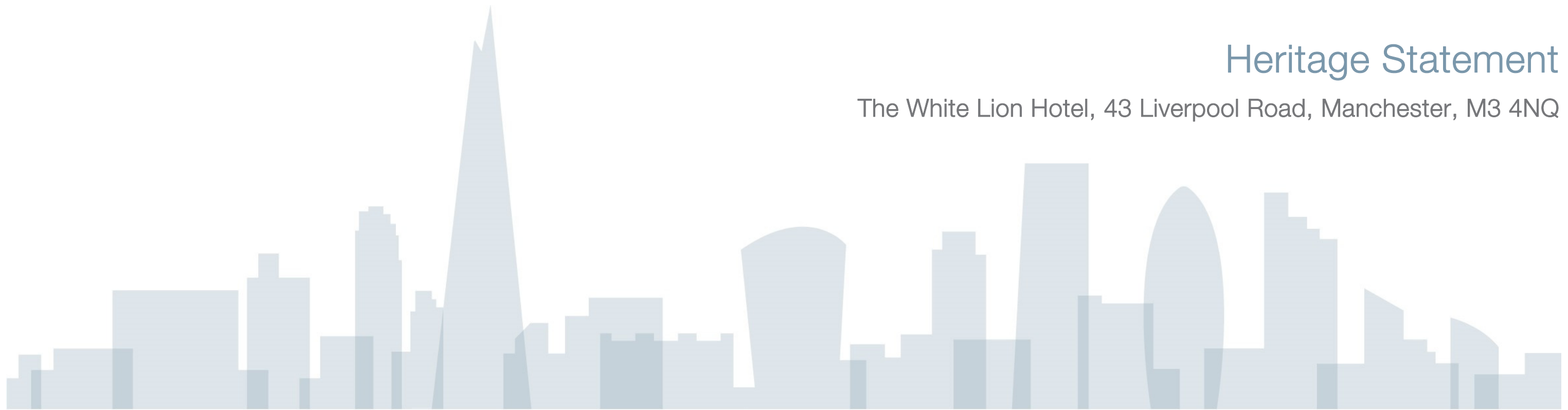


## Heritage Statement

The White Lion Hotel, 43 Liverpool Road, Manchester, M3 4NQ



London



Harrogate



Bristol

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1. Introduction

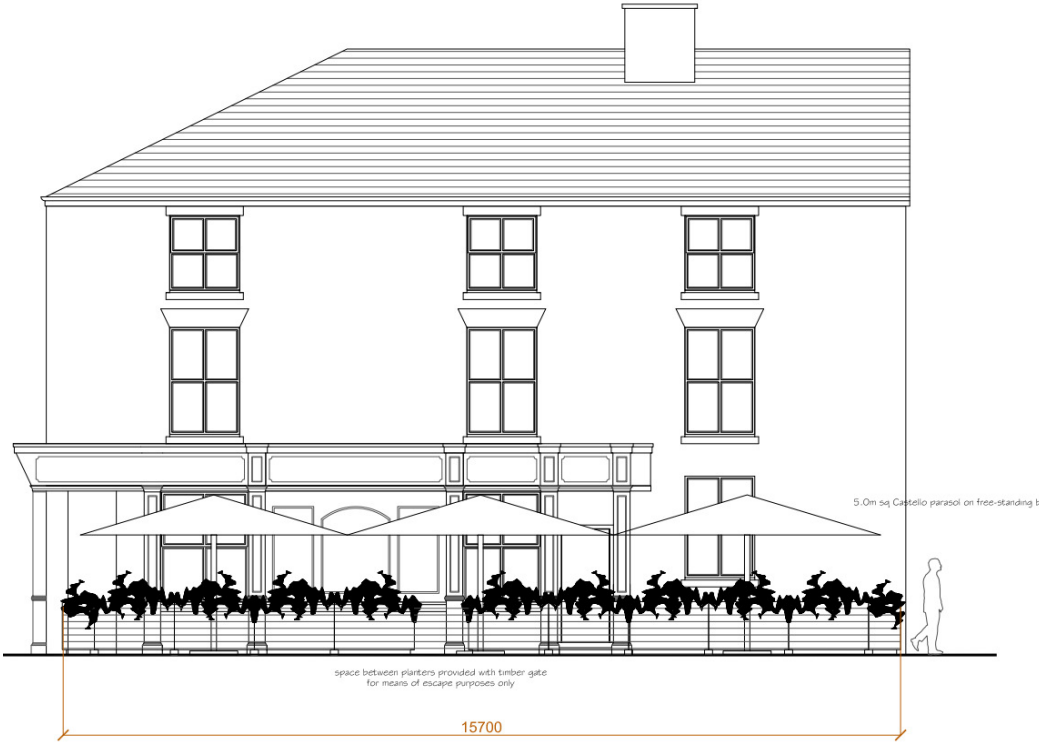
- 1.1. This Heritage Statement has been prepared on behalf of Craft Union Pub Co (part of the Stonegate Group). The assessment relates to the new outdoor seating area at the land adjacent to The White Lion Hotel, Liverpool Road, Manchester, M3 4NQ. The site falls within the jurisdiction of the Manchester City Council.
- 1.2. Section 2 of this statement describes the site and its surroundings.
- 1.3. Section 3 sets out the relevant legislation, policy and guidance framework.
- 1.4. Section 4 assesses the heritage significance of identified heritage assets, including the Castlefield Conservation Area, the White Lion Hotel (Non-Designated Heritage Asset) and the relevant listed buildings to which their setting could be impacted by the development proposed.
- 1.5. Section 5 describes the revised proposals.
- 1.6. Section 6 assesses the impact of the proposals on identified heritage assets.
- 1.7. Section 7 provides an overview of the proposal and draws conclusions.
- 1.8. Overall, this statement provides an assessment of the proposals in relation to the relevant national and local planning policies and demonstrates that:
  - The proposal is for a reduced scheme, following a recent refusal (133513/FO/2022). This new scheme works to resolve and engage with the conservation issues raised by the Council through the last application, namely in re-designing the siting, scale, appearance, materiality, and degree of affixation of the proposed external features.
  - Due to the reduced nature of this scheme, this heritage statement concludes that no harm will be caused to the surrounding Conservation Area or any identified listed buildings in proximity to the site. As such, paragraph's 201 and 202 of the NPPF would not be engaged.
  - Similarly the proposals would not harm the pub and its setting, which is a Non-Designated Heritage Asset. As such, Paragraph 203 of the NPPF would also be fully complied with, noting how the enhanced ancillary area will contribute to securing its vitality and viability, in a challenging environment, in which the hospitality sector has struggled significantly over recent years, due to economic hardship stemming from both the COVID-19 pandemic, and the ongoing energy and cost of living crises.
  - The protection of historic public houses by making adaptations to secure their long-term viability is certainly a strong benefit in the public interest. This must be a consideration to weigh in favour, when making a balanced judgement on the impacts to Non-Designated Heritage Assets and their setting.
- 1.9. For the above reasons, the revised proposals comply with local and national policy requirements and are fully acceptable in conservation terms.

Existing Elevation



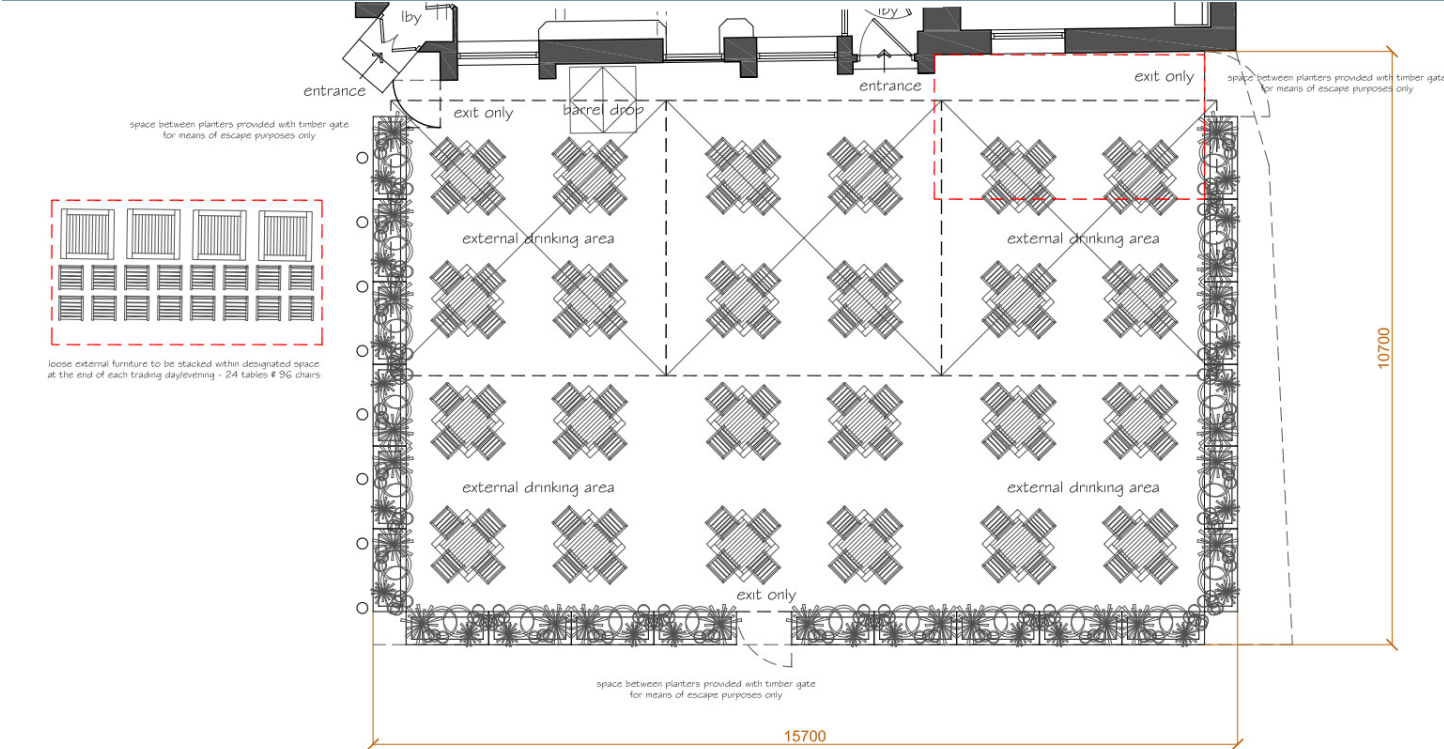
Source: DRD Architecture and Interior Design

Proposed Elevation



Source: DRD Architecture and Interior Design

Proposed Site Plan



Source: DRD Architecture and Interior Design

2. Site Background and Planning Context

2.1. The White Lion Hotel is situated on Liverpool Road, around 1 mile from the city centre of Manchester.

Existing Site (November 2022)



Source: Google Maps

2.2. The pub itself is a 3-storey building. The application relates to an area of hardstanding adjacent to the White Lion Hotel. This former external seating area sits next to Collier Road among an area of open public realm at the north of Castlefield Urban Heritage Park which includes the remains of Manchester’s Roman Fort.

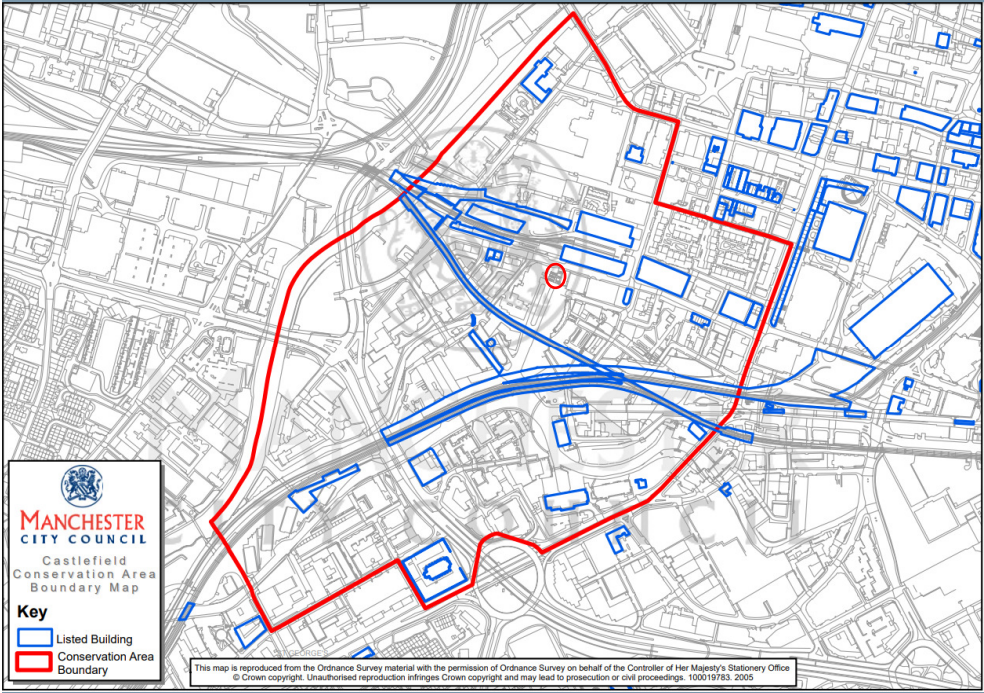
External Seating Area (April 2021)



Source: Google Maps

2.3. The White Lion Hotel is within the Castlefield Conservation Area, as shown on the boundary map below.

Castlefield Conservation Area (Application Site Marked)



Source: Manchester City Council

2.4. There are several listed buildings in the setting of the White Lion Hotel. These are shown below and include the Grade II listed Museum of Science and Industry, Air and Space Museum, the Grade II listed Former Market Hall (annotated as Upper Campfield Market), the Grade II listed Castlefield Railway Viaduct from G-MEX to Dawson Street and the Grade II listed 29-41 Liverpool Road.

Nearby Listed Assets (Application Site Marked)



Source: Historic England

Planning History

2.5. The following applications are relevant to the applicant site:

| Reference          | Description                                                                                                  | Decision and Date      |
|--------------------|--------------------------------------------------------------------------------------------------------------|------------------------|
| 133513/FO/2022     | Erection of a timber structure, with associated awning and planters, associated with an outside seating area | Refused - 17 Nov 2022  |
| 053705/FU/CITY3/98 | Siting of non-permanent tables and chairs                                                                    | Approved – 26 May 1999 |
| 056182/AO/CITY3/99 | Illumination of fascia name signs and frontage                                                               | Approved - 19 May 1999 |
| 045935/DF/CMDC/94  | Construction of a porch                                                                                      | Approved - 09 Sep 1994 |

2.6. This application follows a previous refusal (133513/FO/2022) which sought permission for a permanent outdoor seating arrangement, including a timber structure with awning and planters.

2.7. The previous refusal specifically raised concerns around impacts on the historic environment and cultural heritage. Further assessment of the other issues can be found in the submitted Planning Statement.

2.8. In summary, the previously proposed structure was found to be overly large and obtrusive and was unacceptable in siting, scale, design, appearance, and materiality.

2.9. The proposal was considered to be a large and dominant structure that would reduce the legibility of key views within the Conservation Area, resulting in an unduly harmful impact.

2.10. The refusal found that the proposal would not bring in economic, social, and environmental benefits enough to outweigh the less than substantial harm caused to the setting of the pub, the Conservation Area and the nearby listed buildings, particularly from key views. This was particularly as the economic and social benefits were considered to be private.

2.11. Ultimately, it was assessed that the proposal would not contribute positively to the significance and character of the conservation area through the creation of a dominant, excessively large, and poor-quality structure.

2.12. This was considered to undermine the relationship between the site and nearby heritage assets.

3. Legislation, Policy, and Guidance

Heritage Legislation

- 3.1. The Planning (Listed Buildings and Conservation Areas) Act 1990 is the primary legislation and foundation on which further policy, and guidance relating to the conservation of the historic environment is built.
- 3.2. Section 66 of the Act relates to the ‘general duty as respects listed buildings in exercise of planning functions’, with Section 66 (1) stating that when deciding whether to grant planning permission for a development, special regard must be given by the local authority to the “desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.
- 3.3. Section 66 (2) of the Act states that “a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings”.
- 3.4. Section 72 of the Act relates to the ‘general duty as respects conservation areas in exercise of planning functions’, with Section 72 (1) of the Act stating that in exercising planning functions, “special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area”.

NPPF (2021)

- 3.5. The National Planning Policy Framework, with which all Local Development Plans must comply, constitutes the national level of planning policy and is a material consideration in planning decisions. The NPPF was originally introduced in March 2012 and was subsequently updated and published on 24 July 2018. The 2018 update broadly retains the wording of the 2012 Chapter on Conserving and Enhancing the Historic Environment (Chapter 16). The NPPF was recently updated again (February 2019) in order to provide definitions for housing need. No paragraph numbers changed as a result of this update.
- 3.6. The most recent update was published on 20 July 2021. This update did not cause any changes to national policy which would affect this proposal, some paragraph numbers have been updated accordingly.
- 3.7. The NPPF represents a continuation of the philosophy contained within Planning Policy Statement 5 (PPS5), introduced in 2010 and one of a number of planning policy documents replaced by the NPPF in 2012.
- 3.8. The NPPF uses slightly different terminology to the Act and emphasises that authorities should take account of “the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation” (Paragraph 190).
- 3.9. ‘Conservation’ is defined within the NPPF as “the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance” (p.66).
- 3.10. No definition of ‘preservation’ (or any variant) is contained within the document. However, Historic England advise that both ‘conservation’ and ‘preservation’ are concerned with the management of change which seeks to sustain the special interest or significance of heritage assets. ‘Conservation’ has the addition of taking opportunities to enhance significance where it is possible and considered to be appropriate. This is discussed in Historic England’s 2018 publication *Decisions: Legal Requirements for Listed Building and Other Consents*.

- 3.11. The NPPF also helps to define other key terms within heritage policy. These are provided within the table below.

- 3.12. Chapter 16 specifically relates to conserving and enhancing the historic environment (paras. 189-208).

| Term                        | Definition                                                                                                                                                                                                                                                                                                                                |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Heritage Assets             | <i>“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”</i> (p.67)                |
| Designated Heritage Assets  | <i>“A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.”</i> (p.66)                                                                                                                      |
| Significance                | <i>“The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”</i> (p.71)                                              |
| Setting of a Heritage Asset | <i>“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.”</i> (p.71) |

- 3.13. Paragraph 194 stipulates that within applications, applicants are required to describe the significance of the heritage assets affected and the contribution made by their setting. Local authorities should also identify and assess the significance of the heritage assets affected by a proposal.
- 3.14. This should be taken into account when assessing the impact of a proposal on a heritage asset (Paragraph 195). Paragraph 197 of the NPPF goes on to state that when determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness. (p.56)
- 3.15. Paragraphs 199-208 of the document discuss how potential impacts to heritage assets should be considered with paragraph 199 stipulating a requirement for great weight to be given to an asset’s conservation when considering the impact of a proposed development on its significance. The weight given should reflect the importance of the asset (p.57).

Degrees of Harm

- 3.16. Where harm to the significance of a designated heritage asset is identified, the NPPF requires clear and convincing justification of the proposals. The document categorises levels of harm as: total loss; substantial harm; and less than substantial harm.
- 3.17. Paragraph 201 states that where a development would lead to substantial harm to (or total loss of) the significance of a designated asset, local planning authorities should refuse consent, unless it can be demonstrated that such harm is necessary to achieve substantial public benefits that outweigh that harm, or all of the following apply:
- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.
- 3.18. Paragraph 202 states that where a proposed development will lead to less than substantial harm to the significance of a designated asset, this should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 3.19. In the case of impact on non-designated heritage assets, Paragraph 203 states that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

National Planning Practice Guidance (NPPG)

- 3.20. The NPPG offers guidance as to what public benefits may constitute and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 8). Public benefits may include heritage benefits, such as:
- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
  - reducing or removing risks to a heritage asset
  - securing the optimum viable use of a heritage asset in support of its long-term conservation

Manchester City Council Local Plan (2012)

- 3.21. The Local Plan for Manchester City consists of a Core Strategy and other DPDs. The Core Strategy was adopted by Manchester City Council in July 2012 and covers a period from 2012 to 2027.
- 3.22. Policy CC9 ‘Design and Heritage’ states that the design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.
- 3.23. Policy EN1 ‘Design Principles and Strategic Character Areas’ states that development in Manchester is expected to follow the seven principles of urban design:
- 1) Character: a place with its own identity

- 2) Continuity and enclosure: a place where public and private places are clearly distinguished
  - 3) Quality of the public realm: a place with attractive, and successful outdoor areas
  - 4) Ease of movement: a place that is easy to get to and move through
  - 5) Legibility: a place that has a clear image and is easy to understand
  - 6) Adaptability: a place that can change easily
  - 7) Diversity: a place with variety and choice
- 3.24. Opportunities for good design to enhance the overall image of the City should be fully realised. Applications should address the design principles and how the proposed development reinforces and enhances the local character of the area.
- 3.25. Policy EN3 'Heritage' encourages development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.
- 3.26. 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.
- 3.27. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

**Extant Unitary Development Policies (UDP)**

- 3.28. Some of the policies from the previously adopted Unitary Development Plan were not superseded by the Core Strategy (2012-2027) and bear some relevance on the updated local plan. Policies carried into the new plan are highlighted below.
- 3.29. Policy DC18 'Conservation Areas' states that the Council will give particularly careful consideration to development proposals within Conservation Areas, considering the relationship of new development to existing structures, the effect of major changes on existing buildings, and the desirability of retaining existing features. Development proposals will only be granted where it can be shown that they will not harm the appearance or character of the area.
- 3.30. Policy DC19 'Listed Buildings' states that in determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting.
- 3.31. Policy DC20 'Archaeology' states that the Council will give particularly careful consideration to development proposals which affect scheduled Ancient Monuments and sites of archaeological interests, to ensure their preservation in place.

**Castlefield Conservation Area Appraisal**

- 3.32. Manchester City Council's Castlefield Conservation Area Appraisal describes the townscape character of the Castlefield Conservation Area, describing the history and key features of the area and what makes it significant.

#### 4. Significance of Heritage Assets

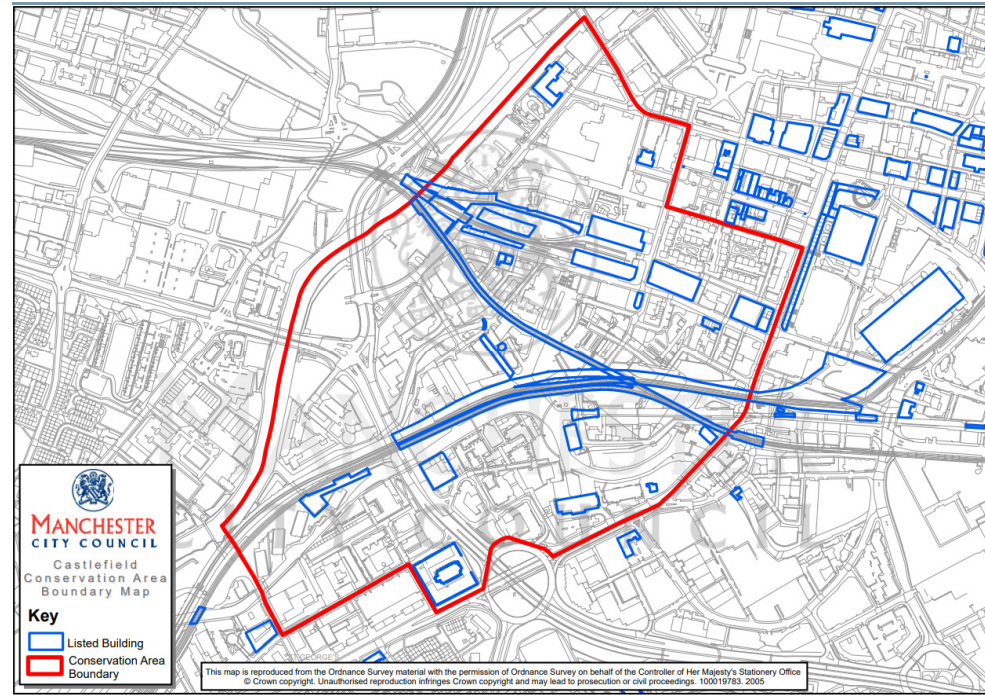
- 4.1. This section assesses the significance of the heritage assets potentially affected by the proposed works. In proportion with scale, type and location of the works, these are considered to be:

- The Castlefield Conservation Area
- The White Lion Hotel (NDHA)
- Nearby Listed Buildings: Museum of Science and Industry, Air and Space Museum (Grade II), Former Market Hall (Grade II), 29-41 Liverpool Road (Grade II) and the Castlefield Railway Viaduct from G-MEX to Dawson Street.

#### Castlefield Conservation Area

- 4.2. Castlefield was designated as a Conservation Area in October 1979. The boundary of the Conservation Area was extended in June 1985 to include the land bounded by Ellesmere Street, Hulme Hall Road and the River Irwell.

#### Castlefield Conservation Area



Source: Manchester City Council

#### History of the Conservation Area

- 4.3. Castlefield is one of Manchester's largest Conservation Areas and is situated on the south-west of the city centre. It is focused on the Roman fort, which it derives its name from ('castle in the field'), which would have neighboured the application site.
- 4.4. The original Roman timber fort dates to around 79AD and was rebuilt several times, eventually rebuilt in stone but the area declined in the post-Roman period, around 410AD.
- 4.5. Manchester was later established as a village around 1km to the north-east and the Roman village became known as 'Aldport' or Old Town.

- 4.6. A house and parkland was built here and became the home of the Mosley family around 1601. The lodge was later used by Lord Strange in 1642 as Royalist Headquarters in the Siege of Manchester. It was then burnt down by victorious Parliamentarians.

- 4.7. The River Irwell was navigable in the 1720s and allowed access to Liverpool by the River Mersey. In 1734 the first quay on the Irwell was built for the unloading of goods. This development eventually led to the construction of Quay Street between Deansgate and the River.

- 4.8. From 1758-1761 the first canal in Britain was built by James Brindley which was to transport coal from the Duke of Bridgewater's mine at Worsley to Manchester. The success of this prompted the construction of the Rochdale Canal. This canal opened in 1804 and at this point Castlefield became the hub of the canal network which eventually developed.

#### 1807 Map (Canal and Application Site Marked)



Source: Roper (Manchester Public Profiler)

- 4.9. To supply the needs of the canal network and the rapidly growing population of Manchester, many warehouses were also built in the area in the 19<sup>th</sup> century. The beginning of this development can be seen in the structures beginning to form around the canal and north of the Castlefield area.

- 4.10. The North West of the application site is labelled St. John's Market and the area directly north of the application site could be an extension of this market, as indicated by the ordered form.

- 4.11. This development prompted further need for other methods of transporting goods which prompted the first ever railway station to be built on Liverpool Road in 1830. This railway later became the centre of a network of railway lines, which cross Castlefield on viaducts. The viaducts were first built in 1830 by George Stephenson.

- 4.12. These railway buildings, viaducts and the interchange warehouses were the first of their type so are significant features in the history of Manchester.

- 4.13. It can be observed through mapping how the character of the area transformed, as the industrial revolution gathered pace and the area around Castlefield urbanised by the turn of the 20<sup>th</sup> century.

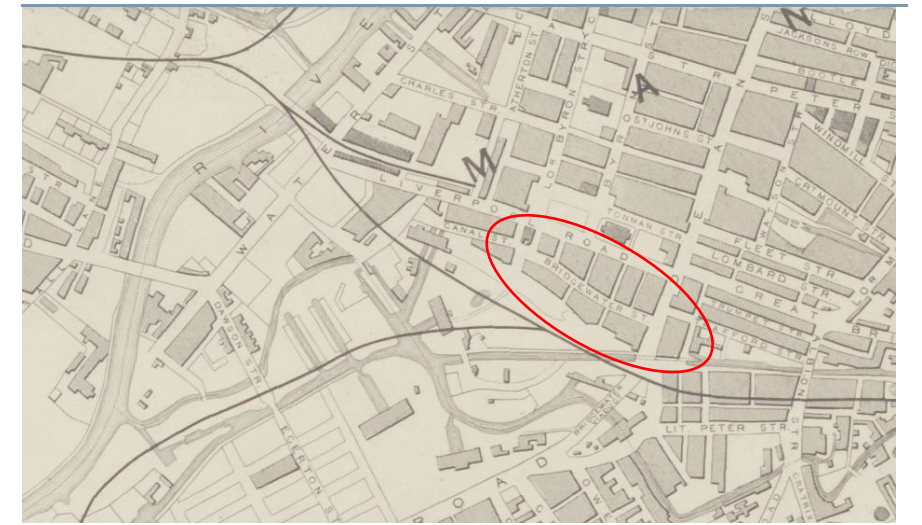
#### 1836 Map



Source: Pigot (Manchester Public Profiler)

- 4.14. Great Northern Warehouse, which functioned as a transport interchange building. This is shown below in the 1860 map.

#### 1860 Map



Source: Rapkin (Manchester Public Profiler)

- 4.15. The history of the market, Acres Fair, within the area originates from 1872 and remained there for four years. Despite its abolishment, the market traders remained and the site

they occupied was known as Lower Campfield Market, which was expanded into Higher Campfield Market (both are Grade II listed and noted below).

1887 Map



Source: Bacon (Manchester Public Profiler)

4.16. By the 1909 OS map (shown below) this area of Manchester is almost completely urbanised.

1909 Map



Source: NLS

4.17. During the 20<sup>th</sup> century, the canal and rail transport declined and the railway complex at Liverpool Road was sold to a conservation group for £1 and became the Greater

Manchester Museum of Science and Industry (now a Grade II listed building), the centrepiece of Britain's first Urban Heritage Park.

- 4.18. By December 1982, the Urban Heritage Park was established alongside the reconstruction of part of the Roman Fort on excavated foundations. The tourism and leisure uses ensure that the area can continue to thrive in a post-industrial landscape.
- 4.19. This marks a more recent revival in the area with significant impacts on the historic structures and wider character. Many of the warehouses have been converted into flats, offices, galleries, and studios.

Important Views

- 4.20. Two important views within the conservation area which the application site is within are:
- Liverpool Road
  - Railway Viaduct looking towards Liverpool Road

Liverpool Road

4.21. This view from Liverpool Road is across the site and along the line of the former Roman Road towards the Roman Gardens.

View From Liverpool Road



Source: Google Maps

4.22. This view is significant as it demonstrates the relationship of the site to the Gardens and includes the listed viaduct in the distance. Therefore, it is significant in how a number of heritage assets could be appreciated and ensures their wider relationship is legible. Trees and landscape features contribute positively, albeit they limit long views toward the viaduct.

Railway Viaduct Looking Towards Liverpool Road

4.23. This second view is of the Gardens and has the White Lion garden area (to the right of the background, circled in red) and the listed Museum of Science and Industry, Air and Space (to the left of the background, circled in blue).

View From Railway Viaduct Towards Liverpool Road



Source: Google Maps

4.24. This view shows the relationship between the gardens and the site and how this contributes to the character of this part of the Conservation Area.

Character of the Conservation Area

- 4.25. The relationship between viaducts, railway system and roads creates a multi-level environment which contributes significantly to the Conservation Area, as identified by the Council's Conservation Area Appraisal.
- 4.26. The townscape of the Castlefield Conservation Area was treated as separate areas devoted to housing, warehouses, and transport.
- 4.27. Many of the small-scale buildings at the east end of Liverpool Road are the last few housing areas which have now been converted to commercial uses.
- 4.28. The building character and materials in the Conservation Area tend to be of a robust, industrial character, more so than other parts of the city centre. Stone, brick and slate are commonly used throughout.

Industrial Townscape - View Across the Canal from Castle Street



Source: Google Maps

4.29. Impressive features of industrial architecture are seen within the Conservation Area, such as the cast-iron columns of the railway viaducts.

City Exhibition Hall 1914



Source: Science and Industry Museum

4.30. Granite setts were used and represent the need for durable and resistant material for transporting and offloading goods in an industrial context, this can be seen outside the City Exhibition Hall in the photograph from 1914 (above).

Varied Development on Duke Street



Source: Google Maps

Significance

Historic Interest

4.31. There is a layered history of development and occupation in the Castlefield area, dating back to the Roman era. This is manifested in above and below ground evidence, including the remains of the Roman Fort.

4.32. The important buildings, structures and events associated with the industrial revolution which are prominent within the Conservation Area are central to the story of Manchester, contributing strongly to the townscape significance of this part of the Conservation Area.

Architectural Interest

4.33. The Castlefield area has evolved over many years and the elevated railway viaducts, canals and rivers create a multi-level environment. It has a mixture of buildings from small scale houses to large warehouses and modern buildings. There are a variety of building materials, which tend to be urban and industrial in character.

4.34. The area surrounding the application site presents open green space, a tangible link to the area's Roman history as well as a series of listed buildings dating from the industrial expansion of Manchester. It therefore has significance in uniting the layers of history architecturally, albeit this is a post-war arrangement.

Artistic Interest

4.35. There is growing artistic interest in the Conservation Area in the use of galleries and studio spaces within the former industrial spaces.

Archaeological Interest

4.36. The archaeological interest is beyond the scope of this report. For further information into the impact on archaeology, see the Planning Statement.

The White Lion Hotel (NDHA)

4.37. The White Lion Hotel is a Non-Designated Heritage Asset (NDHA) within the Castlefield Conservation Area. It was considered to be an NDHA by the Council during the determination of the previous application.

4.38. The 1813 mapping of the area (shown below) shows the location of the pub relative to Liverpool Road and Bridgewater Street. The built form could suggest the wider terrace of 29-41 Liverpool St has an earlier date to their listing description, which dates them to around 1820-1830.

4.39. However, it's more likely the garret workshops pre-date the pub, which is architecturally distinct from the remainder of the terrace but was required to support industrial workers.

1813 Map



Source: Pigot (Manchester Public Profiler)

4.40. The 1836 map does show the block plan of the area. The form of the terrace that the White Lion is situated is altered since 1813. Which supports there was early-mid 19<sup>th</sup> century redevelopment of this block, commensurate with the extent of change to the surrounding area, noted previously in this section.

4.41. The land west of the application site has been developed by this period, creating a denser urban environment. A service passage provides access to the rear of the workshops.

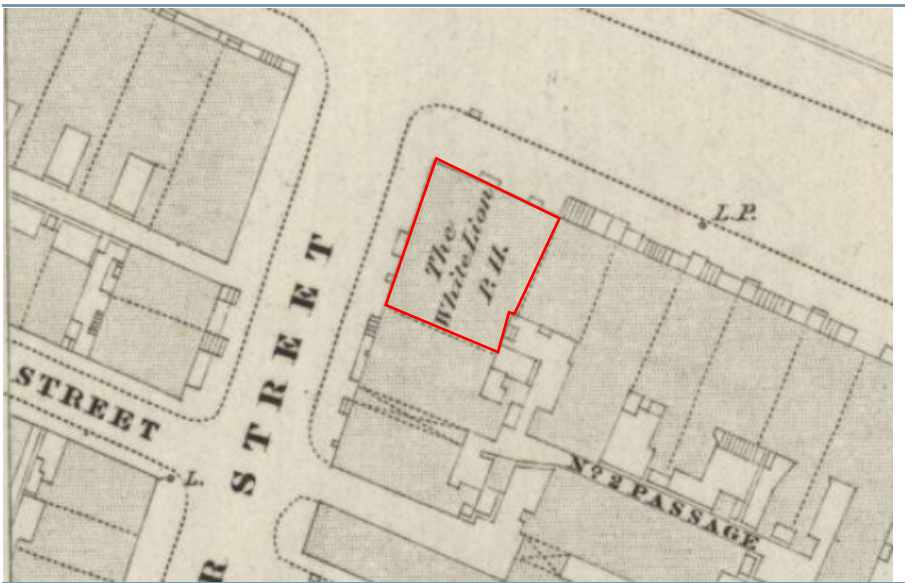
1936 Map



Source: Heritage Potential

4.42. The next available detailed map of the area is the OS map from 1851 (shown below).

1896 Map



Source: NLS

4.43. This map is the first clear outline of the historic form of the public house. It helpfully shows how the pub is distinct from the rest of the terrace in its plot size and positioning, with two equal length frontages onto each street elevation. The pub would have been relatively prominent on the corner plot, albeit experienced within a tighter, grid like urban grain.

4.44. By the 1891 map (shown below) the pub has developed into the neighbouring property. This gives a much clearer west-facing orientation to the pub within the streetscape, with irregular length elevations.

1891 Map



Source: Heritage Potential

- 4.45. At this stage, the pub would have sat within a fast evolving and relatively young townscape. Its appreciation in this context would derive with its association with adjoining industrial uses and its role supporting this activity. Its setting would have been relatively small, due to the enclosing buildings on Liverpool and Collier Street.
- 4.46. An undated historic photograph, from around the early 20<sup>th</sup> century illustrates the pub's dominant position on the corner plot, with a distinct architectural rhythm and signage to adjacent workshops, and a larger scale as a result of a since removed roof parapet with pediment. The pub's trading space would have been limited to internals only.

Early 20<sup>th</sup> Century Photograph



Source: Pubs of Manchester

- 4.47. In the 1980s, as part of the wider revitalisation of the heritage of the area, Collier Street was demolished and the area adjacent to the site was turned into the Roman Gardens. This is shown below on the existing map of the site and the surrounding area.
- 4.48. To this end the pub's appreciation within a wider setting and any tangible associations with the Roman history of Manchester is very recent in relative terms.

Existing Site



Source: Historic England

Historic Interest

- 4.49. This site has historic interest in its continued use as a historic public house and as a remining feature of the historic street pattern, in which it would have primarily been used by industrial workers at a time of rapid growth.

Architectural Interest

- 4.50. The location and form of the pub would have been a relatively prominent and distinct building on the corner plot, with long ground floor frontages, large signage, parapet roof and a regular rhythm of upper floor windows.
- 4.51. The pub has lost some of these distinguishing features and is less prominent on the corner plot, however it retains architectural interest as a typical brick-built 19<sup>th</sup> century corner pub that continues to offer legibility to the historic street pattern and uses.

Artistic Interest

- 4.52. There is limited artistic interest in the site.

Archaeological Interest

- 4.53. The archaeological interest is beyond the scope of this report.

29-41 Liverpool Road (Grade II)

29-41 Liverpool Road



Source: Historic England

- 4.54. This site was designated as a Grade II listed building on 9<sup>th</sup> June 1994. The list entry describes the site as:

*Row of 7 garret workshop houses, now shops etc. c.1820-30, altered. Red brick (Nos.29-35 now painted white), slate roofs. Double-depth plan, each house single-fronted. Three storeys, one window each; ground floors all altered; segmental-headed windows at 1st floor, all with altered glazing but Nos 35 and 37 sashed; mostly horizontal-rectangular windows at 2nd floor (5 lights with small panes at No.31, 5 lights with altered glazing at No.33, 3 altered lights flanked by 2 blocked lights at No.41); remains of wooden modillioned eaves to Nos 35-9; ridge chimneys to Nos 35 and 37. Rear: remains of multiple-light garret windows at Nos 33, 35 and 37; segmental-headed doorway at 1st-floor of No.35. Included as interesting survival of late Georgian industrial housing.*

Historic Interest

- 4.55. The garret workshop houses are a tangible reminder of the industrial growth and condition of this part of Manchester from the early to mid-19<sup>th</sup> century. They represent an interesting group of surviving late Georgian industrial housing.

Architectural Interest

- 4.56. Although altered at ground floor, the materiality and rhythm of the upper floor facades, distinct window openings to front and rear and shallow pitched roofs continue to offer an understanding of this type of workers accommodation.
- 4.57. The terrace has a complimentary form to the application site, which completes the frontage and turns the corner onto the Roman Garden. Although the application site is not listed, this terrace forms an important part of its immediate setting.

Artistic Interest

- 4.58. There is limited artistic interest in the site.

Archaeological Interest

- 4.59. The archaeological interest is beyond the scope of this report.

Museum of Science and Industry, Air and Space Museum (Grade II)

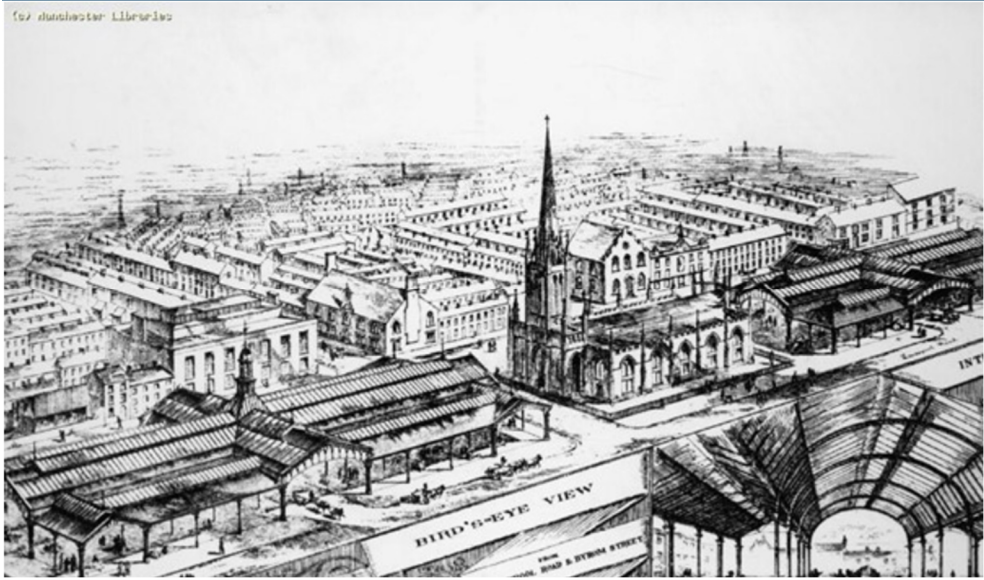
Museum of Science and Industry, Air and Space



Source: Historic England

- 4.60. This site was designated as a Grade II listed building on 17<sup>th</sup> May 1974. The list entry describes the site as:
- Formerly known as: Lower Campfield Market LIVERPOOL ROAD. Market hall, now museum. 1876, by Mangnall and Littlewood. Cast-iron and wood with slate and glass roofs. Large rectangular plan in the form of a nave with north and south aisles under parallel roofs, and north and south transepts to the centre and both ends. Two storeys, 1:3:1:3:1 bays, the centre and ends gabled, and the centre both wider and higher. Cast-iron columns with crocket caps, each bay divided horizontally by a moulded cornice, with small columns and decorated cast-iron railings below this and large-paned glazing above. The centre has a tall segmental-headed doorway rising into the glazed upper portion, a latticed band above eaves level, the gable filled with round-headed lights with slender shafts and margin panes, a bracketed cornice and the gable end of a continuous louvred ventilator, with a finial. Each end bay has a segmental-arched open-work panel in the centre, and an elliptical-arched iron bressummer to the gable, with glazing like that of the centre. The intermediate bays have oversailing eaves with scallop fringes, and continuous ridge ventilators. Three-bay east and west ends in matching style. Interior: cast-iron pillars with decorated caps carrying latticed girders, slender elliptical-arched latticed roof girders. Forms group with former Higher Campfield Market Hall to east (q.v.), by same architects in very similar style.]*
- 4.61. Completed in 1878, the Lower Campfield Market Hall was designed as a ‘canopied’ open-sided market hall. It was built at Camp Field, which was already the location of popular markets and fairs and was close to a major railway goods yard—today the site of the Science and Industry Museum.
- 4.62. Lower Campfield Market is one of a pair of buildings with the Upper Campfield Market, which is further along Liverpool Road, towards Deansgate. They were built as a pair on either side of St Matthew’s Church, which stood between the two halls until it was demolished in 1951.

Illustration of the covered Lower and Upper Campfield Market Halls



Source: Manchester Libraries, Information and Archives

- 4.63. The illustration above shows the covered Lower and Upper Campfield Market Halls from The British Architect and Northern Engineer, March 1877.
- 4.64. The structure was originally used as a market, before being turned over to travelling exhibitions such as the ‘Smoke Abatement Exhibition’ in 1882.
- 4.65. Walls were added to the previously open-sided building to make it a more suitable exhibition space.
- 4.66. In 1909, Lower Campfield Market was transformed into the permanent City Exhibition Hall. During its time as Manchester’s City Exhibition Hall it was used for trade shows and as a popular entertainment venue through to the 1950’s and 1960’s.
- 4.67. In the 1970’s, the building fell into disrepair and in 1977, it suffered a disastrous fire which damaged the east end of the building. The damage was so severe that Manchester City Council considered demolition, despite its Grade II listed status.
- 4.68. They instead took the decision to restore the building and use it to house Manchester Air & Space Museum, a use retained in the present day. In this use, the hall has been filled with the voices of visitors, music and volunteers.
- 4.69. It derives some of its significance from its flexibility and versatility to evolve different uses that have contributed to the social-economic history of this area.

Historic Interest

- 4.70. There is significant historic interest in the history of the site, and its relationship to the evolving history of the area, as well as the uses and people that used this building.
- 4.71. The building was designed as a pair with the Upper Campfield Market (Former Market Hall) by Mangnall and Littlewood.

Architectural Interest

- 4.72. The grand external features such as the glazed gables, the cast iron columns and overall imposing frontage significantly enhances the streetscene adding variety, with unusual form and materiality for the area.

- 4.73. It has been described as the ‘largest, best lighted and heated and most excellently adapted covered, enclosed, and balconied building in the kingdom’ (Manchester Guardian, 15 Dec 1909, p.1).
- 4.74. Its pairing with Upper Campfield Market is of townscape significance. Its relationship with the Romans Garden is modern and of less historic interest.

Artistic Interest

- 4.75. The site’s history as an important exhibition space affords its artistic interest, in terms of the events and people associated with the space.

Archaeological Interest

- 4.76. The archaeological interest is beyond the scope of this report.

Former Market Hall (Grade II)

Former Market Hall



Source: Historic England

- 4.77. This site was designated as a Grade II listed building on 17<sup>th</sup> May 1974. The list entry describes the site as:
- MANCHESTER LIVERPOOL ROAD (North side) Former Market Hall 17/05/74 GV II Formerly known as: Higher Campfield Market LIVERPOOL ROAD. Market hall. 1878, by Mangnall and Littlewood. Cast-iron and wood, with roof of corrugated sheet and glass. Square plan formed by cruciform intersecting naves with aisles in the angles.*
- Two-storey five-bay symmetrical facade, the centre wider, higher and gabled. Cast-iron columns with crocket caps, each bay divided horizontally by a moulded cornice with small matching pilasters to the screen below this and large-paned glazing above. The wider centre bay has tall segmental-arched doorway in the centre, rising into the glazed upper portion, a latticed band above eaves level, the gable filled with glazing in round-headed lights with slender shafts and margin panes, a bracketed cornice, and the louvred gable-end of a ridge ventilator, with finial. The outer bays have hipped roofs with scallop fringes, and ridge ventilators. Left return side to Barton Street: three bays in matching style; right-hand end linked by glazed roof to rear of Nos 322-330 Deansgate (q.v.).*
- Interior: arched roof of cast-iron and glass.*

*Forms group with Air and Space Museum (former Lower Campfield Market) to west (q.v.), by same architects in very similar style. Shown on OS map as Higher Campfield Market.*

- 4.78. The former covered-market building known as Upper Campfield Market Hall is a short distance east of its better-known sibling, the Air & Space Gallery of the Manchester Museum of Science & Industry.
- 4.79. These days, Upper Campfield Market Hall is used for exhibitions and museum storage. It dates from 1882 and was restored in 1885.

Historic Interest

- 4.80. There is significant historic interest in the history of the site, and its relationship to the evolving history of the area, as well as the uses and people that used this building.
- 4.81. The building was designed as a pair with the Lower Campfield Market Museum of Science and Industry) by Mangnall and Littlewood.

Architectural Interest

- 4.82. The grand symmetrical architecture is of significant architectural interest to the site, as shown in the height, scale and massing of the building.
- 4.83. Its pairing with Lower Campfield Market is of townscape significance.

Artistic Interest

- 4.84. The site’s history as an important exhibition space affords its artistic interest, in terms of the events and people associated with the space.

Archaeological Interest

- 4.85. The archaeological interest is beyond the scope of this report.

Castlefield Railway Viaduct from G-MEX to Dawson Street

Railway Viaduct



Source: Historic England

- 4.86. The structure was designated as a Grade II listed building on the 14<sup>th</sup> February 1988. The list entry describes the site as:

*Railway viaduct. c. 1880. Cast iron and wrought iron (?); red brick to east of Duke Street. Runs south-west from former Central Station, then westwards, dividing into two over Castlefield and rejoining west of River Medlock. Cast iron drum piers rising to square castellated towers supporting metal lattice parapet. Castellated brick piers with stone dressings to Gothic style skew bridges over River Medlock and roadways. To east of Duke Street viaduct is of brick with segmental arches and castellated brick piers. At western end a blue brick bridge over Dawson Street.*

- 4.87. These railway viaducts were associated with the early railway and industrial growth of the area. They are an imposing feature from many points within the Conservation Area.
- 4.88. As such, they have a large and varied setting, in which their continued townscape prominence is significant.
- 4.89. This broad scope also means that many development proposals may come within the setting of the viaduct; however, a great number of such proposals could not reasonably be held to materially alter the setting of such vast heritage assets.

Historic Interest

- 4.90. Significant in its relationship to the early development of the national railway system, having been constructed in 1892 (contrary to the list description).
- 4.91. The viaduct is a prominent and large feature at the heart of the oldest part of Manchester, built by the engineers who worked on Blackpool Tower.

Architectural Interest

- 4.92. The materiality of the viaduct, including cast iron and wrought iron, castellated towers and lattice parapet create an imposing design with an attention to detailing that is of considerable interest.

Artistic Interest

- 4.93. There is limited artistic interest in the property.

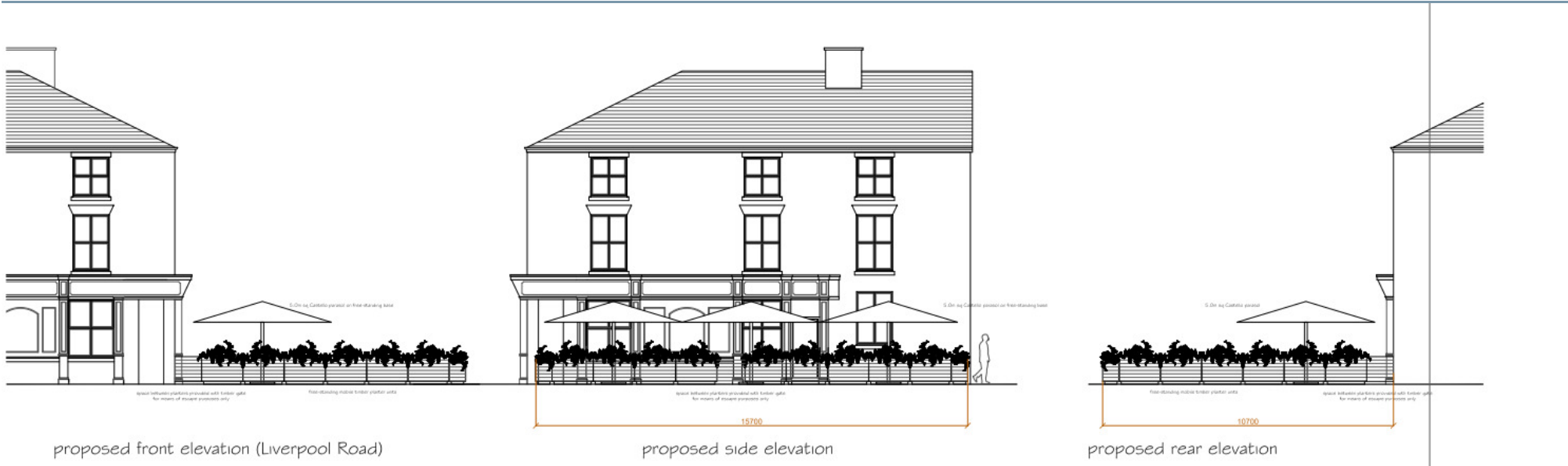
Archaeological Interest

- 4.94. The archaeological interest is beyond the scope of this report.

5. Proposals

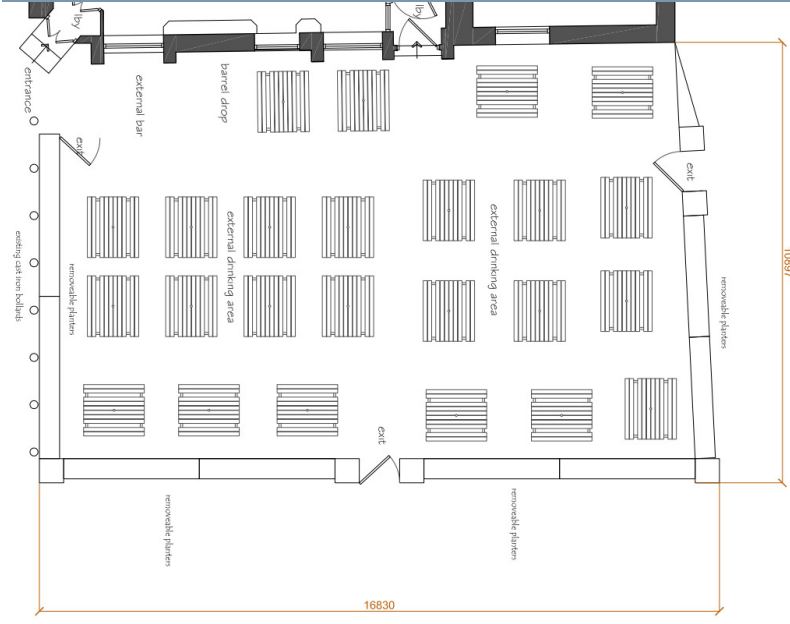
- 5.1. This planning application seeks full planning permission for a new external seating area, including moveable planters and parasols.
- 5.2. Details of the proposed works are as follows:
- The proposed seating area will measure 15.7m x 10.7m which is a decreased size to the existing 16.8m x 10.8 m seating area.
  - 24 tables accommodating 94 seats are proposed and will be stacked and stored at the end of the day.
  - The proposal includes the installation of three parasols with covered bases and moveable planters.
  - The parasols are of a high quality, light weight design and measure 5 sq.m and will cover approximate 4 tables each.
  - The boundary of this external seating area will include moveable timber barriers and planters, made of pressure treated timber with a natural finish which will be free-standing and fitted with an inter-locking device to secure.

Proposed Elevations



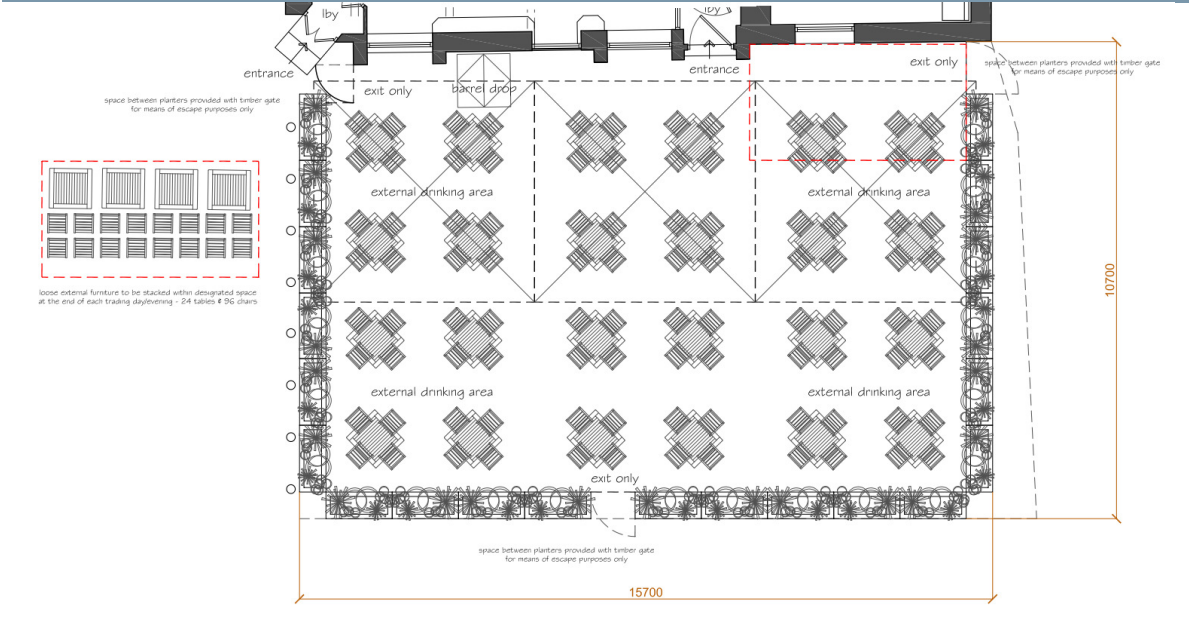
Source: DRD Architecture and Interior Design

Existing Site Plan



Source: DRD Architecture and Interior Design

Proposed Site Plan



Source: DRD Architecture and Interior Design

## 6. Heritage Assessment

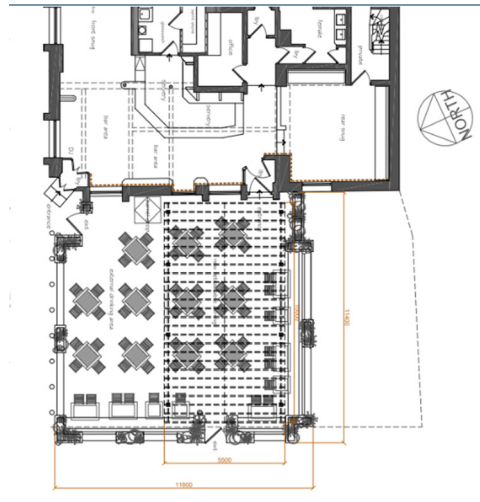
6.1. The main consideration of this heritage assessment is:

- The Potential Impact on the Castlefield Conservation Area
- The Potential Impact on the White Lion Hotel (NDHA)
- The Potential Impact on the Nearby Listed Buildings

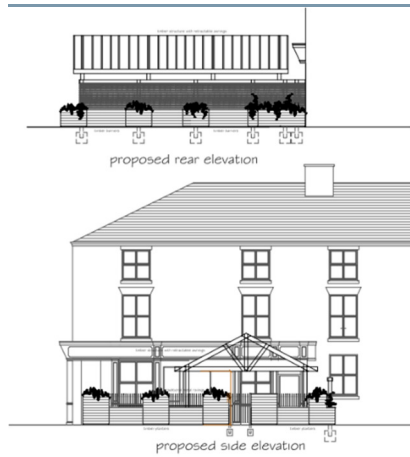
### Changes from Previous Application (Ref: 133513/FO/2022)

6.2. The previously proposed application was for the erection of a timber structure to provide external shelter, with associated awning and planters.

#### Refused GF Floorplan



#### Refused Elevations



Source: DRD Architectural & Interior Design

6.3. Permission was refused on 17.11.2022, principally because the proposals were found to be overly large and obtrusive and were unacceptable in siting, scale, design, appearance, and materiality.

6.4. The proposal was also considered to be a large and dominant structure that would reduce the legibility of key views within the Conservation Area resulting in an unduly harmful impact on heritage assets, this included the site (NDHA) the Conservation Area (DHA) and several surrounding listed buildings (DHA's), referenced in Section 4 of this Statement.

6.5. The revised proposals have completely moved away from this approach and instead propose entirely freestanding features within the demise of the pub. Crucially, the revised proposals do not include a large, fixed structure for external coverage, that has far greater potential to draw the eye or be perceived as over-dominant in the surrounding historic environment. The proposed seating area will also measure 15.7m x 10.7m, which is a reduced size to the previous 16.8m x 10.8 m seating area.

6.6. To this end the siting, scale, design, appearance and materiality of the features proposed have significantly changed from the previous application and the reasoning behind that refusal, while still covering a similar area, cannot be applied to this light touch proposal that is typical to the operation of historic pub's in Manchester and nationwide.

6.7. Notwithstanding this fact, a proportionate assessment of the relative impact of the revised proposals to identified heritage assets is provided in this section.

### The Potential Impact on the Castlefield Conservation Area

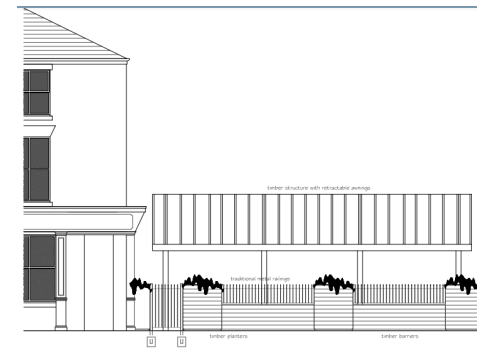
6.8. The revised proposals no longer include any fixed structure within the external seating area and all garden features are lower than the pub fascia. The tallest of which are a linear row of 3 parasols to the rear of the garden, closest to the pub building. These features are lightweight, diminutive, and very much in keeping with the pub use. They represent an improvement to the previous, ad-hoc garden layout.

6.9. Critically, these features allow the garden area to remain low rise and open in character, even when parasols are required to be open. This will ensure key views identified in the Conservation Area will be protected.

6.10. The first view is identified from Liverpool Road, across the site along the line of the former Roman Road towards the Roman Gardens. The second view identified is of the Gardens, along the line of the Roman Road, with the White Lion and the listed building on Liverpool Road in the background.

6.11. The revised proposals would not provide any affixed built form in the Conservation Area towards the Roman Gardens. As freestanding features it is even debateable as to whether they constitute development. Their form, scale and amount do not represent significant features within these key views and there is no permanent structure proposed that could reasonably amount to a harmful feature within the established streetscene.

#### Previous Proposed Elevation



Source: DRD Architectural & Interior Design

#### Current Proposed Elevation



Source: DRD Architectural & Interior Design

6.12. This proposal also ensures there is scope within the management plan to remove tables and chairs daily and store them out of sight. This is directly in line with Council advice as part of the previous refusal.

6.13. All of the above demonstrates that the applicant has proactively taken on the Council's advice and concerns and has worked to ensure the scaled down proposal will cause **no harm** the Conservation Area and associated significant views.

### The Potential Impact on the White Lion Hotel (NDHA)

6.14. The proposed seating area arrangement, with new timber furniture and planters, will be an improvement to the previous, ad-hoc external seating area.

6.15. The open and lightweight external features not only provide for key views through the Conservation Area but provide flexibility to appreciate the elevations of the pub itself.

6.16. Therefore, the proposal will cause no harm the setting of the NDHA and positively contributes to the existing condition of the pub demise.

6.17. The occupation and continued conservation of the White Lion Hotel is a public benefit. Particularly through continued investment into the site which will ensure and encourage long-term conservation of this NDHA.

### The Potential Impact on the Nearby Listed Buildings

6.18. The previous proposals for a larger, fixed structure were considered harmful to the understanding and relationship between the application site and the surrounding listed buildings, albeit the specific level of harm and reasoning per heritage asset was not specified.

6.19. The existing external demise of the pub is an area of modern, paved hardstanding. The wider framing of this area with trees and green space associated with the Roman Gardens is a positive relief in the urban townscape that benefits the setting of the heritage assets that interact with it.

6.20. However, this morphology is a post-war development and the historic setting of the pub, as well as the Museum of Science and Industry, Air and Space Museum, Former Market Hall and 29-41 Liverpool Road would have been experienced within a tighter urban grain of terraces, including residential and industrial uses. As such, the setting of these heritage assets has moved on considerably, as established in the mapping progression and the contribution of the application site to their significance is reduced (albeit still sensitive).

6.21. Similarly the Viaduct has a vast setting, in which typical pub installations such as that proposed, at this distance from the structure, would not negatively impact on its setting,

6.22. In this context, the significantly reduced scope of the proposed works, including a reduced area of outdoor seating, exclusion of any permanent fixed timber structures and inclusion of a management plan to ensure the daily removal of outdoor seating, would not impede on the established setting of nearby heritage assets, nor confuse our understanding of their history and accepted significance.

6.23. The application proposals are entirely appropriate to the demise and immediate setting of a historic public house, in a pleasant but much changed townscape.

6.24. The application therefore will cause **no harm** the setting of any of the surrounding listed buildings.

### Summary

6.25. This proportionate heritage assessment has addressed the specific concerns raised by the Council in the previous refusal.

6.26. Ultimately, the revised proposal mitigates against the previous concerns and has reduced the scope of the external seating, ensuring the proposal is not permanent or fixed.

6.27. Due to the fully reversible nature of the proposals, the reduced scope of the external seating and the high-quality design, this heritage assessment concludes that no harm will be caused to the Castlefield Conservation Area, the White Lion Hotel (NDHA), or any nearby listed buildings.

6.28. As mentioned above, the works are fully compliant with Manchester City Council's local policies: CC9 'Design and Heritage', EN1 'Design Principles and Strategic Character Areas', and EN3 'Heritage', DC18 'Conservation Areas', and DC19 'Listed Buildings'.

7. Conclusion

- 7.1. This Heritage Statement provides a proportionate assessment of the proposals in relation to the relevant national and local planning policies and demonstrates that:
- The proposal is for a reduced scheme, following a recent refusal (133513/FO/2022).
  - This new scheme works to resolve and engage with the conservation issues raised by the Council through the last application, namely in re-designing the siting, scale, appearance, materiality, and degree of affixation of the proposed external features.
  - Due to the reduced nature of this scheme, this heritage statement concludes that no harm will be caused to the surrounding Conservation Area or any identified listed buildings in proximity to the site. As such, paragraph's 201 and 202 of the NPPF would not be engaged.
  - Similarly the proposals would not harm the pub and its setting, which is a Non-Designated Heritage Asset. As such, Paragraph 203 of the NPPF would also be fully complied with, noting how the enhanced ancillary area will contribute to securing its vitality and viability, in a challenging environment, in which the hospitality sector has struggled significantly over recent years, due to economic hardship stemming from both the COVID-19 pandemic, and the ongoing energy and cost of living crises.
  - The protection of historic public houses by making adaptations to secure their long-term viability is certainly a strong benefit in the public interest. This must be a consideration to weigh in favour, when making a balanced judgement on the impacts to Non-Designated Heritage Assets and their setting.
- 7.2. For the above reasons, the revised proposals comply with local and national policy requirements and are fully acceptable in conservation terms.