diminished during the late 20th century and the area around the Site became increasingly influenced by the expansion of Manchester University and commercial development. Car garages

were attracted to Upper Brook Street and the Site became occupied by a mix of low commercial buildings with areas of hardstanding, contrasted with taller buildings and an increasingly diverse architectural mix lining the western side of Upper Brook Street. More recently, the former car garages and commercial units have closed or relocated.

3. Heritage Assets

3.1 The National Planning Policy Framework (NPPF) 2021 defines a heritage asset as:

“A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest”⁵

Study Area

3.1 In defining an appropriate Study Area, best practice guidance, professional experience and judgement, and a review of the potential effects of the proposed development on built heritage has been applied. The nature and extent of the proposed development and likely inter-visibility, as informed by a Zone of Theoretical Visibility (ZTV) (**included at Appendix 6.1 of the ES**), has assisted in informing the extent of the Study Area.

3.1 All designated and non-designated heritage assets within a 500m Study Area from the site boundary have been identified and the potential effect of the Proposed Development on these assets has been considered. The following factors have been taken into consideration:

- The nature and scope of the Proposed Development;
- The proximity of heritage assets to the Proposed Development;
- The degree of inter-visibility between heritage assets and the Site taking into consideration, for instance, changes in topography as well as interposing townscape and landscape features (informed by the ZTV and site visits); and
- The significance of the relevant heritage assets and the contribution made by their setting, including any known historic or functional relationships.

3.2 The Proposed Development, due to its height, will be visible from a wide area and from beyond the Study Area. It is therefore possible that it would be visible from other heritage assets not individually assessed in this document. These heritage assets are unlikely to experience effects as a result of distance, with only the upper stages of the Proposed Development being visible as part of an existing cityscape and skyline.

3.3 In accordance with the NPPF and Historic England guidance, the judgements made in this Assessment are based on the effect of the proposed development on the **significance** of heritage assets, rather than whether the development will be visible from them, although this is also a consideration.

3.4 Site visits together with consideration of the above factors has affirmed that the proposed 500m Study Area is appropriate, as a guide. The designated and non-designated heritage assets within the Study Area and with potential to be affected are

⁵ Ministry of Housing, Communities & Local Government (2021) National Planning Policy Framework. Annex 2: Glossary

discussed and evaluated in this Assessment. All heritage assets within the Study Area are illustrated on a Heritage Asset Plan at **Appendix 1**.

Designated Heritage Assets

- 3.5 Designated heritage assets are those which possess a level of heritage interest that justifies designation under the relevant legislation and are then subject to particular procedures in planning decisions that involve them.

Listed Buildings

- 3.6 The following listed buildings are outside of the Site boundary but have the potential to be affected by the Proposed Development. These assets are shown on the Heritage Asset Plan contained in Appendix 1.

Table 3.1: Listed Buildings with potential to be affected by the Proposed Development

Asset. No.	Name	Grade
2	Former Unitarian Chapel	II*
40	The Mawson Hotel	II
11	Oddfellows Hall	II
18	94-98 Grosvenor Street	II
10	Adult Deaf and Dumb Institute (Former)	II
19	Former Grosvenor Picture Palace	II
33	Former Town Hall Façade to Mabel Tylecote Building, Manchester Metropolitan University	II
36	Grosvenor Building, Manchester Metropolitan University Faculty of Art and Design	II
14, , 15, 44, 12, 13, 21, 22, 30, 31, 32	Drill Hall, Ardwick Green North Milepost beside railings of Ardwick Park Former Church of St Thomas, Ardwick Green North 27 Ardwick Green North 31 Ardwick Green North 21 and 23, Manor Street 27, Manor Street 25, Manor Street Milford House War Memorial	All Grade II Listed

- 3.7 There are other listed buildings within the Study Area that have been excluded from assessment. These are as follows (including corresponding reference numbers from the **Heritage Asset Plan** at **Appendix 1**):

- **Listed buildings lining the western side of Grosvenor Square (including the Righton Building (5), Former Manchester ear Hospital ((8), RC Church of St Augustine (38) and the Ormond Building (20))** – These listed buildings are located to the west of Grosvenor Square and are principally experienced in views westwards, orientated away from the Site and Proposed Development. The tallest building of the Proposed Development will be visible from them (as illustrated by Verified Viewpoint 2), however within a setting already containing modern buildings of larger scale, mass and height and views will be filtered by trees within Grosvenor Square. It is not considered that their significance, group value, or the formal arrangement they have with Grosvenor Square would be affected by the Proposed Development.
- **Listed buildings on or near Chester Street (including the Dalton Statue (6), Chatham Mill (34) and the Dancehouse Theatre (37))** – These listed buildings are distanced from the Site to the north west. The Dalton Statue has an intimate setting in a grassed courtyard of the 1960s Dalton College building and Chatham Mill is principally experienced from Chester Street, in combination with a wider grouping of grade II listed textile mills. The Dancehouse Theatre forms part of the continuous frontage on the western side of Oxford Road. Due to the orientation of these buildings, their distance from the Site, intervening buildings and the existing character of their setting, which includes modern buildings of increased scale, massing and height, it is not considered that their significance would be affected by the Proposed Development.
- **Listed buildings on or near Granby Row and Princess Street (Asia House (3), Orient House (9), Granby House (17), Manchester House (26) and the Lass O Gowry Public House (35))** – The ZTV indicates that there will be very limited visibility of the Proposed Development from these assets, if any. If visible, this will be restricted to the upper stages of the development. Due to distance, it is not considered likely that the historic or architectural interest of the public house or the former warehouses, their group value, or presence and prominence within the high quality townscape of the Whitworth Street Conservation Area would be affected.
- **Listed Buildings on Oxford Road and within the University of Manchester Campus (RC Church of the Holy Name of Jesus (1), Victoria University of Manchester (inc. Christie Library and Whitworth Hall) (4), Burlington Rooms (7), Pharmacy Department (16), 223 to 227 Oxford Road (23), Manchester Museum Extensions (24), Holy Name Presbytery (25), Former Department of Metallurgy (27), Waterloo Place (28), Faculty of Economic and Social Studies (29), Samuel Alexander Building (39), Rotherford Building (42) and Manchester University Laboratories (43))** – These listed buildings are located to the south west of the Site. The ZTV and Verified Viewpoints (6 and 15) illustrate that due to distance and intervening development the Proposed Development will either be obscured from these assets or only partially visible, in the distance. Due to their orientation, the way in which they are experienced and appreciated, the character of their existing setting and the contribution it makes, it is not considered that the Proposed Development would affect their significance.

Conservation Areas

- 3.8 The Whitworth Street Conservation Area is located approximately 425 metres to the north of the Site and has the potential to be affected by the Proposed Development, as a result of development in its setting. The Conservation Area was designated in September 1974 by MCC. There is no formal published character appraisal of the designated area, however MCC has published on its website an overview of its history, a description of its buildings, guidance on the control of development and has identified opportunities for improvement and enhancement. This has been referred to in the preparation of this Heritage Assessment, supplemented by our own research and observations.

Non-Designated Heritage Assets

- 3.9 The NPPF identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing). Historic England's guidance on 'Managing Significance in Decision Taking in the Historic Environment' (2015) states that:

*"Non-designated heritage assets include those that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering the application."*⁶

- 3.10 MCC does not have a published list of locally important buildings. Building entries on the Greater Manchester Historic Environment Record (HER) for the 500m Study Area have been reviewed and there are no non-designated built heritage assets with potential to be affected by the Proposed Development.

⁶ Historic England (2015) Historic Environment Good Practice Advice in Planning Note 2, Managing Significance in Decision Taking in the Historic Environment. Paragraph 5

4. Significance of Heritage Assets

Introduction

- 4.1 The NPPF defines the significance of a heritage asset as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting”.

Designated Heritage Assets

Listed Buildings

- 4.2 Listed buildings are defined as designated heritage assets that hold special architectural or historic interest. The Principles of Selection for Listed Buildings (2018) are published by the Department for Digital, Culture, Media and Sport and supported by Historic England’s Listing Selection Guides for each building type.

Conservation Areas

- 4.3 Conservation areas are *“areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.”*
- 4.4 Historic England has published Good Practice Advice (GPA) on ‘Managing Significance in Decision-Taking in the Historic Environment’ to assist in assessing the significance of heritage assets. This guidance has informed the following assessments of significance.
- 4.5 Whitworth Street Conservation Area lies to the north of the Site. In preparing this section we have referred to the description of the history and character of the Whitworth Street Conservation Area which is included on the MCC website, as well as to the findings of additional assessment, in particular considering whether and how the Site relates and contributes to the conservation area, as part of its setting.

Setting

- 4.6 The NPPF defines the setting of a heritage asset 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”.

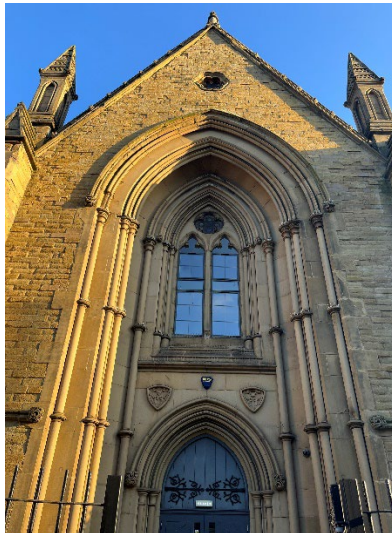
- 4.7 Historic England has published guidance⁸ in respect of the setting of heritage assets, providing detail on understanding setting and the associated assessment of the impact of any changes. The guidance confirms at paragraph 9 that setting is not a heritage asset, nor a heritage designation, rather its importance lies in what it contributes to the significance of the relevant heritage asset itself.

⁷ DDCLG (2021), National Planning Policy Framework (NPPF) – Annex 2: Glossary

⁸ Historic England (2017) Good Practice Advice Note 3: The Setting of Heritage Assets (2nd edition)

- 4.8 Further guidance on the definition of setting and how it should be taken into account is set out in National Planning Practice Guidance. In assessing the contribution of setting to the significance of the following identified assets the role of the Site has also been considered.

Assessment of Significance

Asset No(s).	Asset Name(s)	Image	Architectural and Historic Interest	Contribution made by Setting to Significance
2	Former Unitarian Chapel (grade II* listed building: 1270670)		The history and development of the former Unitarian Chapel is well documented. Its significance is described in reports by Latham Architects⁹ and Buttress¹⁰, prepared in support of planning applications and associated applications for listed building consent for the building itself. Construction of the Chapel was instigated by William Gaskell, a minister, social reformer and husband of the novelist Elizabeth Gaskell. The Chapel was built between 1837 and 1839. The Sunday School is later and was added in 1887. It operated as a non-conformist Chapel until the 1920s when it was acquired by a congregation of Welsh Baptists. It was occupied by Jehovah's Witnesses as their Kingdom Hall during the mid-20th century before being compulsorily purchased by MCC in 1974. The building was subsequently listed and the Islamic Academy used the Sunday School building until 2015. The Chapel itself was closed in 2005 due to its poor condition but was partially re-built, repaired and	The physical surroundings of the Chapel have changed considerably since it was built in the early 1800s. Initially, the church (prior to the addition of the Sunday School) occupied a small, formal and defined churchyard, set back from Upper Brook Street. It was located within an area of emerging terraced residential development, and the area to the rear of the church had yet to be developed, although plots had been defined. The Sunday School was added in the late 1880s, by which time the surrounding area was densely developed, principally with terraced housing lining and perpendicular to Upper Brook Street. By the 1950s, clearance of some of the terraced dwellings was beginning to occur, and by the 1970s widespread demolition left the Chapel isolated within a setting characterised by large areas of vacant land.

⁹ Lathams, Former Welsh Chapel, Upper Brook Street, Manchester, Design and Access Statement, 2013

¹⁰ Buttress, Welsh Baptist Church, Statement of Significance, 2015

Asset No(s).	Asset Name(s)	Image	Architectural and Historic Interest	Contribution made by Setting to Significance
			converted into residential apartments during 2017/2018. The Chapel was built between 1837 and 1839 to designs by Sir Charles Barry but also involving input from Augustus Welby Pugin. It has been credited with being one of the earliest, if not the first, neo-Gothic Nonconformist Chapel. Charles Barry was one of the most eminent architects of the period, responsible for the Palace of Westminster and Manchester Art Gallery and Athenaeum. He was knighted for his work at Westminster. A report by the Victorian Society suggested that their work on the Chapel at Upper Brook Street was an 'early' collaboration between Barry and Pugin, prior to the Palace of Westminster. Pugin, although young during this particular collaboration, became an influential figure of the Gothic revival style. The later Sunday School was designed by James William Beaumont, a well-known architect locally, responsible for the Whitworth Art Gallery. The former Unitarian Chapel is a Gothic revival building designed by accomplished architects and, potentially unique, as the first Non-Conformist Chapel in the Gothic style. Built of	The former dense residential character of the area was diminished during the following years, with the area increasingly influenced by the expansion of Manchester University and by commercial development, resulting in new buildings of greater height scale and massing on Upper Brook Street. The historic street pattern was lost, and the eastern side of Upper Brook Street was primarily occupied by a number of car garages, and areas of surface level parking. More recently these car garages and other commercial units have closed or relocated. Throughout its history the Former Unitarian Chapel has occupied a small and narrowly defined churchyard, set back from Upper Brook Street. This was also a graveyard and it is understood that a number of burials were re-interred when the residential conversion was undertaken. Although likely to have already been altered or deteriorated due to vacancy, the churchyard was altered again when the building was converted for

Asset No(s).	Asset Name(s)	Image	Architectural and Historic Interest	Contribution made by Setting to Significance
			sandstone, and now with a replaced steeply pitched roof (replicating the profile of the original), it is comprised of seven tall narrow bays, divided by buttresses. Each bay has a tall slim lancet window (all window units replaced) with hoodmoulds. The principal entrance is in the west façade which contains a giant moulded archway with a moulded doorway at ground floor and a two-light window above. The eastern elevation has been partially rebuilt, but incorporates a large stone rose window, beneath which is a modern addition in stone and brick. The four corners of the building rise to tall slender pinnacles. Conservation rooflights and a dormer window have been added. It is understood that the interior had been damaged and substantially lost from years of exposure. A new steel structure was created within the building when it was converted for apartment use. The smaller two storey Sunday School to the north is attached to the Chapel by a modern link. It is also Gothic in style and stone built, with a slate roof. It is broadly comprised of two principal gables with a canted apse and connected porch at the west end. The north facing elevation is expressed in three gables with large two-centred arched windows at first	residential use and is now enclosed with metal fencing. An interpretation board has been provided to enhance understanding of the history and significance of the listed building and a low, subservient, single storey building was added to the south to provide additional accommodation. The relationship between the Chapel and Sunday School remains clearly legible. Beyond this, the setting of the Chapel is characterised by areas of open land, former surface car parks and vacant low rise functional commercial buildings. This area of setting to the north, south and east of the building detracts from the significance of the asset and contrasts with the dense residential community and street layout it formed part of when built. Its setting lacks definition and creates a series of poor quality open spaces, interspersed with poor quality functional commercial buildings, now vacant and boarded. The former Chapel does however have distinction and a degree of local

Asset No(s).	Asset Name(s)	Image	Architectural and Historic Interest	Contribution made by Setting to Significance
			floor, each with three lancet lights. It has a small bellcote above the northern ridge. A consultation letter from English Heritage (as it was then) dating to 2013 is included in the Lathams report. It states the following in connection with the architectural interest and overall significance of the listed building: <i>"It provides evidence of the layout and growth of the Nonconformist denominations in a major stronghold of their faith in the nineteenth century, celebrates the historic move from previously understated and domestic approaches to the style of Nonconformity through the employment of a leading architect of the day, mediates the artistic constraints of the Gothic language in a mature and confident manner, and provides evidence of the Nonconformist community of the area."</i> Lathams described the Chapel and the collaboration between Barry and Pugin as <i>".....an important essay in archaeologically correct, scholarly Gothic revival"</i>. Clare Hartwell described the building, in the Pevsner Architectural Guide to Manchester, as <i>"Much less accomplished than his contemporary secular work, but more</i>	prominence within its setting. Together with the adjoining Sunday School it is the single historic building remaining in this area and draws distinction from its historic character, the strength of its architecture, its stone-built construction, and, to a degree, its scale. Although the building does not have a tower or spire, the projecting pinnacles articulate the roof and increase the stature of the building, albeit its presence is generally only felt locally and concentrated on Upper Brook Street itself. The listed building is visible in views northwards and southwards from Upper Brook Street. Views northwards are more compromised. In these the steeply pitched roof is the most dominant element; the lower stages are obscured to varying degrees by intervening development. From closer proximity the rhythm of the south facing elevation, defined by buttresses and the scale and depth of the façade is appreciable. Views southwards are more open and the Chapel is appreciated with the

Asset No(s).	Asset Name(s)	Image	Architectural and Historic Interest	Contribution made by Setting to Significance
			<i>convincing in form and detail than his [Charles Barry's] earlier churches".</i>	varied form and profile of the associated Sunday School.
40	The Mawson Hotel (grade II listed building: 1393734)		The Mawson Hotel is a two-storey public house. The building dates from the mid to late 19th century when a public house was first built at this location (occupying a small corner building at 78 Frances Street). In 1936-7 the original hotel and the adjoining terraced houses at 74 & 76 Frances Street were amalgamated and rebuilt to designs by Fred Riley of Bramfield & Smith, for Joshua Tetley & Son Ltd of Leeds, creating the building known today as The Mawson Hotel. The building is constructed from red brick with faience dressings. It features a tall cream painted plinth and has a pronounced moulded cornice and thick fascia signage band between the ground and first floors. The central door on the south west facing façade has a stone surround with projecting frieze, supported by scrolled consoles. The building is currently vacant and in a poor state of repair. The building is of significance as an example of a medium sized mid – late 19th century	The building was originally constructed at a corner plot within a wider surrounding street pattern of terraced housing. Today, the building stands isolated on a roughly triangular plot of land between Brunswick Street, Cabot Street and Kincardine Road. Mid to late 19th century terraced housing surrounding the public house was demolished during the 20th century, and the street pattern altered. Slum clearance caused considerable change to the setting of the asset, which is now experienced as an isolated building, situated within a low density mixed area including later 20th century housing and commercial premises. The modest scale of The Mawson Hotel means that it is not seen in long distance views. Its principal façades are best appreciated from immediate surrounding streets. University of Manchester buildings of increased

Asset No(s).	Asset Name(s)	Image	Architectural and Historic Interest	Contribution made by Setting to Significance
			urban public house, rebuilt in 1936-37 and retaining an almost intact exterior and interior design scheme. The listing entry description for the build highlights the survival of the 1936-7 plan layout, customs and excise numbering system, and surviving interior detailing such as polished veneer woodwork, fixed bench seating, fireplaces, bar counters with shuttered upper sections incorporating leaded sliding sashes, and 1930s tiling.	height, scale and mass are visible from and in combination with the asset.
11	Oddfellows Hall (grade II listed building: 1200840)		Oddfellows Hall dates to the early 20 th century (c.1915-16) and was constructed as offices for the Oddfellows Society ¹¹ . The building is symmetrical in its composition and was designed in the Edwardian Baroque style by the architect J.B. Thornley. It is rectangular in plan form and is built of reinforced concrete, faced in cream terracotta. The building includes slightly projecting central and outer bays, and a central rounded doorway with a large cartouche and scrolled wrought-iron fanlight. The central bay is flanked by intermediate bays with giant Ionic columns framing the	The building is located close to the corner of Grosvenor Street and Upper Brook Street. Its principal façade faces onto Grosvenor Street, and it is from locations within the immediate proximity on Grosvenor Street that this façade is best appreciated. The surrounding area has undergone considerable change since Oddfellows Hall was constructed, including the clearance of the majority of the terraced housing which historically occupied the area. More recently, the area to the south and west has been redeveloped to

¹¹ Historic England (1994) List Entry Description for Oddfellows Hall

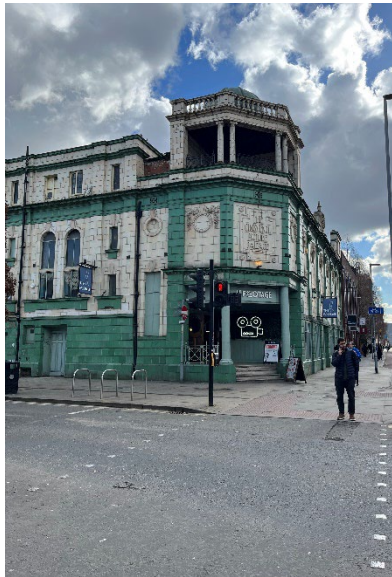
Asset No(s).	Asset Name(s)	Image	Architectural and Historic Interest	Contribution made by Setting to Significance
			recessed windows. The upper storey includes a prominent modillion cornice with balustraded parapet. The central cupola was reinstated in timber and copper when the building was integrated into the new Manchester Engineering Development Campus. The building is situated at the northern end of a plot of land which has recently been redeveloped to form the Manchester Engineering Development Campus. The Listed Building has been incorporated into the development and it is understood that associated alterations have been undertaken. The building derives significance from its historic interest as a purpose built office for the Oddfellows Society, one of the largest friendly societies in the country. It also derives significance as a surviving example of an early reinforced concrete building with a high-quality Edwardian baroque façade in terracotta.	form the Manchester Engineering Development Campus. The surviving grade II listed early 19th century Georgian town houses at 94-98 Grosvenor Street are situated directly opposite Oddfellows Hall, and form an area of historic townscape in contrast to the changed wider surroundings. The reinstated dome of the Hall has some localised prominence from Upper Brook Street and Grosvenor Street, however there is a high degree of enclosure to Grosvenor Street.

Asset No(s).	Asset Name(s)	Image	Architectural and Historic Interest	Contribution made by Setting to Significance
18	94-98 Grosvenor Street (grade II listed building: 1218404)		94-98 Grosvenor Street comprises three early 19th century town houses (now occupied as ground floor retail premises with offices above). The buildings are of three storey height and constructed from red brick in Flemish bond, sat upon a stone plinth, with sandstone dressings, limited to the doorways and modillioned eaves cornice. Each house is of three bays, the left bay of which forms the main entrance. A 20th century shop front has been added to Nos. 96 & 98, which have been amalgamated. These changes have resulted in the loss of the entrance way to no. 96, and the creation of a 20th century round headed doorway with cartouche detailing to no. 98. No.94 has undergone less change and retains its stone-built entrance with Tuscan columns, supporting a frieze and architrave. All windows across the terrace have been replaced with modern UPVC. A series of later extensions are located to the rear. The principal classical facades to Grosvenor Street are of architectural interest. The historic interest of the buildings is attributed to their speculative construction for upper class residents of Manchester at the	The listed building is located close to the junction of Grosvenor Street and Upper Brook Street. The building's primary elevation is to Grosvenor Street and it is from the immediate vicinity on Grosvenor Street that the building can best be appreciated. The surrounding area has undergone considerable change since the townhouses were constructed in the early 19th century, including the building of Oddfellows Hall to the south in the early 20th century, the clearance of the majority of terraced housing which formerly occupied the surroundings in the later 20th century, and more recently the redevelopment of much of the area to the west and south-west by Manchester University. To the immediate west, historic terraced housing has been replaced with the modern Sugden Sports Centre. Upper Brook Street, to the east forms a busy modern arterial route. The townhouses, of relatively diminutive scale compared to nearby more recent buildings, have limited presence within

Asset No(s).	Asset Name(s)	Image	Architectural and Historic Interest	Contribution made by Setting to Significance
			time, latterly being used by the middle classes and adapted for commercial use in the 20th century. Much of the surrounding area has been redeveloped and in combination with townhouses on St John Street and Lever Street, Nos. 94-98 Grosvenor Street are some of the only remaining Georgian townhouses in Manchester. The buildings are of significance as an example of the early 19th century townhouses which were formerly found across much of this area.	the townscape, and are best experienced from locations in close proximity on Grosvenor Street. They are situated directly opposite Oddfellows Hall (constructed in the early 20th century) and the two listed buildings resonate as historic townscape amidst an area heavily influenced by modern development. The clearance of buildings to the north and east of the townhouses and the creation of the slip-road access to the Mancunian Way means that there is an unintended and incidental view of the rear of the townhouses, including a number of later extensions, from Upper Brook Street.

Asset No(s).	Asset Name(s)	Image	Architectural and Historic Interest	Contribution made by Setting to Significance
33	Adult Deaf and Dumb Institute (Former) (grade II listed building: 1200839)		The Former Deaf and Dumb Institute was constructed in 1878 to designs by architect John Lowe. The building has a symmetrical composition and is designed in the Gothic Revival architectural style. It includes a central arched entrance with hoodmoulds, above which is a lettered frieze and a pedestal and statue of Christ healing a deaf man. The central bay includes a large gable with a cross at its apex. The outer bays have coupled arched windows to the ground floor and first floor, with hoodmoulds and gablets above. The building is constructed from sandstone ashlar with a slate roof. It is of architectural and historic interest as a surviving 19th century gothic building specifically designed to offer social, religious and education services to adults¹². It also draws historic significance from its relationship with the Manchester based architect John Lowe.	The Former Deaf and Dumb Institute forms part of a localised group of historic buildings on Grosvenor Street. To the west is the grade II listed Former Grosvenor Picture Palace with a modern service yard to the south. To the east is a heavily altered late 19th century shop, beyond which is modern development. The Former Institute occupies a central plot within the street block, and the buildings to either side are of broadly similar height, meaning that the buildings has limited prominence within the wider streetscape, although its projecting chimneystacks and gabled frontage can be seen as part of the wider street scape in views from the south-west along Cavendish Street / Grosvenor Street. The building is best appreciated from close proximity on Grosvenor Street, from which the primary façade of the building can be appreciated.

¹² Pevsner, N, Hyde, M & Hartwell, C (2004) The Buildings of England. Lancashire: Manchester & South East

Asset No(s).	Asset Name(s)	Image	Architectural and Historic Interest	Contribution made by Setting to Significance
36	Former Grosvenor Picture Palace (grade II listed building: 1218431)		The Former Grosvenor Picture Palace, was built in c.1913-15 and designed by Percy Hothersall. The building dates from the period when the first permanent cinemas were being built, with the distinctive design acting as "ostentatious advertising"¹³. The two-storey building is on a corner site with a 3-bay chamfered entrance corner with a pavilion/domed top. There are 4 bays facing Grosvenor Street and 6 bays to Oxford Road. It is clad with green and white faience and is decorated with pilasters, swagged roundels, keyed oculi and panels with green aprons. The interior includes plasterwork, a balcony and vaulted ceiling. When the cinema opened in May 1915, it was described as "Roman-Corinthian of the later Renaissance influence"¹⁴. The building derives significance from its historic interest as one of the largest cinemas constructed outside of London during this time, with a capacity of just under 1000 people¹⁵.	The Former Grosvenor Picture Palace occupies a prominent position at the corner of Oxford Road and Grosvenor Street, to the west and north respectively. It is a distinctive building with localised landmark quality due to its materials, architectural decoration and features. To the south is neighbouring modern development. The grade II listed Former Deaf and Dumb Institute is located to the east of the building. The former cinema is best experienced from the north west, along Oxford Road, where both of its elevations can be appreciated in one single view. Its decorative architectural detailing, together with the chamfered entrance and pavilion are clearly appreciated from this point. The pavilion to the roof is experienced from the north east along Grosvenor Street and from the south west along Cavendish Street. There are also limited views of

¹³ Beech, B.W (2002) Manchester: a walking guide to Manchester and Salford

¹⁴ Pevsner, N, Hyde, M & Hartwell, C (2004) The Buildings of England. Lancashire: Manchester & South East

¹⁵ Historic England (1974) List Entry Description for the Former Grosvenor Picture Palace

Asset No(s).	Asset Name(s)	Image	Architectural and Historic Interest	Contribution made by Setting to Significance
33	Former Town Hall Façade to Mabel Tylecote Building, Manchester Metropolitan University (Grade II listed building 1283062)		The building comprises the neo-classical façade of the former Chorlton on Medlock Town Hall, dating from 1830-31; the remainder of the building was demolished and rebuilt in the 1970s, and again in the early 21st century. The façade is of nine bay width, with a central Greek Doric portico of three bays. Constructed in sandstone ashlar with banded rustication to the ground floor, steps lead up to a platform which provides the plinth for the portico. The style of the building is derived from a drawing 'Doric Portico in Athens' from Stuart and Revett's Antiquities of Athens (1772). The building was designed by Richard Lane, a leading early 19th century Manchester architect, whose work was in a range of styles, but with particular focus on Greek Revival buildings. The surviving façade is of significance as a good example of Greek Revival architecture designed by the leading Manchester architect Richard Lane.	the corner of the building along Oxford Road to the north west. The Former Town Hall Façade has been flanked by built development since at least the late 19th century, and which principally consisted of the former St Andrews Chapel and Grosvenor Buildings. This remained until c.1970 when the Town Hall and neighbouring chapel were demolished for the construction of the Mabel Tylecote building. This was recently demolished and replaced with an eight storey Arts and Media Building for MMU. As found today, the Former Town Hall Façade fronts Cavendish Street to the north with no boundary treatment. To the east and south is the new MMU building, of increased height, and to the west is the grade II listed Grosvenor Building. The Façade is primarily and directly experienced from its immediate north along Cavendish Street. It is from this point that its symmetrical composition is best appreciated. The building is

Asset No(s).	Asset Name(s)	Image	Architectural and Historic Interest	Contribution made by Setting to Significance
				experienced in views further north from Grosvenor Square but these are largely filtered by mature trees. The listed building is experienced from Cavendish Street to the north east, close to the junction with Oxford Road. It is from here that the it is experienced in combination with the Grosvenor Building, and, whilst of different styles, they share a degree of commonality from their sandstone construction and formality. Further to the north east, from Oxford Road, the building is experienced within the context of the neighbouring MMU building. The centralised portico and flanking bays are experienced within this view and allow for an understanding of the building's formal relationship with Grosvenor Square. Existing modern development rises above the roofline. There are distant views of the projecting portico further east from Cavendish Street and Grosvenor Street.
36	Grosvenor Building, Manchester Metropolitan		The Grosvenor Buildings is a Neo Gothic building designed by G T Redmayne to house	The Grosvenor Building is situated on the south western side of Grosvenor

Asset No(s).	Asset Name(s)	Image	Architectural and Historic Interest	Contribution made by Setting to Significance
	University Faculty of Art and Design (Grade II listed building 1293192)		the Manchester Municipal School of Art and built in 1880-1. The building was extended to the rear with an addition by J G Sankey. It is of sandstone ashlar and red brick with buff terracotta dressings, slate roofs and glass skylights. The original building faces onto Grosvenor Square, and is of two storey height over a basement. It has large gabled wings with pinnacles, flanking a buttressed and arcaded main range, and a central chamfered doorway with a moulded arched head. The building is of architectural interest as an example of neo-gothic architectural design. The Grosvenor Building, is the oldest building at Manchester Metropolitan University which remains in use for its original purpose, contributing to its historic interest.	Square. The adjacent Former Town Hall Facade (to the north east) is built in matching sandstone, but in a contrasting Greek revival style. There has been ongoing change such that the buildings around the square are now of mixed date and character. The Grosvenor Building's spatial relationship to the square and to the adjacent surviving façade are elements of setting that contribute to its significance.
14	Drill Hall, Ardwick Green North (Grade II listed building 1207590)		The Territorial Army Drill Hall and Offices for the 1st Battalion Lancashire Volunteers Company was built in 1886 according to designs by Laurence Booth. The three-storey building of coursed sandstone rubble is designed in a neo-gothic 'medieval' style, and includes square corner tower details. The central bay has a segmental-headed entrance archway, five narrow slit windows to the	The Drill Hall, situated on the northern side of Ardwick Green North is the westernmost of a group of historic buildings situated around the junction of Ardwick Green North and Manor Street, addressing Ardwick Green. Although it is of a height broadly consistent with the adjoining building, it has stature and prominence derived from its corner position and tower, the distinction of its

Asset No(s).	Asset Name(s)	Image	Architectural and Historic Interest	Contribution made by Setting to Significance
			second floor and a raised parapet with a panel with inscription reading 'Always Ready'. The drill hall is of architectural interest as an example of a later 19th century drill hall with a decorative neo-gothic façade. The building is of historic interest as a surviving example of the typology, built as part of concerted efforts by the authorities to establish volunteer army reserve units.	style and its stone rubble façade, in contrast with the prevailing brick of other buildings. It has a formal relationship with Ardwick Green and resonance with the other historic buildings addressing the public space. It is experienced and appreciated within this grouping, across the open space and in views from Ardwick Green South, as part of a complex of adjoining buildings.
44	Former Church of St Thomas, Ardwick Green North		The former Church of St Thomas was first built in 1741, erected on land gifted by local businessman Samuel Birch. The church has been subject to a series of alterations and extensions. It was widened in 1777, extended eastwards in 1831, and had its tower (designed by William Hayley) added in 1836. The church closed in 1978 and is now used as a conference and meeting venue. The building is of red brick in Flemish bond with sandstone dressings and is of architectural and historic interest as an example of a simple Georgian church building with an Italian campanile tower. Internally it retains a number of its original features including a decorative ceiling and walls to the main hall.	The former Church is situated within its associated graveyard, which forms its immediate setting; gravestones have been laid flat like paving stones and trees within the churchyard filter views of it. The church forms part of a small group of buildings forming a coherent townscape to the north east of Ardwick Green, and the relationships of the buildings to one another as part of this grouping contributes to their significance. The formality and distinction of the Church is accentuated by its position, set back from the building line established further north, and the localised prominence of the

Asset No(s).	Asset Name(s)	Image	Architectural and Historic Interest	Contribution made by Setting to Significance
			The church is one of the oldest in Manchester.	campanile. It is experienced and appreciated in views northwards from the Green and surrounding streets, in combination with the other buildings of the group.
12	27 Ardwick Green North (Grade II listed building 1207536)		These listed buildings are a group of early 19th dwellings situated on Manor Street and Ardwick Green North. They are all built of red brick, with sandstone dressings and slate roofs. The townhouses are of two or three storeys over basements with simple classical design including Tuscan doorcases with decorative fanlights. The listed buildings are of architectural and historic interest as surviving early 19th century polite townhouses, in a restrained and simply proportioned classical style. A Portland stone war memorial from the 1920s and a late 18th century stone milepost are located close to the southern boundary of the Green. Perimeter cast iron railings are also separately grade II listed.	This group of buildings collectively form a small area of coherent townscape to the north east of Ardwick Green. The relationships they have with one another as part of this grouping contributes to their significance. They address Ardwick Green North and Manor Street and are experienced as a grouping of formal townhouses, establishing a common building line and set back from the street. These listed buildings (including the War Memorial, Milepost and cast-iron enclosing railings) have a relationship with Ardwick Green and the other listed buildings addressing the open space. They are principally appreciated from the Green itself and perimeter streets.
13	31 Ardwick Green North (Grade II listed building 1207566)			
21	21 and 23, Manor Street (Grade II listed building 1219791)			
22	27, Manor Street (Grade II listed building 1219817)			
30	25, Manor Street (Grade II listed building 1283018)			
31	Milford House (Grade II listed building 1283046)			
32	War Memorial (Grade II listed building)			
15	Milepost (Grade II listed)			

Whitworth Street Conservation Area

- 4.1 Whitworth Street Conservation Area was originally designed in 1974 and was enlarged in 1985 to include an area bounded by Whitworth Street, London Road and the railway viaduct.
- 4.2 MCC describes the conservation area as “*uniquely Mancunian in character*”. Its character results from the concentration of textile warehouses erected between 1850 and 1920; the distinctive architecture of which arose from their function and the expression of the owners’ wealth.
- 4.3 The development of the Whitworth Street Conservation Area is closely linked to the Ancoats area of Manchester. The cotton mills provided a need for warehouses to store their products which led to specially designed buildings being built nearer the centre of the city. By the mid-19th century, “*Manchester had become the largest textile centre in the world*” which increased the demand for warehousing. This led to the development of warehouses, of larger scale than had ever been constructed before, along Princess Street, Whitworth Street and Oxford Road.
- 4.4 The City Council (web based conservation area summary) confirms that:
- “The great height of the warehouses along Princess Street, and especially on Whitworth Street, give the area its most obvious physical character of a canyon like atmosphere.... By the time Whitworth Street warehouses were built, the Edwardian penchant for decoration was at its height and the technology for constructing buildings with a steel frame or reinforced concrete frames enabled them to be taller than before. There later buildings also tended to abandon the use of traditional brick as a wall material, and instead favoured the then fashionable faience or glazed terracotta, which lends itself to rich decoration.”*
- 4.5 The Pevsner architectural guide for the city agrees with the City Council’s assessment, describing Princess Street as “*the most impressive Victorian street of the city.*”

Character and Appearance

- 4.6 The character and appearance of the conservation area is generally consistent in respect to the street pattern and sense of enclosure formed by the dense pattern of former warehouses. The grain of the street pattern is largely defined by Whitworth Street and Princess Street that form the principal east-west and north-south routes respectively. Sackville Street forms a further important north-south route. A series of secondary grids form a key part of the street hierarchy and incorporate narrow service lanes that provided access to the warehouses. The access arrangements, often based on an internal loading bay forms an important part of the circulation system, particularly in the area south of Whitworth Street.
- 4.7 The Rochdale Canal crosses through the conservation area on a broadly east- west alignment that is broadly parallel to Whitworth Street, however between Oxford Road and Princess Street the canal is enclosed to such a degree as to make little impact on the appearance of the conservation area. The Whitworth Street and Princess Street area experienced a rapid development of warehouses during the mid to late 19th century, as demand for specially designed buildings to store the products from mills in

Ancoats grew. The warehouses were typically of a grand scale with the distinctive architecture expressing the wealth of the owners. The conservation area reflects the historic importance of the textile industry in Manchester and the area became the focus for packing and shipping warehouses, combining offices, making-up, inspection and packing facilities, showrooms and rooms to entertain clients.

- 4.8 The majority of the blocks within the street plan are occupied by a single orthogonal building. Front elevations tend to maintain a very clear formal relationship with the street frontage with secondary elevations to the side and rear. This pattern is particularly pronounced with the later, Edwardian warehouses, but is less discernible amongst the earlier building. The sense of enclosure throughout most of the conservation area is particularly high due to the height of the warehouses and narrow width of the grid like street pattern.
- 4.9 Most of the buildings in the conservation area originated as warehouses, which have subsequently been converted in to business or residential uses. The quality of architecture is high and there are very few buildings within the conservation area that make an adverse contribution to its character and appearance. The architectural language is generally classical, rather than Venetian Gothic as in other parts of the city centre. However, the style and degree of decoration varies considerably from the mid to late Victorian buildings to the later more flamboyant Edwardian additions. Changes in the use of elevational materials contribute to the distinctiveness of the different phases of warehouse construction.
- 4.10 The topography is relatively consistent, with subtle changes, such as that associated with the River Medlock on Oxford Road, providing expansive views to the prominent rear elevations of the sequence of warehouses that enclose the southern side of Whitworth Street.
- 4.11 The overwhelming density of the conservation area is a function of the narrow streets, complex street pattern, massing of the buildings and limited open space. Sackville Gardens and Vimto Gardens are the only two landscaped spaces within the conservation area.
- 4.12 The longer east-west routes, including Whitworth Street and Granby Row, provide long vistas through the conservation area, the view west along Granby Row emphasising the landmark qualities of the tower of the Palace Hotel. North-south views tend to be restricted by the more informal alignment of key streets. The height and mass of key buildings, such as the Palace Hotel and Institute of Science and Technology, create important landmarks that can be appreciated from outside of the conservation area.

Setting of the Conservation Area

- 4.13 The setting of the Whitworth Conservation Area is expansive and covers a large part of the Manchester city centre, including shared boundaries with adjoining conservation areas. Some parts of its setting are of high townscape value and other areas comprise the highly mixed environment of a modern city centre, comprising buildings of varied age, style, scale, mass and height and uses.

- 4.14 There is a strong sense of enclosure in views south that continues on Oxford Road, but that opens out on Upper Brook Street where demolition has taken place and the road network was expanded and modernised in the mid 20th century.

Contribution made by the Site to the significance of Heritage Assets

- 4.15 The Site has a close relationship with and surrounds the former Unitarian Chapel. As confirmed by Historic England during pre-application discussions, it contains buildings of poor design, is dominated by large areas of hardstanding, is negative and detracts from the significance of the grade II* listed building.
- 4.16 Although forming part of the wider physical surroundings of the public house, and partially visible from the vicinity of the listed building (in views from Kincardine Road) the Site is not readily appreciable from the Mawson Hotel. It is not an aspect of setting that contributes to, nor detracts from the significance of the asset and is neutral.
- 4.17 The Site is visible and perceptible from Grosvenor Street and Cavendish Street and the listed buildings lining the route to varying degrees. It however lacks definition and is an area of setting separated from these assets by the width of Upper Brook Street. It comprises a fragmentary part of their setting, characterised by poor quality buildings, interspersed with hardstanding. It is not an aspect of setting that contributes to their significance.
- 4.18 The Site is not currently visible from the listed buildings surrounding Ardwick Green to the east.
- 4.19 The Site is separated and distanced from the Whitworth Street Conservation Area and lines one of the main arterial routes into and out of the city from the south, parallel with Oxford Road. It occupies an area of differing and mixed character where there is a greater concentration of modern development, created when traditional residential development was demolished. Although forming part of the physical surroundings and setting of the conservation area, it is a discordant and fragmentary area of land occupied by a combination of hardstanding and deteriorating former functional buildings. It is not an element of the setting of the conservation area that contributes to its significance.

5. Impact Assessment

Summary of Legislation and National Planning Policy Context

- 5.1 In accordance with paragraph 194 of the NPPF, the significance of heritage assets with potential to be affected by the Proposed Development, including the contribution made by their setting and the Site, has been assessed at Section 4 of this report.
- 5.2 In determining the submitted application for full planning permission, MCC has a statutory duty under s66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the special interest and setting of listed buildings. The setting of conservation areas is not protected by primary legislation; the NPPF does however state that the setting of a designated heritage asset (including conservation areas) can contribute to its significance.
- 5.3 Case law has confirmed that Parliament's intention in enacting s66(1) was that decision-makers should give considerable importance and weight to the desirability of preserving the special interest and setting of listed buildings, where 'preserve' means 'to cause no harm'.
- 5.4 Paragraph 197 states that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.5 Paragraph 199 confirms that great weight should be given to the asset's conservation and the more important the asset, the greater the weight should be. Conservation is defined as follows:
- "The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."*
- 5.6 Paragraphs 200 to 202 advise on the addressing and balancing of 'harm' to designated heritage assets, where it arises, and whether the harm is 'substantial' or 'less than substantial.'
- 5.7 Paragraph 206 requires local planning authorities look for opportunities for new development within the setting of heritage assets to better reveal their significance. It states that proposals that preserve those elements of setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

The Proposed Development

- 5.8 The Site forms part of a wider Upper Brook Street masterplan, comprised of three plots and subject to two separate planning applications. All plots form part of the area covered by the Oxford Road Corridor Strategic Regeneration Framework (SRF) and are identified as a 'Future Development Opportunity', with scope for increased density.

- 5.9 The application, to which this Assessment relates, applies to Plots A and B of the masterplan and comprises the following:
- 5.10 **Plot A** – Includes Purpose Built Student Accommodation (PBSA) with ground floor entrances, amenity and ancillary facilities, together with community spaces.
- 5.11 **Plot B** – Includes a collection of Life Sciences buildings, housing laboratory spaces on the upper floors and café, medical facilities and additional lab spaces at ground floor.
- 5.12 The buildings that comprise **Plot A** are concentrated in the northern part of the Site and designed by Simpson Haugh Architects. Blocks A1 (ground plus 41 storeys) and A2 (ground plus 14 storeys) are two interlinked towers with a tapering bow shaped plan form. Block A3 (ground plus 12 storeys) is a lower, separate building, with a more regular footprint. Block A1 has intermediate steps at levels 16 and 28 and, in combination with A2, is finished in anodised aluminium and glass, with back painted glass panels in grey. A pleated panel detail creates faceted elevations and the window arrangement is staggered. The windows of Block A3 are stacked vertically and patterned ventilation panels across the group of buildings reference the trefoil stone detail of the Unitarian Chapel further south. A blue grey palette of materials is applied, to relate these northern buildings more to the palette of the grey, black, metal and glass of the nearby Manchester University estate.
- 5.13 Blocks B1 (9 storeys), B2 (7 storeys) and B3 (5 storeys) of **Plot B**, to the south, are designed by Hawkins Brown and are broadly orthogonal buildings, arranged around the Former Unitarian Chapel. The massing of these buildings is carved away to frame the Chapel and they are clad in two tones of anodised aluminium, B1 and B3 in red, and B2 in silver, as a more neutral backdrop to the listed building. The base, body and crown (concealing plant) of each building is expressed. The body of each elevation is arranged in repetitive bays, framed by anodised metal fins and with triangular solid panels within each bay. A light grey brick is proposed to the base and the crown has a concertina form. The building mass is designed to create setbacks to address the Chapel and these are set out as roof terraces. Each building entrance is pronounced.
- 5.14 Designed by two sets of architects to create variety across the masterplan, the Proposed Development is intended to be expressed as a family of buildings, with the tallest form closer to the city edge and cascading in height southwards. The lighter tone of the northern buildings resonates with the modern materiality of the University estate and the red tone of the Life Sciences blocks references the red brick and traditional material of residential areas to the east.
- 5.15 A series of interconnected spaces and links are created by the landscaping proposals, including community squares and walks with a combination of planting, lawns, seating, avenue planting and mixed material surfacing.

Impact on Listed Buildings

Former Unitarian Chapel (Grade II* Listed)

- 5.16 Although altered, the Former Unitarian Chapel has distinction and retains a degree of local prominence. The key aspects of its significance are as follows:

- 5.17 **Historic Interest** – The age of the building and what it represents as an early, or the first Neo-Gothic nonconformist Chapel.
- 5.18 **Architectural Interest** – The prestige of the architects responsible for the Chapel and the distinction of the building design. Principal features include the façade, the rose window, the rhythm and depth of the south facing elevation, the northern elevation and relationship with the ancillary Sunday School and the roof profile, with projecting pinnacles.
- 5.19 **Setting** – The heritage asset has local prominence, presence in local views and distinction, drawn from its historic character, architecture, stone-built construction, and, to a degree, its scale.
- 5.20 It has been established, through assessment of significance, and reinforced by Historic England, that the existing setting of the grade II* listed building is weak and detracts from its significance. Since demolition of the former traditional residential community, the Chapel has occupied a discordant and fragmentary setting and has become isolated. It is evident, from historic map regression, and understanding of the history of the building that, when built, it was an urban Chapel, occupying a densely developed residential area to the south of the city centre, dominated by terraced housing.
- 5.21 With the exception of the existing Multi Storey Car Park (MSCP), the Manchester campus to the west, and other more distant buildings, the proposals will introduce a new scale and height of development that has not previously existed within the setting of the Chapel and will exceed its height. The Proposed Development has however been stepped and cascaded and Blocks B1, B2, and B3, although still taller than the heritage asset, are lower than the towers proposed to the north and south. Where possible their form has been carved to create setbacks and lessen their mass and they are arranged in a courtyard with a spacious setting created by proposed public realm.
- 5.22 Due to the scale, mass and height of the proposed buildings the Chapel will be less visible than currently in views southwards on Upper Brook Street. The creation of Gaskell Green will however improve the immediate setting of the listed building and ensure it that it can still be clearly viewed in combination with the adjoining Sunday School from a new enhanced area of public realm. The listed building will also be screened from the south, however existing views northwards are currently more compromised. In these views the tall replacement roof of the Chapel is dominant, and the cityscape and skyline of Manchester, including existing tall buildings, is appreciable in the distance. Plot A of the Proposed Development will be much closer than the existing more distant cityscape and will appear as a backdrop to the listed building, in combination with Block B1.
- 5.23 The Buildings of Plot B will have a more immediate relationship with the grade II* listed building and the design of Blocks B1, B2 and B3 therefore references key features and characteristics of the Chapel. A confident colour palette is proposed, influenced by the traditional and prevailing red brick construction of the residential community to the east of the Site, however a central lighter building is proposed as a backdrop to the Chapel.

- 5.24 Overall, there will be combination of positive and negative effects on the Former Unitarian Chapel. The addition of buildings of the height, scale and mass proposed and in excess of the Chapel is considered to cause some harm to the significance of the listed building by reducing its prominence and causing a degree of distraction and conflict. However, the existing compromised setting of the asset must be taken into consideration, and this impact is tempered by the quality of the design and materials of the Proposed Development and the way in which it responds to its context. There are also positive effects arising from the creation of high quality public realm that will enhance the setting of the Chapel and encourage greater interaction with it. It will continue to be the only historic building in this section of Upper Brook Street and will retain a degree of distinction due to its architectural interest, legible historic interest and the contrast of its stone built construction, alongside its larger modern neighbours. It is concluded, on balance, that the level of harm caused to the former Chapel would be 'less than substantial' and of a moderate level.

Mawson Hotel (Grade II Listed)

- 5.25 The significance of the Mawson Hotel, as found today, is derived from both its historic interest as a mid to late 19th century urban public house, rebuilt in the 1930s, and the architectural interest and detailing of the exterior and interior, principally attributed to the early 20th century works to the building, its retained plan form and interior scheme. When built, the public house formed part of a densely developed residential community dominated by terraced housing. Following clearance in the mid-20th century it now occupies a more spacious setting comprised of areas of open space, modern residential development and commercial buildings.
- 5.26 The Site is located to the north west of the former public house. The Proposed Development will be clearly visible from it and in combination with the listed building, in views from Kincardine Road, Brunswick Street and Cabot Street. Although it will introduce a new scale of development within the setting of the listed building, modern taller buildings already form part of its setting and are visible in combination and above the roofline of the listed building (i.e. the Schuster Building, George Kenyon Hall and Royce Hub buildings of the University of Manchester campus).
- 5.27 Although a distinctive building, and increasingly so given its changed setting and context, the grade II listed building is not a landmark or intended to have such distinction or prominence that competing development would automatically diminish its significance. Overall, given the limited contribution its setting makes, and the existing presence of modern buildings of increased height and scale within the setting of the listed building, it is not considered that, although clearly visible, the Proposed Development would harm the significance of the pub. Its historic and architectural interest will continue to be clearly appreciable against a backdrop of taller buildings of varying heights, increasing in height towards the city centre.

Oddfellows Hall and 94-98 Grosvenor Street (both Grade II Listed)

- 5.28 Oddfellows Hall, lining the southern side of Grosvenor Street, dates to the early 20th century and is of significance for its historic interest as a purpose-built office for the Oddfellows Society and as a surviving example of an early reinforced concrete building with a high-quality Edwardian baroque façade. 94-98 Grosvenor Street, to the north,

are principally of significance as an extant row of three Georgian townhouses, Nos. 94-96 of which were altered at ground floor in the early 20th century to form a shopfront.

- 5.29 Although located on opposing sides of the street, both listed buildings are principally experienced and appreciated from Grosvenor Street itself, close to the junction with Upper Brook Street. The setting of these assets has shared characteristics and, although not of the same date, they resonate with each other as remnants of a former historic townscape, in contrast with modern buildings added to the street.
- 5.30 Both buildings form part of a street that is now of mixed character. The eastern part of the street, in which the listed building are sited, has experienced greater change and the former townhouses and Oddfellows Hall are experienced in combination with the Sugden Centre and the increased scale, mass and height of the York Street Building and Faculty of Science and Engineering.
- 5.31 As indicated by a ZTV and Verified View 14 (Figure 5.1) the Proposed Development will be clearly visible from Grosvenor Street, in the vicinity of the two grade II listed buildings. Verified View 3 (Figure 5.2) illustrates the Proposed Development in views southwards on Upper Brook Street and shows its relationship with Oddfellows Hall. Although occupying a setting already influenced by change and modern development of increased height, scale and mass, the Proposed Development exceeds the height of the listed buildings on Grosvenor Street and other buildings within their existing setting. In this respect it will introduce a new scale of development not previously experienced and will be prominent in views, particularly from the eastern extent of Grosvenor Street.

Figure 5.1: Verified View 14 | Grosvenor Street



Figure 5.2: Verified View 3 | Upper Brook Street



- 5.32 It is considered that this change to the character of the setting of these assets and the visual impact created by the development would be pronounced and would cause a degree of harm to the significance of the two listed buildings, despite Nos 94-98 Grosvenor Street not originally having been intended to be buildings of prominence or landmark quality. The orientation of the listed buildings and the way in which they are experienced and appreciated means that the level of harm caused is 'less than substantial', low in the case of Oddfellows Hall, and very low in the case of Nos 94-98 Grosvenor Street, due to the nature of their significance and orientation.

Adult Deaf and Dumb Institute (Former) and Former Grosvenor Picture Palace (both Grade II Listed)

- 5.33 The Adult Deaf and Dumb Institute dates to the mid to late 19th century and was designed by the architect John Lowe to provide social, religious and education services for adults. The stone building has a symmetrical composition and is designed in the Gothic Revival architectural style. The Former Grosvenor Picture Palace dates to the early 20th century and was one of the largest picture houses built outside London during the period. The two storey corner building has a chamfered entrance with an open pavilion and copper cupola. It is clad with faience and terracotta and is decorated with pilasters, swagged roundels, keyed oculi and panels with green aprons.
- 5.34 These buildings are adjacent to each other and line the southern side of the western extent of Grosvenor Street. They have a mixed setting containing buildings of differing age and style, however buildings within this section of Grosvenor Street (to the west of York Street and Sidney Street) are of a broadly consistent height. The new MMU Arts and Media Building, on the corner of Oxford Road and Cavendish Street, is of increased height, at eight storeys.

- 5.35 The ZTV also indicates that the Proposed Development (Block A1) would be visible from or from the vicinity of these two listed buildings. Located further west, and due to orientation, it is likely that the Proposed Development would be visible obliquely. It would comprise a change within the setting of these assets and introduce a building of increased height within their setting, however it is not considered that it would harm the significance of these listed buildings due to increased distance, intervening buildings, and taking into consideration the enclosed nature of Grosvenor Street and Oxford Road.
- 5.36 Although clearly visible from the setting of these assets, it is not considered that the Proposed Development, at a distance and separated, would detract from the ability to appreciate or experience the historic or architectural interest of the two grade II listed buildings. Their significance would be sustained.

Former Town Hall Façade to Mabel Tylecote Building, Manchester Metropolitan University and Grosvenor Building, Manchester Metropolitan University Faculty of Art and Design (both Grade II Listed)

- 5.37 The Former Town Hall Façade dates to circa 1831 and was designed in the Greek Revival architectural style by the Manchester-born architect Richard Lane. Only the symmetrical stone front elevation of the building remains, with a centralised Greek Doric tetrastyle portico of three bays, supported by fluted tapered Doric columns. When built, it comprised the front elevation of Chorlton on Medlock Town Hall. The adjoining Grosvenor Building, to the south is larger and also symmetrical, the arched window bays of the façade flanked by two large outer gables. The building dates to the mid to late 19th century (c.1880-81) and was designed in the Neo-Gothic style by the architect George Tunstall Redmayne. It was built as the Manchester School of Art.
- 5.38 Both buildings have a formal relationship with Grosvenor Square and face northwards. They have group value with each other and form part of a number of buildings enclosing the Square of varied age, style and height. The former Town Hall Façade has been incorporated into the new eight storey MMU Arts and Media Building.
- 5.39 Verified View 2 (Figure 5.3) is taken from the north western corner of Grosvenor Square, within the setting of the Town Hall Façade and the Grosvenor Building. It shows that although the upper levels of Block A1 will be visible from this area, it is expressed as a single element, in the distance and beyond existing intervening development. It will occupy a setting that is already influenced by modern buildings, including the long linear black form of the Faculty of Science and Engineering. The Proposed Development will be more visually recessive, in lighter and reflective materials. The distance and degree of separation, in combination with an already mixed setting means there would be no harm to the significance of either of these listed buildings. The character of their setting will not change, nor will the visual impact of the development reach a threshold where their significance would be harmed. They will continue to be appreciable from Cavendish Street, in the context of Grosvenor Square and their group value with each other and the other listed buildings lining the Square will be unaffected.

Figure 5.3: Verified View 2 | Grosvenor Square



Ardwick Green Listed Buildings (all Grade II Listed)

- 5.40 The grouping of listed buildings to the north and east of Ardwick Green are located to the east of the Site beyond an urban area and the A6. Verified View 11 (Figure 5.4) has been taken from a central location within the Green itself and shows that the tallest building (Block A1) would be visible, beyond existing trees and above the roofscape of existing lower intervening buildings. It would be the only building extending to this height and visible from the setting of the listed buildings. It would however be viewed at a distance and due to orientation of the listed buildings and the way in which their significance is experienced and appreciated, it is not considered that the Proposed Development would diminish their significance. Their individual architectural and historic interest, their group value and relationship with the formal Green would be uninterrupted and unimpeded by the visibility of a building of increased height, in the distance.

Figure 5.4: Verified View 11 | Ardwick Green



Whitworth Street Conservation Area

- 5.41 The Whitworth Street Conservation Area is extensive. Its character results from the concentration of textile warehouses erected between 1850 and 1920; the distinctive architecture of which arose from their function and the expression of the owners' wealth. East to west routes, including Whitworth Street and Granby Row, provide long vistas through the conservation area. North to south views tend to be restricted by the more informal alignment of key streets. The height and mass of key buildings, such as the Palace Hotel and Institute of Science and Technology, create important landmarks that can be appreciated from outside of the conservation area.
- 5.42 It is expected that the Proposed Development would be visible from the conservation area, particularly Block A1, and this is supported by the ZTV and Verified Views. The southern boundary of the conservation area, defined by the Manchester South Junction and Altrincham Railway Viaduct (grade II listed) is however approximately 420 metres to the north of the Site and separated from it by the viaduct, intervening built development and the elevated route of the Mancunian Way. Where visible, the Proposed Development will be viewed at a distance and in combination with other modern development on the edge of the conservation area (including the University of Manchester George Begg building on Sackville Street).
- 5.43 It is not expected that the Proposed Development would influence the character and appearance of the conservation area, to the extent that the significance of the designated area would be diminished or harmed. The taller buildings of Plot A occupy the narrowest part of the Site and the narrow end of the tower is orientated towards the conservation area. It has been designed in a lighter and more reflective palette to integrate with the modern buildings of the Manchester University campus. In doing so, its visual impact is also lessened in views south from the conservation area.

- 5.44 It is not considered that the presence of the Proposed Development in views southwards would challenge the prominence of landmark buildings of the conservation area or be harmful to the overall significance or character or appearance of the designation. The Whitworth Street Conservation Area forms part of a modern city in which other tall buildings are present.

Statutory Duty and the NPPF

- 5.45 Based on our assessment of heritage assets with potential to be affected by the Proposed Development, it is concluded that there would be no harm to the significance of The Mawson Hotel, the Adult Deaf and Dumb Institute (Former), the Former Grosvenor Picture Palace, the Former Town Hall Façade to Mabel Tylecote Building, Manchester Metropolitan University, the Grosvenor Building, Manchester Metropolitan University Faculty of Art and Design, or the listed buildings surrounding Ardwick Green.
- 5.46 The height scale and mass of the Proposed Development would result in harm to the grade II* listed Former Unitarian Chapel, the grade II listed Oddfellows Hall and 94-98 Grosvenor Street. Overall, it is concluded that the level of harm to these assets would be less than substantial, of a moderate level for the Former Unitarian Chapel and very low and low for 94 to 98 Grosvenor Street and Oddfellows Hall, respectively.
- 5.47 Paragraph 202 of the NPPF is therefore engaged, which states the following:
- “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.”*
- 5.48 The NPPF is also clear that in applying ‘great weight’ to the conservation of heritage assets, the more important the asset, the greater the weight should be, irrespective of the level of harm. The grade II* listed status of the Former Unitarian Chapel should therefore be taken into consideration.
- 5.49 PPG confirms that public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the NPPF.
- 5.50 A review of the public benefits of the proposed development and the balancing of identified harm with those benefits is undertaken in the accompanying Planning Statement prepared by Avison Young, bearing in mind the considerable importance and weight that must be given to the statutory duty of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Local Planning Policy

- 5.51 In accordance with Policies EN2 and EN3 of the Manchester Core Strategy and Policy DC18.1 of the saved Citywide Development Control Policies, the Proposed Development will sustain the significance of the historic environment, including nearby

listed buildings. It complies with Policy DC19 by preserving those elements of setting that contribute to the significance of the identified listed buildings.

- 5.52 The identified harm should be addressed in accordance with the statutory duty of the 1990 Act and requirements of the NPPF.

6. Conclusions

- 6.1 This Heritage Assessment has been prepared by Turley (Heritage, Townscape and Landscape) on behalf of Williams Motor Co (Holdings) and Alliance UBS Limited in connection with a full planning application for a life sciences and purpose-built student accommodation (PBSA) development (hereafter referred to as the 'Proposed Development') on Phase Two of the Upper Brook Street Masterplan (hereafter referred to as the 'Site').
- 6.2 Based on our assessment of heritage assets with potential to be affected by the Proposed Development, it is concluded that there would be no harm to the significance of The Mawson Hotel, the Adult Deaf and Dumb Institute (Former), the Former Grosvenor Picture Palace, the Former Town Hall Façade to Mabel Tylecote Building, Manchester Metropolitan University, the Grosvenor Building, Manchester Metropolitan University Faculty of Art and Design or the listed buildings surrounding Ardwick Green.
- 6.3 The height scale and mass of the Proposed Development would result in harm to the grade II* listed Former Unitarian Chapel, the grade II listed Oddfellows Hall and 94-98 Grosvenor Street. Overall, it is concluded that the level of harm to these assets would be less than substantial, of a moderate level for the Former Unitarian Chapel and very low and low for 94 to 98 Grosvenor Street and Oddfellows Hall, respectively.
- 6.4 Paragraph 202 of the NPPF is therefore engaged, which states the following:
- "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."*
- 6.5 The NPPF is also clear that in applying 'great weight' to the conservation of heritage assets, the more important the asset, the greater the weight should be, irrespective of the level of harm. The grade II* listed status of the Former Unitarian Chapel should therefore be taken into consideration.
- 6.6 PPG confirms that public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the NPPF.
- 6.7 A review of the public benefits of the proposed development and the balancing of identified harm with those benefits is undertaken in the accompanying Planning Statement prepared by Avison Young, bearing in mind the considerable importance and weight that must be given to the statutory duty of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Appendix 1: Heritage Asset Plan



Ref	Listed Building	Grade
1	Roman Catholic Church Of The Holy Name Of Jesus	I
2	Former Unitarian Chapel	II*
3	Asia House	II*
4	Victoria University Of Manchester Including Christie Library, Whitworth Hall	II*
5	Righton Building	II
6	Dalton Statue In Forecourt Of Dalton College	II
7	Burlington Rooms (schunk Laboratories, Manchester University) And Attached Railings	II
8	Former Manchester Ear Hospital	II
9	Orient House	II
10	Adult Deaf And Dumb Institute (former)	II
11	Oddfellows Hall	II
12	27, Ardwick Green North	II
13	31, Ardwick Green North	II
14	Drill Hall	II
15	Milepost Beside Railings Of Ardwick Park	II
16	Pharmacy Department, Department Of Adult Education, University Of Manchester	II
17	Granby House	II
18	94-98, Grosvenor Street	II
19	Former Grosvenor Picture Palace	II
20	Ormond Building, Manchester Metropolitan University (formerly Municipal Offices)	II
21	21 And 23, Manor Street	II
22	27, Manor Street	II
23	323-7, Oxford Road (see Details For Further Address Information)	II
24	Manchester Museum Extensions	II
25	Holy Name Presbytery	II
26	Manchester House	II
27	Former Department Of Metallurgy, University Of Manchester, And Attached Railings	II
28	Waterloo Place	II
29	University Of Manchester Faculty Of Economic And Social Studies And Attached Railings	II
30	25, Manor Street	II
31	Milford House	II
32	War Memorial	II
33	Former Town Hall Facade To Mabel Tylecote Building, Manchester Metropolitan University	II
34	Chatham Mill	II
35	Lass O Gowrie Public House	II
36	Grosvenor Building, Manchester Metropolitan University Faculty Of Art And Design	II
37	Dancehouse Theatre Including Numbers 6-14	II
38	Roman Catholic Church Of St Augustine	II
39	Samuel Alexander Building	II
40	The Mawson Hotel	II
41	Sculptural Wall	II
42	Manchester University Rutherford Building And Hopkinson Memorial Wing	II
43	Manchester University Laboratories	II
44	Former Church Of St Thomas	II

Copyright of Turley

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right []. All rights reserved. Ordnance Survey Licence number [100020449]

Application Site

Study Area

Listed Buildings

I

II*

II

Conservation Area

CLIENT:

Alliance UBS Ltd

PROJECT:

Upper Brook Street, Manchester

DRAWING:

Heritage Asset Plan

PROJECT NUMBER:

PROH3017

DRAWING NUMBER:

GIS_100

CHECKED BY:

HT/KL

REVISION:

1.0

STATUS:

Final

DATE:

June 2023

SCALE:

1:6,000 @ A3

Appendix 2: Relevant Legislation, Policy and Guidance

Statutory Duties

The Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

The concept of ‘preserve’ has been interpreted through case law to mean ‘to cause no harm.’

Recent case law¹⁶ has confirmed that Parliament’s intention in enacting section 66(1) of the 1990 Act was that decision-makers should give ‘considerable importance and weight’ to the desirability of preserving the setting of listed buildings, where ‘preserve’ means to ‘to do no harm’. This duty must be borne in mind when considering any harm that may accrue and the balancing of such harm against public benefits as required by national planning policy. The Secretary of State has confirmed¹⁷ that ‘considerable importance and weight’ is not synonymous with ‘overriding importance and weight’.

Importantly, the meaning of preservation in this context, and for both listed buildings and conservation areas, as informed by case law, is taken to be the avoidance of harm.

National Policy

National Planning Policy Framework (NPPF) 2021

The National Planning Policy Framework (NPPF) was introduced in March 2012 as the full statement of Government planning policies covering all aspects of the planning process. A revised National Planning Policy Framework was published in July 2018. A revision was issued in July 2021, which replaced the previous versions published in March 2012, revised in July 2018 and updated in February 2019. Chapter 16 of the NPPF outlines the Government’s guidance regarding conserving and enhancing the historic environment in more detail.

The glossary of the NPPF (Annex 2) defines conservation as the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

¹⁶ Barnwell Manor Wind Energy Limited and (1) East Northamptonshire District Council (2) English Heritage (3) National Trust (4) The Secretary of State for Communities and Local Governments, Case No: C1/2013/0843, 18th February 2014.

¹⁷ Appeal by Crudance Strategic Ltd: Land at Razor’s Farm, Chineham, Basingstoke (ref. APP/H1705/A/13/2205929), 2014.

Paragraph 194 requires the significance of the heritage assets, which may be affected by the proposals to be described as part of any submission, ideally as part of a Heritage Statement report. The level of detail should be proportionate to the importance of the assets and sufficient to understand the potential impact of the proposals on their significance.

Paragraph 195 sets out that local planning authorities should also identify and assess the particular significance of heritage assets that may be affected by proposals. They should take this assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 197 states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of all heritage assets and putting them into viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 further outlines that local planning authorities should give great weight to the asset's conservation when considering the impact on a Proposed Scheme on the significance of a designated heritage asset. The more important the heritage asset, the greater the weight should be.

Paragraph 200 specifies that any harm to, or loss of, significance of a designated heritage asset should require clear and convincing justification.

Paragraph 201 outlines that local planning authorities should refuse consent where a proposal will lead to substantial harm or total loss of significance, unless it can be demonstrated that this is necessary to deliver substantial public benefits that outweigh such harm or loss, or a number of other tests can be satisfied.

Paragraph 202 concerns proposals which will lead to less than substantial harm to the significance of a designated heritage asset. Here harm should be weighed against the public benefits, including securing the optimum viable use.

Paragraph 206 states that proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance), should be treated favourably. It outlines that local planning authorities should also look for opportunities for new development within conservations areas and the setting of heritage assets to enhance or better reveal their significance.

Manchester Core Strategy (2012-2027)

Manchester Local Plan

The Manchester Local Plan is formed of the Core Strategy 2012-2027 and Proposals Map, the extant Unitary Development Plan (UDP) Policies and relevant Development Plan Documents (DPDs).

Policy EN 2 of the Core Strategy relates to tall buildings, which are defined as 'buildings which are substantially taller than their neighbourhoods and/or which significantly change the skyline'. It further states that proposals for tall buildings will be supported where it is demonstrated that they:

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

Policy EN 3 (Heritage) of the Core Strategy states that:

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

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

Policy DC6.2 states that in the case of development within a Conservation Area, development will not be permitted unless the built form and surrounding spaces maintain or enhance the character of the area.

Policy DC18.1 confirms that the Council will give particularly careful consideration to development proposals within Conservation Areas. It states the following:

“a) The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

- i) the relationship of new structures to neighbouring buildings and spaces;*
- ii) the effect of major changes to the appearance of existing buildings;*
- iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);*
- iv) the effect of signs and advertisements;*
- v) any further guidance on specific areas which has been approved by the Council.*

b) The Council will not normally grant outline planning permission for development within Conservation Areas.

c) Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.

d) Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.

e) Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas."

Policy DC19 of the UDP relates to the determination of planning applications for development which involve or have an impact on buildings of Special Architectural or Historic Interest. It states that the Council will have regard to protecting their general setting. 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..."

Other Guidance and Material Considerations

National Planning Practice Guidance (NPPG)

National Planning Practice Guidance (NPPG) was first issued by the Government in 2014 as a living web resource, including a category on conserving and enhancing the historic environment. This is intended to provide more detailed guidance and information with regard to the implementation of national policy set out in the NPPF, and has been updated to reflect policy and case law changes.

National Design Guide: Planning practice guidance for beautiful, enduring and successful places 2019

The government has published the National Design Guidance to underpin the NPPF design policies. The purpose of this document is to set out how well-designed places are recognised, and to assist policy makers, decision takers and applicants preparing applications.

The document outlines and illustrates the Government's priorities for well-designed places in the form of ten characteristics which form an overarching framework.

"Well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework."

The ten characteristics are summarised as follows:

Context – enhances the surroundings;

Identity – attractive and distinctive;

Built form – a coherent pattern of development;

Movement – accessible and easy to move around;

Nature – enhanced and optimised;

Public spaces – safe, social and inclusive;

Uses – mixed and integrated;

Homes and buildings – functional, healthy and sustainable;

Resources – efficient and resilient; and

Lifespan – made to last.

A National Model Design Code will be published and consulted on in due course and will form part of this guidance. This will set standards for key elements of successful design.

Department of Culture, Media and Sport Circular: Principles of Selection for Listing Buildings 2018

The Principles of Selection for listing buildings sets out the general criteria for assessing the special interest of a building in paragraph 16, as below:

“Architectural Interest. To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;

Historic Interest. To be of special historic interest a building must illustrate important aspects of the nation’s social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.”

When making a listing decision, paragraph 17 sets out that the Secretary of State may also take into account:

“Group value: The extent to which the exterior of the building contributes to the architectural or historic interest of any group of buildings of which it forms part, generally known as group value. The Secretary of State will take this into account particularly where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages) or where there is a historical functional relationship between the buildings. Sometimes group value will be achieved through a co-location of diverse buildings of different types and dates.

Fixtures and features of a building and curtilage buildings: The desirability of preserving, on the grounds of its architectural or historic interest, any feature of the building consisting of a man-made object or structure fixed to the building or forming part of the land and comprised within the curtilage of the building.

The character or appearance of conservation areas: In accordance with the terms of section 72 of the 1990 Act, when making listing decisions in respect of a building in a conservation area,

the Secretary of State will pay special attention to the desirability of preserving or enhancing the character or appearance of that area.”

General principles for selection are also set out in this advice, in paragraphs 18-23. These include: Age and rarity; Buildings less than 30 years old; Aesthetic merits; Selectivity; and National interest, although State of repair will not usually be a relevant consideration.

In addition to the criteria and general principles set out in the guidance, a number of Selection Guides for different building types have been published by Historic England, first in 2011 and then later updated. These Selection Guides provide further information regarding each building type, and demonstrate what features are considered significant and likely to make a building of special architectural or historic interest when assessing each building type.

Equivalent Selection Guides for registered parks and gardens of historic interest have also been published by Historic England regarding each landscape type.

Historic England, Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment 2015

This document provides advice on the implementation of historic environment policy in the Framework and the related guidance given in the PPG. For the purposes of this report, the advice includes: assessing the significance of heritage assets; using appropriate expertise; and also historic environment records.

It provides a suggested staged approach to decision-making where there may be a potential impact on the historic environment:

- “1. Understand the significance of the affected assets;*
- 2. Understand the impact of the proposal on that significance;*
- 3. Avoid, minimise and mitigate impact in a way that meets the objectives of the Framework;*
- 4. Look for opportunities to better reveal or enhance significance;*
- 5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;*
- 6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.”*

With particular regard to design and local distinctiveness, advice sets out that both the With regard to design and local distinctiveness, advice sets out that both the NPPF (section 7) and NPPG (section ID26) contain detail on why good design is important and how it can be achieved. In terms of the historic environment, some or all of the following factors may influence what will make the scale, height, massing, alignment, materials and proposed use of new development successful in its context:

- (a) The history of the place*

- (b) The relationship of the proposal to its specific site*
- (c) The significance of nearby assets and the contribution of their setting, recognising that this is a dynamic concept*
- (d) The general character and distinctiveness of the area in its widest sense, including the general character of local buildings, spaces, public realm and the landscape, the grain of the surroundings, which includes, for example the street pattern and plot size*
- (e) The size and density of the proposal related to that of the existing and neighbouring uses*
- (f) Landmarks and other built or landscape features which are key to a sense of place*
- (g) The diversity or uniformity in style, construction, materials, colour, detailing, decoration and period of existing buildings and spaces*
- (h) The topography*
- (i) Views into, through and from the Site and its surroundings*
- (j) Landscape design*
- (k) The current and historic uses in the area and the urban grain*
- (l) The quality of the materials*

Historic England: Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets 2017 (2nd Edition)

GPA Note 3 provides information to assist in implementing historic environment policy with regard to the managing change within the setting of heritage assets, and also now views analysis. This also provides a toolkit for assessing the implications of development proposals affecting setting and views. A series of stages are recommended for assessment, these are:

- (m) Step 1: identifying the heritage assets affected and their settings*
- (n) Step 2: assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)*
- (o) Step 3: assessing the effect of the Proposed Scheme*
- (p) Step 4: maximising enhancement and minimising harm*
- (q) Step 5: making and documenting the decision and monitoring outcomes.*

Historic England: Advice Note 1: Conservation Area Designation, Appraisal and Management 2019 (2nd Edition)

This Historic England Advice Note supports the NPPF and NPPG, and is intended to set out ways to manage change in a way that conserves and enhances historic areas through conservation area designation, appraisal and management. It seeks to offer advice to all those involved in

managing conservation areas so that the potential of historic areas worthy of protection is fully realised, the need for community and owner consultation examined, and the benefits of management plans to manage change, and achieve regeneration and enhancement, fully exploited. Advice on appraisal of conservation areas is also given, as assistance in demonstrating special interest and articulating character, guiding investment, and in developing a management plan.

Historic England: Advice Note 12: Statements of Heritage Significance 2019

This Historic England Advice Note provides general advice regarding preparation of statements of heritage significance and analysing of significance for the full range of heritage assets. This is designed primarily for applicants proposing changes to heritage assets, and accords with the Framework as revised.

Turley Office
1 New York Street
Manchester
M1 4HD

T 0161 233 7676