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1. Introduction

- 1.1. This Heritage Statement ('the Statement') has been prepared by Deloitte LLP in support of a Full Planning Application for a 14 storey purpose-built student accommodation building (the 'Proposed Development') on land bounded by River Street to the north, River Street and vacant land to the east, Hulme Street to the south, and Plot 10a of the First Street masterplan to west, Manchester ('the Site / Plot 10b').
- 1.2. This report should be read in conjunction with the Design and Access Statements prepared by Tim Groom Architects and the Planning Statement prepared by Deloitte LLP. This report assesses above ground heritage only.
- 1.3. The proposals are for a new purpose-built student accommodation (PBSA), with a ground floor food and beverage unit and an area of public realm (the 'Proposed Development'). It is envisioned that the food and beverage unit will be a for a vibrant food-hall to create a new destination within First Street that complements the diverse range of uses and activities in the area (the 'Proposed Development').
- 1.4. The description of the Proposed Development is set out below:
"Full Planning Permission for a 14-storey building comprising purpose-built student accommodation (Sui Generis) and ground floor foodhall (Sui Generis), and other associated works including external amenity spaces, public realm, secure cycle parking, access and servicing arrangements."
- 1.5. This Report has been prepared in respect of this Proposed Development and planning application only. The assessment of significance of each asset is considered in this context and is proportional to the asset's significance and relationship with the Site.
- 1.6. This report has been prepared by Deloitte LLP: a real estate consultancy comprising planning and surveyors as part of Deloitte LLP. Authors: Katie Wray (BA (Hons), MPLAN, MSc, MRTPI – Director; Frances Hampson (BA(Hons), MA, MRTPI) – Assistant Director and Cameron Radford (MPLAN (Hons)) – Assistant Planner.

Report Structure

- 1.7. The National Planning Policy Framework (NPPF) (2021) provides the Government's national planning policy on the conservation of the historic environment. In respect of the information required for applications, it states at paragraph 194 that:
"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance"
- 1.8. In light of these requirements this Report is structured as follows:
 - Section 2: Site context, including a Site history. This Section also delineates the heritage assets potentially affected by the Proposed Development.
 - Section 3: Legislative and policy context for this assessment.
 - Section 4: Scoping of assets.
 - Section 5: Assessment of significance.
 - Section 6: Assessment of impact.
 - Section 7: Policy assessment.
 - Section 8: Summary and conclusion.

Research Methodology

- 1.9. The assessment has been carried out in accordance with the statutory duties of The Planning (Listed buildings and Conservation Areas) Act 1990 and the policies of the NPPF.
- 1.10. The baseline assessment has been undertaken using a combination of desk-based study and fieldwork to identify and assess the heritage significance of the potentially impacted heritage assets and to establish the impact on their significance. The following survey and data sources have been used:
 - National Heritage List for England (Historic England (HE);

- Manchester University Library Records;
- Detailed visual site inspections carried out in September 2022, and
- Other published sources of information which are referenced where relevant.

Scoping Methodology

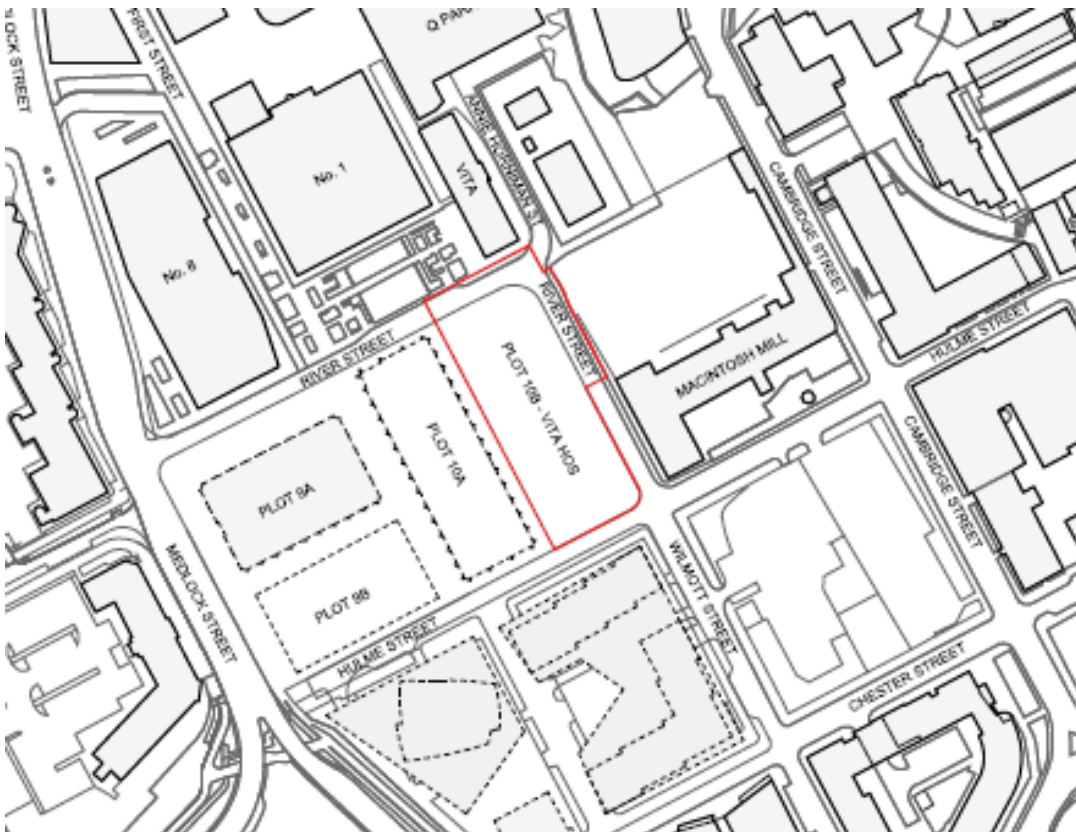
- 1.11. A desk-based study was undertaken across September 2022 to assist in delineating the area of analysis; identifying which heritage assets would be included for further assessment; and assessing the potential impact on the identified heritage assets.
- 1.12. As set out in The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) it is worth noting the distinction between Zone of Visual Influence and another commonly used method, Zone of Theoretical Visibility: *"A 'Zone of Visual Influence' defines the areas from which a development may potentially be totally or partially visible by reference to surrounding topography. However, such analysis does not take into account any landscape artefacts such as trees, woodland, or buildings, and for this reason a 'Zone of Theoretical Visibility' which includes these factors is to be preferred."*
- 1.13. A 'Zone of Theoretical Visibility' study was therefore undertaken by Planit-IE to gain a more robust understanding of the extent to which the Proposed Development may be visualised, taking into consideration the landscape artefacts within the surroundings. This initial assessment had identified that the Proposed Development was most likely to be visible within a 250m radius. Therefore, any identified heritage assets within 250m of the Site were automatically scoped-in for further consideration via a site visit.
- 1.14. The Site visits supplemented our understanding and helped to ascertain the extent of visual impact in conjunction with the Site and nearby heritage assets.
- 1.15. The setting of these assets must also be identified and understood. As set out in 'The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)' by Historic England, *"setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance"*. In this regard an appropriate second step is to identify the setting of the assets and understand whether there is any potential for this to be impacted.
- 1.16. Where there is absolutely no potential for impact (usually because the asset along with its setting, and the Proposed Development, cannot be viewed or understood at the same time, tangibly or intangibly), assets can be discounted from further assessment.
- 1.17. Section 4 of this Statement sets out the scoping exercise undertaken in relation to the Proposed Development. **In total, 10 assets have been considered and 5 have been discounted.**
- 1.18. Following the scoping exercise, the next step is to undertake more detailed analysis of the significance of the identified assets, specifically the contribution setting makes to that significance. This is done in Section 5: Assessment of Significance.
- 1.19. Finally, the impact the development has on the setting and ultimately the significance of the assets is assessed, as carried out in Section 6: Assessment of Impact.

2. Site Context

Site Location

- 2.1. The Site comprises approximately 0.3ha hectares of brownfield land and is currently vacant. The primary development plot is located within Plot 10 of the First Street SDF, which is split into Plots 10a and 10b. Each plot can developed and accessed independently of the other. A separate planning application has been submitted for drainage diversions along Hulme Street and River Street by the First Street Developments Ltd in January 2023 (Planning Ref. 135987/FO/2023) to facilitate both plots' redevelopment.
- 2.2. The Proposed Development will be delivered on Plot 10b, which extends to 0.3ha and is bounded by River Street to the north, River Street and vacant land to the east, Hulme Street to the south and Plot 10a to the west.
- 2.3. Plot 10b's last use was as a temporary event space for organised outdoor events, including Manchester Pride festival, which ended in August 2021. In its current state, the Site is predominantly comprised hardstanding with no structures on-site and a minimal amount of vegetation. It slopes downwards from the south-west to the north-east towards River Street. It is currently hoarded-off with no public access, although locked gates are located to north and south. The Site can be accessed by vehicle via River Street; however, this is restricted by site hoarding around the perimeter and locked gates to north and south.
- 2.4. A Site Location Plan is shown in **Figure 2.1**.

Figure 2.1 - Site Location Plan (Author: Tim Groom Architects, 2023)



Wider Area

- 2.5. The Site forms part of an emerging area of Manchester City Centre known as First Street - one of Manchester City Council's (MCC) key regeneration priorities for over 15 years. The regeneration of First Street is guided by the First Street Strategic Regeneration Framework (SRF) which was first endorsed by Manchester City Council's Executive Committee in 2005, updated in 2015 and 2018, and most recently there was an addendum in 2020 for the area to the west of Medlock Street.

- 2.6. The regeneration initiative includes three distinct development areas of First Street: First Street North (FSN), First Street Central (FSC) and First Street South (FSS). Once completed, First Street is expected to deliver up to 2.5 million sq. ft. of commercial space, 324,300 sq. ft. of retail, leisure and hotels, 1 million sq. ft. residential development and 73,300 sq. ft. of civic, cultural and amenity space, delivering the potential to support 10,000 jobs.
- 2.7. Immediately to the north and north-west are the completed No.1 and No.8 First St buildings, which are home to a number of major occupiers including WSP, Autotrader, Amaze, Odeon and Jacobs. James Grigor Square is located north-west of the Site and provides attractive outdoor space.
- 2.8. Beyond this is First Street North, which is now complete. Centred around Tony Wilson Place, First Street North is now a cultural hub for the city including HOME a contemporary art, film and theatre complex alongside a wider mix of uses including student accommodation, an MSCP and a range of carefully curated food and drink operators, as well as new public spaces.
- 2.9. To the east of the Site there are a number of former Mills including Macintosh Mill, Chorlton Mill and Cambridge Mill which are Grade II listed and are in residential and office uses. Further beyond to the east, there is a range of more modern, mixed-use development which include student accommodation, retail, apartment and food and beverage units. Taller developments exist within this area including Unite Students Medlock Heights and Artisan Heights.
- 2.10. To the immediate south is the under construction Plot 11 Downing site (125573/FO/2019), which is the construction of four co-living towers of varying heights (between 10 and 45 storeys). Slightly further south of the Site, beyond Parkway Gate and Medlock House student accommodation, is the Mancunian Way – a key arterial vehicle route into the City.
- 2.11. Immediately west of the Site is Plot 10a for which a planning application (Ref: 136043/FO/2023) has been submitted for a highly sustainable office development, which has been designed collaboratively with the Proposed Development. Further beyond to the west is Plot 9a which received Planning Permission (132600/FO/2021) for a nine storey 'net-zero' office building, being brought forward by Ask at Plot 9a (the northern segment). In June 2022, it was announced that the Government Property Agency (GPA) will occupy the Plot 9a building once complete. Plot 9b remains a vacant future development site.

Site Description

- 2.12. As shown by **Figure 2.2**, the Site currently comprises approximately 0.89 hectares of brownfield land and is currently unused. In its current state, the Site is predominantly comprised of hardstanding with a minimal amount of vegetation. The Site slopes downwards from the south west to the north east towards River Street. The Site can be accessed by vehicle via Newcastle Street however this is restricted by site hoarding around the perimeter and locked gates to north and south.

Figure 2.2 – Existing Site viewed from River Street with Site edged in red (Author: Author, 2022)



Heritage Assets

- 2.13. The Site is not located within a conservation area and there are no listed buildings within the Site boundary. However, there are a number of heritage assets near to the Site, as discussed below.
- 2.14. The Heritage Statement considers above ground heritage only.

Listed Buildings and Non-Designated Heritage Assets

- 2.15. For the purposes of this assessment a 250m boundary has been chosen. This boundary has been selected based on the results of the 'Zone of Theoretical Visibility' study undertaken by Planit-IE and a site visit. As shown on **Figure 2.5**, there are 9 Listed Buildings within 250m of the Site boundary which have been listed in the table below:

No.	Title	Grade	Distance from Site
1	Former cotton mill on west side of junction with Cambridge Street (Macintosh Mill)	II	15m
2	Mill chimney stack on west side of junction with Cambridge Street	II	50m
3	Chorlton new mill and attached chimney	II	100m
4	Chorlton Old Mill	II	100m
5	Mill on north east corner of junction with chester street	II	110m
6	Manchester South Junction and Altrincham Railway Viaduct	II	150m
7	Chatham Mill	II	200m
8	Rochdale Canal lock number 89 (Tib Lock), on south side of Havelock Mills	II	200m
9	Manchester Oxford Road Station (including platform structures)	II	220m

Table 2.1 – Table of Listed Buildings within a 250m radius (Sourced using Historic England's Mapping Tool, September 2022)

- 2.16. Following a search of the Historic Environment Record, several non-designated assets were identified, however, all are below-ground and have therefore been discounted from this report which examines built heritage only. It is understood a Written Scheme of Investigation has been prepared and will be submitted as part of the planning application.

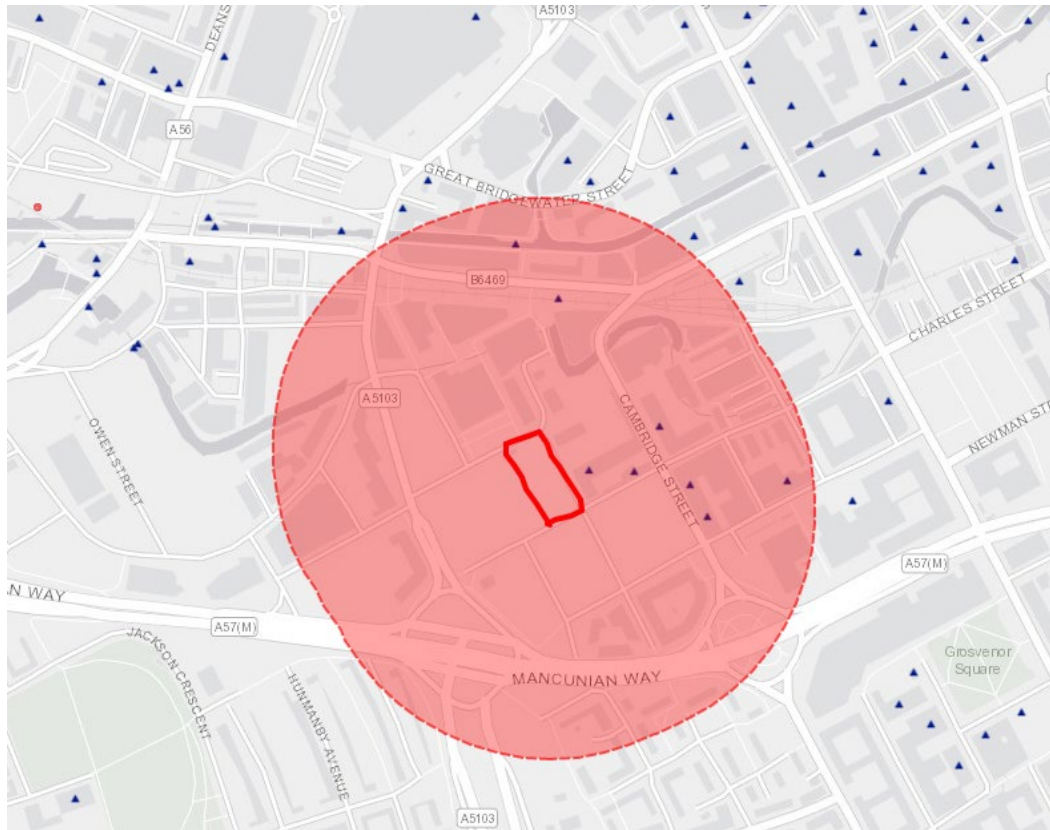


Figure 2.3 – Designated Heritage Assets within a 250m boundary and Conservation Areas edged in green – (Source: Historic England. Marked up by Author in 2022)

Conservation Areas

- 2.17. There are no conservation areas within the 250m boundary, however, there are two slightly outside the boundary, shown in green in the **Figure 2.3** above. Both the Castlefield Conservation Area and the Whitworth Street Conservation Area have been scoped out of further discussion due to the limited relationship between the Site and the Conservation Area as a result of the built-up nature of the area between the two.

Wider Area History¹

- 2.18. The first major settlement of what is now Manchester City Centre was by the Romans in AD 79, who established a fort at Castlefield, approximately 580m to the north-east of the Site. By the thirteenth century the Grelley family had established a manor house north of the Roman fort, and likely also a castle, which is recorded in 1184. The medieval town then grew up around the manor house, although nothing earlier than the fifteenth century survives.
- 2.19. The parish church (made a cathedral in 1847) was made collegiate in 1421 and was almost completely rebuilt thereafter. The priest's college with its great hall (now Chetham's School and Library) was erected on the site of the Grelley manor house and is the best and most intact example of its type in the country.
- 2.20. Manchester was described by the Royal Antiquary John Leland as "the fairest, best builded town" he had ever seen, following a visit to the north in 1538. By the end of the sixteenth century, Manchester was notable as a centre for the cloth trade, being firmly established by the end of the seventeenth century as the centre of a network of south Lancashire towns that specialised in the production of cloth containing cotton.
- 2.21. Manchester came under siege during the Civil War in 1642, which (along with a serious outbreak of the bubonic plague in 1645) caused trade to come to a standstill. However, recovery came quickly as merchants resumed their activities and inward migration renewed the population.
- 2.22. The establishment of the church of St Ann in 1709 and the laying out of St Ann's Square in 1720 to the south of the old town centre was the first major planned development outside the medieval town. The church, along with two greatly altered houses on King Street, are thought to be all that remains of this period of development.

¹ The principal sources for this section are:

GMAU, 2009. *Greater Manchester Urban Historic Landscape Characterisation: Manchester District Report*. (Unpublished report)

'Townships: Manchester, in *A History of the County of Lancaster: Volume 4*, ed. William Farrer and J Brownbill (London, 1911), pp. 222-251. British History Online <https://www.british-history.ac.uk/vch/lancs/vol4> [accessed 11 May 2022].

- 2.23. Increase in trade was accompanied by better communications. The roads to Stockport, Oldham and Ashton-under-Lyne were all turnpikes by the early 1730s, and links to Liverpool and the west improved when the Irwell and Mersey navigation opened in 1736.
- 2.24. By the second half of the eighteenth-century Manchester had become a first rank provincial town. Trade was burgeoning, centred on the cotton industry, although production was mainly in domestic workshops.
- 2.25. Towards the end of the eighteenth century the town experienced rapid expansion facilitated by sales of large parcels of land in and around the centre in response to increasing demand and soaring land values. With the exception of the Ancoats area, where the predominant activity was the construction of industrial buildings, these land acquisitions related mainly to residential development. Manchester remain unclear. Long experience of textile production and trade, and the absence of restrictive practices associated with a corporation and craft guilds played a part.
- 2.26. It has also been suggested that the humidity of the climate, which made the cotton easier to manipulate was also a contributory factor. The regional specialisation in producing cotton-using cloths and the high level of expertise in the material developed over the last 150 years is perhaps the most important factor.
- 2.27. The first cotton mill was built for Richard Arkwright on Miller Street in 1780-3, and the first to be powered by a rotary steam engine was erected for Peter Drinkwater on Auburn Street in 1789. The boom followed with the number of cotton-spinning firms doubling from 51 in 1799 to 111 in 1802.
- 2.28. The rapid pace of industrial development was facilitated greatly by the introduction of canals, which provided the first efficient means of transporting bulk loads of goods. The country's first canal (1759-65), built by the Third Duke of Bridgewater with its terminus at Castlefield, and significantly assisted the growth of trade.
- 2.29. The Bury-Bolton, Manchester-Ashton-Oldham and Manchester-Rochdale canals followed between 1790 and 1806. The Ashton Canal was proposed in 1791 and was intended to provide a link between Manchester and the collieries in the Ashton and Oldham area. The canal had been completed between Manchester and Ashton by early 1797, which included the construction of an impressive aqueduct over Store Street, although the terminus basin at Piccadilly had yet to be finished.
- 2.30. The Rochdale Canal, the first of the trans-Pennine waterways, was completed in 1804, and a short cross-city section linked it to the Bridgewater Canal at Castlefield. The Ashton Canal joined the Rochdale Canal near London Road, within the Site study area.
- 2.31. The canals turned Manchester into an inland port, with wharves and quays alive with horse-wagons and narrow boats around the Ashton canal basin and Castlefield to the north-west of the Site.
- 2.32. By 1821 there were three navigable routes from Liverpool to Manchester: the Mersey and Irwell Navigation of 1736, the Bridgewater Canal, and the Leeds and Liverpool Canal (the branch linking it to the Bridgewater at Leigh was completed in 1821).
- 2.33. Railways soon followed, bringing with them another world first: the construction of the world's first passenger railway terminus, the Liverpool and Manchester. The original station and warehouse of 1830 still survive on Liverpool Street, preserved as part of the Manchester Museum of Science and Industry.
- 2.34. Store Street Station (later London Road, now Piccadilly) opened in 1842. The construction of new railway lines, stations, goods warehouses and depots led to further redevelopment in central Manchester as acres of land were cleared to accommodate the infrastructure required by the railways.
- 2.35. The rapid experimentation and development of technology led to the city becoming a world centre of engineering by the end of the nineteenth century, notably in fireproof construction and iron framing.
- 2.36. The pace of industrial development was mirrored in the proliferation of densely packed housing, which rapidly covered the open spaces between the mills and workshops in central Manchester. Unprecedented levels of poverty, deprivation and squalor accompanied this rapid growth, with infamous slums developing in Angel Meadow, Lower Deansgate, Ancoats and Shudehill.
- 2.37. By the Victorian era the city was an urban and industrial colossus, with thriving industries such as iron-founding, engineering, bleaching and dying, as well as cotton spinning. In 1844, Benjamin Disraeli called Manchester "the most wonderful city of modern times".
- 2.38. Commerce and trade, however, were already more important than manufacturing; the Exchange, which was extended in 1847, had to be rebuilt in 1869-74. Nevertheless, the system of local government lagged behind and it wasn't until 1838 that a municipal corporation was secured, which provided for the creation of new boroughs with elected councils. The manorial rights were bought by the Corporation in 1848, and a decade later Manchester became administratively a city.
- 2.39. The Manchester Ship Canal opened in 1894 and made Manchester a post of international stature, helping to diversify the economic base of the region. Importantly, it cushioned the city from the worst effects of the interwar recession.

- 2.40. The suburbs greatly expanded during the inter-war years, with more than 27,000 council houses erected between 1924 and 1938, but council rents were still out of reach of the poorest. Housing conditions were still appalling in the older inner suburbs of Ancoats, Angel Meadow, Chorlton-on-Medlock, and in the Hulme area immediately to the south of the Site.
- 2.41. Throughout the 1920s and 1930s a limited programme of slum clearance was undertaken, with the intention of eradicating some of the very poorest housing in the inner-city area. Progress was slow because of national government limits on Local Corporation spending, and because of the time needed to acquire the land upon which to build the new council estates planned for Wythenshawe to the south of the city, and other outlying areas.
- 2.42. On 1 September 1939, Germany invaded Poland, and World War II began. Like other large industrial cities in Britain, Manchester suffered aerial bombardment during the conflict.
- 2.43. In late autumn 1940, the Blitz spread beyond London to Britain's other major towns and cities, many of which were the locations of major war industries. However, it was often their compact commercial centres and residential areas that were most badly affected by air raids.
- 2.44. Manchester was hit by two nights of air raids in December 1940. These are often referred to as the 'Christmas Blitz'. As a result of these raids, an estimated 684 people died and more than 2,000 were injured.
- 2.45. The end of World War II brought a period of decline in manufacturing and the city's economic status. The cotton industry had collapsed by the 1950s and the most dramatic period of industrial decline began in the later 1960s.
- 2.46. The later part of the twentieth century in Manchester is notable for the beginning of regeneration, with exemplary conservation schemes and effective re-use of historic buildings, including the opening of the G-Mex Exhibition Centre in 1986 in the old Central Station, and renewal of the Castlefield area from the 1980s; and Ancoats from 2000s.

Site History²

18th Century

- 2.47. As with much of Manchester before the industrial revolution, the Site (which lies on the southern edge of the City Centre) was largely undeveloped.
- 2.48. The construction of the Bridgewater Canal in 1762, terminating in Castlefield, contributed to the area's status as the hub of the region's transport network, and provided an impetus for development.
- 2.49. Development was a mixture of industrial and residential, with rows of workers' housing dominating. These rows of workers houses were located between closely packed steam-powered mills, warehouses and other commercial premises. During the first half of the 19th Century the area's population increased fifty times and these tightly packed houses resulted in poor living conditions.
- 2.50. James Pigot's map of 1819 (**Figure 2.4**) features the Bridgewater and Rochdale Canal, and the River Medlock. The area surrounding the Site (including the Site) remains largely undeveloped. The Chorlton Old Mill has been built on Cambridge Street which was part of the Birley family's growing industrial portfolio. Hugh Hornby Birley was a prominent member of the group of wealthy industrialists who dominated Manchester life and politics.

² Principle sources for this section are:

The University of Manchester, 2022. *Manchester University Library Records: Historical Mapping*. [Accessed online].



Figure 2.4 – A New Plan of Manchester and Salford 1819 James Pigot (Source: Manchester University Libraries). Approximate location of Site outlined in red.

- 2.51. Around the same time, the area became known formally as Hulme through a Police Act obtained in 1824. Hulme was included within the municipal borough of Manchester in 1838 by the first charter.
- 2.52. The area map of 1836 (**Figure 2.5**) demonstrates the growing industrialisation of the area, notably along Cambridge Street to the east of the Site. Many of the factories were part of the Birley Family's portfolio who had begun to invest in the rubber industry, including what is known today as Macintosh and Cambridge Mills. A number of light industrial warehouses known collectively as Knott Mill are to the north of the Site. Low-rise workers' housing laid out in a grid iron plan was constructed nearby to support the factories, including on the Site where three rows of homes have been constructed by this time.



Figure 2.5 – A Plan of Manchester and Salford Vicinities 1836 James Pigot (Source: Manchester University Libraries). Site outlined in red.

- 2.53. By 1845 (**Figure 2.6**) the area was heavily developed as a result of the continued industrialisation of Manchester. There were a number of new factories in the Cambridge Street area and existing factories had been extended (including Macintosh Mills). The Provincial Portable Gas Company of London had constructed works for the production of gas that was compressed into copper cylinders for distribution in 1825. This was later purchased by a Mr. James Fernley in order to supply gas throughout Chorlton-on-Medlock resulting in the plant being converted into a conventional gasworks³. The gas was primarily used for lighting during this period, with it not becoming a common source for heating until the early 20th Century.
- 2.54. St Wilfrid's Church had been completed in order to serve the Roman Catholic population in the area which were predominantly Irish migrants who came to Manchester in search of work. The area had become known as 'Little Ireland'. The rows of workers' housing on the Site had increased with an additional block being constructed on the River Street boundary. It was recognised in 1844 that the back-to-back houses led to dire living conditions and new laws were passed to prohibit the construction of further back-to-back housing. Despite this, most of the existing back-to-back houses were not demolished until the 20th Century.

³ Boardman, D. *Manchester History: Gaythorn Gasworks*. Accessed online - [Gaythorn Gas Works \(manchesterhistory.net\)](http://manchesterhistory.net)



Figure 2.6 – Ordnance Survey Map 1845 (Source: National Library of Scotland). Site outlined in red.

2.55. A decade later, the Manchester South Junction and Altrincham Railway (MSJ&AR) viaduct was constructed in 1846-9 by David Bellhouse Jr (construction company) for the MSJ&AR Company and was located just north of the Site (Figure 2.7) with the Oxford Road Station opening shortly after in 1849. It was one of the earliest suburban railways in the country and the first in Manchester. The 1858 map shows the names of the three streets which divided up the rows of housing; Poplar Street, Irving Street and Agnes Street. Immediately to the west, the map shows the expanding development of the Macintosh Mills warehouse complex which had extended outwards to Wilmott Street and closer to the Site.



Figure 2.7 – City of Manchester and its Neighbourhood 1858 (Source: Manchester University Libraries). Site outlined in red.

- 2.56. Coming towards the end of the 19th Century, the wider area had become an extensively built up area with a mixture of residential uses to the south with a concentration of industrial activity to the north (**Figure 2.8**). To the north west, the Victoria Foundry was had been established to produce ironworks whilst immediately to the north the Gaythron Gaworks had increased its operations with new gas cyclinders being erected directly across from the northern boundary of the Site. The 1891 Ordanance Survey indicates the potential for commercial uses to have been included to the north of the Site as illustrated by the presence of larger building formats supported by a timber yard and crane.



Figure 2.8 – Ordnance Survey 1:500 county series. Lancashire. Sheet CIV.10.19 1891 (Source: Manchester University Libraries). Site outlined in red.

19th Century

- 2.57. At the very beginning of the 19th Century, a notable proportion of the workers' housing on the Site located in between George Street and Agnes Street has been demolished (**Figure 2.9**). Some more housing in between Poplar Street and Irving Street has also been redeveloped to form a larger building which may have been used for manufacturing purposes given the continued growth in industrialisation of Manchester (**Figure 2.10**).



Figure 2.9 - Ordnance Survey 1:2500 county series. Lancashire. Sheet CIV.10. 1908 (Source: Manchester University Libraries). Site outlined in red.



Figure 2.10 - Hulme, George Street, Wilmott Street, Irving Street and Newcastle Street 1913 (Source: GM Lives, 2022)

2.58. Slightly over a decade later, more workers' housing had been demolished across the Site (**Figure 2.11**). The 1922 Ordnance Survey shows a single, larger building on the Site to the north west on the corner of Wilmott Street and River Street. The plot in between Poplar Street and Irving Street on the Site had now been redeveloped to form to large but separate buildings. The row of housing in between Irving Street and Agnes Street on the Site had also been completely demolished.



Figure 2.11 - Ordnance Survey 25 Inch England and Wales. Lancashire. Sheet CIV.10. 1922 (Source: National Library of Scotland). Site outlined in red.

2.59. By 1934, the townscape within the wider area and within the Site had transformed. To the west, the housing along Clegg Street was demolished as well as more housing that surrounded the school to the south. This was also the case for the workers' housing to the plot (now Plot 9, First Street) immediately to the west. Soon after World War One, Macintosh Mills was taken over by the Dunlop Company and Dunlop Mill was eventually built on the site in 1919 which was connected to Macintosh Mills by a bridge across Wilmott Street.

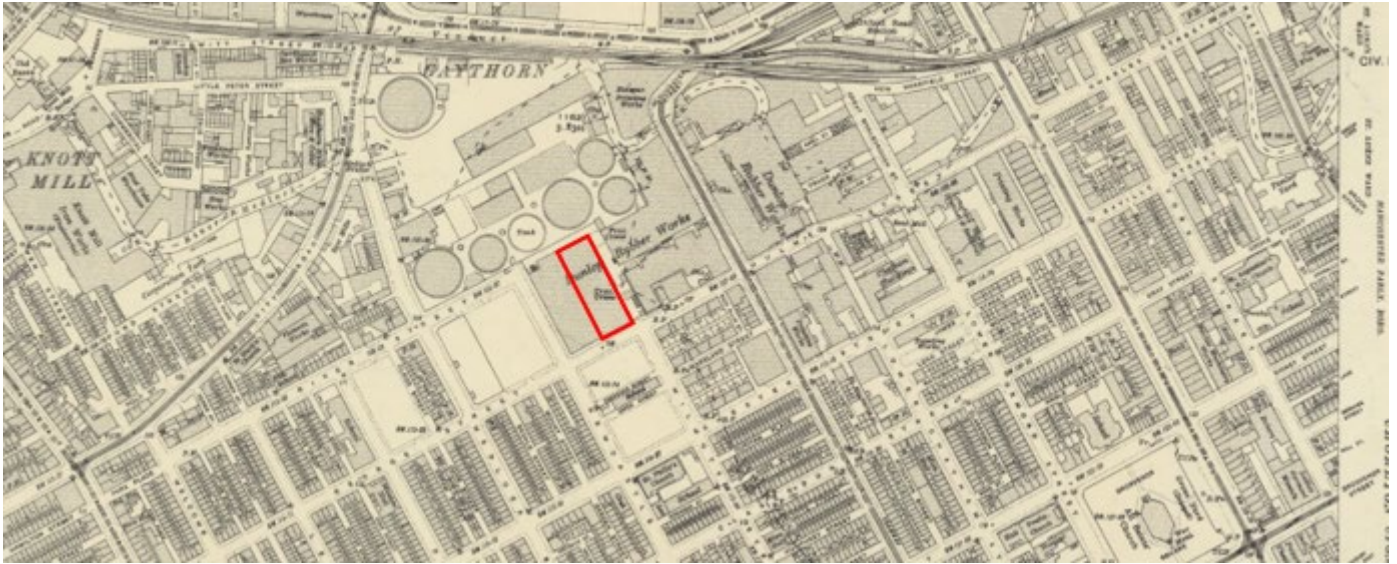


Figure 2.12 - Ordnance Survey 25 Inch England and Wales. Lancashire. Sheet CIV.10. 1934 (Source: National Library of Scotland). Site outlined in red.

2.60. Manchester was still an important industrial centre and port in the mid-twentieth century; and after the City Centre, the Hulme area received the worst of the raids during World War II, with bombs that were intended for Salford docks, Trafford Park and the City Centre often going astray. **Figure 2.13** shows the extent of bomb damage to the immediate area surrounding the Site during the 'Christmas Blitz' of December 1940. As shown by the map, a fire bomb had been dropped onto the Dunlop Factory present on the Site causing significant damage to the building as well as another fire bomb on both Macintosh Mill and Cambridge Street Mill.



Figure 2.13 – Record of location of aerial bombs on the City of Manchester 1940-41 (Source: Manchester University Libraries). Site outlined in red.

2.61. The devastation of the Second World War can be witnessed by the transformation of the townscape surrounding the site as shown in **Figure 2.14**. The aerial image taken by an RAF pilot in 1948 shows how almost all of the buildings had been demolished, reducing most of the plots to vacant land. This however provided an opportunity for the development of key infrastructure for Manchester, ultimately forming the Inner Ring Road (A57) or more commonly known as the 'Mancunian Way' which can be observed in the aerial image taken in 1969 (**Figure 2.15**). Immediately to the west of the Site (now known as Plot 9, First Street) a new building has since been erected which as shown by the image is connected to the Dunlop Mill. This may likely be an extension which may have taken place in conjunction with repair works to the main building due to the aftermath of the bombing.



Figure 2.14– Manchester 1948 Aerial Photo - RAF_541_25_RS_4199 (Source: Historic England Archive – RAF Photography). Site outlined in red.

- 2.62. Following the Second World War, the Manchester Corporation published the City of Manchester Plan 1945, which aimed to regenerate the City Centre with proposals for wide scale redevelopment, following the model of a modern, planned city favouring the car over the pedestrian.
- 2.63. In the 1960s, there were large scale slum clearances throughout Hulme. Most of the Victorian dwellings and terraced houses in the area were demolished and were replaced by prefabricated mid-rise deck access flats. These dwellings proved to be unpopular and were soon demolished in the early 1990s, making way for a number of private and social housing developments. However, much like the majority of the wider area, the site continued to be used industrial and manufacturing purposes as shown by the warehousing units on site and the gasholders to the north as shown by **Figure 2.15** below.
- 2.64. As mentioned earlier, the 1960s also saw the construction of the Mancunian Way (A57), officially opened on May 5, 1967. This was the first elevated motorway built in the UK outside London and dramatically changed the Site's surroundings. The roundabout adjacent to the Site was intended to create a miniature park in the area.



Figure 2.15 – Manchester 1969 Aerial Photo - RAF_543_4782_V2_0025 (Source: Historic England Archive – RAF Photography). Site outlined in red.

21st Century

2.65. Coming into the 21st Century, the areas that were previously occupied by light industrial works are now vacant or have subsequently been redeveloped or refurbished in a wave of regeneration since the 1990s. For instance, by 2003 (**Figure 2.16**) the Gaythorn Gasworks to the north of the Site had been completely demolished and replaced with a business park and supporting surface level car parking. The Site and the site now known as ‘Plot 9 First Street’ had also been demolished and replaced with surface level car parking. In addition, components of Macintosh Mill had also been demolished leaving just the listed element which stands today.



Figure 2.16 – Satellite view of the Site (Source: Google Earth, 2003). Site outlined in red.

- 2.66. A Development Framework for First Street was first endorsed by Manchester City Council's Executive Committee in 2005. This was later updated in 2007 and again in 2010 to broadly focus on a commercially-led neighbourhood.
- 2.67. As shown on **Figure 2.17**, the vision for First Street is well on the way to being realised with the area immediately to the north of the Site comprising the first phases of development. Immediately to the north and north-west are the completed No.1 and No.8 First St buildings, which are home to commercial occupiers including WSP, Autotrader, Amaze, Odeon and Jacobs. James Grigor Square is located north west of the Site and provides attractive outdoor space.
- 2.68. Beyond this is First Street North ('FSN'), which is now complete. Centred around Tony Wilson Place, FSN is now a cultural hub for the city including HOME a contemporary art, film and theatre complex alongside a wider mix of uses including student accommodation, an MSCP and a range of carefully curated food and drink operators, as well as new public spaces.
- 2.69. To the east of the Site are a number of former Mills including Macintosh Mill and Cambridge Mill which are Grade II listed and are in residential and office uses.
- 2.70. Immediately west of the Site is Plot 10a for which a planning application (Ref: 136043/FO/2023) has been submitted for a highly sustainable office development and which has been designed collaboratively with Plot 10b to provide a comprehensive regeneration for Plot 10, First Street. Further beyond to the west is Plot 9a which received Planning Permission (132600/FO/2021) for a nine storey 'net-zero' office building, being brought forward by Ask at Plot 9a (the northern segment). In June 2022, it was announced that the Government Property Agency (GPA) will occupy the Plot 9a building once complete. Plot 9b remains a vacant future development site.
- 2.71. To the immediate south is the under construction Plot 11 Downing site (125573/FO/2019), which is the construction of four co-living towers of varying heights (between 10 and 45 storeys).
- 2.72. Slightly further south of the Site, beyond Parkway Gate and Medlock House student accommodation, is the Mancunian Way – a key arterial vehicle route into the City.



Figure 2.17 – Satellite view of the Site estimated to be from early April 2021 (Source: Google Earth, December 2022). Site outlined in red.

3. Policy and Guidance

The Planning (Listed Building and Conservation Areas) Act 1990

- 3.1. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that the Local Planning Authority (LPA) must treat the desirability of preserving the character, fabric, and settings of designated heritage assets (including conservation areas) as issues which are afforded great weight (rather than simply as material considerations) as defined by NPPF paragraph 199.
- 3.2. There are 8 listed heritage assets within a notional 250m radius of the Proposed Development.
- 3.3. Section 66 of the Act requires the Local Planning Authority to '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' when considering whether to grant planning permission.

National Policy and Guidance

National Planning Policy Framework (NPPF) (2021)

- 3.4. The NPPF is a material consideration in the determination of planning applications. The NPPF introduces a 'presumption' in favour of sustainable development and supports proposals that are in accordance with policies in an up-to-date Development Plan. Sustainable development is about positive growth which supports economic, environmental, and social progress for existing and future generations.
- 3.5. Section 12 (paragraphs 126 to 136) is titled 'Achieving well-designed places'. It states that the planning process is fundamental to creating high-quality buildings and places. Good design is key to sustainable development and contributes to creating better places in which to live and work. It outlines that developments should aim to:
 - Add to the overall quality of the area and function well over the lifetime of the development.
 - Be visually attractive as a result of good architecture, layout, and appropriate and effective landscaping.
 - Be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
 - Establish or maintain a strong sense of place, using arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit.
 - Optimise the potential of the Site, create, and sustain an appropriate mix of uses.
 - Create safe, inclusive, and accessible environments which promote health and wellbeing.
- 3.6. Section 16 (paragraphs 189 to 20) is titled 'Conserving and enhancing the historic environment'. Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. When determining a planning application, the local planning authority should take account of the desirability of sustaining and enhance the significance of heritage assets and consider if a new development makes a positive contribution to the local character and distinctiveness.
- 3.7. A heritage asset is defined 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. Heritage assets includes designated heritage assets identified by the local planning authority (including local listing). A designated heritage asset is defined as 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.
- 3.8. Paragraph 194 states that when submitting a planning application an application should describe the significance of any heritage asset affected, including any contribution made by their setting. It goes on to state that the level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on the asset's significance.
- 3.9. The NPPF defines significance as *"the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting"* (NPPF, Annex 2).
- 3.10. Paragraph 197 states that in determining planning applications, local authorities are required to take account of:
 - the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

- the positive contribution that conservation of heritage assets can make to the sustainable communities including the economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
- 3.11. The NPPF stresses that ‘great weight’ should be given to the conservation of designated heritage assets (NPPF paragraph 199), emphasising the need to avoid substantial harm, in terms of demolition, alteration or the compromise of an asset’s setting.
- 3.12. The NPPF requires any harm or loss to have clear and convincing justification, with substantial harm to or loss of a Grade II listed building or registered Park and garden to be the exception and any substantial harm to Grade I or II* listed buildings and registered Parks and gardens to be wholly exceptional. Less than substantial harm to any designated heritage assets must be weighed against the public benefits of the proposal, including securing the asset’s optimum viable use. The fundamental objective is to ensure that the balance of the impact on the heritage assets is demonstrably beneficial, minimising any negative impact on their significance.
- 3.13. The NPPF defines setting at Annex 2 as:
- “The surroundings in which a heritage asset is experience. 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.”**
- 3.14. Paragraph 203 also requires the effect on the significance of a non-designated heritage asset to be considered during determination, with a balanced judgement required having regard to the scale of any harm or loss of the significance of the asset.
- 3.15. In regard to, the setting of heritage assets and within Conservation Areas, the NPPF directs local authorities to look for opportunities for new development which enhance or better reveal their significance. Paragraph 206 states that *“proposals that preserve those elements of the setting that make a positive contribution to (or better reveal the significance) of the asset should be treated favourably”*.
- 3.16. Furthermore, Paragraph 207 states that not all elements of a Conservation Area will necessarily contribute to its significance.
- 3.17. For the purposes of this Heritage Statement, the assessment considers that instances of ‘minor’, or ‘minor-moderate’, or ‘moderate’ adverse harm as being *less than substantial harm*. Impacts on the significance of the asset that are considered to be ‘moderate-major’ or ‘major’ are considered to be *substantial harm*.

National Planning Policy Guidance

- 3.18. Planning Practice Guidance (PPG) was introduced in March 2014 as a live web-based resource to support the NPPF. It brings together planning practice guidance for England in an accessible and usable way and is a material consideration in assessing this application.
- 3.19. The PPG recognises that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach to get the best out of assets. It states that ‘Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent, and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals’.
- 3.20. In considering the setting of a heritage asset, PPG considers that a thorough assessment should be ‘proportionate to the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it’.
- 3.21. PPG acknowledges that substantial harm is a high test, and that it is the degree of harm to the significance of an asset, rather than the scale of the development, which is to be assessed.

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

- 3.22. This document sets out guidance, against the background of the NPPF and the related guidance given in the Planning Practice Guide (PPG), on managing change within the settings of heritage assets, including archaeological remains and historic buildings, Sites, areas, and landscapes.
- 3.23. It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets.

- 3.24. The guidance recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to the complexity of the case, from straightforward to complex:
- Step 1: Identify which heritage assets and their settings are affected.
 - Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
 - Step 3: Assess the effects of the Proposed Development, whether beneficial or harmful, on that significance or on the ability to appreciate it.
 - Step 4: Explore ways to maximise enhancement and avoid or minimise harm.
 - Step 5: Make and document the decision and monitor outcomes.
- 3.25. The Note confirms at paragraph 9 that setting itself 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.
- 3.26. Importantly, the Note highlights when views contribute the most to the significance of a place:
- those where the composition within the view was a fundamental aspect of the design or function of the heritage asset.
 - those where town- or village-scape reveals views with unplanned or unintended beauty.
 - those with historical associations, including viewing points and the topography of battlefields.
 - those with cultural associations, including landscapes known historically for their picturesque and landscape beauty, those which became subjects for paintings of the English landscape tradition, and those views which have otherwise become historically cherished and protected.
 - those where relationships between the asset and other heritage assets or natural features or phenomena such as solar or lunar events are particularly relevant.
- 3.27. Of relevance to this proposal is the following commentary from the Note:
- Cumulative change – Where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset.
 - Change over time – Settings of heritage assets change over time. Understanding this history of change will help to determine how further development within the asset's setting is likely to affect the contribution made by the setting to the significance of the heritage asset.
 - Setting and urban design – The numbers and proximity of heritage assets in urban areas mean that the protection and enhancement of setting is intimately linked to townscape and urban design considerations, including the degree of conscious design or fortuitous beauty and the consequent visual harmony or congruity of development, and often relate to townscape attributes such as lighting, trees and verges, or the treatments of boundaries or street surfaces.

Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)

- 3.28. This Historic England advice note covers the NPPF requirement for applicants, where relevant, to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.
- 3.29. The guidance suggests a staged approach to decision making in regard to heritage assets would usually embrace the following stages, informed by the scope of the proposal:
- Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits.
 - Understand the significance of the asset(s).
 - These two stages fulfil the requirement in paragraph 189 of the NPPF and are undertaken by the applicant.
 - Understand the impact of the proposal on that significance.
 - This stage fulfils the requirement in paragraph 190 of the NPPF and is undertaken by the LPA. However, the applicant needs to be aware of impacts so that the analysis of significance submitted to the LPA, under paragraph 189, is sufficient in its level of detail.
 - Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF.

- Look for opportunities to better reveal or enhance significance.

Historic England Advice Note 4: Tall Buildings (2022, 2nd Edition)

3.30. The Advice Note sets out ways to plan for tall buildings within the environment.

3.31. In particular, the Advice Note considers the following impacts on historic assets:

- **Quality of Places:** the distinctive qualities and values of a place, including historic character and context – and whether the proposal of a tall building will negatively impact the overall quality of the space;
- **Heritage:** understanding the significance of the historic environment and the potential impact of a tall building on this significance.
- **Visual:** the impact on the streetscape, town or cityscape and wider urban and rural landscapes, and views.
- **Functional:** the design, embodied carbon and carbon cost, construction, and operation;
- **Environmental:** the influence on local micro-climates such as creation of wind tunnels, canyon effect, over-shadowing, glare, and air quality and effect on heritage assets in terms of the impact these micro-climate changes could have upon their fabric, and how they are experienced; and
- **Cumulative:** the combined impacts on heritage assets from existing, consented and proposed tall buildings.

3.32. Additionally, the advice note also discusses the importance of pre-application advice with local authorities and statutory consultees (as per the NPPF). These discussions identify issues early in the process so that reasonable resolutions can be sought pre-submission. These discussions also advise the developer on an appropriate zone of visual influence, help the developer understand the local character of the area, and gain an early understanding of the significance of the heritage assets.

3.33. The advice notes advises that the use of visualisations is key to communicate the proposed appearance of new developments, in order to provide key context within its setting. Similarly, a diverse range of viewpoints for analysis illustrate these potential impacts that may occur relative to the significance of the identified heritage asset. These identified impacts can then be appropriately mitigated with discussion between the architect, local planning authority and statutory consultees.

Local Policy

3.34. The Development Plan in Manchester comprises the Core Strategy (2012) and Saved UDP Policies from the Manchester Unitary Development Plan 1995. In June July 2012 a number of policies contained within the UDP expired, therefore only those that were ‘saved’ have been referred to in this section. Decisions on planning applications must be made in line with the development plan, unless there are clear material considerations which dictate why this should not be the case.

3.35. The key policies from a heritage perspective in the Development Plan are Policy CC9, Policy EN3, Policy DC18.1 and Policy DC19.1:

- **Core Strategy Policy CC9 Design and Heritage** states that *“development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments”*.
- **Core Strategy Policy EN3 Heritage** states that *“new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.”*
- **UDP Policy DC18.1 Conservation Areas** states that *“the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:*
 - the relationship of new structures to neighbouring buildings and spaces;*
 - the effect of major changes to the appearance of existing buildings;*
 - the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);*
 - the effect of signs and advertisements;*
 - any further guidance on specific areas which has been approved by the Council.”*
- **UDP Policy DC19.1 Listed Buildings** outlines that where development affects the setting of a Listed Building the City Council will consider siting, scale and the quality of the design when assessing proposals.

4. Scoping of Assets

- 4.1. As discussed in the scoping methodology in Section 1, A 'Zone of Theoretical Visibility' study was undertaken by Planit-IE which had identified that the Proposed Development was most likely to be visible within a 250m radius. Therefore, any identified heritage assets within 250m of the Site were automatically scoped-in for further consideration via a site visit.
- 4.2. These results were overlaid within Planit-IE's Zone of Visual Influence map to illustrate which heritage assets had the potential to be impacted by the Proposed Development (**Figure 4.1**).
- 4.3. The following designated heritage assets were initially identified and following the site visit were either scoped in or out as indicated:
1. Former cotton mill on west side of junction with Cambridge Street (Macintosh Mill) (Grade II) – *Scoped In*
 2. Mill chimney stack on west side of junction with Cambridge Street (Grade II) – *Scoped In*
 3. Chorlton new mill and attached chimney (Grade II) – *Scoped In*
 4. Chorlton Old Mill (Grade II) – *Scoped In*
 5. Mill on north east corner of junction with Chester Street (Grade II) – *Scoped In*
 6. Manchester South Junction and Altrincham Railway Viaduct (Grade II) – *Scoped Out*
 7. Chatham Mill (Grade II) – *Scoped Out*
 8. Rochdale Canal lock number 89 (Tib Lock), on south side of Havelock Mills (Grade II) – *Scoped Out*
 9. Manchester Oxford Road Station (including platform structures) – *Scoped out*

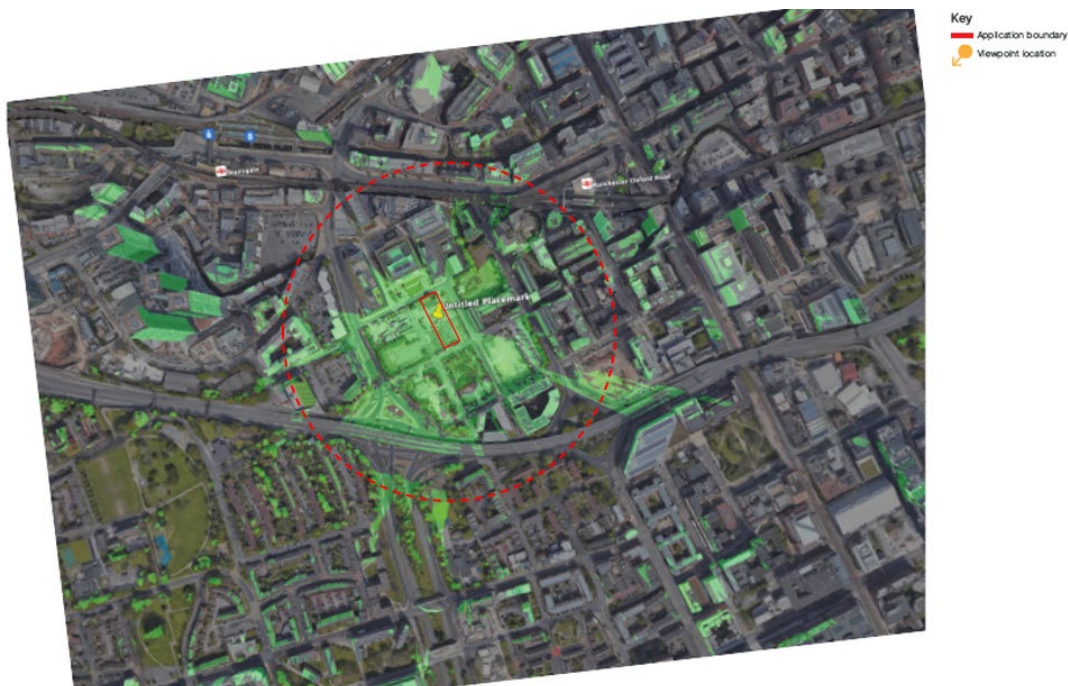


Figure 4.1 – Map of Heritage Assets overlaid on ZTV (250m radius denoted by red dashed circle), prepared by Planit-IE (marked up by Deloitte)

- 4.4. A range of views were considered in association with the Town and Visual Landscape Impact consultants, Planit-IE. The views were carefully curated to ensure they consider not just the asset and Proposed Development, but also the broader townscape context.

- 4.5. A full of assessment of views has been undertaken as part of the Townscape and Visual Impact Assessment being submitted alongside this Heritage Statement. A number of these views have been taken forward to be used in assessing the impact of the Proposed Development on the identified assets.
- 4.6. These views are shown in **Figure 4.2** below.



Figure 4.2 – Locations of key viewpoints (250m radius denoted by red dashed circle), prepared by Planit-IE

- 4.7. Views 1 to 11 have been agreed with the Local Planning Authority and are being carried forward for assessment to determine the extent of influence of the Proposed Development on the setting of the identified impacted heritage assets. Views 3,4,5,9,11 have been used to assess the impact on the designated heritage assets.

Former cotton mill on west side of junction with Cambridge Street (Macintosh Mill) (Asset #1) – Grade II



Figure 4.2 – View of Macintosh Mill in conjunction with the Site denoted by red arrow and heritage asset edged in green.
(Author's own, 2022)

- 4.8. The former cotton mill on west side of junction with Cambridge Street (more commonly known as Macintosh Mills) is a Grade II listed building that was formerly used as a factory but has since been converted into residential apartments with ground floor retail units and office spaces. The heritage asset is located adjacent to the Site and shares the same boundary, River Street. Given that the building is Grade II Listed, is located adjacent to the Site and is fully visible when viewed in conjunction with the Site, the asset will be **scoped into** the assessment.

Mill chimney stack on west side of junction with Cambridge Street (Asset #2) – Grade II



Figure 4.3 – View of Macintosh Mill Chimney in conjunction with the Site denoted by red arrow and heritage asset edged in green. (Author's own, 2022)

- 4.9. The Mill Chimney Stack forms part of Macintosh Mills and is a Grade II listed structure which has been retained as part of the residential conversion. The heritage asset is part of the wider Macintosh Mills complex (Grade II Listed) and is located 50m to the east. Given that the structure is Grade II Listed, is located adjacent to the Site and is fully visible when viewed in conjunction with the Site, the asset will be **scoped into** the assessment.

Chorlton New Mill and attached chimney (Asset #3) - Grade II



Figure 4.4 – View of Chorlton New Mill in conjunction with the Site denoted by red arrow and heritage asset edged in green.
(Author's own, 2022)

- 4.10. The Chorlton New Mill and attached chimney is a Grade II Listed Building that was also formerly used as a factory but has since been converted into residential apartments with ground floor retail units and office spaces. The heritage asset is located approximately 100m east of the Site and as shown in the above image, the Proposed Development is likely to be visible. It is therefore considered the setting of the asset could potentially be affected by the proposals and will therefore be **scoped into** of the assessment.

Chorlton Old Mill (Asset #4) – Grade II



Figure 4.5– View of Chorlton Old Mill in conjunction with the Site denoted by red arrow and heritage asset edged in green.
(Author's own, 2022)

- 4.11. The Chorlton Old Mill is a Grade II Listed Building that was also formerly used as a factory but has since been converted into residential apartments. The heritage asset is located approximately 100m south east of the Site and as shown in the above image, the Proposed Development is likely to be visible. It is therefore considered the setting of the asset could potentially be affected by the proposals and will therefore be **scoped into** of the assessment.

Mill on north east corner of junction with Chester Street (Asset #5) – Grade II



Figure 4.6– View of Mill on north east corner of junction with Chester Street in conjunction with the Site denoted by red arrow and heritage asset edged in green. (Author's own, 2022)

- 4.12. The Chorlton Old Mill (commonly referred to as Cambridge Mill) is a Grade II Listed Building that was also formerly used as a factory but has been converted into residential apartments. The heritage asset is located approximately 110m south east of the Site and as shown in the above image, the Proposed Development is likely to be visible. It is therefore considered the setting of the asset could potentially be affected by the proposals and will therefore be **scoped into** of the assessment.

Manchester South Junction and Altrincham Railway Viaduct (Asset #6) – Grade II



Figure 4.7– View of Manchester South Junction and Altrincham Railway Viaduct in conjunction with the Site denoted by red arrow and heritage asset edged in green. (Author's own, 2022)

- 4.13. The Manchester South Junction and Altrincham Railway Viaduct is a Grade II Listed Structure that has been established as a key railway line since 1849. The heritage asset is located approximately 150m north of the Site. It spans almost 2 miles of the southern City Centre, from Manchester Piccadilly via Oxford Road and Deansgate and through Castlefield. It incorporates 224 brick arches. This section of the viaduct (at the north end of First Street) is the portion most likely to be impacted due to its proximity to the Site. **Figure 4.7** shows the viaduct looking south towards the Site. There is a slight potential that the Proposed Development may be glimpsed at this viewpoint, however, there are several existing large developments in between, and therefore due to this, and the distance from the Site to the viaduct, the proposals will not impact the setting and therefore significance of this asset.
- 4.14. It is therefore considered the setting of the asset will not be directly affected by the proposals and will therefore be **scoped out** of the assessment.

Chatham Mill (Asset #7) – Grade II



Figure 4.8 – View of Chatham Mill edged in blue in conjunction with the Site denoted by red arrow and heritage asset edged in green. (Author's own, 2022)

- 4.15. Chatham Mill is a Grade II Listed Building that was also formerly used as a factory which is currently vacant. The heritage asset is located approximately 200m south east of the Site. Viewing the heritage asset in conjunction with the Site would provide a restricted due to the built up townscape, meaning that the heritage asset could not be fully appreciated. This diminishes the relationship and setting of the asset. It is therefore considered the setting of the asset will not be directly affected by the proposals and will therefore be **scoped out** of the assessment.

Rochdale Canal lock number 89 (Tib Lock), on south side of Havelock Mills (Asset #8) – Grade II



Figure 4.9 – View of Rochdale Canal lock number 89 (Tib Lock), on south side of Havelock Mills in conjunction with the Site denoted by red arrow and heritage asset edged in green. (Author's own, 2022)

- 4.16. The Rochdale Canal lock number 89 (Tib Lock), on south side of Havelock Mills is a Grade II Listed Structure. The heritage asset is located approximately 200m north of the Site. **Figure 4.9** shows the canal lock looking south towards the Site. This image shows that there are several existing large developments, and therefore due to this, and the distance from the Site to the viaduct, the proposals will not impact the setting and therefore significance of this asset.
- 4.17. It is therefore considered the setting of the asset will not be directly affected by the proposals and will therefore be **scoped out** of the assessment.

Manchester Oxford Road Station (including platform structures) (Asset #9) – Grade II



Figure 4.10 – View 9 of Manchester Oxford Road Station (including platform structures) in conjunction with the Site denoted by red arrow and heritage asset edged in green. Plot 11 is highlighted in orange (Planit-IE, 2022)

- 4.18. The Manchester Oxford Road Station (including platform structures) is a Grade II Listed Building. The heritage asset is located approximately 220m north east of the Site. **Figure 4.10** shows the view from the train station, in conjunction with the Proposed Development as well as Downing / First St South (highlighted in orange) which is currently under construction. This image shows that the Proposed Development will be slightly glimpsed, however, this can be considered to blend in with the existing townscape (including Downing's Plot 11 which is currently under construction) and will therefore not impact the setting and therefore significance of this asset.
- 4.19. It is therefore considered the setting of the asset will not be directly affected by the proposals and will therefore be **scoped out** of the assessment.

5. Assessment of Significance

- 5.1. This Section describes the significance of the heritage assets identified in Section 4, and where relevant, what contribution their setting makes to this significance. This assessment is proportionate to both the significance of the relevant heritage assets the potential impact on their significance.

Former cotton mill on west side of junction with Cambridge Street (Macintosh Mill) – Grade II



Figure 5.1 –Macintosh Mill, asset edged in green. (Deloitte, 2022)

- 5.2. Macintosh Mill is a Grade II Listed building that dates back to the industrial revolution. The building was built in 1825 as a factory by inventor Charles Macintosh. Charles Macintosh had discovered a way to bond two layers of cloth on either side of a layer of rubber, most commonly applied when manufacturing waterproof clothing and umbrellas. The rubber solution was originally manufactured in Glasgow and subsequently shipped to Manchester where the patented fabric was made at the mill. The Mill has a historical significance due to its original use as a cotton mill and the international importance of the role of this industry in Manchester. It also additional historical significance as the location for the production of the waterproof Mackintosh coats in the 19th Century. The Mill has less architectural significance given its industrial and functional nature which was common to industrial development of the time.
- 5.3. Following the Second World War, the factory was taken over by Dunlop (hence the signage left on the eastern façade). The Dunlop Mill was eventually built on the site in 1919 and was connected to Macintosh Mills by a bridge across Wilmott Street. Most recently, Macintosh Mills was subject to refurbishment to deliver high quality apartments which is the buildings current use as of today.

5.4. The listing description reads:

“GV II Cotton spinning mill, now part of rubber processing works. Probably early C19; altered. Red brick in English garden wall bond, with some sandstone dressings, slate roof. L-plan formed by long range on eastwest axis with south-west wing. Six storeys, 17 windows, all small and segmental-headed, with altered glazing; parapet to right-hand half. 5-window wing in similar style. History: adapted in mid to later C19 for production of rubberised cloth by Mackintosh.”

5.5. The heritage asset is considered to have **low architectural significance** and **moderate historic significance**.



Figure 5.2 – View 11 of Macintosh Mill edged in green from Medlock Street. Plot 9a (under construction) massing is shown in purple. (Planit-IE, marked up by Deloitte, 2023)

Contribution of Setting to Asset's Significance

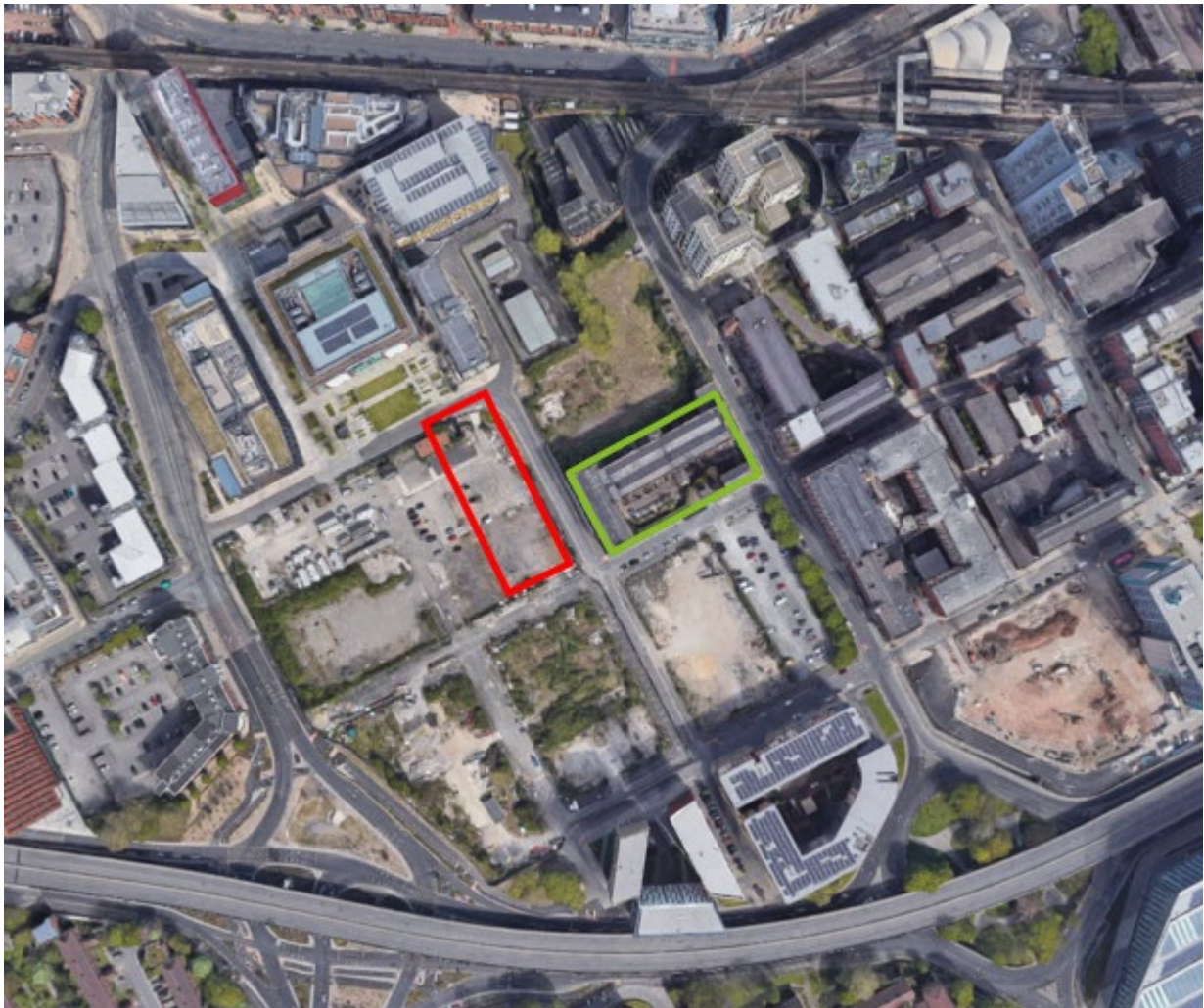


Figure 5.3 – Setting of Macintosh Mill. Heritage asset shown in green, and Site shown in red. (Source: Google Images, 2022, marked up by Author)

5.6. As shown in **Figures 5.1 – 5.3**, Macintosh Mill can be experienced alongside other heritage assets within the immediate area which when viewed together provide a visual indication of the former historical character. These nearby buildings were built within a period of vast industrialisation across Manchester typified by former mill buildings and warehouses that share similar architectural characteristics and building vernacular. Therefore, these buildings are harmonious with one another and as a result they create a strong historical identity. Additionally, a significant part of the historical character was typified by the large scale buildings and structures such as the former gas holders which have since been demolished. In contrast, the area to the west and south of the heritage asset is comprised of vacant, undeveloped land which creates a negative perception of the area and do not share the same historical qualities witnessed in the Conservation Area (see **Figure 5.3**). Similarly, the area to the north of the heritage asset comprises a number more recent developments forming First Street Central which do not provide any historical character (see **Figure 5.2**).

5.7. Overall, the setting of the heritage asset makes **a low contribution to the significance of the asset**.

Contribution of Site to Setting

5.8. The Site is located adjacent to Macintosh Mill and will therefore have an impact on the asset. Currently, the Site is comprised of vacant, undeveloped land with hoarding that has been subject to graffiti, creating an unattractive appearance for the asset whilst the built form can be seen as a gap in the urban grain representing no contribution to the historical and architectural context to the asset and the wider setting.

5.9. Overall, it is considered that the Site makes **a negative impact to the setting of the asset** and **does not contribute to its significance**.

5.10. The area immediately to the south and west of the asset and the Site is comprised of vacant land which detracts from the areas character. Careful development of the Site presents a clear opportunity to fill in a crucial gap in the urban grain whilst acting as a catalyst for investment into the asset and the plots to the south. At the time of writing,

proposals for the development of Plot 9a have begun on site, which would effectively limit the appreciation of the heritage asset from the viewpoint shown in **Figure 5.2** looking from the west, creating a sense of enclosure within what is currently considered an unusually open aspect.

Mill chimney stack on west side of junction with Cambridge Street (Asset #2) – Grade II⁴

- 5.11. The Grade II Listed detached chimney stack forms part of Macintosh Mill (see paragraph 5.2 above) but is listed separately. As indicated in the listing description below, the chimney was originally built for Chorlton New Mill and connected by underground flue.
- 5.12. The asset is historically significant due to its role in and representation of the industrialisation of Manchester, and in particular this area which has notable concentration of mills, driven predominantly by the Birley family in this area. The Mill Chimney Stack is still complete unlike many other chimneys in the city which have been partially demolished, therefore, the asset is of some architectural significance.
- 5.13. The listing description reads:
- “Detached chimney stack to cotton mill. Probably early C19. Brown brick in English garden wall bond. Octagonal, tapering in the height, finished with stone cornice; 3 metal straps near the top (full-height ladder attached to west side at time of survey 1989). History: said to have been built for Chorlton New Mill (on opposite side of Cambridge Street), and connected to it by underground flue.”*
- 5.14. The heritage asset is considered to have **moderate architectural significance** and **moderate historic significance**.



Figure 5.4 –Macintosh Mill Chimney, asset edged in green. (Author’s own, 2022)

Contribution of Setting to Assets Significance

⁴ The principal sources for this section are:

Historic England, 2022. *Mill chimney stack on west side of junction with Cambridge Street*. (Accessed Online)

- 5.15. As shown in **Figure 5.5**, the chimney stack can also be experienced alongside multiple heritage assets within the immediate area which when viewed together provide a visual indication of the former historical character. These nearby buildings were built within a period of vast industrialisation across Manchester typified by former mill buildings and warehouses that share similar architectural characteristics and building vernacular. Therefore, these buildings are harmonious with one another and as a result they create a strong historical identity. However, a significant part of the historical character was typified by the large scale buildings and structures such as the former gas holders which have since been demolished. The area immediately to the south is comprised of vacant land and as such, detract from the overall quality of the immediate area. As such, this makes a negative impact to the historical setting.
- 5.16. Furthermore, overtime more modern developments have come forward in close proximity to the heritage asset and as a result have altered the existing streetscape. In First Street North, there are modern developments including HOME, Vita Student, office buildings and other developments. These are treated with a more modern façade compared to the typical brick facades of the wider area.
- 5.17. The immediate setting of the Former Cotton Mill on West Side of Junction with Cambridge Street and Chorlton New Mill to the east makes a major contribution to the asset's significance, in particular Chorlton New Mill which the chimney originally served. The wider setting and that to the south and west detracts from the asset's significance, comprising mainly of vacant land.
- 5.18. Overall, the setting of the heritage asset makes **a low contribution to the significance of the asset**.



Figure 5.5 – Setting of Macintosh Mill Chimney Stack. Heritage asset shown in green and Site shown in red. (Source: Google Images, 2022, marked up by Author)

Contribution of Site to Setting

- 5.19. Similar to Macintosh Mills, the chimney stack is also located close to the Site and will therefore be more susceptible to impacts. As mentioned above, the Site is currently comprised of vacant, undeveloped land with perimeter hoarding that is subject to graffiti. Together, these qualities create an unattractive appearance for the heritage asset whilst the absence of built form can be seen as a gap in the urban grain representing no contribution to the historical and architectural context to the asset and the wider setting.

- 5.20. Overall, it is considered that the Site makes a **negative impact to the setting of the asset** and **does not contribute to its significance**.

Chorlton New Mill and attached chimney (Asset #3) - Grade II⁵



Figure 5.6 – Chorlton New Mill edged in green. (Author's own, 2022)



Figure 5.7 –View 11 showing Chorlton New Mill edged in green from Medlock Street. (Planit-IE, marked up by Deloitte, 2023)

- 5.21. Chorlton New Mill and attached chimney is a Grade II Listed building that dates back to the industrial revolution which was built in 1814 for the Birley family. The steel strapped chimney was built in 1853. Hugh Hornby Birley, the principal

⁵ The principal sources for this section are:
Historic England, 2022. *Chorlton New Mill and attached chimney*. (Accessed Online)

figure in the founding of the Chorlton Mills came to "fame" as the captain at the head of the Yeomanry who charged the crowd in the Peterloo Massacre of 1819.

- 5.22. The mill was developed by a partnership which also operated the near-by Chorlton Old Mill (as well as other mills on Oxford Road which are no longer extant), and by 1838 they had also formed a partnership with Charles Macintosh who was using the nearby Cambridge Street rubber works site for the production of rubberised cloth.
- 5.23. Listed as a fine example of early large-scale mill building; the 1814 mill may be the oldest surviving fireproof mill in Manchester, and the multi-phase site is a good example of a type of development and layout which became characteristic of C19 urban mills⁶.
- 5.24. The listing description reads:
- "Cotton spinning mill, now partially used as rubber processing works. 1814, extended in 1818 and 1845, with chimney dated 1853. Red brick with slate roofs throughout; cast iron and brick fireproof internal structure. Original block is parallel to Cambridge Street; 8 storeys (including 2 below street level), 20 bays, each with small rectangular window with cambered brick head. Internal engine house towards N end, segregated from main body of mill by cross wall built to incorporate vertical main-shaft, ducts, ventilation system and hoist, and with fireproof staircase located behind engine house; originally built with internal boiler house to S of cross wall. Internal construction has cast iron columns supporting cast iron beams and transverse brick arches; the original roof structure may have been cast and wrought iron, but was later replaced. Parallel single storeyed roof-lit shed in narrow yard to front of mill possibly built as loom shed in early-mid C19 (see Clark). Chimney adjacent to NW dated 1853; brick with iron bands; octagonal. Wing parallel to Hulme Street added in 1818; 6 storeyed, 12 bays, with central segmentally arched entrance to yard, and small rectangular windows with cambered brick heads in each bay. Fireproof internal structure (cast iron columns and transverse brick arches). 3 storeyed office building adjoins to E. The 2 ranges were linked in 1845 by a 6 storey block to SW of site (on corner of Cambridge Street and Hulme Street); 6 bays to Hulme Street, and 4 bays beneath parallel gables to Cambridge Street. Blocked round-arched windows cut by later fenestration indicate former internal engine house in SW of site (on corner of Cambridge Street and Hulme Street); 6 bays to Hulme Street, and 4 bays beneath parallel gables to Cambridge Street. Blocked round-arched windows cut by later fenestration indicate former internal engine house in SW corner of this building originally intended to serve all 3 blocks on the site (originally with boiler house and chimney on opposite side of street, linked by a tunnel at least until construction of extant chimney to N of site). Fireproof internal structure. Weaving sheds added to N of site in 1829 have been demolished and built over. HISTORY: The mill was developed by a partnership which also operated the near-by Chorlton Old Mill (as well as other mills on Oxford Road which are no longer extant), and by 1838 they had also formed a partnership with Charles Macintosh who was using the nearby Cambridge Street rubber works site for the production of rubberised cloth. Included as a fine example of early large-scale mill building; the 1814 mill may be the oldest surviving fireproof mill in Manchester, and the multi-phase site is a good example of a type of development and layout which became characteristic of C19 urban mills. (Williams M, with Farnie DA: Cotton Mills in Greater Manchester: London: 1993-: 158-159; Industrial Archaeology Review: Clark S: Chorlton Mills and their neighbours: Oxford: 1978-: 207-239)."*
- 5.25. The heritage asset is considered to have **moderate-high architectural significance** and **moderate-high historic significance**.

Contribution of Setting to Assets Significance

- 5.26. As shown in **Figure 5.6- 5.8**, Chorlton New Mill can also be experienced alongside other heritage assets within the immediate area which when viewed together provide a visual indication of the former historical character. As expressed above, these buildings are harmonious with one another and as a result they create a strong historical identity. Additionally, a significant part of the historical character was typified by the large-scale buildings and structures such as the former gas holders which have since been demolished. In contrast, the area to the west of the heritage asset is comprised of vacant, undeveloped land which creates a negative perception of the area and do not share the same historical qualities witnessed in the Conservation Area (see **Figure 5.8** and **Figure 5.7**). Similarly, the area to the east and west of the heritage asset comprises a number more recent developments which do not provide any historical character (see **Figure 5.8**).

⁶ Williams M, with Farnie DA: Cotton Mills in Greater Manchester: London: 1993-: 158-159; Industrial Archaeology Review: Clark S: Chorlton Mills and their neighbours: Oxford: 1978-: 207-239

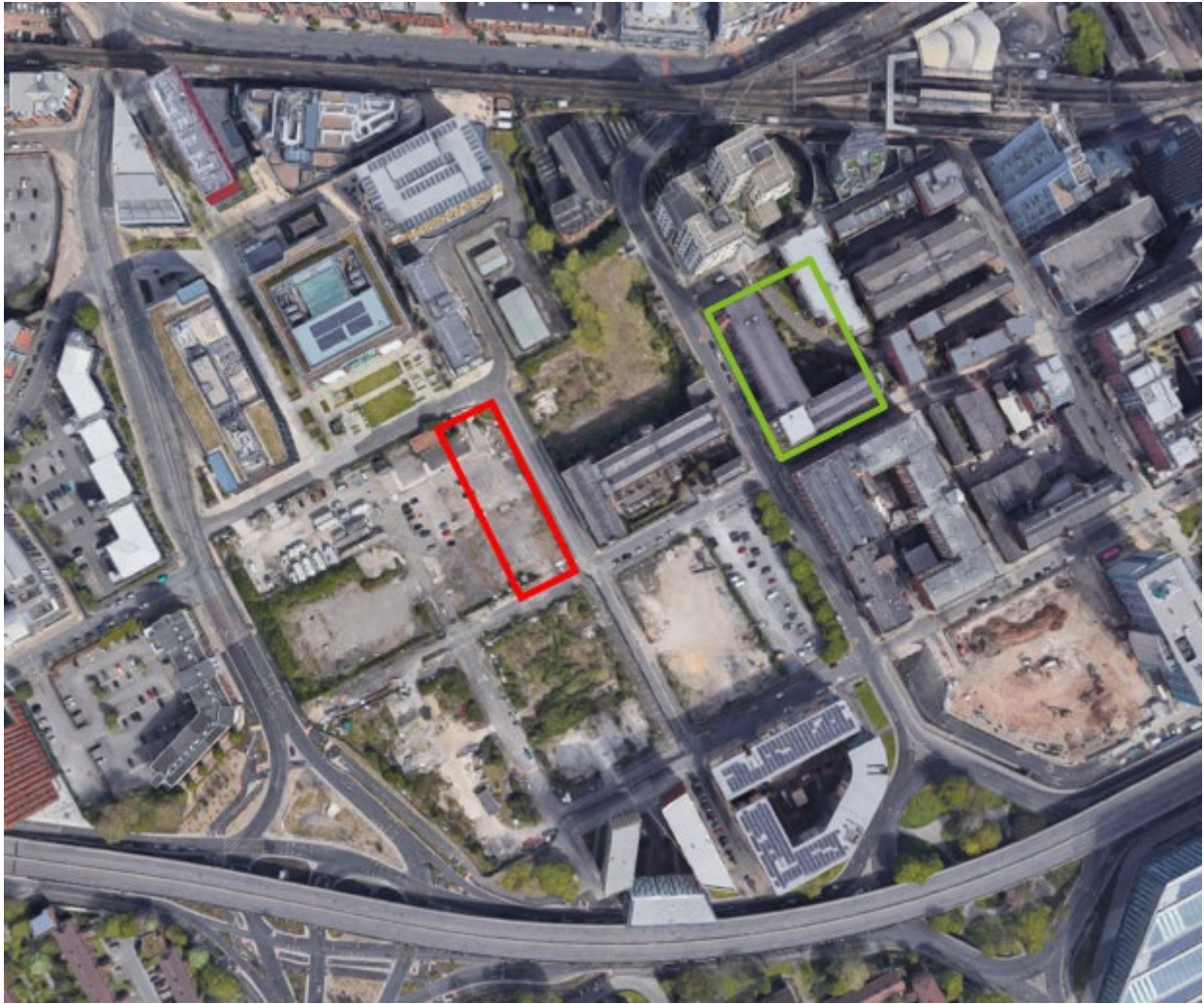


Figure 5.8 – Setting of Chorlton New Mill. Heritage asset shown in green, and Site shown in red. (Source: Google Images, 2022, marked up by Author)

5.27. Overall, the setting of the heritage asset makes **a negligible contribution to the significance of the asset.**

Contribution of Site to Setting

- 5.28. The Site is located 100m to the east behind Macintosh Mill and will be partially visible. Currently, the Site is comprised of vacant, undeveloped land with hoarding that has been subject to graffiti, creating an unattractive appearance for the asset whilst the built form can be seen as a gap in the urban grain representing no contribution to the historical and architectural context to the asset and the wider setting.
- 5.29. Overall, it is considered that the Site makes **a negative impact to the setting of the asset** and **does not contribute to its significance.**
- 5.30. The area immediately to the west of the asset is comprised of vacant land which detracts from the areas character. Careful development of the Site presents a clear opportunity to fill in a crucial gap in the urban grain whilst acting as a catalyst for investment into the asset and the plots to the south. At the time of writing, proposals for the development of Plot 9a have begun on site, which would effectively limit the appreciation of the heritage asset from the viewpoint shown in **Figure 5.9** looking from the west, creating a sense of enclosure within what is currently considered an unusually open aspect.



Figure 5.9 – View 11 of Chorlton New Mill edged in green from Medlock Street. Plot 9a (under construction) massing is shown in purple. (Planit-IE, marked up by Deloitte, 2023)

Chorlton Old Mill (Asset #4) – Grade II



Figure 5.10 - Chorlton Old Mill edged in green. (Author's own, 2022)

- 5.31. The asset is again historically significant due to its role in and representation of the industrialisation of Manchester, and in particular this area which has notable concentration of mills.
- 5.32. Chorlton Old Mill is a Grade II Listed Mill that was first built in 1795, later extended in c. 1810 until it was eventually converted into residential accommodation in 1993.
- 5.33. The listing description reads:

“Cotton spinning mill, converted to accommodation in 1993. The earliest mill on the site was built in 1795, considerably extended c1810, and then largely rebuilt in 1866. Brick with slate roof (missing at time of inspection). Single range of a formerly U-plan mill survives: six storeys over basement, 14x8 bays, each with rectangular window with flat arched head. Panelled corner pilasters. Former shallow wings to each side to rear. Interior construction is cast-iron columns and beams carrying transverse brick arches (some columns encased in steel), and with three bays of cast iron arch-braced roof trusses. Later C19 rebuilding involved re-use of some at least of the structural iron-work, but it is likely that the roof structure dates in its entirety to the 1860's.

HISTORY: as Chorlton Twist Company, the earliest mill on the site was developed by Robert Owen before he moved to New Lanark. He sold it in 1809, and a series of alterations and extensions followed. The C19 owners of the mill also developed the adjacent Chorlton New Mill, (qv) with which Chorlton Old Mill forms a group. This the surviving building on the site, is a partial rebuild of an early C19 mill, with an unusual cast-iron roof structure.”

5.34. The heritage asset is considered to have **low architectural significance** and **moderate historic significance**.

Contribution of Setting to Assets Significance



Figure 5.11– Setting of Chorlton Old Mill. Heritage asset shown in green, and Site shown in red. (Source: Google Images, 2022, marked up by Author)

5.35. As shown in **Figure 5.10**, Chorlton Old Mill can also be experienced alongside other heritage assets within the immediate area which when viewed together provide a visual indication of the former historical character. As expressed above, these buildings are harmonious with one another and as a result they create a strong historical identity. In contrast, the area to the east of the heritage asset is comprised of vacant, undeveloped land which creates a negative perception of the area and do not share the same historical qualities witnessed in the Conservation Area.

5.36. Overall, the setting of the heritage asset makes **a negligible contribution to the significance of the asset**.

Contribution of Site to Setting

5.37. The Site is located 110m to the east behind Macintosh Mill and will be partially visible. Currently, the Site is comprised of vacant, undeveloped land with hoarding that has been subject to graffiti, creating an unattractive appearance for

the asset whilst the built form can be seen as a gap in the urban grain representing no contribution to the historical and architectural context to the asset and the wider setting.

- 5.38. Overall, it is considered that the Site makes **a negative impact to the setting of the asset** and **does not contribute to its significance**.
- 5.39. The area immediately to the west of the asset is comprised of vacant land which detracts from the areas character. Careful development of the Site presents a clear opportunity to fill in a crucial gap in the urban grain whilst acting as a catalyst for investment into the asset and the plots to the south.

Mill on north east corner of junction with Chester Street (Asset #5) – Grade II



Figure 5.12 – View of Mill on north east corner of junction (Cambridge Mill) edged in green. Site denoted by red arrow. (Author's own, 2022)

- 5.40. Also known as Marsland Mill, after the industrial family for whom was originally built in 1795, this was partially rebuilt in 1813. It too was eventually owned by the Birley family, forming part of the larger estate made up by the mills in the area. The asset is again historically significant due to its role in and representation of the industrialisation of Manchester, and in forming part of the concentration of mills in the area.
- 5.41. The Chorlton Old Mill (commonly referred to as Cambridge Mill) is a Grade II Listed Building that was also formerly used as a factory but has been converted into residential apartments, as part of this conversion the windows were replaced
- 5.42. The listing description reads:

"Cotton spinning mill, now offices. early C19, altered. Brown brick in Flemish bond with some sandstone dressings, roof concealed by parapet. Rectangular plan. Five storeys with basement and attic, 13 windows to Cambridge Street; square stair-turret attached between 8th and 9th windows, with doorway at its base; doorway inserted in 10th bay; segmental-headed windows with arched brick heads, all with altered glazing. Coped parapet. Five-window gable end

to Chester Street has central doorway, similar windows including one at attic level. Interior now has suspended ceilings, but construction is probably of fireproof type."

- 5.43. The heritage asset is considered to have **low architectural significance** and **moderate historic significance**.

Contribution of Setting to Assets Significance

- 5.44. As shown in **Figure 5.12 and 5.13**, Cambridge Mill can also be experienced alongside other heritage assets within the immediate area which when viewed together provide a visual indication of the former historical character. As expressed above, these buildings are harmonious with one another and as a result they create a strong historical identity. In contrast, the area to the west of the heritage asset is comprised of vacant, undeveloped land which creates a negative perception of the area and do not share the same historical qualities witnessed in the Conservation Area.
- 5.45. Overall, the setting of the heritage asset makes **a negligible contribution to the significance of the asset**.



Figure 5.13 – Setting of Cambridge Mill. Heritage asset shown in green, and Site shown in red. (Source: Google Images, 2022, marked up by Author)

Contribution of Site to Setting

- 5.46. The Site is located 120m to the east behind Macintosh Mill and will be partially visible. Currently, the Site is comprised of vacant, undeveloped land with hoarding that has been subject to graffiti, creating an unattractive appearance for the asset whilst the built form can be seen as a gap in the urban grain representing no contribution to the historical and architectural context to the asset and the wider setting.
- 5.47. Overall, it is considered that the Site makes **a negative impact to the setting of the asset** and **does not contribute to its significance**.
- 5.48. The area immediately to the west of the asset is comprised of vacant land which detracts from the areas character. Careful development of the Site presents a clear opportunity to fill in a crucial gap in the urban grain whilst acting as a catalyst for investment into the asset and the plots to the south.

6. Assessment of Impact

- 6.1. This Section assesses the impact that the Proposed Development has on the significance of the identified heritage assets.

The Proposed Development

- 6.2. Full Planning Permission is being sought for the next phase of development at First Street. The Proposed Development comprises the erection of a 14 storey purpose-built student accommodation and food-hall with associated landscaping and public realm, highway improvements and other associated works. Full details of the Proposed Development are detailed within the Design and Access Statements submitted with the application.
- 6.3. Immediately west of the Site is Plot 10a for which a planning application (Ref: 136043/FO/2023) has been submitted for a highly sustainable office development and which has been designed collaboratively with Plot 10b to provide a comprehensive regeneration for Plot 10, First Street. Whilst the heritage assessment relates solely to Plot 10b, it is useful to understand the combined effects on the historic environment if both come forward and which has been considered at the end of each assessment of impact on the identified heritage assets.

Assessment of Impact on Identified Heritage Assets

Former cotton mill on west side of junction with Cambridge Street (Macintosh Mill) (Asset #1) – Grade II

- 6.4. The Proposed Development will be visible in conjunction with the heritage asset as they are located adjacent to each other as shown in **Figure 6.1**. As a result, this will result in a slight change to the way that the heritage asset is appreciated.



Figure 6.1 – View 4 of Macintosh Mill edged in green from the north-east in conjunction with Plot 10b edged in blue and Plot 11 in yellow (under construction). (Planit-IE, 2023)

- 6.5. As shown in **Figure 6.1** and **6.2**, the Plot 10b building will be taller in height in comparison to Macintosh Mill which sits six storeys tall, adjacent to the Site. Visually, this scale of development will have a slightly dominating effect over the heritage asset and will therefore reduce the ability to fully appreciate the heritage asset at street level.



Figure 6.2 – View 5 of Macintosh Mill from River Street edged in green in conjunction with Plot 10b. (Planit-IE, 2023)

- 6.6. Previously, it has been possible to view the heritage asset when looking from View 11, shown in **Figure 6.3**. This meant that the heritage asset could be appreciated from this view enhancing its significance. However, as Plot 9a is now on site the view of the heritage asset is now being obscured regardless of the Proposed Development.



Figure 6.3 – View 11 of Macintosh Mill edged in green from Medlock Street in conjunction with Plot 10b edged in blue and Plot 9a in purple (under construction. (Planit-IE, 2023)

- 6.7. The proposed design of the building with the strong and simple façade echoes the structure of the surrounding listed Mills that are generally of square or rectangular floorplate throughout, providing a high quality and contextually responsive design that helps to mitigate the impacts highlighted above.

- 6.8. Furthermore, the development height outlined within the First Street Strategic Development Framework is set at 70m, the proposed development falls well below this threshold helping to minimise the impact on the identified Heritage Assets. The proposals for Plot 10b sensitively step down from 10a, responding to the varied heights in the area and responding to the heritage assets within Macintosh Village. This is demonstrated in **Figure 6.4**.

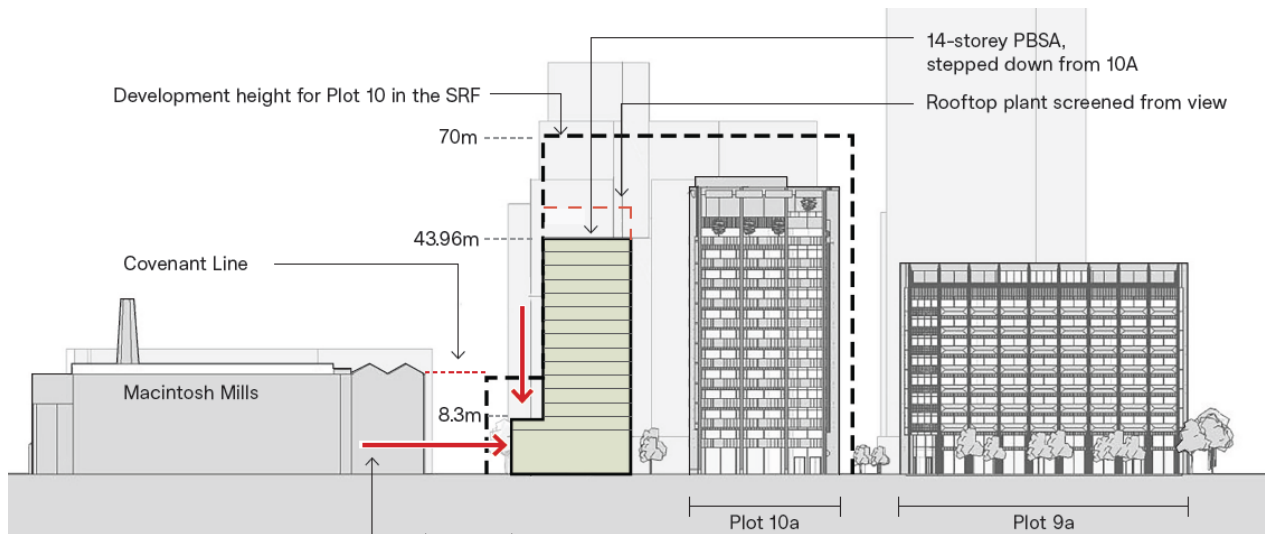


Figure 6.4 – Proposed building height relative to that envisaged in the First Street SRF

- 6.9. Additionally, the Proposed Development will have a positive effect on the setting of the listed building by revitalising a 'gap' site in the urban form that has been sensitively designed to respect its surroundings. It can also be considered that the Proposed Development may blend better with the existing townscape once Plot 9a and Plot 11 completes construction.
- 6.10. Based on the above it is considered that the Proposed Development will create a **minor adverse** impact to the significance of the heritage asset. The level of harm is considered to be on the lesser end of '*less than substantial harm*' due to the impacts being mitigated through the high-quality façade treatment and tonality of the material chosen, as well as the distance between the heritage assets and the Proposed Development, meaning that the proposals blend into the emerging skyline at First Street whilst complementing red brick mills of Macintosh Village.
- 6.11. Contextually, as shown on Figure 6.5 and 6.6, we can see the combined effect of Plot 10b together with Plot 10a. As demonstrated within the figures, the effect of the two buildings together would be largely similar due to their proximity to each other and their scale and massing.



Figure 6.5 – View 4 of Macintosh Mill edged in green from the north-east in conjunction with Plot 10b edged in red, Plot 10a in green and Plot 11 in yellow (under construction). (Planit-IE, 2023)



Figure 6.5 – View 11 of Macintosh Mill edged in red from Medlock Street in conjunction with Plot 10b edged in blue, Plot 10a in green and Plot 9a in purple (under construction. (Planit-IE, 2023)

Mill chimney stack on west side of junction with Cambridge Street (Asset #2) – Grade II

- 6.12. The Proposed Development will be visible in conjunction with the heritage assessment as they are located adjacent to each other as shown in **Figure 6.7**. As a result, this will result in a slight change to the way that the heritage asset is appreciated.
- 6.13. As shown in **Figure 6.7**, Plot 10b presents a noticeable change to the view of the chimney given the scale of the buildings. The proposed scale and massing introduces new built form into the existing backdrop to the chimney which was previously clearer and unobstructed. On this basis, the ability to fully appreciate the heritage asset at street level has been slightly reduced, in particular the scale of the chimney was historically a dominating feature of this view which will now be seen in conjunction with the Proposed Development.

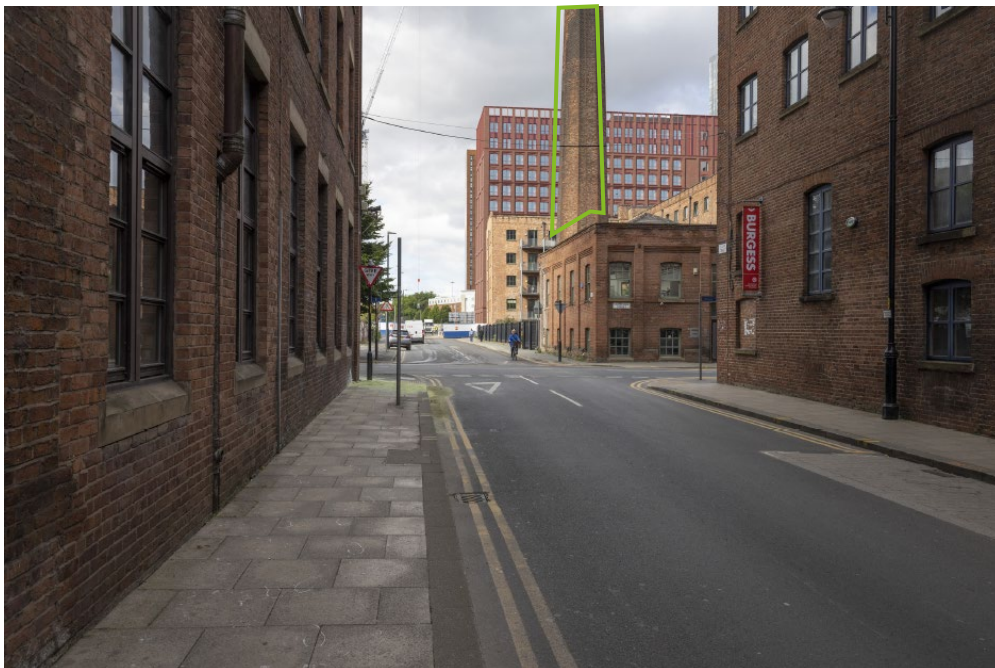


Figure 6.7 – View 3 of Macintosh Mill Chimney Stack edged in green in conjunction with Plot 10b in the background. (Planit-IE, 2023)

- 6.14. Previously, it has been possible to view the heritage asset when looking from View 11, shown in **Figure 6.8**. This meant that the heritage asset could be appreciated from this view enhancing its significance. However, as Plot 9a is now on site the view of the heritage asset is now being obscured regardless of the Proposed Development.



Figure 6.8 – View 11 of Macintosh Mill Chimney Stack edged in green from Medlock Street in conjunction with Plot 10b edged in blue and Plot 9a in purple (under construction). (Planit-IE, 2023)

- 6.15. The proposed design of the building with the strong and simple façade echoes the structure of the surrounding listed Mills that are generally of square or rectangular floorplate throughout, providing a high quality and contextually responsive design that helps to mitigate the impacts highlighted above.
- 6.16. Furthermore, the Proposed Development will have a positive effect on the setting of the listed building by revitalising a ‘gap’ site in the urban form that has been sensitively designed to respect its surroundings.
- 6.17. Although this will be prominent in this area, and highly visible, given the development context with the endorsed SDF, it is considered that the proposals will help restore the dense urban grain of the area and we read within a new development context, alongside the existing heritage assets.
- 6.18. It can also be considered that the Proposed Development will form part of a cohesive townscape once Plot 9a and Plot 11 completes construction.
- 6.19. Based on the above it is considered that the Proposed Development will create a **minor adverse** impact to the significance of the heritage asset. The level of harm is considered to be on the lesser end of ‘*less than substantial harm*’ due to the impacts being mitigated through the high-quality façade treatment and tonality of the material chosen, as well as the distance between the heritage assets and the Proposed Development, meaning that the proposals blend into the emerging skyline at First Street whilst complementing red brick mills of Macintosh Village.
- 6.20. As shown on Figure **6.9 and 6.10**, we can see the combined effect of Plot 10b together with Plot 10a. As demonstrated within the figures, the effect of the two buildings together would be largely similar due to their proximity to each other and their scale and massing.

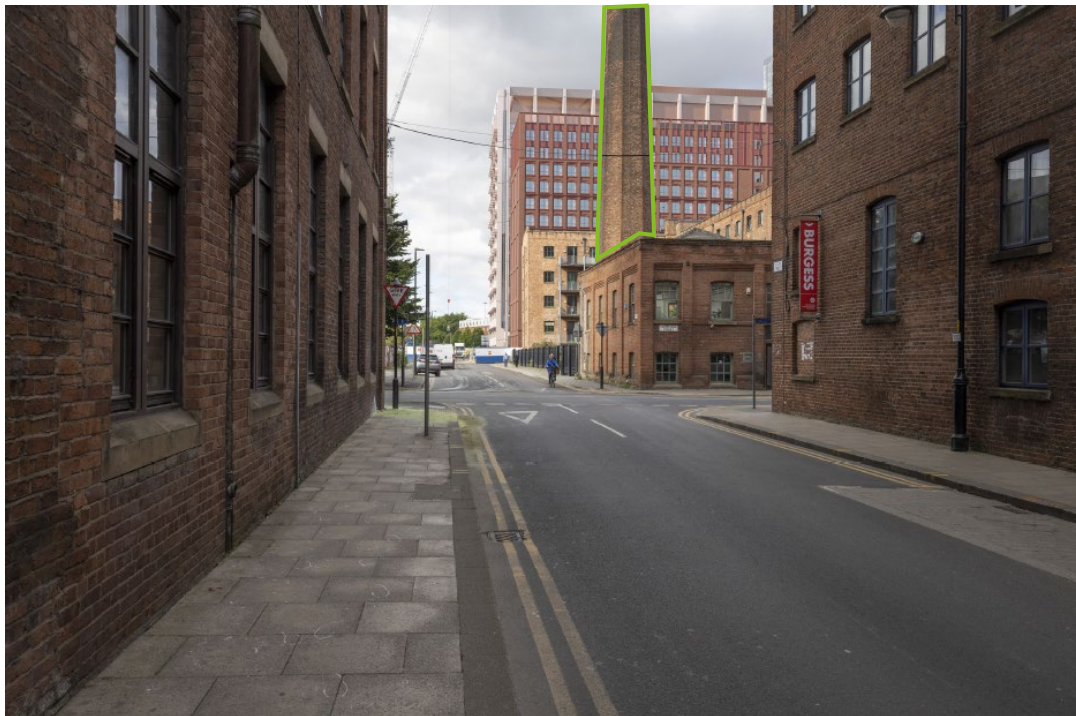


Figure 6.9 – View 3 of Macintosh Mill Chimney Stack edged in green in conjunction with Plot 10b and Plot 10a in the background. (Planit-IE, 2023)

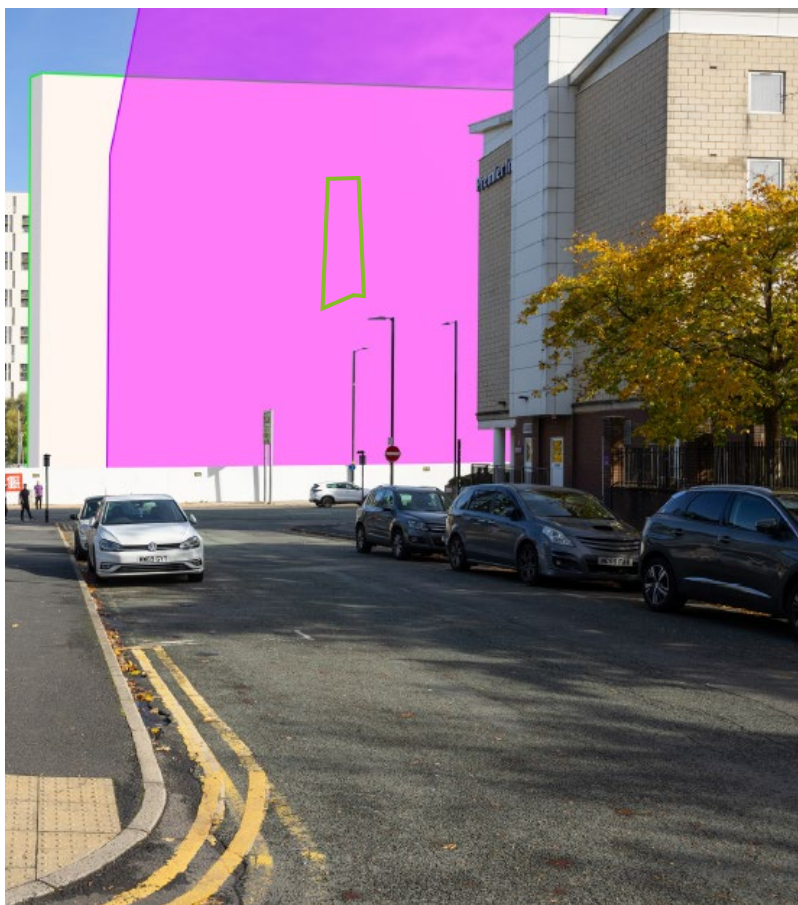


Figure 6.10 – View 11 of Macintosh Mill Chimney Stack edged in green from Medlock Street in conjunction with Plot 10a edged in green and Plot 10b behind as well as Plot 9a in purple (under construction). (Planit-IE, 2023)

Chorlton New Mill and attached chimney (Asset #3) – Grade II

- 6.21. Similarly to the above assets, the Proposed Development will be visible in conjunction with the heritage assessment as they are located in close proximity to each other as shown in **Figure 6.11**. As a result, this will result in a slight change to the way that the heritage asset is appreciated.



Figure 6.11 – View 3 of Chorlton New Mill edged in green in conjunction with Plot 10b edged in blue (Planit-IE, 2023)

- 6.22. Similarly to the above, Plot 10b will present a noticeable change to the view of Chorlton New Mill given the scale of the buildings. The proposed scale and massing introduces new built form into the existing backdrop to this viewpoint which was previously clearer and unobstructed. On this basis, the ability to fully appreciate the heritage asset at street level has been slightly reduced.
- 6.23. MacIntosh Mill and attached chimney fall between the proposed development and and Chorlton New Mill creating distance between the two and enhancing the heritage setting in the immediate vicinity of the heritage asset. Therefore, creating a lesser degree of visual impact.
- 6.24. The proposed design of the building with the strong and simple façade echoes the structure of the surrounding listed Mills that are generally of square or rectangular floorplate throughout, providing a high quality and contextually responsive design that helps to mitigate the impacts highlighted above.
- 6.25. Furthermore, the Proposed Development will have a positive effect on the setting of the listed building by revitalising a 'gap' site in the urban form that has been sensitively designed to respect its surroundings. It can also be considered that the Proposed Development may blend in better with the existing townscape once Plot 9a and Plot 11 completes construction.



Figure 6.12 – View 3 of Chorlton New Mill edged in green in conjunction with Plot 10b and Plot 10a in the background. (Planit-IE, 2023)

- 6.26. Based on the above it is considered that the Proposed Development will create a minor adverse impact to the significance of the heritage asset. The level of harm is considered to be on the lesser end of 'less than substantial harm' due to the impacts being mitigated through the high-quality façade treatment and tonality of the material chosen, as well as the distance between the heritage assets and the Proposed Development, meaning that the proposals blend into the emerging skyline at First Street whilst complementing red brick mills of Macintosh Village.
- 6.27. As shown on Figure 6.12, we can see the combined effect of Plot 10b together with Plot 10a. As demonstrated within the figures, the effect of the two buildings together would be largely similar due to their proximity to each other and their scale and massing.

Chorlton Old Mill (Asset #4) – Grade II

- 6.28. Similarly to the above assets, the Proposed Development will be visible in conjunction with the heritage assessment as they are located in close proximity to each other as shown in Figure 6.13. As a result, this will result in a slight change to the way that the heritage asset is appreciated.



Figure 6.13 – View 3 of Chorlton Old Mill edged in green in conjunction with Plot 10b edged in blue (Planit-IE, 2023)

- 6.29. The impact of the Proposed Development on Chorlton Old Mill differs from that of Chorlton New Mill and attached chimney. Given the scale of the building, Plot 10b will present a noticeable change to the setting identified in View 3 as new built form is being introduced into the existing background which was previously clear and unobstructed.

However, primarily this asset is appreciated from other viewpoints such as Hulme Street / Cambridge Street where this Proposed Development would be behind the viewpoint.

- 6.30. Previously, it has been possible to view the heritage asset when looking from View 11, shown in **Figure 6.14**. This meant that the heritage asset could be appreciated from this view enhancing its significance. However, as Plot 9a is now on site the view of the heritage asset is now being obscured regardless of the Proposed Development.



Figure 6.14 – View 11 of Chorlton Old Mill from Medlock Street edged in green in conjunction with Plot 10b edged in blue and Plot 9a in purple (under construction). (Planit-IE, 2023)

- 6.31. Furthermore, the most significant contribution to the heritage asset comes from its immediate setting of the other surrounding mills, due to the historical understanding of such an industrialised area. The Proposed Development of Plot 10b does not sit within this immediate setting but is currently vacant land a significant distance away from the asset. The Proposed Development will therefore revitalise a ‘gap’ site in the urban backdrop of this asset and has been sensitively designed to respect its surroundings. Overall it is considered that the Proposed Development does not impact the ability to understand the asset.
- 6.32. Based on the above it is considered that the Proposed Development will create a **negligible** impact to the significance of the heritage asset.
- 6.33. As shown on Figure **6.15** and **6.16**, we can see the combined effect of Plot 10b together with Plot 10a. As demonstrated within the figures, the effect of the two buildings together would be largely similar due to their proximity to each other and their scale and massing.



Figure 6.15 – View 3 of Chorlton Old Mill edged in green in conjunction with Plot 10b and Plot 10a in the background. (Planit-IE, 2023)



Figure 6.16 – View 11 of Chorlton Old Mill edged in red from Medlock Street in conjunction with Plot 10a edged in green and Plot 10b behind as well as Plot 9a in purple (under construction). (Planit-IE, 2023)

Mill on north east corner of junction with Chester Street (Cambridge Mill) (Asset #5) – Grade II

- 6.34. Cambridge Mill is Grade II Listed. Similarly to the above assets, the Proposed Development will be visible in conjunction with the heritage assessment as they are located in close proximity to each other. As a result, this will result in a slight change to the way that the heritage asset is appreciated.
- 6.35. Previously, it has been possible to view the heritage asset when looking from View 11, as shown in **Figure 6.17**. This meant that the heritage asset could be appreciated from this view, enhancing its significance. However, as Plot 9a is now on site the view of the heritage asset is now being obscured regardless of the Proposed Development.
- 6.36. Albeit, the proposed design of the building with the strong and simple façade echoes the structure of the surrounding listed Mills that are generally of square or rectangular floorplate throughout, providing a high quality and contextually responsive design that helps to mitigate the impacts highlighted above.
- 6.37. Furthermore, the Proposed Development will have a positive effect on the setting of the listed building by revitalising a 'gap' site in the urban form that has been sensitively designed to respect its surroundings. It can also be considered that the Proposed Development may blend in better with the existing townscape once Plot 9a and Plot 11 completes construction.
- 6.38. Based on the above it is considered that the Proposed Development will create a **negligible** impact to the significance of the heritage asset.



Figure 6.17 – View 11 of Cambridge Mill edged in green from Medlock Street in conjunction with Plot 10b edged in blue and Plot 9a (under construction) (Planit-IE, 2023)

- 6.39. As shown on **Figure 6.18**, we can see the combined effect of Plot 10b together with Plot 10a. As demonstrated within the figures, the effect of the two buildings together would be largely similar due to their proximity to each other and their scale and massing.

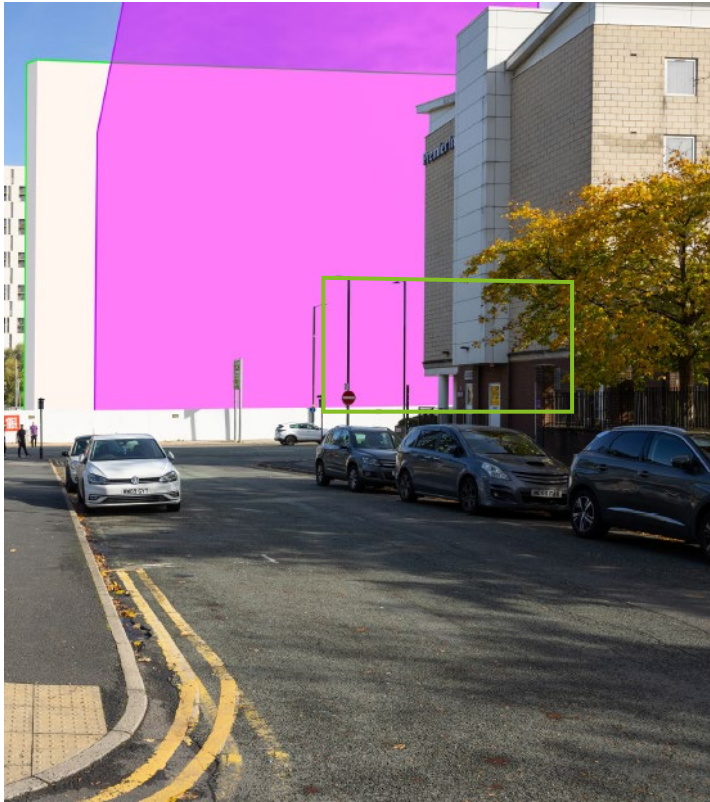


Figure 6.18 – View 11 of Chorlton Old Mill edged in green from Medlock Street in conjunction with Plot 10a edged in green and Plot 10b behind as well as Plot 9a in purple (under construction). (Planit-IE, 2023)

Summary of Assessment of Impact

6.40. The assessment of impact on the identified heritage assets is summarised below:

Table 6.1 Assessment of Impact

Asset No	Asset Title	Significance of Asset	Contribution of Setting	Contribution of Site to Setting	Assessment of Impact
1.	Former cotton mill on west side of junction with Cambridge Street (Macintosh Mill)	<i>Low-moderate</i>	<i>Low</i>	<i>Negative</i>	<i>Minor adverse</i>
2.	Mill chimney stack on west side of junction with Cambridge Street	<i>Moderate</i>	<i>Low</i>	<i>Negative</i>	<i>Minor adverse</i>
3.	Chorlton New mill and attached chimney	<i>Moderate-High</i>	<i>Moderate-High</i>	<i>Negative</i>	<i>Minor Adverse</i>
4.	Chorlton Old Mill	<i>Moderate</i>	<i>Moderate</i>	<i>Negative</i>	<i>Negligible</i>
5.	Mill on north east corner of junction with Chester Street (Cambridge Mill)	<i>Moderate</i>	<i>Moderate</i>	<i>Negative</i>	<i>Negligible</i>

7. Planning Policy Assessment

- 7.1. The NPPF stresses that ‘great weight’ should be given to the conservation of designated heritage assets (NPPF paragraph 199), emphasising the need to avoid substantial harm, in terms of demolition, alteration or the compromise of an asset’s setting.
- 7.2. As concluded in Section 6, the Proposed Development will cause less than substantial harm to the identified heritage assets 1, 2 and 3 and no harm to heritage assets 4 -9, as such Paragraph 202 of the NPPF is triggered.
- 7.3. Where less than substantial harm is identified, the level of harm is considered to be on the lesser end of the spectrum due to the impacts being mitigated through the high-quality façade treatment and tonality of the material chosen, as well as the distance between the heritage assets and the Proposed Development, meaning that the proposals blend into the emerging skyline at First Street whilst complementing red brick mills of Macintosh Village. In addition, the Proposed Development will see the regeneration of a currently vacant site that experiences instances of anti-social behaviour and will therefore provide an overall enhancement to the amenity of the area and that of the heritage assets.
- 7.4. Paragraph 202 of the NPPF states that where a development would 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. These are outlined in the submitted Planning Supporting Statement.
- 7.5. Paragraph 206 of the NPPF directs local authorities to look for opportunities for new development within conservation areas and sites within the setting of heritage assets which enhance or better reveal their significance. Paragraph 206 of the NPPF also 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”*.
- 7.6. Paragraph 197 directs local planning authorities to consider three key factors when determining planning applications concerning the historic environment. These are considered below in light of the Proposed Development.
- The Proposed Development will sustain the significance of the identified heritage assets.
 - The Proposed Development will not affect the positive contribution that the heritage assets can make to their community.
 - The Proposed Development will make a positive contribution to local character and distinctiveness.
- 7.7. The Site has been earmarked for development by the First Street SDF, and has no historic link to the remaining local assets. It is considered that the Proposed Development will continue to enhance the regeneration of this area, thereby making a positive contribution to overall local character and distinctiveness. A list of the Public Benefits of the Proposed Development has been summarised within Section 6 of the Planning Statement. It is considered that the public benefits derived from the Proposed Development outweigh the small number of instances of *less than substantial harm*.
- 7.8. The Proposed Development is in aims to meet the ambitions of MCC Local Policy EN3 (Preserving and enhancing the historic environment) and Saved UDP Citywide Development Control Policy DC 18.1 (Conservation Areas) and Policy DC19.1 (Listed Buildings) through the provision of an appropriately sited Proposed Development and sensitively chosen material palette. There are no direct interfaces with heritage assets and the site is not located within a conservation area.
- 7.9. Overall, the Proposed Development is in accordance with statutory legislation and national and local policy when read as a whole.

8. Summary and Conclusions

- 8.1. In accordance with the requirements of the NPPF, the significance of the designated heritage assets which have the potential to be affected by the Proposed Development have been described within this Heritage Statement. This included an assessment of the contribution the setting and the Site makes to this significance.
- 8.2. The impact on this significance has been assessed. It has been concluded that the Proposed Development will cause **less than substantial harm** to the identified heritage assets 1, 2 and 3 and **no harm** to heritage assets 4 -5, as such Paragraph 202 of the NPPF is triggered. A list of the Public Benefits of the Proposed Development has been summarised within Section 6 of the Planning and Tall Building Statement.
- 8.3. The Proposed Development is therefore in accordance with the Development Plan and other material considerations.



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