

35 Fountain Street Manchester

Heritage Statement: Significance Appraisal & Impact Assessment

December 2022

Prepared by



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35 Fountain Street, Manchester - Heritage Statement

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Heritage Statement – Issued: 16.12.2022

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1. INTRODUCTION

1.1 Purpose of the Heritage Statement

This **Heritage Statement** has been prepared on behalf of the Applicant by Heritage Architecture Ltd, a specialist practice of conservation architects, surveyors, planners and heritage consultants which specialises in the historic environment.

The site is situated in Manchester city centre, to the south of Market Street and west of Piccadilly Gardens. It is bounded by Marble Street to the north, Fountain Street to the west, York Street to the south, and West Mosley Street to the east. The existing office building on the site was granted planning permission in November 2000 (ref: 059090/FO/CITY1/00) and yields no heritage significance. The current proposals seek Full Planning Permission for the following:

“Refurbishment and reconfiguration of 35 Fountain Street to create a new office building (Use Class E), including replacement building facades, a 2 storey rooftop extension, servicing and cycle parking, access and associated works”

This Statement should be read in conjunction with the plans, drawings and Design and Access Statement prepared by OMI Architects.

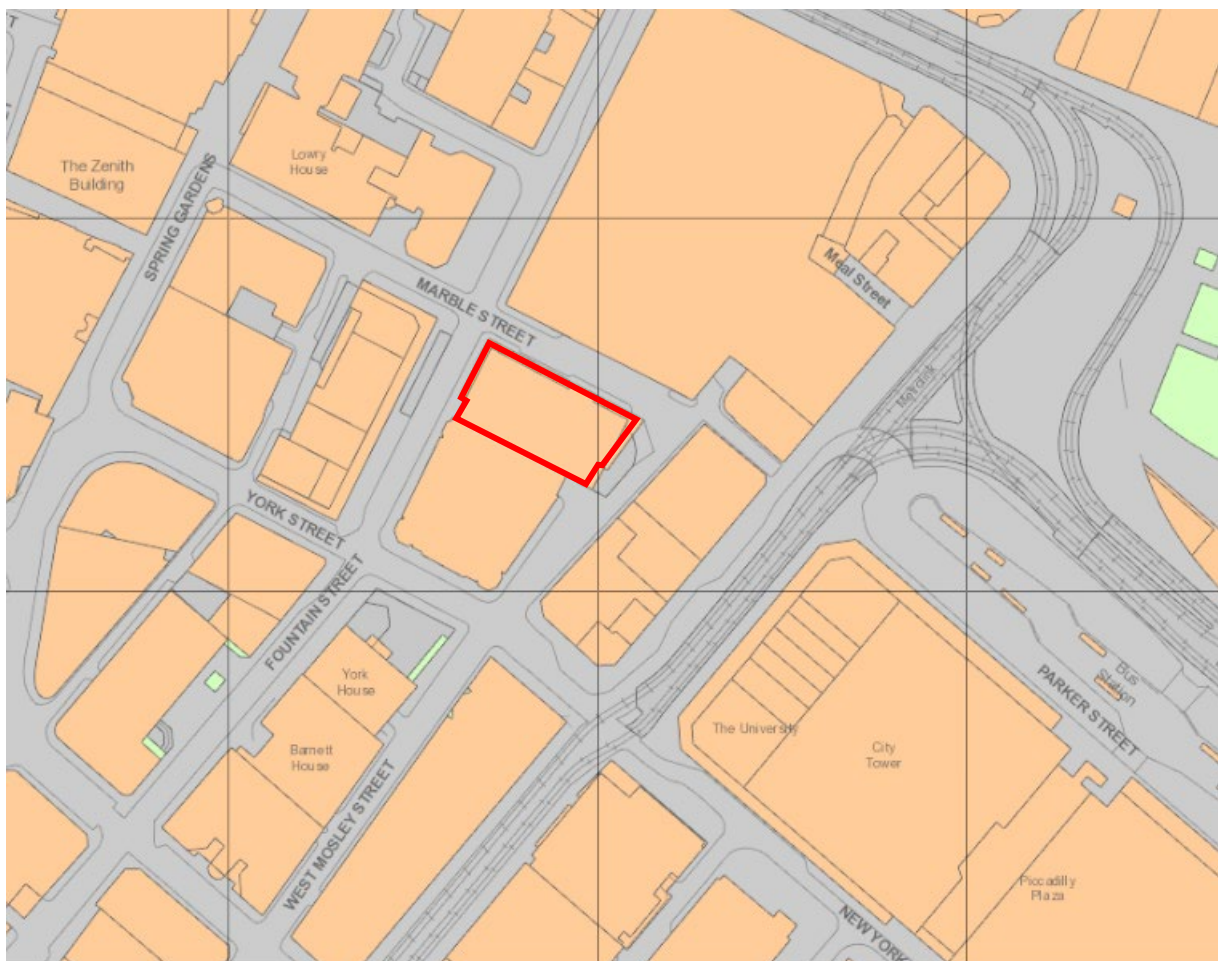


Figure 1: Site Plan. Extent of site area indicated within red line boundary. Site is bound by Marble Street to the north, West Mosley Street to the east, York Street to the south and Fountain Street to the west.

The building is located within the Upper King Street Conservation Area and within the setting of a number of listed buildings. It will be clear, therefore, that any proposal to redevelop the Site has the potential to have an indirect (visual) impact upon the settings of these Listed Buildings and upon the character and appearance of the Conservation Area. In accordance with **paragraph 194 of the NPPF**, the Local Planning Authority (LPA) requires the applicant to “*describe the significance of any heritage assets affected, including any contribution made by their setting*”, in order to understand the implications of any proposal.



Figure 2: Map adapted from Upper King Street Conservation Area Appraisal (Manchester City Council website). The Site at 35 Fountain Street is indicated in green, Listed Buildings in blue and the extent of the Conservation Area is within the red line boundary. **Source:** MCC Website, Upper King Street Conservation Area.

1.2 General Methodology – focus on proportionality.

This Heritage Statement is framed by the requirements of the **Planning (Listed Buildings and Conservation Areas) Act 1990, Section 72**. This is necessary because the 1990 Act 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**.

The LPAs assessment of potential harm to the character, fabric or setting of a listed building, or to the character and appearance of a conservation area, must be an evidence-based planning judgment. This is because the weight which the authority applies to determine the degree of direct (physical) or indirect (visual) impact must be *proportionate* to the relative significance of the identified heritage asset. Thus, ‘*less-than-substantial*’ harm should not be afforded the same weight as that defined as

being ‘*substantial*’. The NPPF also stresses that all analysis and evidence must be **proportionate** to the relative significance of the heritage asset and the impact of the proposed development. This fundamental requirement informs the methodology used in this Heritage Statement.

The analysis of heritage significance and impact in this Heritage Statement accords with the requirements of the **paragraphs 194 and 199** of the NPPF (2021) and Historic England’s October 2019 guidance, as it presents sufficient and proportionate evidence to enable the Council, “*to reach an informed decision*”. The conclusions of this Heritage Statement are thus based on the “*need to be proportionate to the significance of the heritage assets [potentially] affected, and the impact on the significance of those heritage assets*”.

The Heritage Impact Assessment (Part 2) comprises an assessment of both the **direct and indirect heritage impacts**, defined as follows by ICOMOS in its 2011 guidance:

- **Direct heritage impacts** are physical alterations to the fabric or character of the Site arising as a primary consequence of the proposed development. They result in a degree of change to the Site, or alterations to the surroundings in which the heritage asset is experienced (i.e. its setting).
- **Indirect heritage impact** are changes to the experience of the Site, or the setting of other heritage assets. Indirect heritage impacts on setting refers to perceptible visual effects on the experience and/or character of heritage assets beyond the development footprint.

The assessment of relative significance is a comparative process, and for this reason it relies heavily on the analysis of a range of information, including local knowledge. It aims to establish whether a component of the area is of local, regional, national or international significance, and therefore merit appropriate consideration in the Planning process.

1.3 Research sources.

This Heritage Statement is the result of an extensive process which synthesises relevant evidence sourced from: documentary research, site analysis, building surveying, and professional judgment. The documentary research was based upon primary and secondary sources, including maps, drawings and reports, as well as the archive material.

Reference with the following organisations, and documentation sources has been undertaken:

- Historic mapping (Ordnance Survey where appropriate);
- Various online resources (including the National Heritage List for England and Britain From Above).

Visual surveys of the area were conducted in February 2022, in order to map out and identify the setting of the heritage assets which could be affected by the proposals.

Consideration has also been given to the historical development of the area and key views to the small number of designated heritage assets within the locality. The purpose is to define the contribution of the built form to the appreciation and understanding of the special interest of the area.

1.4 Consultation

The current proposals have been informed by consultations with Manchester City Council (MCC). Historic England (HE) were also consulted. Due to the scale and location of the proposals, HE advised that consultation with conservation staff at MCC was sufficient and most appropriate in this case.

Consultation included the identification and selection of a series of viewpoints from which CGIs of the Proposed Development would be prepared and form part of the Heritage Impact Assessment (HIA). These viewpoints were considered proportionate and appropriate.

1.5 Authorship

This report has been prepared by Sarah Stirling BA (Hons), MA, Built Heritage Consultant at Stephen Levrant Heritage Architecture Ltd., a conservation practice specialising exclusively in the historic cultural environment.

2. THE SITE & HERITAGE CONTEXT

2.1 Location and site description

The existing office building at 35 Fountain Street comprises a 7-8 storey office building established in the early 21st Century. Planning records for the site indicate the building was designed by designed by Cassidy & Ashton Architects and was approved in November 2000 (ref: 059090/FO/CITY1/00).



Figure 3: Aerial view of the Site, shaded red. **Source:** Google street view.

2.2 Area of Analysis

The Site falls within the Upper King Street Conservation Area, and a number of designated heritage assets are located within the immediate vicinity. Consideration has therefore been given to the immediate heritage context around the Site with regard to the impact of the development on significant short-range views.

For the purposes of this assessment, consideration of nearby heritage assets has been restricted to a limited study area around the Site (c.100m radius), due to the dense urban grain and limited visibility beyond immediately adjacent streets.

2.3 Statutory Designations

2.2.1 Listed Buildings

Statutory listing of buildings means that a building is of special architectural or historic interest and is therefore of heritage significance. Grading of listed buildings reflects their architectural and historic interest; Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings are of special interest.

The table below, provides information on the listed buildings within the immediacies of the site, the setting of which special regard should be made (refer to **Figure 4** below).

Table 1: Listed Buildings which have the potential to be impacted by the Proposed Development

Number, as per Figure 4	Designated Heritage Asset	Grade
1	Royal Bank of Scotland	Grade II*
2	Colwyn Chambers	Grade II
3	Harvest House	Grade II
4	No.12 Mosley Street	Grade II
5	No.10 Mosley Street	Grade II
6	Estate Exchange	Grade II*
7	Former National Westminster Bank on Corner at Junction with Spring Gardens	Grade II*
8	No.41 Spring Gardens	Grade II
9	Nos. 43 and 45, Spring Gardens	Grade II
10	No. 49 Spring Gardens	Grade II
11	Rylands Building	Grade II

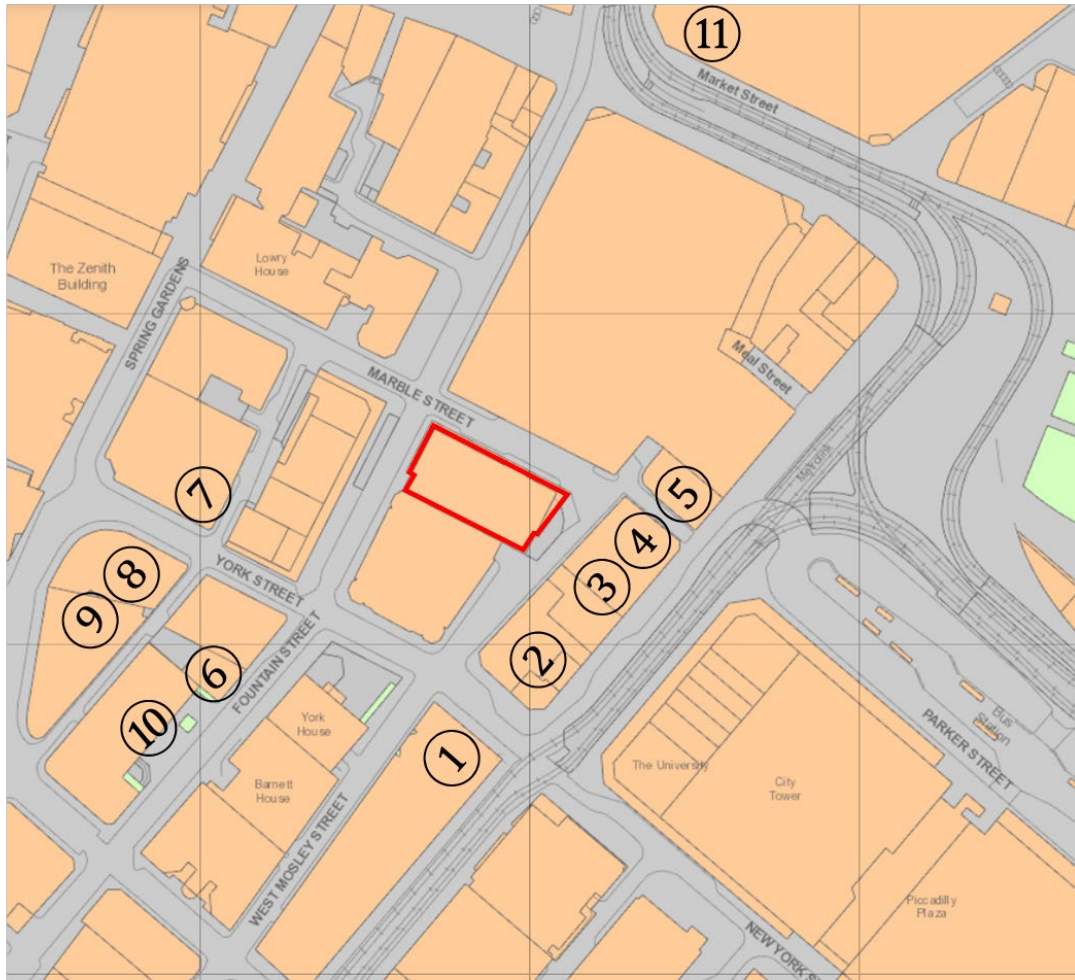


Figure 4: Nearby listed buildings

2.2.2 Conservation Areas

Conservation Areas are areas of townscape designated by the LPA that are deemed to have special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The Site falls within the Upper King Street Conservation Area and has some minor potential to be viewed from the Smithfield Conservation Area (north of Market Street). These designated areas have therefore been scoped into the following assessment.

2.2.3 Non-designated Heritage Assets

LPAs may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'.

Manchester City Council does not have such a local list at the present time. No non-designated heritage assets have been identified in the course of producing this appraisal.

2.3 Archaeological potential

As set out in the historical development of the Site, the current building occupies a site which formerly contained a mid-20th Century building, which itself replaced earlier buildings, of likely late 18th Century date.

The repeated redevelopment of the Site is likely to have reduced the potential for below-ground archaeology. Furthermore, the proposals do not involve works at ground level, and are therefore unlikely to reveal below-ground archaeological evidence.

3. POLICY CONTEXT

3.1 The Planning (Listed Building and Conservation Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Act 1990 is of relevance to the proposals as it provides specific protection for buildings and areas of special architectural or historic interest, over and above that provided by development management.

As the Site is within the setting of a number of listed buildings, **Section 66** of the Act is of relevance, as it requires the LPA 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.

Section 72 of the Act must also be recognised in line with the proposals, as it embodies the ‘*general duty as respects conservation areas in exercise of planning functions.*’ A key phrase in this regard within **Section 72** states that local authorities should ensure while carrying out their planning function that ‘*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that [conservation] area.*’ This duty is therefore applicable to the present proposals.

3.2 National Planning Policy Framework (NPPF) 2021

The policies in the NPPF constitute the Government’s view of what sustainable development in England means in practice. In these terms, development proposals which fail to give due weight to the conservation of heritage assets are deemed not to be sustainable development, and consequently should not be supported. This is because one of the key dimensions of sustainability is to protect and enhance our natural, built and historic environment (**NPPF paragraph 8, point c**).

The focus of the Government’s planning policy guidance is to ensure that account is always taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses, consistent with their conservation (**NPPF paragraph 190, point a**).

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 its setting. Substantial harm is broadly defined within the NPPF as having a fundamental impact on the significance of the heritage asset by means of its total loss, profound physical harm to its fabric, or the complete compromise of its setting.

Consequently, development works are required to be justified by clear and convincing evidence of the impact as presented in this Heritage Statement.

3.3 Planning Practice Guidance (PPG) (2014 and as subsequently amended)

The PPG is an online document which is amended as required by the Government. It provides current advice to assist with the interpretation of the NPPF. The section “*conserving and enhancing the historic environment*” of the current iteration of the PPG has been reviewed and referenced in the course of producing this Heritage Statement.

3.4 Manchester City Council Core Strategy, 2012.

The relevant, local heritage planning policy maintains the same focus as the NPPF. The City Council's heritage policies focus on the fundamental importance of *"preserving or, where possible, enhancing the historic environment"*. The following policies from Manchester's Core Strategy are of relevance.

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. The policy also establishes that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

Policy EN3 (Heritage) states that Manchester City Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. Development options must be designed 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.

3.5 Historic England's guidance.

In 2015 Historic England released three Good Practice Advice notes supporting the implementation of national policy and the related guidance in the PPG. Good Practice Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment) and Good Practice Advice Note 3 (The Setting of Heritage Assets – as amended December 2017) were both utilised as part of this assessment in order to gain a full understanding of the relevant issues.

In particular, the present report takes account of the advice contained within the revised version of Advice Note 3 on understanding what constitutes the setting of a listed building, conservation area or other heritage asset, and the selection of assets the settings of which may be considered to be affected by development in a particular location, as well as the approach to the selection of indicative key views of a proposed development in context with existing heritage assets.

As regards the approach to the impact assessment itself, the report takes account of Historic England's revised advice to the effect that *"as setting and views are matters of qualitative and expert judgement [...] technical analyses [...] should be seen primarily as material supporting a clearly expressed and non-technical narrative argument that sets out 'what matters and why' in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them."* This advice has informed the approach taken to the present report.

The Heritage Statement accords with the requirements of the NPPF, and the guidance set out in **Historic England's Advice Note 12**, *'Statements of Heritage Significance: Analysing Significance in heritage Assets'* (October 2019).

4. HISTORY AND DEVELOPMENT

4.1 Introduction

In order to understand the level of heritage significance of the Site as a component of the wider Conservation Area, it is first necessary to understand its historical development and the impact it made on the development of this part of the city.

This section of the report briefly analyses and interprets historic maps and primary and secondary information in order to provide a sound evidence base, placing the building in the context of the development of Manchester.

4.2 Brief historical background of the immediate context

The area around the Site has traditionally been home to Manchester's financial district. Up until the 17th century, the area around the Site had comprised open fields to the south of the medieval town of Manchester (based around the area where the Cathedral is today). Natural springs in the area provided a water supply to the town and gave rise to the names of Fountain Street and Spring Gardens.

By the 18th century, the settlement had begun to develop into a town, with planned streets and buildings of commerce. The affluent upper classes patronised various cultural institutions, including the first Theatre Royal which was established to the north of the site by 1777 and a concert hall, to the opposite side of York Street. These formed the centre of Manchester's musical and theatrical life until the mid-19th century.

Mosley Street's origins as an extension of the financial district are a century later than those of King Street, but it now contains some of the oldest warehouse buildings in the Conservation Area, due to King Street's successive redevelopments with new financial premises through the 19th Century and into the 1920s.

Throughout the mid-to-late 19th century and into the early-20th century, residential buildings in the area were steadily demolished to make space for the prestigious office buildings of banks and insurance companies. The most influential of which is the Former Midland Bank, established to the west of Spring Gardens to the design of Sir Edwin Lutyens in 1929.

4.3 Map Regression

The following maps and images illustrate the evolution of the subject site from the late-18th century to present day. The purpose of the following section is to provide a comprehensive analysis of the historic character of the Site and its contribution to the surrounding, built historic environment.

Table 2: Map Regression of the Site



Figure 5: 1794, Greens Plan of Manchester – A plan of Manchester and Salford. Drawn from an actual survey by William Green. Begun in the year 1787 and completed in 1794. Engraved by J. Thornton.

The late-18th century map is one of the first to provide some detail of the land which would later come to house the site (extent of boundary indicated in red) and its immediate environs, which are shown to have been fully developed with a series of terraced properties with relatively small footprints. The buildings on the proposals site are divided by narrow lanes: Rook Street to the east, and Bark Street to the west.

The wider area is shown to have been developed into distinct grid-like plots. Key thoroughfares which continue to define the townscape today, such as King Street, York Street and Fountain Street are also illustrated on the plan. The Theatre Royal (later named the Queen’s Theatre) is denoted on the 1794 plan, to the corner of Spring Gardens and York Street, just west of the Site.

The original buildings on the proposals site were likely constructed circa 1790 (all since demolished). Given the Site’s location between the historic Market Street and new financial centre of King Street, it is likely the buildings were constructed for commercial use.

The map shows the area around Mosley Street still under construction, with streets laid out and the northern area already lined by buildings, while the area south of York Street still contains many vacant or partly developed plots. It can therefore be assumed that the plots between Fountain, York, and 'Back Mosley Street' (later West Mosley Street) had been recently developed. The remaining vacant plot in the south-east corner of this block suggests the development was very recent.

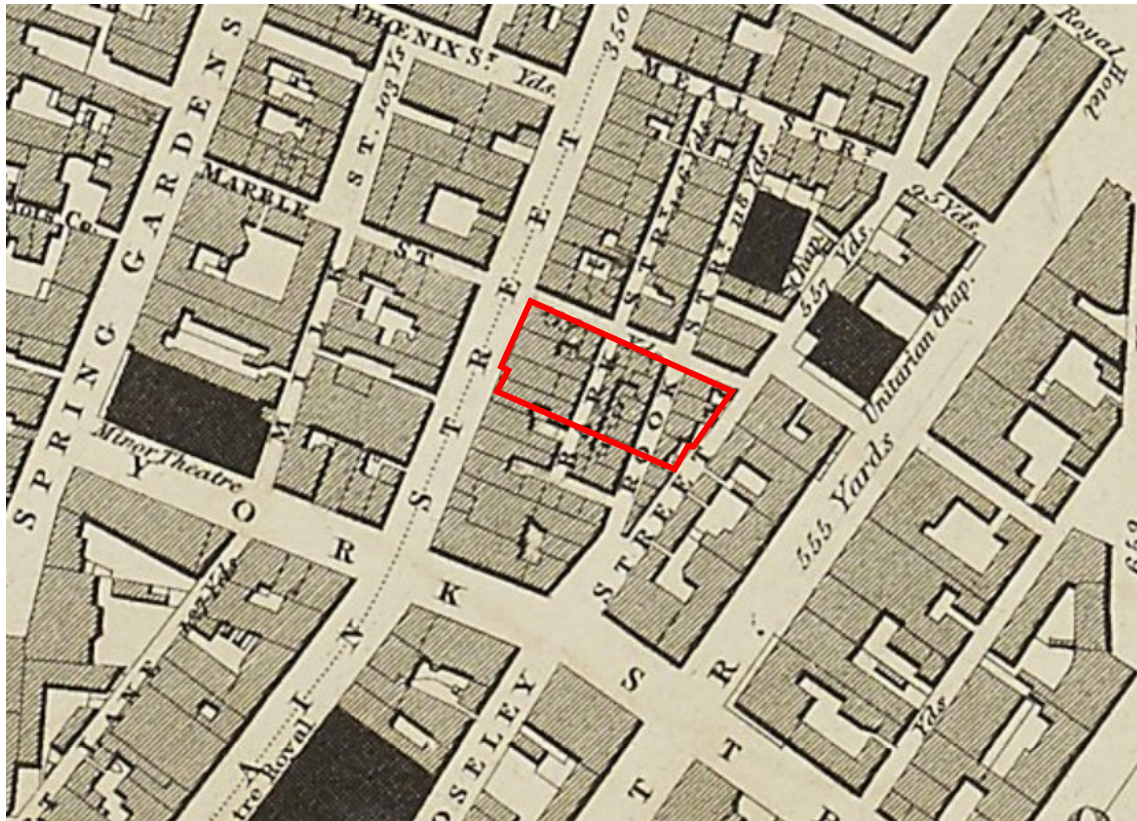


Figure 6: 1832, Banks & Co.'s Plan of Manchester & Salford, with their Environs: Shewing the division of Property & the length of each Street. Surveyed by R Thornton and engraved by A & J Walker.

The early 19th Century map shows the area now fully developed, with the vacant plots to the south entirely filled in. The pattern of streets and surrounding townscape is otherwise unchanged. The Theatre Royal has been renamed the Minor Theatre, reflecting the development of the new, larger Theatre Royal on Fountain Street, visible on the southern edge of the map.



Figure 7: Ordnance Survey Town Plan, 1851. **Source:** NLS maps. This detailed plan shows little change in townscape but details the uses of several buildings around the subject site, including two banks. The Union Bank of Manchester occupied the corner property on York Street and Fountain Street, south of the Site, and the Manchester and Salford Bank can be seen to the north-east, fronting Mosley Street. This demonstrates the development of the area as a financial centre.

Several leisure buildings serving the city centre population are also visible: the Queen's Theatre, Concert Buildings, the Albert Club, and several public houses.



Figure 8: Goad insurance plan (1886) **Source:** British Library. The detailed insurance plan produced by Goad in 1886 shows some amalgamation of smaller units and shows that the buildings were largely in warehouse use by this point, mostly storing goods for the home trade. A mackintosh factory occupies three floors in the north-west building. There are also some small restaurant units on the eastern side. ‘Bark Street’ and ‘Rook Street’ run parallel through the centre of the site area. Although clipped from the map above, the Lewis’ department store was also established by this date (1877).

The surrounding area is shown to have become increasingly characterised with financial premises, denoting the areas historic prestige. The group of warehouses lining Mosley Street to the east are also visible (now Grade II).

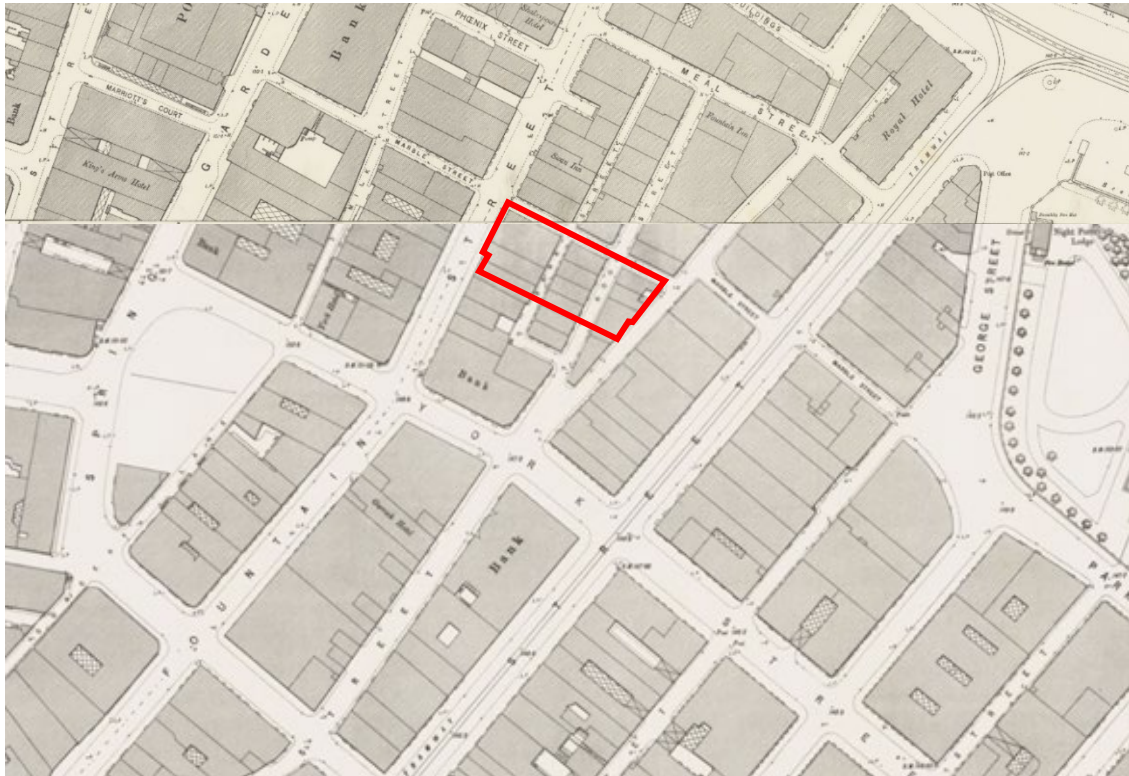


Figure 9: Ordnance Survey Town Plan, 1891. Historic mapping suggests the townscape to be little changed between the 1880s and 1890s, with the footprints of the numerous warehouse and restaurant buildings within the site area shown to be unchanged. By the late 19th century, the buildings within the site area appear to be little changed. Source: NHL Maps.

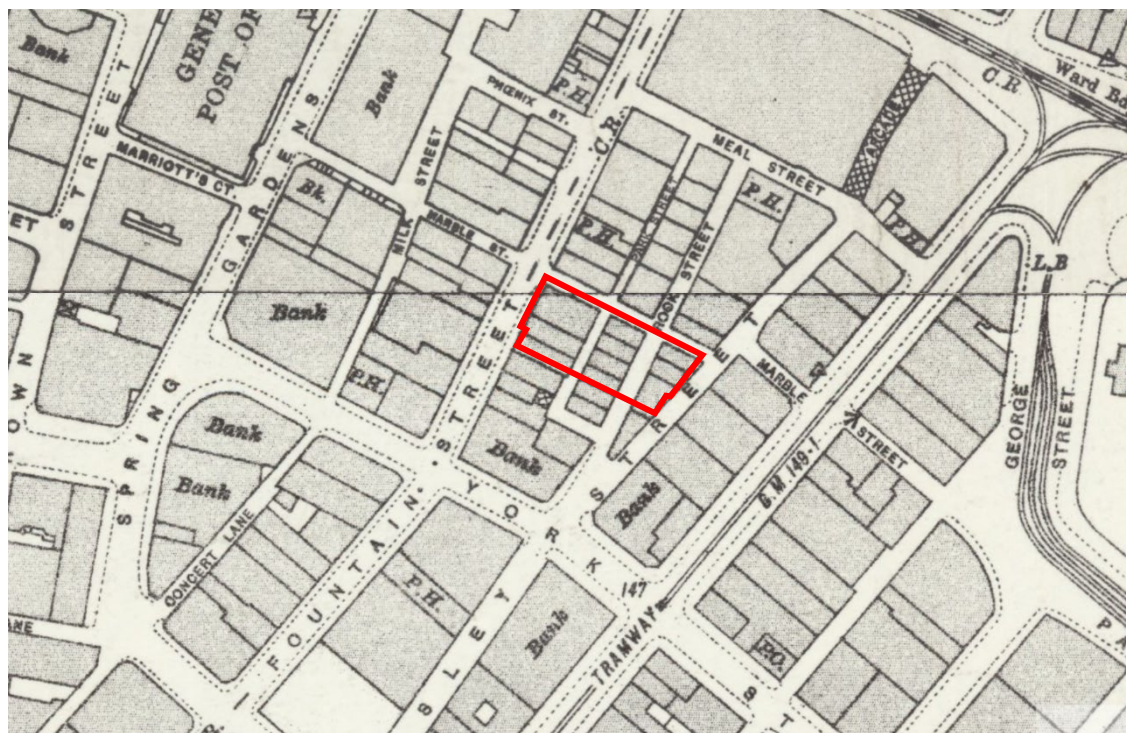


Figure 10: Ordnance Survey map, 1922. Source: NLS Maps. The footprint of the site remained constant until after 1922. The map shows the expanded footprint of Lewis's department store, established in 1877, which has been extended to the south to front Meal Street in addition to the primary Market Street elevation.

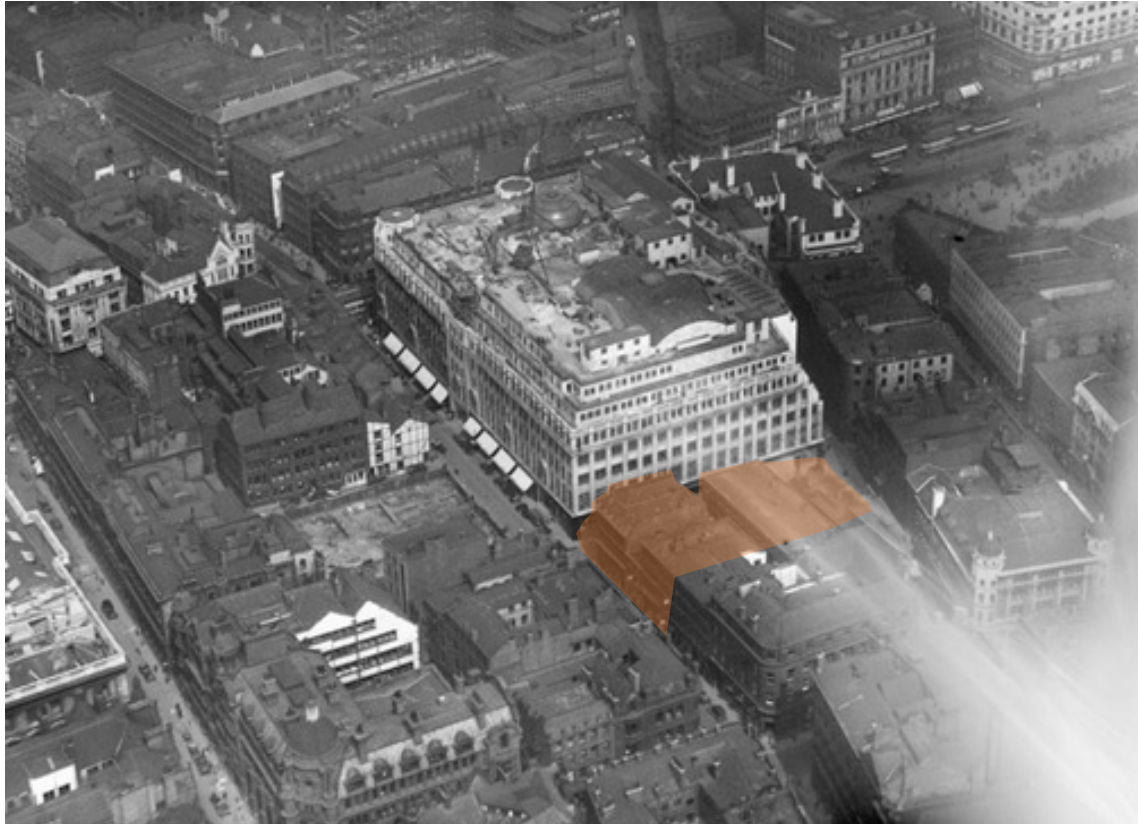


Figure 11: Aerial photograph of Site, 1927. Source: Britain from Above. The Site is first seen as a photograph in 1927, illustrating the three-storey warehouse buildings and two narrow lanes just visible between them. It also demonstrates the Site's new relationship with the expanded Lewis's department store building. This now has a direct relationship with the Site across Marble Street. Meal Street to the north no longer exists as the large department store extends south across two historic blocks.

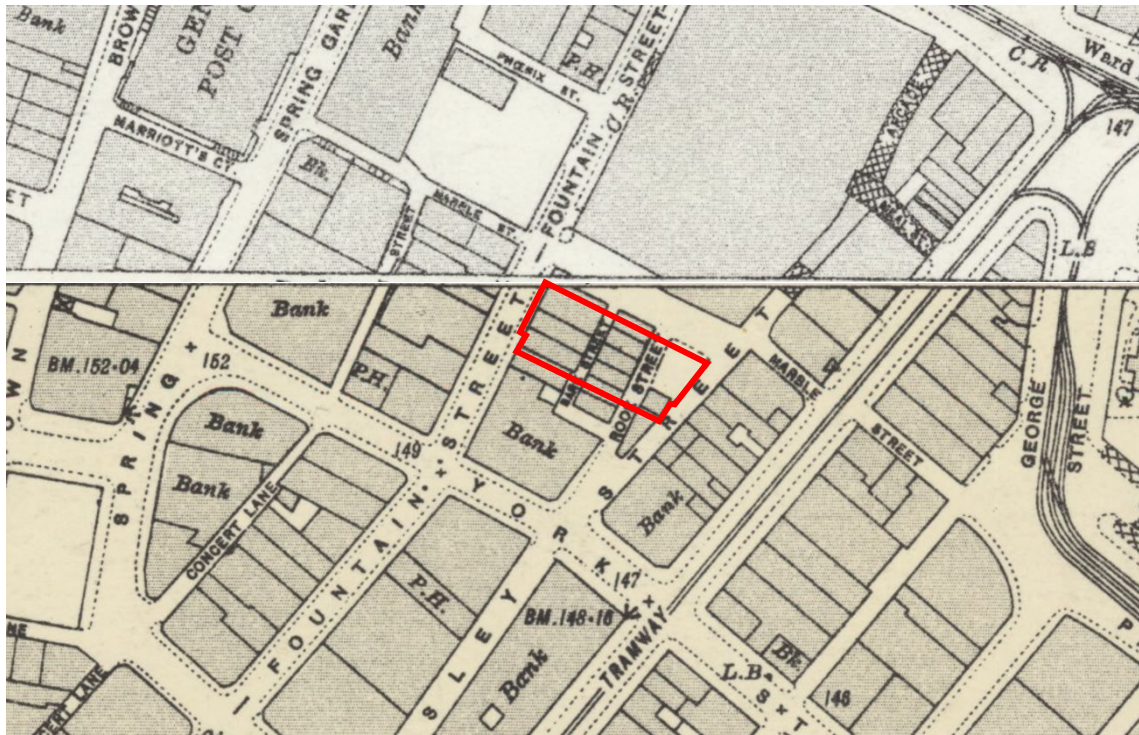


Figure 12: Ordnance Survey map, 1933. The 1933 map shows a small area of demolition in the eastern part of the site. The surrounding area is characterised by numerous bank buildings and a new post office to the west of Spring Gardens. **Source:** NLS maps

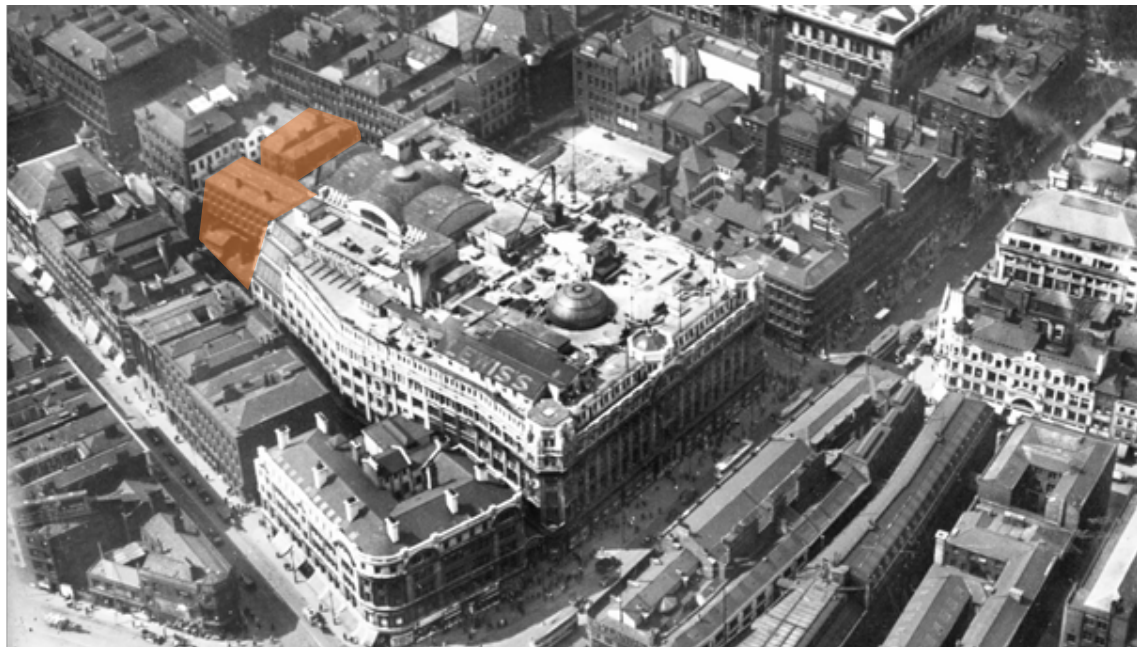


Figure 13: Aerial photograph, 1933. **Source:** Historic England. This 1930s aerial view shows the small area of demolition identified on the 30's map above. The collection of listed warehouses along Mosley Road are also visible.

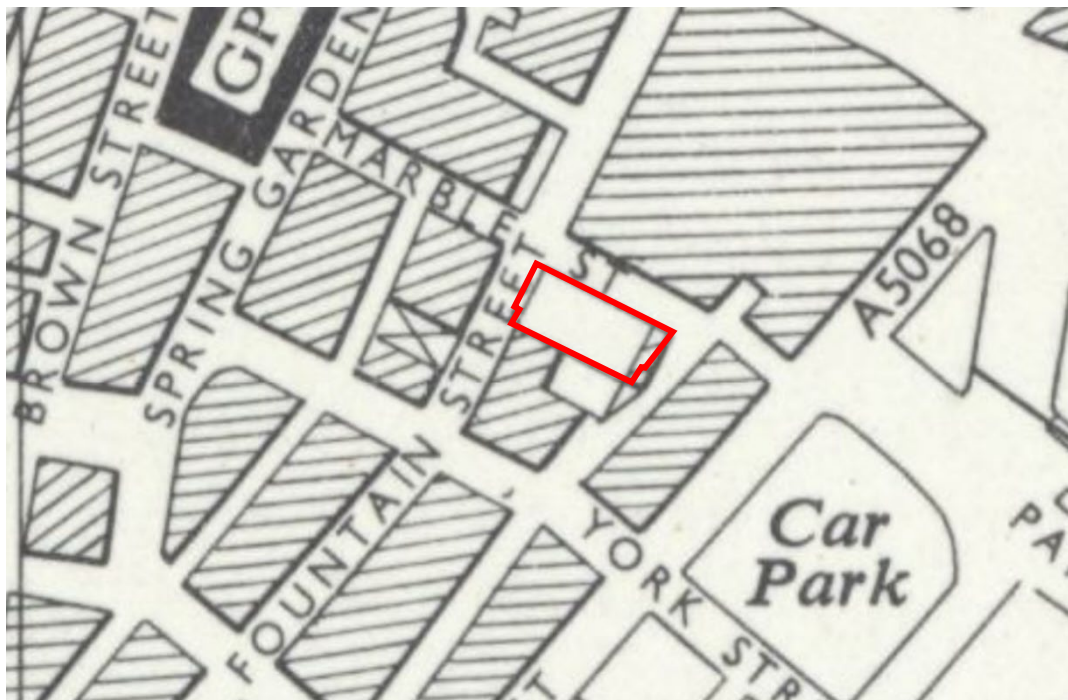


Figure 14: Ordnance Survey map, 1956. By the mid-20th century, the original late 18th and 19th century buildings on the Site had all been demolished. A small unit replacing that demolished in the early 1930s is the only structure on the Site. It can also be seen that the Lewis's department store building has been expanded to the east, to front Mosley Street. Some demolition can also be seen to the east of Mosley Street, on land now used for surface car parking. Source: NLS Maps



Figure 15: Aerial photograph, 1961. Source: Historic England.

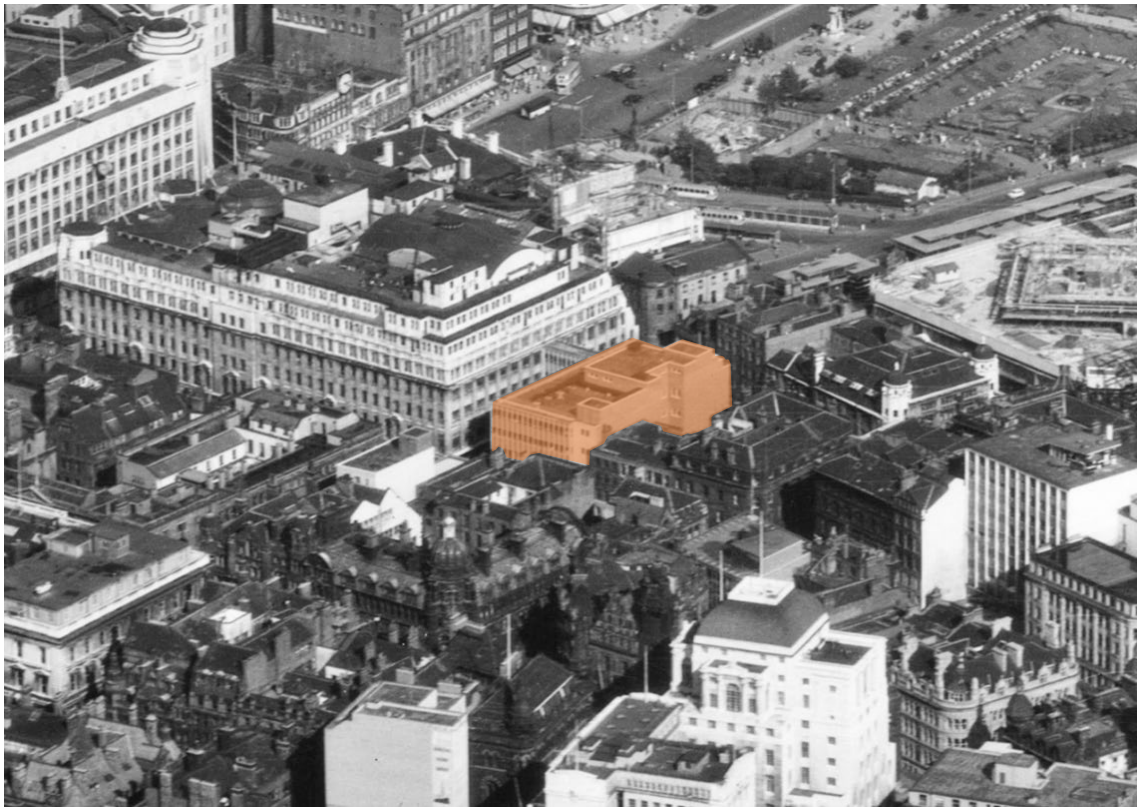


Figure 16: Aerial photograph, 1961. **Source:** Historic England: The two photographs from 1961 show a new building, constructed in the late 1950s or in 1960. This new structure was the 'Lewis's Annexe Building' and was connected to the main department store by a link bridge across Marble Street, visible in both photographs. This link bridge was demolished in the mid-1970s.

The construction of Piccadilly Tower on the vacant land east of Mosley Street can also be seen, which would result in a major change to townscape.



Figure 17: Aerial photograph, 1992. Source: Historic England: The building had a variety of leisure uses through the 1980s and 1990s, including a restaurant and a basement nightclub. Figure 17 shows the Site in the early 1990s, with a new, later-20th Century building to the south, replacing the late 18th Century warehouse buildings which had remained in situ in the 1960s.

The image also captures works (around blue crane, centre) at adjacent listed buildings, 12, 14 and 16 Mosley Street. Permission was given in 1989 for 'demolition of internal fabric, rear elevations and part of [the] Marble Street elevation' as part of a façade retention redevelopment scheme. The image demonstrates clearly that historic fabric was removed from adjacent to the Site and only the façade on the opposite elevation was retained.



Figure 18: Aerial view, 2022 (Google): A satellite view of the current site, from the same perspective, viewed in 1992, shows the redevelopment of the Site with the current building, approved in 2000, at a higher density. It also shows the redevelopment of several other nearby plots, including the sites immediately to the south and west, and the low-rise part of the Piccadilly Tower structure above the podium.

5. SIGNIFICANCE APPRAISAL

5.1 Introduction

The purpose of the significance appraisal is to use recognised criteria to assess the heritage significance and interest of the Site; and of the settings of the identified heritage assets which could be affected by the form of the proposed redevelopment of the Site.

The significance appraisal will inform the subsequent Heritage Impact Assessment (HIA) which considers the effects of the proposals in heritage terms upon the significance of the physical fabric and settings of the identified heritage assets. This in turn allows, in a planning policy context, the extent of “harm” upon any heritage asset incurred by the proposals to be established within the terms defined by the NPPF. In particular, the assessment of significance of setting informs the choice of heritage views which form a key part of the following visual impact assessment.

5.2 Methodology

Criteria have been established to appraise a building’s significance. Statutory criteria, as set out in the ‘Principles of Selection for Listing Buildings’, DCMS, 2018, provides a list of principles for assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest.

The assessment of significance accords with the requirements of the NPPF and uses Historic England’s methodology outlined in its 2019 document, *“Statements of Heritage Significance”*. Historic England’s *“Conservation Principles Policies and Guidance”* 2008 and the revised guidance on *“Setting of Heritage Assets”* (as reissued in Dec. 2017) have also been acknowledged as part of the following assessment.

Consequently, the significance of a designated heritage asset is determined by an analysis of the relevant aspects of the following:

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

➤ **Historic Interest**

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

The focus is on providing necessary and proportionate amount of information based on the perceived level of heritage significance (refer to **Table 6, Appendix I** for full definitions of heritage significance as defined in this present report).

5.3 Significance Appraisal - The Site

The Site comprises a 7-8 storey office building constructed from 2000 on a roughly rectangular site in Manchester city centre. It is bounded by Marble Street to the north, Fountain Street to the west, York Street to the south, and West Mosley Street to the east.

Archaeological interest

The present building is the third structure on the Site, having replaced a mid-20th Century block which itself was built on land formerly containing late 18th Century warehouse buildings. This successive development and redevelopment, of buildings of considerable scale requiring groundworks, the likelihood of below-ground archaeology is low.

Being of early 21st Century date, the building itself holds no archaeological interest.

Architectural and artistic interest

The present building is constructed mainly of red facing brick in common stretcher bond, with dark glazed panels which break up the massing. The building is distinctly modern in both its form and appearance, but not of any particular architectural or artistic interest.

Historic interest

The building currently present on the Site was constructed in c.2000 and holds no historic interest. The Site was initially developed as late 18th Century warehousing, but no evidence remains of this former use.

Setting

The appearance of the building, particularly its lower storeys, are considered to be a negative element to the street scene, as the dark glazing to the curtain wall presents a negative frontage to Fountain Street and Marble Street.

In accordance with the above, the significance of the Site is judged to be **neutral**.

5.4 Listed Buildings – Contribution of setting to significance

The heritage assets which have the potential to be impacted by proposed redevelopment of the Site have been identified in Table 1. The contribution of setting to the significance of these heritage assets will be explored in **Table 3, below**.

The scope of potential impact upon heritage assets can involve impacts upon their setting as well as any physical impact. The importance of ‘setting’ lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance. Therefore, it is the contribution of setting to the significance of the heritage asset which should be established at this stage in the process. For these purposes, the contribution of setting to the significance of any given heritage asset is considered to be either **high, medium, low, negligible or neutral** (refer to ICOMOS 2011 guide to Heritage Impact Assessments for complete definitions).

Table 3: Heritage Assets - contribution of setting to significance				
Number given on Figure 2	Grade	Summary of Architectural and Historic Interest	Contribution of setting to significance	Relationship to existing site
1	Grade II *	Described as the ‘last great work of Edward Walters’, this building has high architectural interest. Constructed in 1862 for the Manchester and Salford Bank, it has high historic interest in reflecting the 19 th Century growth of Manchester as a financial centre, as well as association with a key early Victorian architect.	The building is designed to be viewed from the main thoroughfare of Mosley Street, with a secondary frontage onto York Street. The wider setting beyond the main line of warehouses along Mosley Street impacts little on significance.	Negligible. The asset is best appreciated from Mosley Street, from which the Site is not seen.
2	Grade II	Built 1898 by J Gibbon Sankey, this was formerly the headquarters of Lancashire Mercantile Bank. It has medium architectural and historic interest as a prominent financial building of the late Victorian age.	The architectural interest of the building is concentrated on the corner facing the main junction of Mosley, York and New York streets, and the corner on the adjacent junction, of York Street and Mosley Street West. The setting of the building is therefore mainly to its south-west, towards the former Manchester and Salford Bank building (1) with which it has a key visual relationship.	Limited: the Site is north of the building, and on a secondary street to the rear of its main elevation. The asset is best appreciated from Mosley Street, from which the Site is not seen.
3	Grade II	1839 warehouse, by Edward Walters. Architectural and associative historic interest due to its status as the ‘first work by Edward Walters in this city, and probably the first palazzo-inspired warehouse design.’ Significance is reduced following the 1990 façade retention scheme which	These commercial buildings are best understood and appreciated from Mosley Street. This has undergone significant changes in context as a result of the development of Piccadilly Tower and No.1 New York Street. These have	Limited. The original façade is the key elevation onto Mosley Street.

		reduced the historic fabric present onsite to the front façade.	radically changed the townscape of Mosley Street since the building was listed.	
4	Grade II	Shops and offices, 1870-1880. Medium architectural and historic interest. Significance is reduced following the 1990 façade retention scheme which reduced the historic fabric present onsite to the front façade.		Limited. The original façade is the key elevation onto Mosley Street.
5	Grade II	This imposing Classically designed building was constructed in 1836, by Richard Tattershall, for the Manchester and Salford Bank. It has medium architectural and historic interest, reflecting a relatively early point in the 19 th Century growth of Manchester as a financial centre, and presenting a prominent pedimented façade to the public space at Piccadilly Gardens.	The building faces the open space of Piccadilly Gardens. Its side elevation is minimally detailed. Its setting is therefore restricted to the east and north-east. The large Primark building (formerly Lewis's) wraps around the building and is dominant within its setting. As discussed, the context of Mosley Street (and its junction with Piccadilly Gardens) has undergone significant change in the last 30 years	Negligible, partly due to the impact of the Primark building. The asset is best appreciated from Mosley Street, from which the Site is not seen.
6	Grade II*	This Italian palazzo-style building has high architectural significance in its design, and high historic interest in its association with its architect, Thomas Worthington.	The building's setting is the immediate surroundings of Fountain Street. The street has many contemporary buildings which make neutral or slightly adverse contributions to its setting, including the large corner building at 17 York Street, immediately south of the Site. This significantly limits views of the Site itself.	Limited due to prominence of 17 York Street.
7	Grade II*	This 1902 banking hall has high architectural interest in its Edwardian baroque style, occupying a key corner plot on York Street and Spring Gardens. It also has some high historic significance in its association with the continued development of the area as a financial district.	The building forms a group with 39 and 41 Spring Gardens, and the continued retention of these buildings preserves the context of the heritage asset despite the redevelopment of several other plots around the junction. On Spring Gardens in particular, the townscape has undergone significant change.	None
8	Grade II	1890, formerly a bank. High associative interest with its architect, Alfred Waterhouse, gives the building medium historic interest. The building also has medium architectural interest, with a distinctive curved façade in French Renaissance style.	The building forms a group with 39 Spring Gardens and the above former National Westminster Bank. the continued retention of these buildings preserves the context of the heritage asset despite the redevelopment of	None

			several other plots around the junction. On Spring Gardens in particular, the townscape has undergone significant change.	
9	Grade II	1890, by Heathcote and Rawle, for the Lancashire and Yorkshire Bank. This has some historic in its association with the development of the area as a financial district, and has medium architectural interest, with an imposing Baroque frontage providing a key end-point for views up King Street.	The immediate historic setting of the building is relatively well-preserved, with a collection of late Victorian and Edwardian commercial buildings of architectural quality. Views from the building down King Street contain some modern redevelopment.	None
10	Grade II	High associative interest with its architect, Alfred Waterhouse, as well as its former use as a warehouse, give the building medium historic interest. The 'eclectic' style, with Gothic features such as the first floor balcony and the main doorway, give the building medium architectural interest.	The building has experienced significant erosion of its historic context to the rear along Fountain Street, and to the east along Spring Gardens. The historic building opposite at 60 Spring Gardens is a key retention of historic townscape.	Limited due to distance and intervening structures.
11	Grade II	1932, by Harry S. Fairhurst. Medium-high architectural interest as a prominent corner building with imposing key elevations, reduced somewhat by the addition of modern shopfronts and signage. The building has associative interest with a notable Manchester architect. Medium-high historic interest as 'one of the last and biggest textile warehouses built in the city.'	The building marks a change in setting between older warehousing to the north, and modern shopping streets to the south-west. The modern, transport infrastructure-dominated setting to the south-east does not contribute to the building's significance.	While the building is visible from the Site, it are not considered to fall within the Site's setting due to the strong change in character at the crossroads of Market Street and Fountain Street, separating the two buildings.

Given the long views of these buildings which are possible from Piccadilly Gardens, the proposed additional height to the proposals Site has the potential to result in visual change. This possibility is investigated in the visual impact assessment.

5.5 Conservation Areas

Upper King Street Conservation Area

Designated in 1970 and extended up to Mosley Street in 1985, the Conservation Area comprises the central financial district around the city centre and eastern side of King Street. The Upper King Street Area has been designated as a Conservation Area due to the **high architectural and historic interest** of a number of the buildings within the area and clear grouping of buildings that were born out of a commercial growth of the city during the mid-18th century to the early 20th century. The historic street plan has produced an area of dense urban development with the characteristic continuous building line at the back of the pavement and total coverage of plots. The articulation of junctions and corners is often expressed by the architectural treatment of the buildings with either canted

elevations displaying grand entrances or impressive rooflines. There is a rich variety of architectural styles within the area.

As is commonplace with city centre Conservation Areas, the architectural character and materiality is varied. This is primarily due to the continuous cycles of change and redevelopment which defines the commercial focused nature of town centres. Just east of King Street, around the Site, sandstone and Portland stone is most commonly used, with the surviving warehouses and bank buildings in the immediate area being of a dominant height and massing, establishing their sense of established importance within the townscape.

The upper part of King Street is a wider and more majestic continuation of the earlier portion to the west. Although almost all properties in the street have been re-developed at some time, the west retains the small-scale property boundaries typical of the Georgian period while the upper part to the east has changed its character completely.

Key landmark buildings which define the historic financial core include the Grade II* listed Former Midland Bank, the Former National Westminster Bank and the collection of Grade II listed former banks and insurance buildings situated at 41-47 Spring Gardens.

The character of the immediate area around the site is varied, but generally represents a part of the Conservation Area which accommodates buildings of greater height and scale and are generally of a more contemporary architectural character than those seen on King Street.

The significance of the Conservation Area is **high**.

Smithfield Conservation Area

The Site is approximately 350m south of this Conservation Area. Designated in 1987, it primarily covers the area of the former Smithfield Market to the north-east of the Site in the 'Northern Quarter' district of the city, the 19th century shopping street of Oldham Street, and a number of 18th century townhouses. The Conservation Area is bounded by Swan Street, Oldham Street, Market Street, High Street and Shudehill.

The significance of the Conservation Area is **high**

5.6 Statement of Significance

The Site comprises a modern building of no architectural interest, approved for development in 2000. It was constructed on a plot formerly containing the mid-20th Century annexe building to Lewis's department store, now Primark, located to the north. This structure replaced late-18th Century warehouse buildings, of which no evidence remains.

As a result, the Site does not have any architectural or historic significance, and the successive phases of redevelopment mean that archaeological potential is very limited.

Due to the design and massing of the present building, No.35 Fountain Street forms a negative element within the street scene, reducing townscape quality on Fountain Street and Marble Street.

The existing, 2000s office building upon the Site is therefore considered to make a **negligible adverse contribution** to the character and appearance of the Upper King Street Conservation Area and to the settings of nearby, designated heritage assets.

Due to the marked change in character at the crossroads of Market Street and Fountain Street, which restricts the setting of the southern edge of the Conservation Area to a short distance. As a result the existing building on the Site currently makes **a neutral** to the character and appearance of the Smithfield Conservation Area.

6. HERITAGE IMPACT ASSESSMENT

6.1 Measuring heritage impact

This assessment of the potential heritage impact principally concerns the physical (direct) impact of the proposals upon the character and appearance of the Upper King Street Conservation Area and the indirect (visual) impact of the proposals on the settings of surrounding listed buildings and the Smithfield Conservation Area. The contribution of the setting to significance in each case has been established in the significance assessment above, in preparation for the following impact assessment.

The magnitude of impact is a product of the extent of change which is likely to result from the Proposed Development on the settings of the adjacent listed buildings. Where the proposed changes are considered to enhance the setting or appreciation of a heritage asset, the impact on its significance will be deemed to be beneficial. Conversely, where the Proposed Development is considered to compromise or diminish its positive heritage values the impact on the significance will be deemed adverse.

Therefore, measuring the heritage impact of the Proposed Development is essentially an evaluation of change to the: fabric, character, and appearance of the identified heritage asset, balanced against its relative significance. Please refer to **Table 6, Appendix I for relative significance / values used in this Heritage Statement.**

The relative importance and interest of each heritage asset is considered in the context of its surroundings, and the extent to which the setting contributes to the interest of the asset is considered. In terms of the context, where this exists, historical relationships between heritage assets and their surroundings, and other assets in the vicinity, are considered. In some instances, these relationships may be understood in the light of historic research but may not be, immediately, visually apparent.

The effects are rated as: **Major, Moderate, Minor, Negligible or Neutral**, and can be direct or indirect, adverse or beneficial.

The criteria for assessing the magnitude of change and significance of impact are set out in **Tables 7 and 8 (Appendix II and III)**, both direct heritage impacts (physical alteration or change in character) and indirect heritage impacts (such as the change to the setting of listed buildings), are set out in **Table 7 (Appendix II)**. This follows the recommended approach to evaluating heritage impact derived by ICOMOS (2011) and the tests set by Historic England in the 2017 guidance on the evaluation of: “The Setting of Heritage Assets” (*Historic Environment Good Practice Advice in Planning. Note 3*).

As Historic England’s Guidance Note on producing Statements of Heritage Significance makes clear, the reliance and use of tabulated matrices can lead to a reductionist approach when assessing the true ‘significance’ of impact. Consequently, the following impact assessment is formed of a non-technical narrative argument that sets out ‘what matters and why’ in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them.

6.2 Determining the overall impact

The significance of the effect of change – i.e. the overall impact - on an attribute is a function of the importance of the attribute and the scale of change.

The overall impact of the Proposed Development upon the setting and context of the identified heritage assets is assessed in light of the consideration of the identified heritage views and the effect of the development in each case to arrive at a conclusion as to the effect of the proposals. This gives particular consideration to the overall effects upon key heritage assets (listed buildings and conservation areas) which may form part of the Site, exist in close proximity to it, or be frequently visible in a series of views in conjunction with the proposals.

Mitigation in respect of any adverse impact upon the setting, and / or the context of the identified listed buildings is formulated upon the overall benefits of the Proposed Development. Benefits relate to both the place in which the development will be constructed, as well as benefits to the wider community or society as a whole. Discussion of such benefits fall outside the scope of the Heritage Statement and are expounded in the wider Planning Statement (CBRE).

6.3 The Proposals

The proposed development comprises:

- An increase in office space of 1,898 sqm in the form of a two-storey extension and the reconfiguration of the internal layout of the existing building
- Replacement contemporary façade comprising primarily glazed curtain wall with aluminium spandrels but with areas of precast concrete and brickwork to lower levels and Fountain Street elevations
- Introduction of external roof terraces to provide outdoor space for office workers
- 66 internal cycle parking spaces in a double stack system, along with showers and changing facilities in the basement level

6.4 Visual Impact Assessment

Figure 19, below, provides a baseline map with the relative locations of key heritage viewpoints. These viewpoints were discussed with Manchester City Council and Historic England during pre-application discussions, with a total of **4 heritage views** were agreed to be assessed for potential heritage impact.

The selected views have been scoped in where; a) there is a baseline value to the view, in heritage terms, and b) where the proposed development was visible, and c) sensitive / key viewpoints which test whether the Proposed Development would be visible. Additional views will be assessed as part of the wider Townscape Visual Impact Assessment (TVIA).

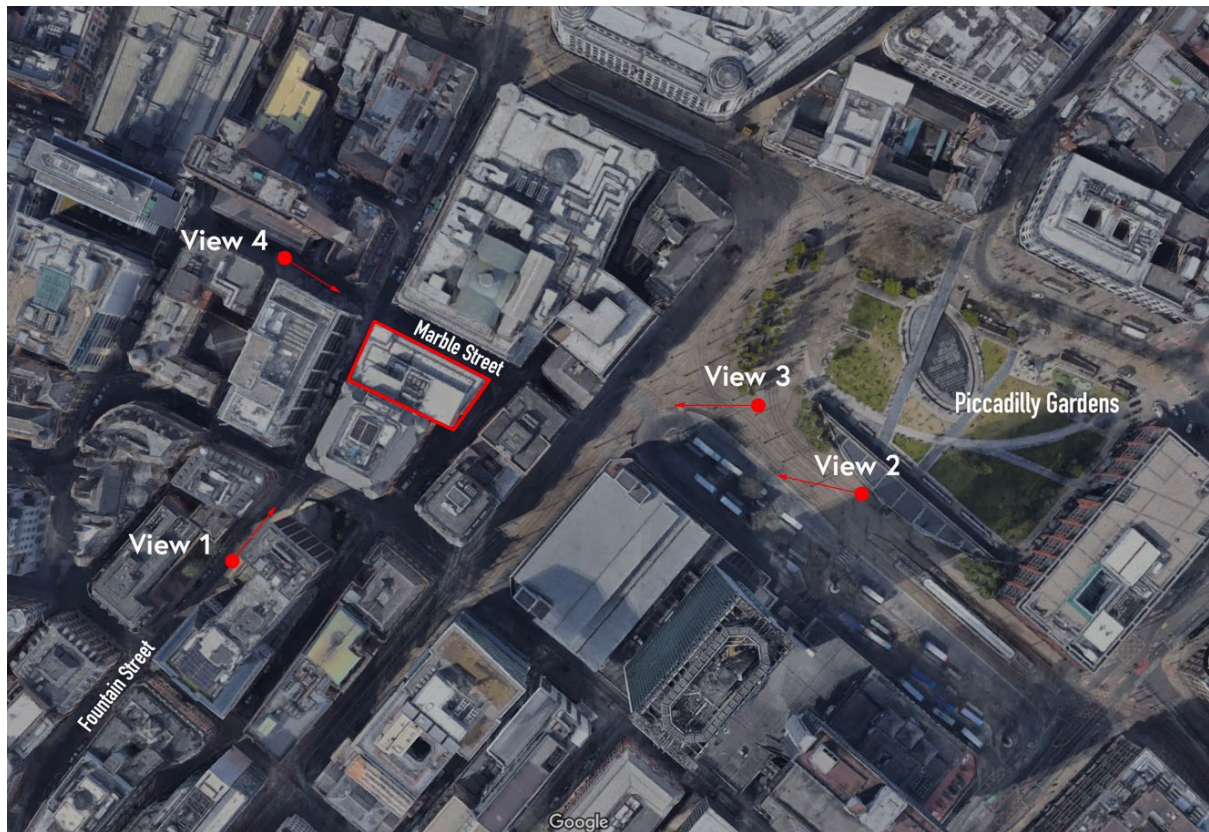
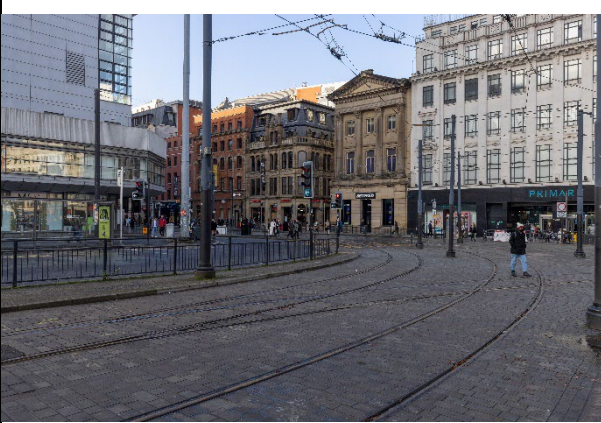
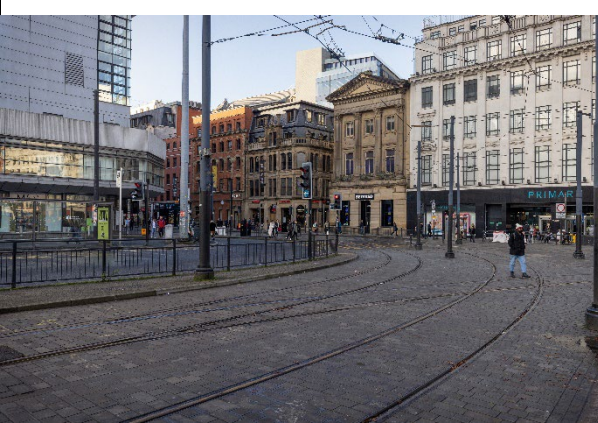


Figure 19: Key Views within 250m radius of Proposed Development Site. **Source:** Planit IE

Table 4: Baseline and Proposed views	
Baseline Image	Proposed view
	
Viewpoint 1: Fountain Street South (Estate Exchange) Viewpoint 1 is taken from Fountain Street looking north towards the proposed development site, which is just visible behind 17 Fountain Street. This view demonstrates the coarse grain and dense development pattern of the area, with tall warehouse buildings and newer developments both maintaining an enclosed character to the street. The dark coloured, recessed glazed lower storeys make a negative contribution to the street scene and do not accord with the character and appearance of other buildings along Fountain Street. Heritage Assets in the view: - Estate Exchange (Grade II*) - Rylands (Grade II) - Upper King Street Conservation Area - Smithfield Conservation Area	Viewpoint 1: Fountain Street South (Estate Exchange) There will be some change to this view, with the Proposed Development just discernible beyond no.17 Fountain Street, which is a modern building. The proposed lift core will break above the established roofline, resulting in some visual change in north facing views along Fountain Street. The removal of the glazed lower storeys and creation of a consistent façade will be beneficial for its design, rendering the building a less fragmented element within this street scene. On balance, it is considered the overall impact upon Upper King Street Conservation Area from Viewpoint 1 will be minor beneficial. It has been identified that the relationship between the Site and the Grade II* Listed Estate Exchange is limited due to the prominence of the intervening building. The impact on the listed building's significance, from this minor improvement to the building's setting will therefore be negligible beneficial. It is not considered that the Rylands Building or the Smithfield Conservation Area share a setting with the

	Site. The impact on these heritage assets is therefore neutral .
	
Viewpoint 2: Piccadilly Gardens Viewpoint 2 is taken from a position just south of Piccadilly Gardens, looking west towards the proposed development site, the roofline of which is already visible above the established roofline of the collection of Grade II buildings along Mosley Street. As can be seen within this view, the Grade II listed building at No.12 Mosley Street has been adversely impacted by a considerable rooftop extension. While a prominent late-19th century building within the townscape, the retail store (Primark) is not statutorily listed. The extension to the building has altered its original form and scale. Lowry House (1973) is also glimpsed into view behind, forming a landmark building within the Upper King Street Conservation Area. The foreground of the view is dominated by a network of Metrolink tracks, with Piccadilly Bus Station to the left and Piccadilly Gardens (just obscured) to the right. This is a key view due to the significant collection of listed buildings centred in the viewpoint. It also looks towards the Site from a key public space. Designated Heritage Assets in the view: - No.10 Mosley Street (Grade II); - No.12 Mosley Street (Grade II);	Viewpoint 2: Piccadilly Gardens The Proposed Development will become more prominent from this location, with the proposed 2-storey extension incurring greater mass and scale above the listed buildings along Mosley Street. While it is clear this will result in some adverse impact upon the settings of these designated heritage assets, the high-quality design and more appropriate materiality helps to soften this. The extension will demonstrably knit well into the existing townscape context, which is already characterised by development of considerable scale, such as Lowry House. It has been identified that the settings of Nos.10 and 12 Mosley Street, and Harvest House have changed significantly in recent decades, with the construction of modern developments such as Piccadilly Tower. As a result, their setting contributes less to their significance. As a result the heritage assets are best appreciated from Mosley Street. Therefore, while the addition of height to the development behind these buildings will result in change to their setting, it is an element of incremental change which has caused significant impacts over several decades. While the increased massing within this view has some negative impact on the ability to appreciate the architectural significance of the listed buildings, views from Piccadilly Gardens are likely to be kinetic as users pass through the space, and the listed

- Harvest House (Grade II); and - Upper King Street Conservation Area	buildings will become more prominent as viewpoints shift throughout the public space. On balance, it is considered the overall impact upon the built historic environment from Viewpoint 2 will be minor adverse.
	
Viewpoint 3: Mosley Street Viewpoint 3 is taken from the corner of Mosley Street where the street meets Piccadilly Gardens, looking south-west towards the Proposed Development Site, the roofline of which is visible above the listed buildings along Mosley Street. The image illustrates the varied architectural character of the historic buildings along Mosley Street. The setting of the Conservation Area has undergone many changes since the development of the Upper King Street area, including modern developments of significant scale. Heritage Assets in the view: - No.10 Mosley Street (Grade II); - No.12 Mosely Street (Grade II); - Harvest House (Grade II); and - Colwyn Chambers (Grade II) - Upper King Street Conservation Area	Viewpoint 3: Mosley Street The Proposed Development will become visible from this central location, encroaching above the roofline of the listed buildings in the foreground of the view. As noted above, it will be clear this is not a high value view, as have an impact on this view, with the building at 35 Fountain Street more prominent above the listed buildings than in its current form. However, the listed buildings are better understood and appreciated in their immediate along Mosley Street. Furthermore, the proposed extension from this perspective appears approximately the same height as the Primark building. As a result, the new development does not appear highly incongruous within the street scene, or of an unusual scale. It is considered that the overall impact upon the built historic environment from Viewpoint 3 will be minor adverse.



Viewpoint 4: Marble Street

Viewpoint 4 is taken from Marble Street, looking east towards the Proposed Development Site. The image illustrates the materiality and form of the architectural existing building in the context of the immediate streetscape, which is also characterised by contemporary development.

From this perspective, the architectural design of the subject building appears particularly fragmented, with an inconsistent building line at the upper and lower storeys.

Heritage Assets in the view:

- No.10 Mosley Street (Grade II);
- No.12 Mosely Street (Grade II);
- Upper King Street Conservation Area

Viewpoint 4: Marble Street

A high degree of change is seen within this close-range view. The recladding of the building and the clarification of the building line at ground and first floor level all create a more coherent form within the street scene. The design demonstrably takes cues from its surroundings, with window proportions and bays responding well to the neighbouring buildings within the street scene.

The change will have minimal impact on the listed buildings to the rear of the view, the settings of which are predominantly better appreciated in north-facing views along Mosley Street.

On balance, it is considered the overall impact upon the built historic environment from Viewpoint 4 will be **minor beneficial**.

6.5 Visual (indirect) Impact Assessment – Summary Table

As recommended in the revised Historic England guidance on the Settings of Historic Buildings referenced above, the perceived indirect (visual) impact upon the identified heritage assets have been tabulated below. The impact assessment has been informed by the baseline significance appraisal above and follows the recommended ICOMOS scheme of Heritage Impact Assessment as defined by the Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011).

These values have been established within the following table (**Table 5, below**) assessing the scale of impact and the perceived effect of change in each case as regard each of the designated heritage assets identified which could potentially be affected by the proposed development.

Table 5 – Predicted impacts of proposed development upon significance of setting to Heritage Assets					
Ref. Figure 4	Heritage asset	Designation	Relative Significance / Value	Scale of impact (setting)	Significance of effect
1.	Royal Bank of Scotland	Grade II*	High	Neutral	Neutral
2.	Colwyn Chambers	Grade II	Medium	Negligible adverse	Negligible adverse
3	Harvest House	Grade II	Medium	Minor adverse	Minor adverse
4	No.12 Mosley Street	Grade II	Medium-low	Minor adverse	Minor adverse
5	No.10 Mosley Street	Grade II	Medium	Minor adverse	Minor adverse
6	Estate Exchange	Grade II*	High	Negligible beneficial	Negligible beneficial
7	Former National Westminster Bank	Grade II*	High	Neutral	Neutral
8	No.41 Spring Gardens	Grade II	Medium	Neutral	Neutral
9	Nos. 43 and 45, Spring Gardens	Grade II	Medium	Neutral	Neutral
10	No. 49 Spring Gardens	Grade II	Medium-low	Negligible	Neutral
11	Rylands Building	Grade II	Medium	Negligible	Neutral
/	Upper King Street Conservation Area	Conservation Area	High	Minor beneficial	Minor beneficial
/	Smithfield Conservation Area	Conservation Area	High	Negligible	Neutral

6.6 Heritage Impact Assessment – Summary

The visual impact assessment above has identified that the proposals would result in:

- Three instances of **minor adverse** impact;
- One instance of **negligible adverse** impact;
- Seven instances of **neutral** impact;
- One instance of **negligible beneficial** impact; and
- One instance of **minor beneficial** impact upon the settings of designated heritage assets around the site.

7. CONCLUSIONS

7.1 Introduction

The National Planning Policy Framework (2021) sets out the Government’s planning policies for England and how these are expected to be applied. This statement addresses the relevant policies within the NPPF concerned with the historic environment (principally Section 16). The relevant local planning policies contained within the Manchester Core Strategy (2012) have also been considered.

As set out in paragraph 194, of the NPPF, this Statement describes the significance of the identified heritage assets within a 250m radius of the Site (focus of the study area). The setting of the identified heritage assets has also been addressed sufficiently to understand the potential impact of the proposals (Section 5).

7.2 Overview of significance and impact

The Planning Practice Guide (2014, amended 2019) emphasises that, *“what matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting”* (Paragraph: 018 Reference ID: 18a-018-20190723).

Therefore, it is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The Heritage Statement has provided a proportionate assessment with regards to significance and impact. Four views have been selected and agreed with the Council to determine the impact of the Proposed Development upon the built historic environment. The VIA demonstrates that the effect of the proposals will result in instances of beneficial and adverse impacts, albeit minor.

The Proposed Development will replace a negative contributor to the Upper King Street Conservation Area and enhance the current office provision to a minor degree. While the proposals will enhance close-range views from Fountain Street, it will be clear the increase in height will result in some select instances of minor adverse impact upon the settings of Grade II listed buildings along Mosely Street. While this impact will be inherently reduced in kinetic views across the townscape, it will be clear the proposals will result in some *“less than substantial harm”*, and therefore the tests embodied within para.201 of the NPPF (2021) are applicable.

7.3 Statutory and policy requirements.

The cumulative impact of the proposed new development should, however, also be evaluated against the positive contribution to local character and distinctiveness, in accordance with the requirements of the NPPF, paragraph 190 (point c). Careful consideration of the alignment, scale, massing and materiality of the Proposed Development, as expounded in the accompanying Design and Access Statement (OBI).

REFERENCES

The following sources have been referenced and used to inform this report. Due to its name change all publications by English Heritage are referred to as Historic England.

1. Planning (Listed Buildings & Conservation Areas Act 1990.
2. Department of Communities and Local Government (2021). National Planning Policy Framework.
3. Department of Communities and Local Government (2019) Planning Practice Guide. Conserving and enhancing the historic environment
4. Historic England (2019). Understanding Place: Conservation Area Designation, Appraisal and Management.
5. Historic England (2008). Conservation Principles. Policies and Guidance.
6. Historic England (2017). The Setting of heritage assets.
7. Historic England (2016). Making Changes to Heritage Assets. Historic England Advice Note 2.
8. Historic England (2015). Historic Environment Good Practice Advice in Planning. Note 2: Decision-Taking in the Historic Environment.
9. Historic England (2019). Statements of Heritage Significance.

APPENDICES

Appendix I: Definition of Significance Terms used in this Heritage Statement

Table 6: The hierarchy and definition of heritage significance relevant to the redevelopment of the Site (tailored from ICOMOS & Historic England guidance)

Heritage status / hierarchy	Description.
Very High / Exceptional heritage significance <i>International architectural and historic interest and importance.</i>	This heritage grading relates to the fabric and setting of: - Scheduled Ancient Monuments, - Grade-I listed buildings, - Grade-I historic parks/gardens, - and battlefields, defined by statute, where the particular site is well represented in the impacted historic environment.
High heritage significance <i>National architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II* and grade-II listed buildings, - Grade-II* and grade-II historic parks/gardens, - battlefields, as defined by statute, - Conservation Areas containing very Important buildings. where the particular site is well represented in the impacted historic environment.
Medium heritage significance <i>Regional architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II listed buildings (dependant on character), - Grade-II historic parks/gardens and battlefields, - designated Conservation Areas, - Unscheduled archaeological sites and landscapes of potential national interest where the fabric and character of the site is well represented in the impacted historic environment.
Low heritage significance <i>Local architectural and historic heritage importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Locally Listed Buildings (as formally identified by the Council and defined by an adopted Local Planning Policy), - Sites identified and recorded as being of heritage interest on the Historic Environment Record, which retain a definable heritage interest as a component of the historic environment. - unrecorded buildings, structures, or designed landscape features, which demonstrably retain a degree of heritage value due to their: architectural design, historic, communal, or townscape interest.
Negligible heritage significance <i>Buildings or fabric components which have been extensively altered, eroding, or compromising their architectural and historic interest</i>	This heritage grading relates to sites which may be: - recorded on the Historic Environment Record in record form or as 'Find Sites' but retain minimal or no original fabric or definable character. - buildings, structures, or designed landscape features, which detract from the architectural design, historic, communal, or townscape interest of the principal heritage asset.

Unknown heritage potential <i>Buildings/sites where the potential importance interest requires determination</i>	This heritage grading relates to sites which may be locally identified as meriting recognition but have not been previously recorded or investigated so that their origins and fabric significance have yet to be objectively defined.
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Appendix II: Assessing the Magnitude of Change or Impact

The magnitude of change or impact is assessed based upon a detailed understanding of how and to what extent the proposed development might impact the heritage asset.

The contribution of the setting to the value of the heritage asset is an integral component which also contributes to the overall value or significance of the asset. Which in turn, allows for the magnitude of direct and / or indirect heritage impact to be determined.

Table 7: Criteria for defining the effect and degree of direct and indirect heritage impact

Definition of magnitude and nature of heritage impact.	Direct heritage impacts	Indirect heritage impact
Major adverse Impact. <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage interest of the identified heritage assets in the view, or the ability to understand and appreciate its architectural and historic interest and thus results in total loss of significance.
Moderate Adverse Impact. <i>Less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its heritage interest.
Minor Adverse Impact. <i>The negative impact on the setting or overall character will need to be clearly balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage interest of the heritage asset and its setting, such that it is noticeably changed.
Negligible adverse impact. <i>This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the</i>	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic

<i>heritage assets' significant physical fabric, their settings or significance to any appreciable degree.</i>	and its special architectural or historic interest.	heritage interest of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.
Neutral Impact. <i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.</i>	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	Imperceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the architectural, aesthetic and historic interest of the heritage assets in the view, or the ability to appreciate its significance to any measurable degree.
Negligible beneficial impact. <i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i>	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic architectural and historic of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial Impact. <i>The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.</i>	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	Minor enhancement to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the architectural and historic interest of the heritage assets in the view, or the ability to appreciate its significance.
Moderate Beneficial Impact. <i>The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage interest.</i>	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage interest. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.

Major beneficial Impact. <i>The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage interest.</i>	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage interest.	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage interest. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
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Appendix III: Assessing the Significance of Impact

The table below, Assessing the Significance of Impact, uses a matrix to combine the value of the heritage assets with the magnitude of impact. As stated within Historic England's Guidance, this is a general guide and is not intended to be prescriptive.

Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. **The scale or severity of impact can be ranked without regard to the value of the asset.** This significance of impact can be either adverse or beneficial.

Table 8: Assessing the Significance of Impact

Value of Heritage Asset	Scale & Severity of Change/Impact				
	No Change	Negligible change	Minor change	Moderate change	Major change
For WH Properties Very High – Attributes which Convey OUV	Significance of Effect or Overall Impact (Either Adverse or Beneficial)				
	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large
For Other Heritage Assets or Attributes	Significance of Impact (Either Adverse or Beneficial)				
Very High	Neutral	Slight	Slight/ Moderate	Large/very Large	Very Large
High	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/ Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight



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