

Ardwick Green North

Ardwick,
Manchester

Heritage Statement: Significance Appraisal & Impact Assessment

Prepared by



Stephen Levant Heritage Architecture Ltd

Canada House, Chepstow Street, Manchester, M1 5FW

www.heritagearchitecture.co.uk

Prepared for:

Church Inn (Ardwick)

November 2022



Ardwick Green North, Manchester: Heritage Statement

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REGISTERED OFFICE: 5 TECHNOLOGY PARK, COLINDEEP LANE, COLINDALE, NW9 6BX

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1. INTRODUCTION

1.1 Purpose of the Heritage Statement

- i) This Heritage Statement has been prepared on behalf of Church Inn (Ardwick) Limited (hereafter referred to as the 'Applicant') by Heritage Architecture Ltd, a specialist practice of conservation architects, surveyors, planners and heritage consultants which specialises in the historic environment.
- ii) The report has been prepared to accompany the planning permission application for the redevelopment of the Site on the northern side of Ardwick Green North, Ardwick, Manchester, M12 6PA (hereafter referred to as the 'Site'), which lies within the administrative boundary of Manchester City Council. A description of the Site and its local context is provided in **Section 2** of this report.
- iii) This Statement appraises identified features of the historic environment within the context of the Site, providing a description of their significance in order to understand the potential impact of the proposals. The impact of the Proposals will be discussed in **Section 7** of this report.
- iv) This Statement has been prepared in the context of relevant national and local heritage policy and guidance. In particular, the report has been prepared in accordance with the national policy requirement of National Planning Policy Framework ('NPPF') paragraph 194. This paragraph stipulates that Applicants should describe the significance of affected heritage assets, including any contribution made by their setting, in a manner that is proportionate to their special interest and enables an understanding of the potential impact of any proposal on this significance.



Figure 1: Aerial view of the Site and surrounding townscape context. The Site boundary is outlined in red.
Source: CODA Architecture.

1.2 Summary of Proposals

- v) The proposals (hereafter referred to as the 'Proposed Development') can be summarised as the redevelopment of the brownfield site with a total of 16 terraced properties split over two separate blocks, each with a single car parking space, and shared refuse facilities. The townhouses will accommodate private outdoor amenity space for residents with a first floor balcony and second floor roof terrace.
- vi) The Proposed Development is discussed in more detail at **Section 6** of this Statement and are presented in detail in the Design and Access Statement ('DAS') and Application Drawings prepared by CODA Architecture in support of this application. This Statement and Heritage Architecture's assessment of the proposal should be read in conjunction with these design material documents.

1.3 General Methodology

- vii) This appraisal is the result of an extensive process which synthesises literature and documentary research, building surveying and professional judgment. The documentary research was based upon primary and secondary sources, including maps, drawings and reports.
- viii) Surveys of the Site and surrounding areas were conducted in November 2022 by visual inspection in order to map out the immediate area surrounding the Site and to analyse the setting of the designated heritage assets that could be affected by the proposals and the contribution it makes to their special interest.

1.4 Research sources.

- i) 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.
- ii) Reference with the following organisations, and documentation sources has been undertaken:
 - Historic Environment Record (HER).
 - Manchester Central Library Archives.
 - Manchester University Archives.
 - Historic mapping (Ordnance Survey where appropriate).
 - Various online resources (including the National Heritage List for England and Britain From Above).
- iii) 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.

1.5 Consultation

- i) The current proposals have been informed by a number of pre-application meetings and consultations with Manchester City Council, who are the Local Planning Authority (hereafter referred to as the 'LPA').

1.6 Authorship

- i) This report has been prepared by Stephen Levrant Heritage Architecture Ltd., an architectural practice specialising exclusively in the historic cultural environment.
- ii) Authors:
 - Anna Manley [BA(Hons), MA] – Heritage and Townscape Consultant
 - Lee Hutchings [BSc (Hons)] – Senior Historic Building Consultant

2. THE SITE & HERITAGE CONTEXT

2.1 Location and Site Description

- i) The Site is located on the northern aspect of Ardwick Green, in the district of Ardwick, Manchester. The Site lies on a north-east to south-west alignment and is bounded by Niven Street to the north, Cotter Street to the east, Ardwick Green North to the south and the east side of St Thomas's Church to the west.
- ii) The Site consists of the cleared site of the former Church Inn public house and the cleared sites of a number of former terraced houses and Sunday school. The former Park Inn public house in the north-eastern corner of the Site has recently been demolished.

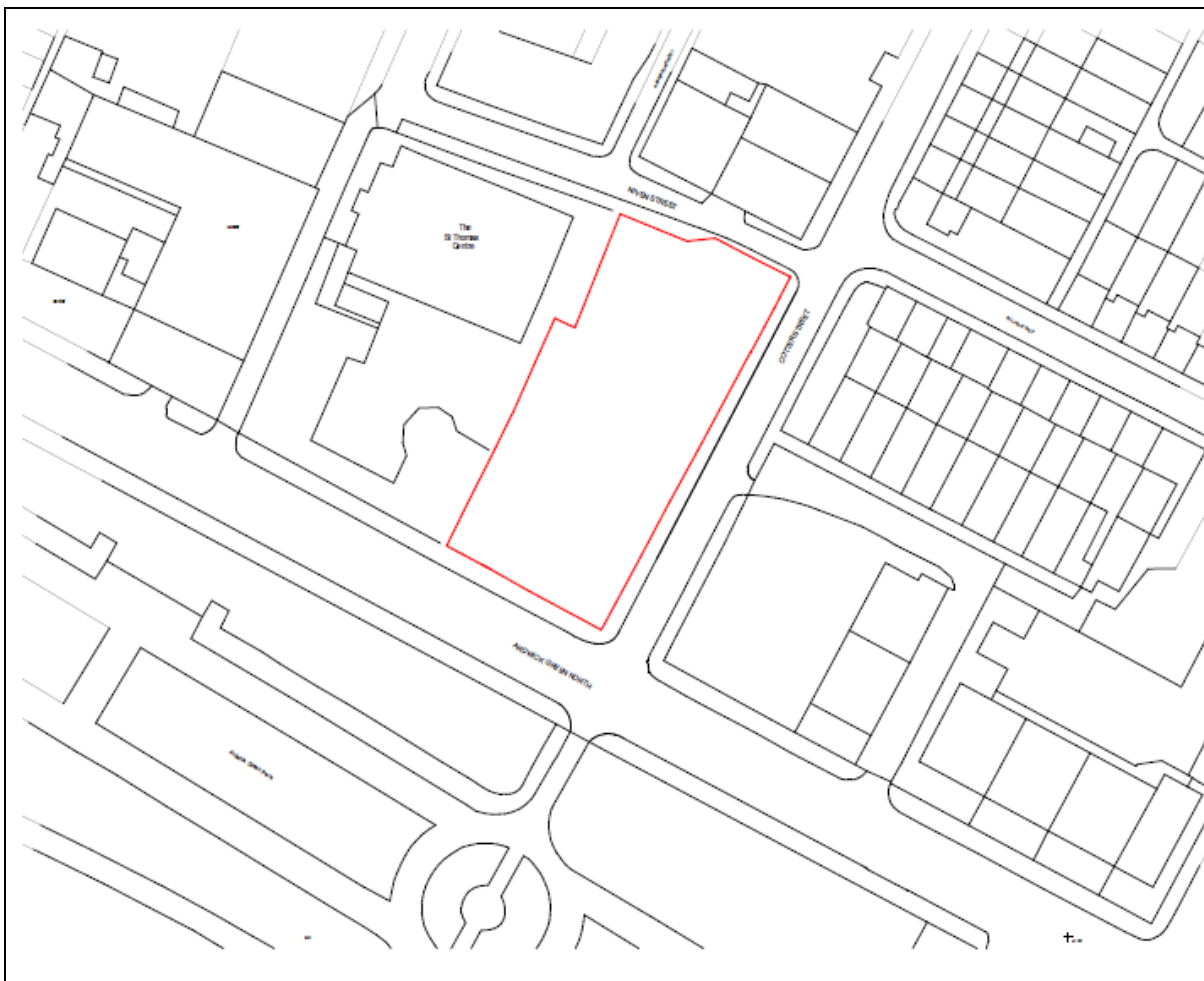


Figure 2: Site plan looking north with Site boundary indicated in red. Source: CODA Architecture.

- iii) The former Church Inn previously occupied the south-eastern corner of the Site prior to its demolition in 2016 (see Figure 3). With the exception of the extant building in the north-eastern corner of the Site, the area within its boundary is now characterised by low quality hardstanding and scrub vegetation with a number of mature trees in the central and northern parts of the Site.

- iv) The Site is separated from the pedestrian realm on its southern and eastern sides by modern metal security fencing, and by a low brick wall on its northern and western sides.



Figure 3: Looking north across the Site in c.2015, which is shown shaded red. Note the Church Inn to the bottom left corner was demolished in 2016, and the former Park Inn (far right) was demolished in 2021.
Source: Google Maps.

2.2 Listed Buildings & Conservation Areas

- i. The Site is not located within a conservation area, nor does it contain any statutorily listed buildings, however, the Site is located close to a number of Grade II Listed buildings/structures, the settings of which could be affected by development proposals within the Site (see Figure 4).
- ii. The listed buildings identified on the map in Figure 4 are discussed in detail in Section 6 so that the contribution their setting makes to their significance can be understood. Detailed assessment of the potential impact the proposed development could have on the settings of the identified listed buildings/structures is provided at **Section 7**.
- iii. The listed buildings and structures highlighted on the map in Figure 4 are defined the table below.

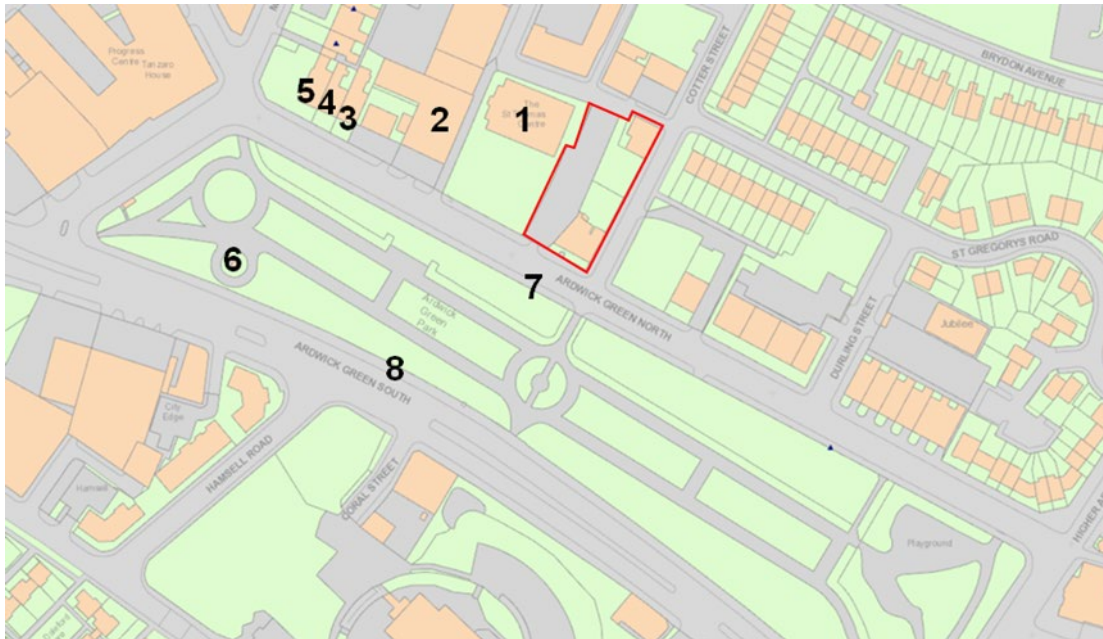


Figure 4: Map showing the locations of key listed buildings and structures in the environs of the Site. Please note that both the Park Inn and Church Inn pubs have been demolished since the creation of this map. Source: Historic England.

No. on Map	Name	Designation
1	The former Church of St Thomas	Grade II
2	31 Ardwick Green North	Grade II
3	Milford House	Grade II
4	No. 27 Ardwick Green North	Grade II
5	No. 27 Manor Street	Grade II
6	War Memorial	Grade II
7	Railings of Ardwick Green	Grade II
8	Milepost beside railings of Ardwick Park	Grade II

2.3 Non-designated Heritage Assets

- i. Local planning authorities 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.
- ii. No non-designated heritage assets have been identified in the course of producing this report.

3. POLICY CONTEXT

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

- i. **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.
- ii. 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.

3.2 National Planning Policy Framework (NPPF) (2021)

- i. The revised NPPF was published on 20 July 2021. The NPPF constitutes the Government’s view of what sustainable development in England means in practice.

Design

- ii. **Chapter 12** (Design) of the NPPF establishes the Government’s framework and approach towards design. The NPPF states at **Paragraph 126** that *“good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*.
- iii. At **Paragraph 130**, the NPPF establishes a set of principles that Local Authorities should ensure are at the forefront when considering planning policies and development proposals. These principles stipulate that developments should: function well and contribute to the overall quality of the area; be visually attractive through the use of high quality architecture, successful layouts and effective landscaping; be sympathetic to local townscape character and history (including the built environment and landscape setting); reinforce and maintain sense of place through considered arrangement of streets, spaces, typologies and materiality; optimise the potential of sites and create a sustainable mix of developments; and create spaces that are safe, inclusive and accessible to all.
- iv. **Paragraph 134** states that developments that are that not well designed should be refused by Local Authorities (including and especially where proposals fail to reflect local design policies and government design guidance). Conversely, the NPPF states in the same paragraph that *“significant weight”* should be given to schemes that reflect local policy requirements and government guidance on design, and those that reflect *“innovative designs which promote high levels of sustainability”*.
- v. Read together, **Paragraphs 130 and 134** demonstrate the Government’s encouragement of Local Authorities to support schemes which embody high quality sustainable design.

- vi. It will be clear from this Statement that the proposals for the Site seek to provide a sustainable use and a high-quality scheme which accords with the definition of sustainable development provided within the NPPF.

Heritage

- vii. The NPPF identifies the protection and enhancement of the built and historic environment as a key component of one of three overarching objectives (an environmental objective) of the planning system required to achieve sustainable development (**Paragraph 8, point c**).
- viii. **Chapter 16** (Conserving and Enhancing the Historic Environment) sets out the Government's detailed approach and policies relative to the historic environment in a planning context, its conservation and enhancement.
- ix. 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 (**Paragraph 190, point a**).
- x. **Paragraph 194** stipulates that Local Authorities should require applicants to describe the significance of any assets that have the potential to be affected by development proposals, including any contribution their setting makes to an appreciation of their significance. The NPPF determines that this description should be proportionate to the assets' significance and *"no more than is sufficient to understand the potential impact of the proposal on their significance"*. This Statement fulfils this requirement by providing an appraisal of the settings of key heritage assets in the immediate environs of the Site.
- xi. **Paragraphs 199-202** of the NPPF should be read together. In **Paragraph 199**, the NPPF stresses that *"great weight"* should be given to the conservation of designated heritage assets in the planning balance, defining that the *"more important the asset, the greater the weight should be."*
- xii. **Paragraph 200** determines that any harm to designated heritage assets – which may be direct (physical alteration or demolition) or indirect (development in setting) – should require clear and convincing justification. The NPPF defines two broad spectrums of harm: substantial and less than substantial.
- xiii. Where there is a perceived degree of less than substantial harm, **Paragraph 202** establishes that this harm should be weighed against the identified public benefits (which may include heritage benefits) of the development.
- xiv. The undertaking of the balancing exercises defined by the NPPF paragraphs described above (**Paragraphs 201 and 202**) provides the clear and convincing justification for harm that is required by **Paragraph 200**.

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

- i. 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

- ii. 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.
- iii. **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.
- iv. **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 Guidance

- i. In 2015 Historic England released three Good Practice Advice notes supporting the implementation of national policy and the related guidance provided within the PPG. *Good Practice Advice Note 2 - Managing Significance in Decision-Taking in the Historic Environment* (2015) ('GPA2') and *Good Practice Advice Note 3 - The Setting of Heritage Assets* (amended December 2017) ('GPA3') were both utilised as part of this assessment in order to gain a full understanding of the relevant issues.
- ii. In particular, this Statement takes account of the advice contained within the revised version of GPA3 on understanding what constitutes the setting of a listed building, conservation area or other heritage asset. Furthermore, this Statement relies on the guidance provided on the identification of assets and their settings which have the potential to be affected by development proposals, as well as the approach to the selection of indicative key views of a proposed development in a context which includes heritage assets and heritage sensitivities.
- iii. In terms of assessing the impacts of development proposals, this Statement takes account of the advice in GPA3 which states that "*setting and views are matters of qualitative and expert judgement [...] technical analyses [and] 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 in this Statement.

- iv. This Heritage Statement also accords with the guidance and approach established in *Historic England Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019) and *Conservation Principles, Policies and Guidance* (2017).

4. HISTORICAL DEVELOPMENT

4.1 Introduction

- i) The Site comprises the cleared plots of the former Church Inn public house (demolished in 2016) and former Park Inn public house (converted to flats in 2010 and demolished in 2021) and an area of surface car parking with scrubby vegetation.
- ii) Throughout the 18th and 19th centuries, the Site contained a number of small dwellings. This section will chronologically chart these phases, highlighting the historic context of the Site and its immediate surroundings.

4.2 Historical background and development of the immediate area

- i) The Site is located on the northern side of Ardwick Green Park, which today forms a long, narrow public park. In 1809 Ardwick Green was part of a small village, with fields extending from Piccadilly to a blacksmith's forge a little beyond Ardwick Bridge.



Figure 5: A photograph taken looking east across Ardwick Green Park in 1909, showing the early planting scheme and park structures. Source: Manchester Local Image Archives.

- ii) The green was originally a semi-public enclosed recreation ground planted with trees. It was fenced with low wooden posts and an iron rail for the purpose of keeping out cattle. By the late 18th century the Green contained a long, curved lake, which by the latter part of the next century had been filled and replaced by two, small circular ponds, each with a fountain.

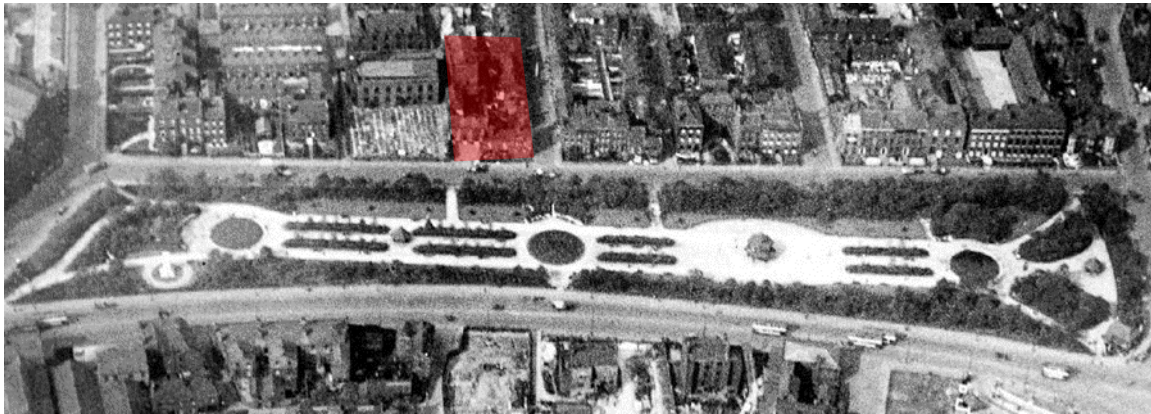


Figure 6: An aerial view looking north across the park in 1926. The Site is shown shaded in red. Source: Britain From Above.

- iii) The long rectangular shape of the Green is defined by the four streets which surround it, originally collectively referred to as 'Ardwick Green'. During the late-18th century, a number of Georgian townhouses were constructed overlooking the Green, including the large Ardwick Hall to the east which sat within associated grounds.
- iv) In 1867, the Green was purchased by the Manchester Corporation and became the city's third public park. In the latter part of the 19th century, the streets enclosing the Green began to undergo piecemeal redevelopment, with a number of gap sites and earlier dwellings developed with more housing. Non-residential buildings such as the Drill Hall and adjoining cordial factory to the western side of the Green, and Ardwick Town Hall to the northern side, were also constructed.
- v) By the early 20th century, the eastern side of the Green was developed with the Empire Music Hall and adjoining cinema and billiards hall, constructed upon the large front garden of Ardwick Hall.



Figure 7: A view looking north-west across Ardwick Green Park in 1940, showing the Church Inn shaded in red. Source: Manchester Local image Archive.

- vi) In 1948, the Green was partially redesigned with new grassed lawns, flowerbeds, shrubberies and walks, with a children's playground added to the northern side of the park in 1951. Between the 1940s and 1960s the majority of early property surrounding the Green was demolished and much of the land redeveloped with social housing.

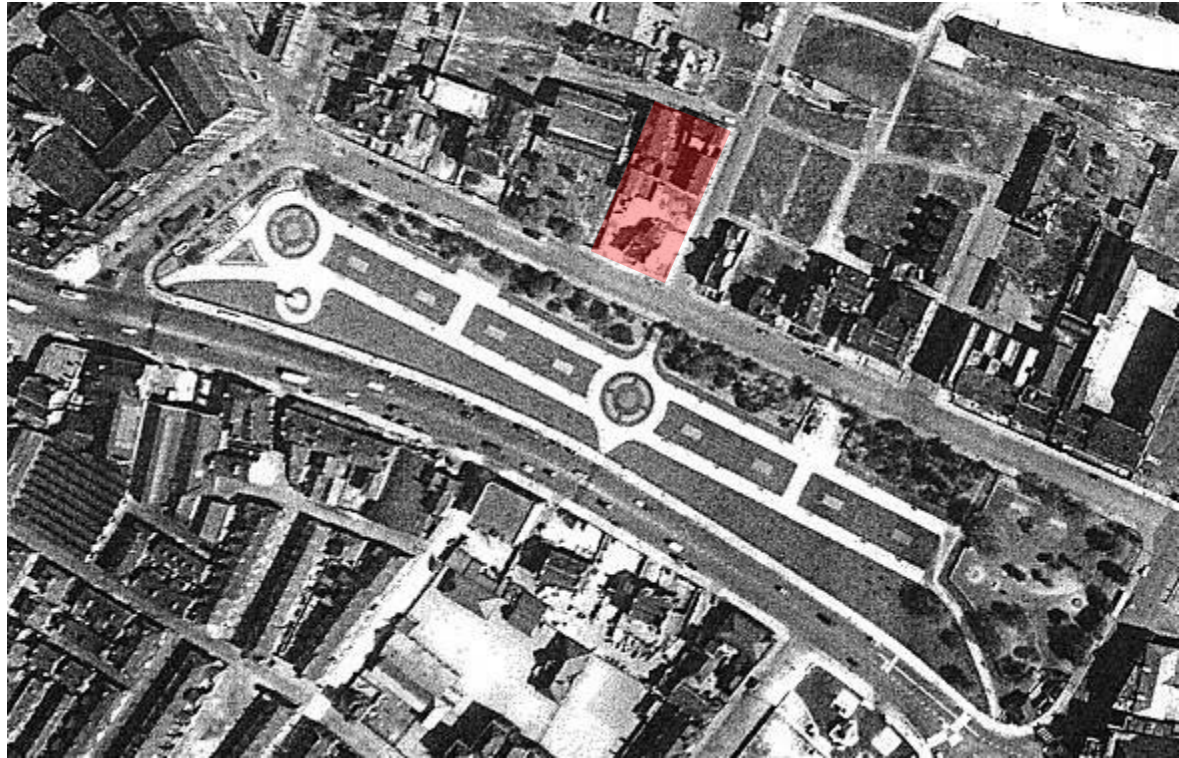


Figure 8: An aerial view looking north across the park in 1953, showing the newly laid-out and redesigned park. The Site is shown shaded in red. Note the large areas of cleared slum dwellings to the north-east and north-west of the site. Source: Manchester Local Archives.

4.3 Development and Description of the Site

- i. Historically, the Site has always contained a range of different buildings and uses. By the late-18th century the site contained a number of small dwellings and other buildings. This section will describe these former uses and describe the current condition of the different elements of the Site.



Figure 9: c2015 aerial plan highlighting the different areas of the Site: red shaded area relates to the former Church Inn site, area denoted by a yellow star relates to the site of the now demolished St Thomas's Church School/Sunday school, area denoted by a blue star relates to No's 11, 13, 15 Chapel Street, and area denoted by green shading relates to the now demolished former Park Inn, 17 Cotter Street - formally Chapel Street. Source: Google Maps.

4.4 Historical development of the Site

4.4.1 The Church Inn site, 45-47 Ardwick Green North (Shaded red in Figure 9)

- i. The building originally dated to sometime before 1794, and was originally three dwellings. It was first granted an alcohol licence in 1858 and became The Church Inn; the first licensees being Thomas Goddard and John Lowdy Barratt. The original Inn was formed within the leftmost of the three narrow dwellings and was entered from its side elevation in the yard to the west.

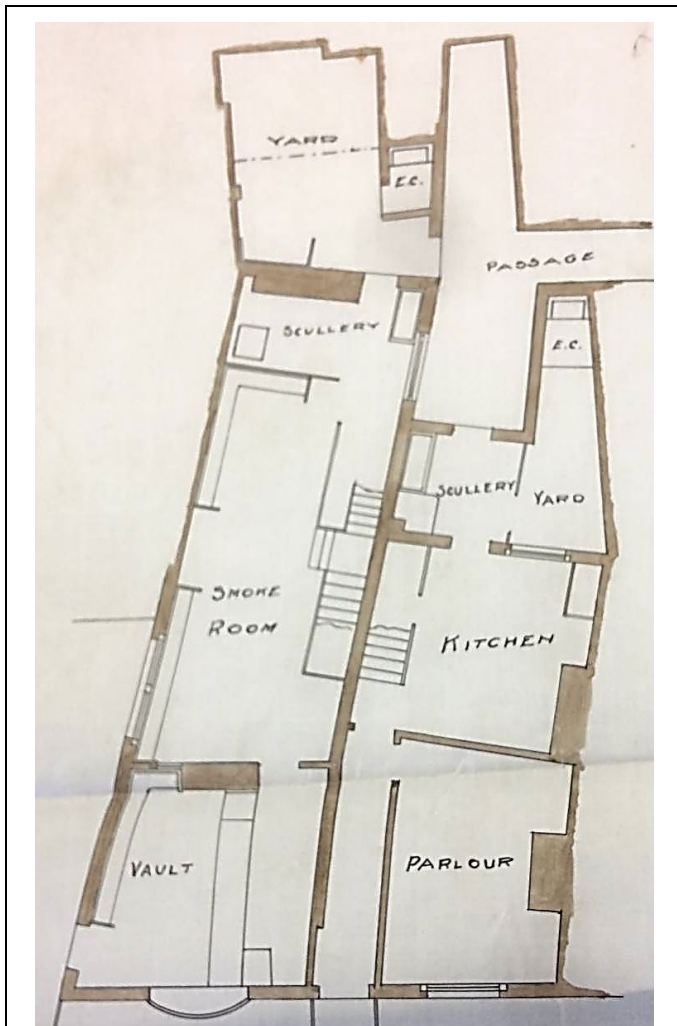


Figure 10: 1906 ground floor plan of the Church Inn and adjacent dwelling to its right, before the two buildings were joined together to form a larger pub. Source: Manchester Local Archives.

- ii. A description of the Church Inn was recorded in the City news notes and queries by John Howard Nodal in 1880: *"But I must retrace my steps for a moment to note a little block of quaint brick dwellings situate between Canon Wray's Cottages and Chapel-street, Adjoining these cottages, having a quaint low doorway looking into the graveyard of St. Thomas's, and distinguished by its old bay window fronting the Green, is the Church Inn. Within its large, low-ceiled, cool, and speckless, old-fashioned parlour a company of Ardwick elders often assemble"*.
- ii. In the 1890s the Inn underwent alterations by architect N. H. Hacking, under the ownership of Boddington's Brewery, and in 1905-6 the Inn was altered and extended by architect J. B. Langley, the owner of the Inn being Watson Woodhead & Co.
- v. Works included extending the Inn into the adjoining dwelling to the right (east). The 19th century bow window to the left of the pub was copied and a matching bow window was installed in replacement of a small sash window in the former dwelling.

- v. Internally the two buildings were joined as one, and the new entrance into the Inn was repositioned in the middle of the front elevation, looking onto the Green. Works also included the replacement of the earlier brick walls to both buildings with new external walls constructed from Fletton brick.



Figure 11: This view shows the Inn in 1958 following its alteration in c1952. Works included new brick elevations and first floor windows, whilst retaining the Victorian bow window (left) and Edwardian bow window (right). Source: Manchester Local Archives.



Figure 12: A similar view as seen in 1971, showing the 1960s side extension. Source: Manchester Local Archives.



Figure 13: The Inn seen here in 2013 following its closure in c2012.

- vi. In c1952 the Church Inn was substantially altered with the replacement of the 1906 brickwork to its front and side (west) elevation with new, rough brickwork. Works also included the replacement of the first floor windows and the garden walls. During the 1960s a single-storey extension was constructed to the east of the building, along with various subsequent extensions to the rear.
- vii. In c2012 the Church Inn closed and was demolished on the 1st September 2016. The site of the Inn is now cleared.



Figure 14: The Site as seen in its current form from Ardwick Green.

4.4.2 St Thomas's Church School/Sunday school (Denoted by yellow star in Figure 9)

- i. The St Thomas's Sunday and Day School was constructed during the 1830s upon the gardens of what was until recently the Park Inn, which during that period was a private house.
- ii. The building was designed in a Gothic Revival style, and attempted to emulate the Gothic detailing of the earlier St Thomas's Church next door. The building was demolished in the 1970s and the site has remained empty since that time.



Figure 15: A stitched view looking south at the former Sunday and Day School from North Street, shortly before its demolition in the 1970s. Note the rear of St Thomas's Church and its tower to the right. Source Manchester Local Archives.



Figure 16: The cleared site of the former Sunday and Day school.

4.4.3 The Park Inn, 17 Cotter Street - formally Chapel Street (Shaded green in Figure 9)

- i. The building can be seen on the 1794 map, where it forms a medium-sized detached dwelling with large gardens behind. Two indentures were formed in 1773 and 1777 between Thomas Birch and Elizabeth Whitehead, and between Thomas Birch Richard Cooper which probably record the period in which the building was constructed.



Figure 17: Looking south along Chapel Street in 1973, showing the Park Inn. Note the rear of the St Thomas's Sunday School to the rear of the pub, and former terraced houses to the left. Source: Manchester Local Archives.

- i. By 1850 the house had been developed to form the Chapel Street Brewery, and by 1862 the site had been granted its first alcohol licence and became the Park Inn public house.
- ii. By 1891 a large brewery building had been built to the south of the Park Inn, however, by 1908 the brewery had closed and the Park Inn continued trading as a pub, seeing the long brewery building, and other outbuildings, including the adjoining arched entrance into the rear brewery yard being demolished and replaced by three terraced houses fronting Chapel Street.
- iii. The pub was then refurbished, and its original entrance on Chapel Street was moved from the left of the elevation to the centre, and new signage and timber door surround installed.
- iv. The pub continued to trade until c2010 when it closed and was converted into flats. It has since been demolished.



Figure 18: The Park Inn as seen shortly before closing.



Figure 19: The building as seen converted to flats before its demolition.



Figure 20: The site of the former Park Inn as existing.

1.2.3 No's 11, 13, 15 Chapel Street (Denoted by blue star in Figure 9)

- i. The now demolished terraced houses were constructed in the early-1900s, replacing the former brewery buildings connected with the neighbouring Park Inn. The houses were demolished in the 1970s and the site has remained cleared since that time.



Figure 20: No's 11, 13 and 15 Chapel Street as seen in 1971 (shaded red). Source: Manchester Local Archives.



Figure 21: The site today.

4.5 Map Regression

- i. A series of historic maps have been interrogated in detail to provide an understanding of how the Site and its environs have developed over time.
- ii. The interrogation of these historic maps has facilitated the identification of salient features and useful contextual and interpretative information which has then been analysed to inform the assessment of the development of buildings and features that remain today.

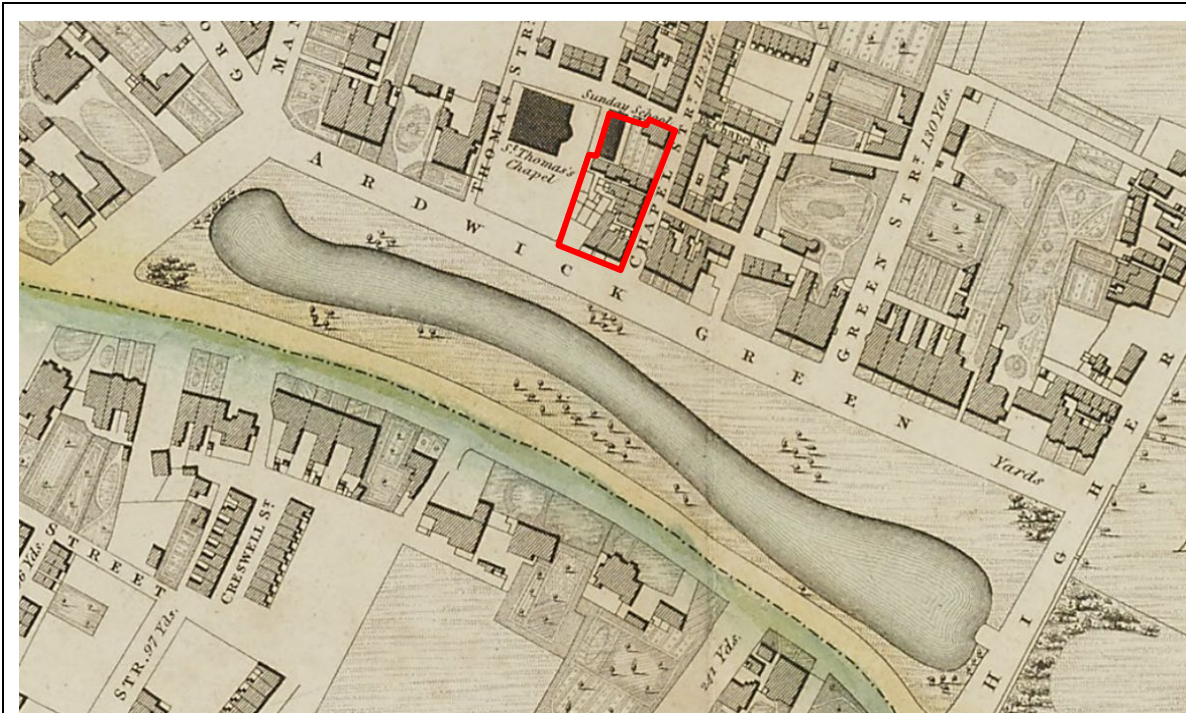
Table 2: Map Regression



1794 – William Green – This is the first map of Ardwick Green and shows the original layout of the green space with a central water body, here identified as a ‘canal’. The map shows a number of generously proportioned 18th century townhouses surrounding the green, the earliest of which was built in the early-to-mid 1700s.

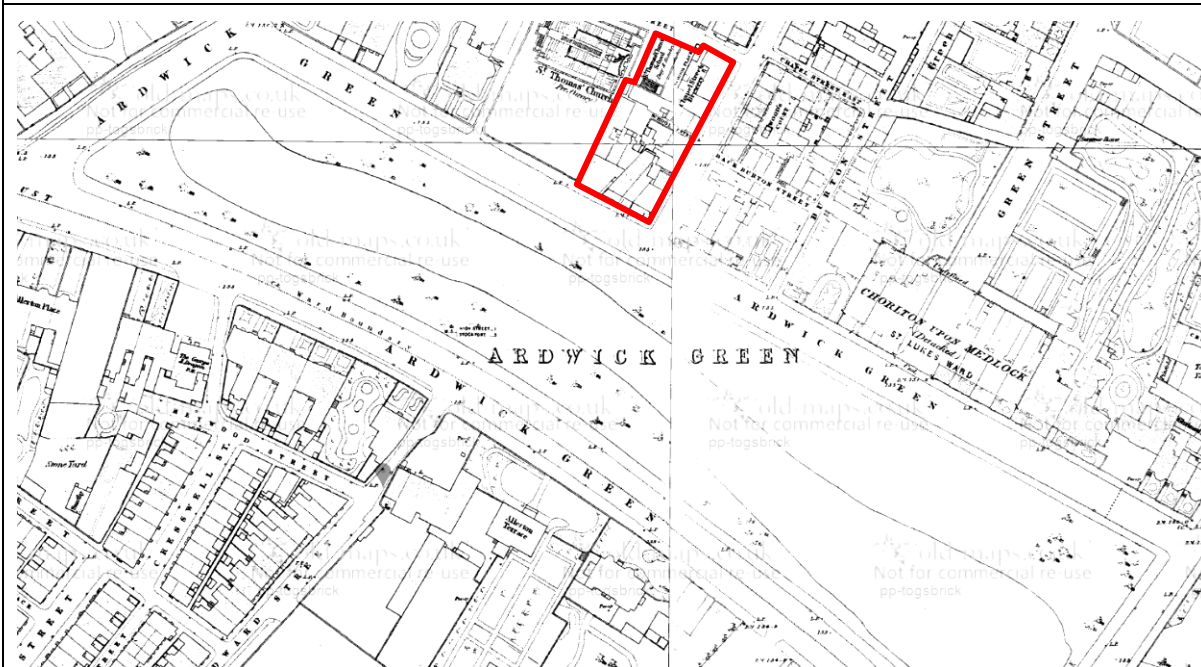
The map shows that the Site historically contained three dwellings fronting directly onto Ardwick Green; these were subsequently converted into The Church Inn. To the west of these properties are three further dwellings that are set back towards the centre of the Site.

To the rear of these dwellings is a large, detached house and extensive gardens; this subsequently became the site of the Park Inn. To the centre of the Site are a number of other small dwellings and a series of external yards. Source: Manchester University Archives.



1832 Bancks & Co - This map shows the Site to be largely the same, except for the construction of a further house facing Chapel Street.

The large St Thomas's Church School and Sunday school had also been constructed to the rear of St Thomas's Church, to the north-west of the Site. Source: Manchester University Archives.

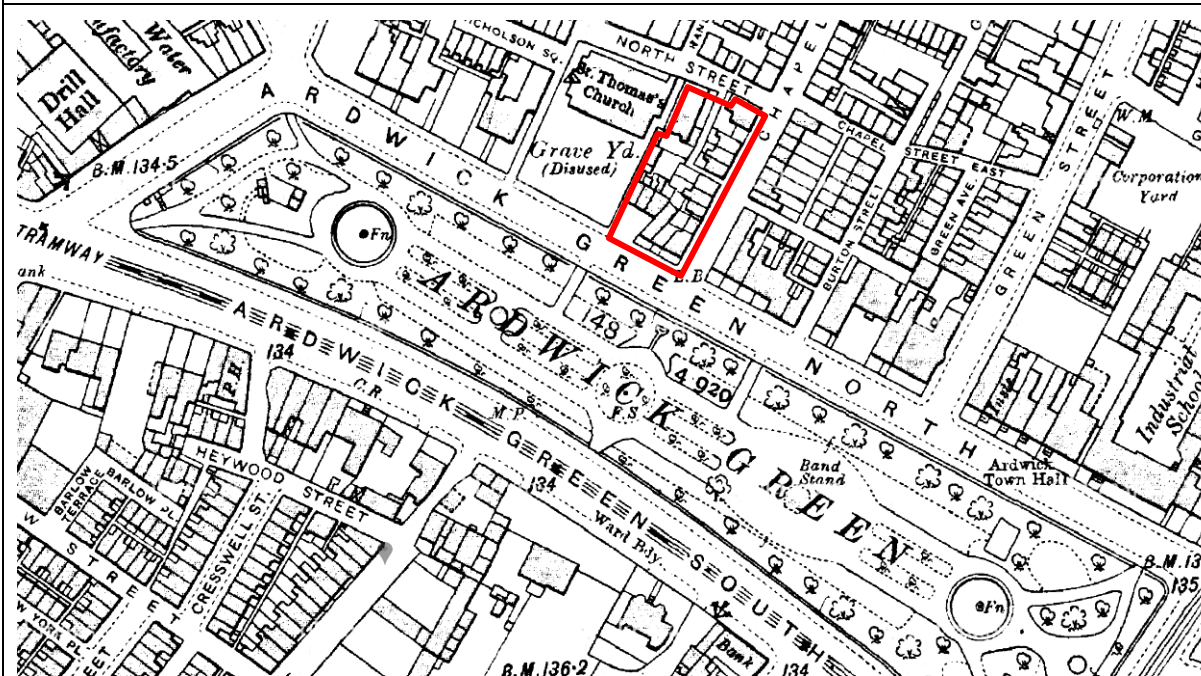


1851 OS – By 1851 the north-east corner of the Site was developed to form a large new brewery, known as the Chapel Street Brewery. To the rear of the brewery was a narrow alleyway called School Place, with another small alleyway to the west of the brewery called School Entry. Source: Manchester University Archives.

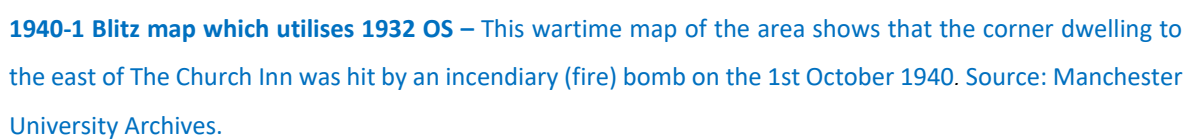


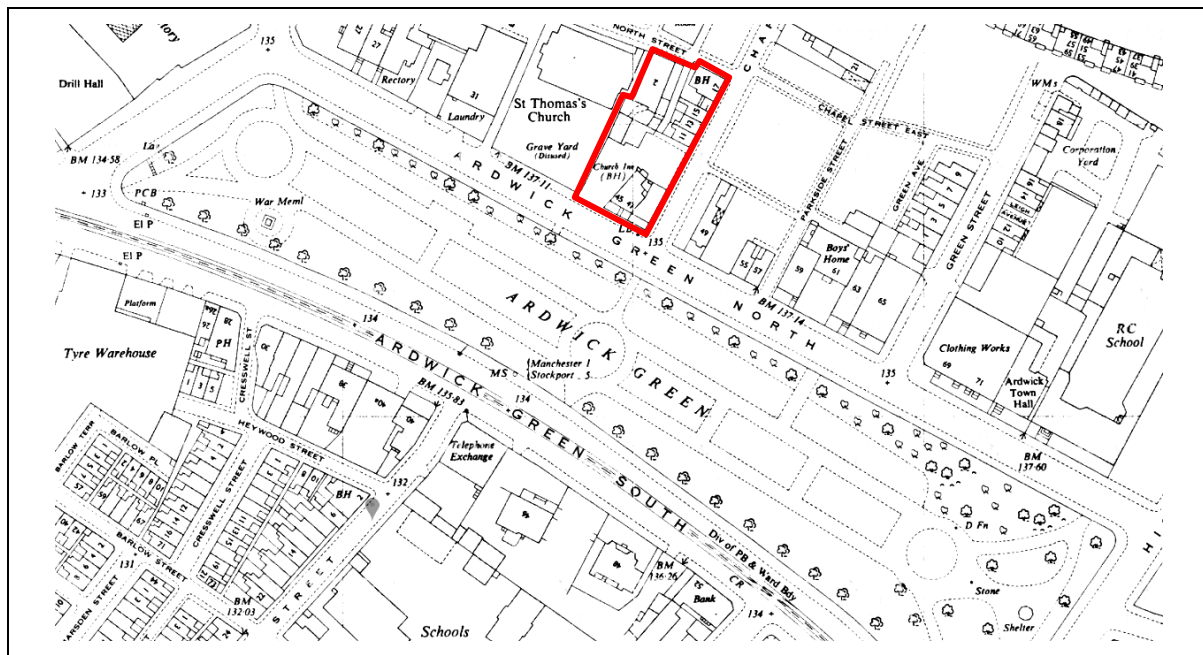
1891 OS – By the late-19th century the Site was not altered except for the brewery having opened as the Park Inn public house in 1868; it is likely that brewing was still being carried on in the premises during this time.

The Church Inn had been granted its first licence in 1858, and this map shows that the west end of the Church Inn contained a shallow bow window to its front, which remained until the building was demolished in 2016. The entrance into the Church Inn can also be seen as being entered from the yard to the left side of the pub, and not from the front. Source: Manchester University Archives.



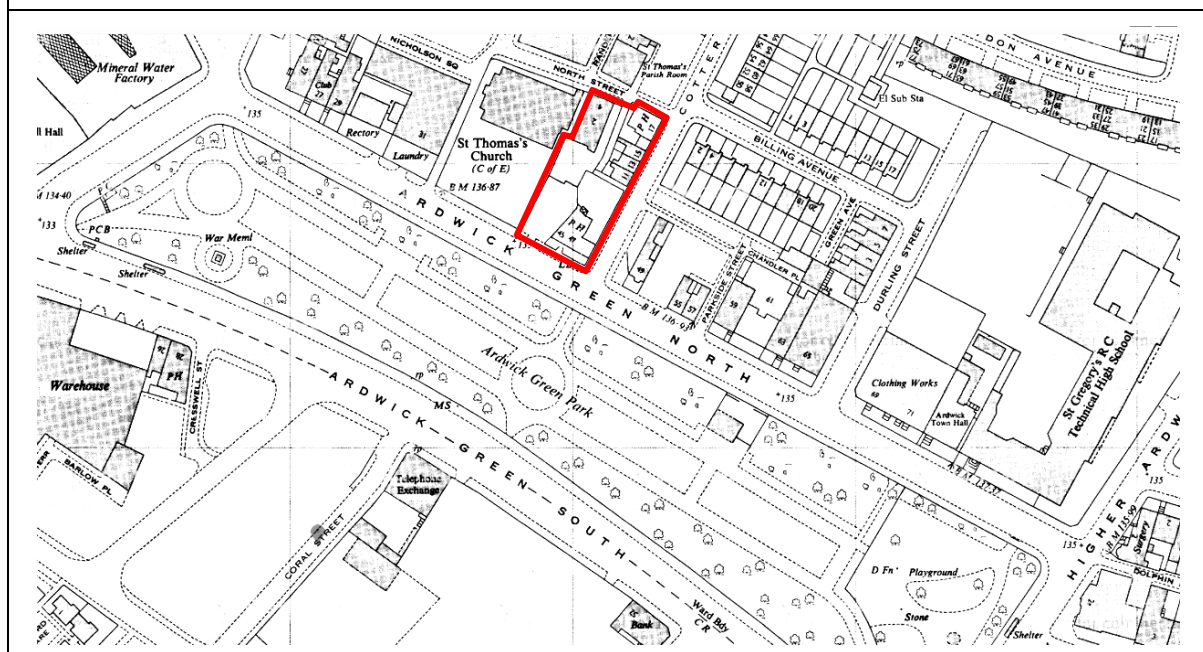
1908 OS – By the end of the Edwardian era, the Site had not changed except for the demolition of parts of the former Chapel Street Brewery. It was replaced with three terraced houses, forming No's 11, 13 and 15 Chapel Street. Source: Manchester University Archives.





1948 OS – Following the end of the War in 1945, four dwellings were demolished to the east of the Church Inn; probably due to damage caused by enemy bombing raids over the site in 1940. This map shows that a number of sites and plots surrounding Ardwick Green were cleared and lying empty at the time of the survey.

The map also shows that the three dwellings, set back to the left of the Church Inn had been demolished at some point between 1932 and 1948, likely to have been carried out during the slum clearances of the 1930s. Source: Manchester University Archives.



1969 OS – This late-1960s map shows the Site to have been little altered except for the demolition of some small buildings to the rear of the Church Inn. The Inn can also be seen to have been extended towards Chapel Street at some point between 1950 and 1969. Chapel Street itself is renamed 'Cotter Street'. Source: Manchester University Archives.



c2015 map – This map of the area shows the Site to only contain two buildings, the Park Inn to the north-east corner, and the Church Inn to the south-east corner. The former St Thomas's Sunday School, and No's 11, 13 and 15 Chapel Street were demolished in the 1970s.

Note the early buildings overlooking Ardwick Green to the south have largely been demolished and replaced with buildings with large footprints. Other plots can be seen to remain empty, and the area to the north-east of the Green has been redeveloped with social houses and flats.

The former Church Inn and Park Inn public houses have been demolished since this map was produced and the Site is now clear. Source: Historic England.

4.6 Summary

- i) In summary, it is clear that the area has witnessed dramatic changes in development and use. The shift in focus of the area from predominately residential use to a commercial and light industrial use began in the mid-19th century. Whilst the commercial focus of the area was increased in the 20th century with the development of many of the former houses into institutions and businesses, post-war infrastructure and housing schemes saw the area substantially cleared of earlier structures resulting in the loss of the historic street pattern and urban grain.
- ii) The distinctive historic elements of the immediate area of the area that still survive are:
 - The remaining historic street pattern and associated building line; and
 - The dominance and survival of Ardwick Green.

5. SIGNIFICANCE APPRAISAL

5.1 Introduction

- i) 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 redevelopment of the Site.
- ii) 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

- i) 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.
- ii) 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.
- iii) 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.

- iv) The focus is on providing necessary and proportionate amount of information based on the perceived level of heritage significance.

5.3 Statement of Significance of the Site

- i) The Site comprises a vacant plot of land to the north of Ardwick Green Park. Cotter Street bounds the Site to the east and Nivin Street to the north. Directly to the west of the Site is the Grade II listed St Thomas' Church.
- ii) The Site is open, with low quality hardstanding and scrubby vegetation. The Site is bounded to the south and east by a metal fence. Historic, unlisted buildings associated with the neighbouring church are located to the north of the Site on Nivin Street.

Archaeological Interest

- iii) The Site has seen phases of redevelopment which have changed the character and use of the Site from residential to industrial and commercial uses, reflecting the changing nature of this part of the city. It is possible that these phases of the Site's development reflect some evidence of past human activity, and there is likely the remains of the basements from the terraced houses, two public houses and former Sunday School within the Site. Notwithstanding this, its potential for archaeological interest is deemed, overall, to be **Low**.

Architectural and Aesthetic Interest

- iv) The last building on the Site, the former Park Inn, was demolished in 2021. The architectural and aesthetic interest of the Site is subsequently judged to be **None**.
- v) The overwhelming character of the Site is made up by its vacant, cleared nature which is of no special interest and in its present condition is considered to detract from the setting of neighbouring listed buildings and the overall quality of the local townscape.

Historic Interest

- vi) The early residential and other buildings across the Site were entirely cleared during the 1970s/80s, followed by the demolition of the former Church Inn and Park Inn public houses in more recent years.
- vii) The phasing of the Site's development is of some very limited interest for its reflection of the changing narrative of the local area across the 18th and 19th centuries. The ability to appreciate

this now, given the Site's vacant nature, is wholly limited. Overall, the historical interest of the Site is deemed to be **Low**.

Setting

- viii) The vacant nature of the Site, its 'gap site' character, and the poor environmental quality created by overgrown, scrubby vegetation, low quality hardstanding and metal boundary fences is considered to be a detracting feature in the setting of the neighbouring Grade II listed, St Thomas's Church.
- ix) Notwithstanding this, the demolition of structures on the Site has created a more open viewing corridor towards the church from within the Site and from Cotter Street to the east. These incidental views provide a new vantage point from which to appreciate the architectural and historical significance of the church.
- x) The Site's contribution to the setting of heritage assets in the wider area is limited, whether through the nature of the heritage asset themselves (the contribution of setting to the appreciation of some assets is limited) or by reason of their separating distance from the Site and as a result of interposing development.

5.2 Listed Buildings – Contribution of Setting to Significance

- i) 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.
- ii) 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: Significance of settings of surrounding listed buildings

Listed Building Number/Name (refer to Figure 3)	Grade	Summary of list description	Contribution of setting to the significance of the asset (as existing)/ potential for development proposals to affect significance
1	Former Church of St Thomas	Grade II	Church, now community services centre. Built in 1741, widened in 1777, extended eastwards in 1831, tower added 1836 (by William Hayley). Red brick in Flemish bond with some sandstone dressings. The church's significance clearly lies in its early date and architectural and historic interest. The church was not designed as a set piece with the square in townscape terms – as was the European manner and seen in other examples in Manchester (e.g. the now demolished St Peter's Church was designed to sit in the middle of St Peter's Square with Mosley Street providing an enclosed, formal views to the church which acted as a terminus. This arrangement was also seen in St John's Gardens/ St John Street Manchester (church also now demolished)). The church was afforded little breathing space in which to become any kind of landmark building and with its set-back position, low tower, and the density of the urban grain around it, it is best understood as part of the surviving group of buildings to the north and west. The surviving Georgian buildings to the west (see Nos. 2, 3, 4 and 5 below) and the associated school and parish rooms (not listed) to the north allow for an understanding and appreciation of the historical development of the area and the surviving dense urban grain that has been eroded from the south and east sides/ areas of the church (including the Site). Due to the mature trees within the park and churchyard, the church building is quite discrete in the local townscape. Even when the trees are not in leaf, the number and size of them restrict views to filtered glimpses from across the park or outwith the immediate locality of the church. The church and tower are mostly visible from the area around Cotter Street/ Ardwick Green North due to the gap sites in this location. The wider urban setting of the church is countered by the intimate setting given to it by the enclosed tree-lined churchyard. The setting to the rear of the church, on Nivin Street, is entirely different; here its setting is characterised by various former church buildings being built to the back of

Table 3: Significance of settings of surrounding listed buildings				
Listed Building Number/Name (refer to Figure 3)		Grade	Summary of list description	Contribution of setting to the significance of the asset (as existing)/ potential for development proposals to affect significance
				pavement line, creating an intimate and almost fully built-up and largely enclosed streetscape, which would have been entirely enclosed before the St Thomas Sunday School was demolished in the 1970s and followed by the Park Inn more recently. The overall contribution of setting to an appreciation of the significance of the heritage asset is considered to be Low to Medium. The Site lies directly to the east of the listed building. In its current disused and vacant condition, the Site makes no contribution to an appreciation of the former church's special interest and consequently is considered to be a negative contributor to the listed building's setting owing to the scrubby vegetation and low-quality boundary treatment that characterises it. Notwithstanding this, the current open nature which has resulted from the demolition of buildings on the Site means that views towards the church have been opened up from Cotter Street. Given the adjacency of the Site to the listed building, the Proposed Development will meaningfully affect the setting of the church. There is opportunity for this to be a positive change which activates this part of the church's setting and improves the local environment in which it is experienced and appreciated.
2	31 Ardwick Green North	Grade II	Early 19th century former townhouse. Red brick in Flemish bond, with some sandstone dressings and slate roof.	31 Ardwick Green North's significance lies in its early date and group value. As part of a clearly defined terrace of buildings of a similar date and style, the building's urban setting is key to understanding and appreciating this significance. The overall contribution of setting to an appreciation of the significance of the heritage asset is considered to be Low to Medium. The building is located to the west of the street along Ardwick Green North. Although there is a decent separating distance between them, when experienced on-site,

Table 3: Significance of settings of surrounding listed buildings				
Listed Building Number/Name (refer to Figure 3)	Grade	Summary of list description	Contribution of setting to the significance of the asset (as existing)/ potential for development proposals to affect significance	
				the building is seen in tandem with the empty plot forming the Site and it is identified as a negative setting element. Subsequently, it is considered that there is potential for the Proposed Development to meaningfully affect the setting of the listed building.
3	Milford House	Grade II	Early 19th century former townhouse. Red brick in Flemish bond, with some sandstone dressings and slate roof. Forms a group with No. 27 (to the left).	Milford House's significance lies in its early date and group value. As part of a clearly defined terrace of buildings of a similar date and style, the building's urban setting is key to understanding and appreciating this significance. The overall contribution of setting to an appreciation of the significance of the heritage asset is considered to be Low to Medium. The building is located to the west of the street along Ardwick Green North. Although there is a decent separating distance between them, when experienced on-site, the building is seen in tandem with the empty plot forming the Site and it is identified as a negative setting element. Subsequently, it is considered that there is potential for the Proposed Development to meaningfully affect the setting of the listed building.
4	No. 27 Ardwick Green North	Grade II	Town house forming part of pair (with No.27 Manor Street, q.v.). c.1805-10. Red brick in Flemish bond, with sandstone dressings.	27 Ardwick Green North's significance lies in its early date and group value. As part of a clearly defined terrace of buildings of a similar date and style, the building's urban setting is key to understanding and appreciating this significance. The overall contribution of setting to an appreciation of the significance of the heritage asset is considered to be Low to Medium. The building is located to the west of the street along Ardwick Green North. Although there is a decent separating distance between them, when experienced on-site, the building is seen in tandem with the empty plot forming the Site and it is identified as a negative setting element. Subsequently, it is considered that there is potential for the Proposed Development to

Table 3: Significance of settings of surrounding listed buildings				
Listed Building Number/Name (refer to Figure 3)	Grade	Summary of list description	Contribution of setting to the significance of the asset (as existing)/ potential for development proposals to affect significance	
				meaningfully affect the setting of the listed building.
5	No. 27 Manor Street	Grade II	Town house, forming part of pair (with No.27 Ardwick Green North (q.v.). Red brick in Flemish bond, with some sandstone dressings. Forms group with Nos.21 and 25, and No.25 to left (q.v.), and with No.29 Ardwick Green North.	27 Manor Street's significance lies in its early date and group value. As part of a clearly defined terrace of buildings of a similar date and style, the building's urban setting is key to understanding and appreciating this significance. The overall contribution of setting to an appreciation of the significance of the heritage asset is considered to be Low to Medium. The building is primarily experienced and appreciated from Manor Street, and is separated a marginally greater distance away from the Site than other listed buildings on Ardwick Green North. Subsequently, it is considered that the setting will <u>not</u> be meaningfully affected by the Proposed Development.
6	War Memorial	Grade II	War memorial constructed in 1920, Portland stone. Square section. Base of 3 steps, plinth with sphinx lettered "EGYPT", tall square pedestal with inscriptions and festoons, clasped by Ionic columns at the corners with entablature including lettered frieze and dentilled cornice with scrolled blocking course.	The Grade II listed war memorial is located in the western corner of Ardwick Green Park. It is integrated into the landscaping of the park, with a sweeping path that encircles the memorial which is seen set within associated planting and amongst mature trees. The park environment contributes positively to an appreciation of the memorial and provides an opportunity for contemplation and reflection. The memorial's wider setting contributes very little to an appreciation of its special interest. The overall contribution of setting to an appreciation of the significance of the heritage asset is considered to be Low. The setting of the war memorial will not be meaningfully affected by the Proposed Development.
7	Railings of Ardwick Green	Grade II	Railings enclosing north and west sides of Ardwick Green. Early C19. Cast-iron. Simple bar railings, panelled rectangular standards with obelisk points,	The Railings of Ardwick Green enclose the boundary of the green space on all sides. The railings are inextricably connected with the experience of the park and the enjoyment of the open green space. The mature trees, landscaping and paths through the park contribute positively to an appreciation of the railings. Their wider setting contributes

Table 3: Significance of settings of surrounding listed buildings				
Listed Building Number/Name (refer to Figure 3)		Grade	Summary of list description	Contribution of setting to the significance of the asset (as existing)/ potential for development proposals to affect significance
			similar gate piers with ball finials.	very little to an appreciation of their special interest. The overall contribution of setting to an appreciation of the significance of the heritage asset is considered to be Low. The setting of the railings will not be meaningfully affected by the Proposed Development.
8	Milepost beside railings of Ardwick Park	Grade II	Milepost. Probably later C18. Roughly dressed monolith with rounded top, south face inscribed: "11 Miles to Wilmslow 184 LONDON 1 Mile to Manchester".	The listed milepost is located on the southern perimeter of Ardwick Green Park, outweigh the listed railings. The milepost is understood and appreciated in its relationship to the road to the south and its wayfinding function remains legible. The milepost's wider setting contributes little to an appreciation of its special interest. The overall contribution of setting to an appreciation of the significance of the heritage asset is considered to be Low. The setting of the milepost will not be affected by the Proposed Development.

5.4 Summary

- The Site yields **Low archaeological value, Low historical value, and No architectural and aesthetic value.**
- The Site is now clear of buildings. The overwhelming character of the Site is made up by its vacant, cleared nature which is of no special interest and in fact is considered to detract from the setting of neighbouring listed buildings.
- The Site forms a conspicuous gap site at a prominent position, which currently presents large, semi-derelict car parking areas, which contain no built form or streetscape.
- The current cleared nature, disused condition of the Site compromises the setting and appreciation of the Grade II Listed St Thomas's Church although the clearing of the Site has opened up views towards the church from Cotter Street. The Site is also considered to detract from the setting of other listed buildings on Ardwick Green: No. 27, No. 31 and Milford House.
- The Site's contribution to the setting of other listed buildings in its local setting is limited and it does not affect an appreciation of their special interest.

6. SUMMARY OF PROPOSED DEVELOPMENT

6.1 Summary of the Proposed Development

- i) The detail of the Proposed Development is provided in the Design and Access Statement ('DAS') and the Application Drawings prepared by CODA Architecture in support of the application for the redevelopment of the Site.
- ii) The scheme can be summarised as incorporating the following elements:
 - Creation of 16 townhouses in a traditionally informed terrace typology;
 - Provision of a single parking space for each individual unit and secure, personal bike storage;
 - Provision of communal refuse facilities; and
 - Provision of residential amenity space through the creation of balcony and terrace spaces at first and second floor levels for each unit.

6.2 Design Development

- i) The nature and form of the Proposed Development has been informed by the perceived sensitivities and opportunities embodied by the Site, including heritage assets in its local and wider townscape setting and its 'gap site' identity.
- ii) The Applicant has engaged Manchester City Council in pre-application consultation in 2021 and 2022 and the feedback received has informed the evolution and design development of the current scheme. The proposals which are the subject of this application are considered to address issues and opportunities for enhancement raised by the LPA.
- iii) The Ardwick Green Neighbourhood Development Framework (the 'NDF'), of which a February 2022 version is available online, has also provided a helpful framework against which the Proposed Development has evolved.
- iv) The NDF provides general and more specific guidance on the direction of development across the Ardwick Green Area. In the 'Harnessing Heritage' section at paragraph 4.12 and onwards, the NDF defines a series of objectives when considering the redevelopment of sites within the area:

4.12 "The extent of local pride in the breadth of Ardwick's heritage is understood by the design team and its protection and enhancement has been embraced as a key to the success of the redevelopment of the area and the re-introduction of residential uses around the central core of Ardwick Green."

4.13 "The re-introduction of appropriately scaled residential uses in place of gap sites would not only enhance the character and appearance of the area but also offers the potential to indirectly secure additional benefits resulting from the sympathetic use of

adjoining heritage assets, such as the Ardwick Green Drill Hall (Grade II), which define Ardwick's eclectic historic character."

- v) These objectives have provided a series of guidelines for the redevelopment of the Site and have been taken into detailed consideration in the design development process.

- vi) In a separate part of the document, with regard to 'Design Quality and Heritage', the NDF states:

6.30 "Positive adjacencies can be promoted between designated heritage assets and sites that have been vacant since the mid-20th century".

- vii) This reflects a positive approach from the LPA toward the redevelopment of sites in sensitive historic contexts in the Ardwick Green Area and reflects the important opportunity for beneficial change that is embodied by the Site.

7. ASSESSMENT OF HERITAGE IMPACT

7.1 Methodology for Measuring Heritage Impact

- viii) This assessment of the potential heritage impact concerns the visual impact of the proposals upon the settings of identified heritage assets. 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.
- ix) The magnitude of impact is a product of the extent of change which is likely to result from the Proposed Development on the setting of the identified 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 its positive heritage interests, the impact on the significance will be deemed *adverse*.
- x) Measuring the heritage impact of the Proposed Development is essentially an evaluation of the extent of change that is affected on the setting of the identified heritage asset and whether the ability to appreciate the heritage asset's special interest is affected. This is assessed in consideration of the asset's relative significance. Please refer to **Table 6, Appendix I** for the relative significance / values used in this Heritage Statement.
- xi) The relative importance and interest of each heritage asset is considered in the context of its surroundings and the extent to which its setting contributes to the interest and appreciation of the asset. Where they exist, 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 or visually apparent.
- xii) The effect of the Proposed Development on identified heritage assets is rated as: **Major, Moderate, Minor, Negligible or Neutral**, and can be direct (physical alteration/intervention or change in character) or indirect (change to setting, including visual impacts), adverse or beneficial.
- xiii) 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 and indirect heritage impacts 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)*.

7.2 Determining the overall impact

- i) The significance of the effect of change – i.e. the overall impact - on an asset is a function of the importance of the asset and the scale of change.
- ii) As there are no heritage assets within the Site, there will be no direct impacts resulting from the Proposed Development. The effect of the Proposed Development will be limited to indirect impacts on heritage assets in the setting of the Site as identified above in **Table 3**.
- iii) The focus of the following section will therefore focus on the indirect (visual) impact upon the setting of identified heritage assets surrounding the Site. This principally relates to visual impact, but also takes into consideration any changed experience within the setting of the heritage assets in the view, including traffic, noise, accessibility, permeability and patterns of movement. As set out within Historic England's assessment checklist for assessing the impact on 'setting'.¹
- iv) The overall indirect impact of the Proposed Development upon the setting and appreciation of the significance of the identified heritage assets is assessed through a series of Accurate Visual Representations ('AVRs') which show the scheme in its local context and in tandem with adjacent/proximate heritage assets. The viewpoints for the AVRs have been selected to provide as full an understanding as possible of the indirect impacts of the Proposed Development on the surrounding context and on neighbouring heritage assets in particular. Please refer to **Table 7, Appendix III** for the ICOMOS Guide on determining the significance of overall impact.
- v) Mitigation in respect of any adverse impact upon the setting and significance of the identified listed buildings/structures is formulated upon the overall benefits of the Proposed Development.
- vi) The perceived benefits of a scheme 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. These can comprise 'heritage benefits' which could, for example, include improvements to the setting of listed buildings in the environs of the Site, and which come under the wider umbrella of 'public benefits'. The discussion of these wider public benefits falls outside the scope of this Heritage Statement and are addressed in the wider Planning Statement prepared by Euan Kellie Property Solutions.

¹ Historic England (2017). The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning Note 3 (Second Edition).

7.3 Visual Impact Assessment

- i) **Figure 22**, below, provides a baseline map showing the locations of key heritage viewpoints in the local environs of the Site. A total of four views have been prepared for the purposes of the assessment of the potential heritage impacts of the Proposed Development.
- ii) These views are presented as Computer Generated Images ('CGIs'). A number of additional CGIs have been prepared to support the application and are provided in the DAS prepared by CODA Architecture.
- iii) The selected views have been scoped in where; a) there is a baseline value to the view in heritage terms, b) where the proposed development was visible, and c) sensitive / key viewpoints which test how the Proposed Development would sit within its local context.



Figure 22: Plan of viewpoints assessed.

7.4 View 1

Existing

- i) This view is experienced from the southern pavement of Ardwick Green, adjacent to the park's entrance and its wrought iron fence and tree-lined edge. In the existing condition, the Site is seen to comprise of an empty plot, bounded by a low-quality metal railing. Its vacancy is evidenced by the cleared nature of the Site and the scrubby vegetation which covers the plot. To the east side of Cotter Street a further empty plot is seen, reinforcing the sense of an inactivated frontage to Ardwick Green North.
- ii) The mature trees within the forecourt to the neighbouring listed church, the former Church of St Thomas, create a sense of visual definition to the Site's western boundary, and create a leafy character in the view. The Grade II listed church is prominent in this view, although only by reason of the demolition of buildings on the Site which have created an open visual corridor towards the listed building and its tower in particular. Notwithstanding this, this view provides opportunity to appreciate the architectural character of the church. The heritage value of the church is best understood and appreciated when moving further west on Ardwick Green North and from the immediacies of its forecourt (former graveyard) to the south.
- iii) Beyond the church, and to the rear of the Site, are further historic buildings (formerly associated with the Church of St Thomas) which front Nivin Street, and which form a group with the church and contribute positively to its setting and to the overall character of the townscape. This grouping has a distinctive red brick materiality.
- iv) Beyond the mature trees within the church's forecourt, further historic buildings fronting Ardwick Green North are glimpsed. In winter months, these buildings and their relationship with the streetscape and the Site will be more easily appreciated.

Proposed

- v) The Proposed Development changes the character of this view through replacing an empty, vacant plot with new buildings which address the streetscape on Ardwick Green North and Cotter Street and resolve the existing townscape 'gap' which characterises the Site. The incidental viewing corridor that currently exists between the street and the church beyond the Site will subsequently be lost from this perspective, from which a **Minor Adverse** impact is identified. This impact is considered holistically in the discussion at **Section 7.8** below.
- vi) As the viewer moves kinetically west on Ardwick Green North, the church will re-appear and be seen from the street in conjunction with the new buildings on the Site and so the visual effect demonstrated in the view will be a temporary one and experienced as part of changing, kinetic sequence.
- vii) The new buildings will also be seen in tandem with the Grade II listed late Georgian properties at the western end of Ardwick Green North (No. 27, No. 31, and Milford House). This is not clearly illustrated in this particular view but will become apparent as the viewer moves west

along the street or approaches the Site from the east. The heritage interest of this group of Georgian former residences is best appreciated in closer views from the west but they are appreciated here as forming part of an historic streetscape, despite its alteration and partial fragmentation.

- viii) From this perspective, the scheme is seen to be in scale with the residential properties and reflects their terraced typology and red-brick materiality. The relationship of the new building on Ardwick Green North to the street also references the traditional residences, set back behind a hedge and railed boundary. It is considered that in this view, the Proposed Development will be understood as a new element within the townscape that takes positive architectural references from the surrounding traditional buildings.
- ix) The architectural quality of the scheme and its materiality, articulation and arrangement are considered to positively impact the settings of Nos. 27 and 31 Ardwick Green North, and Milford House through its completion of the streetscape and its architectural references. Overall a **Minor Beneficial** impact is identified to these former residential properties within this view.



View 1: Existing



View 1: Proposed

7.5 View 2

Existing

- i) View 2 is experienced from the junction of Billing Avenue and Cotter Street to the north-east of the Site. Billing Avenue is a residential street lined with post-war terraces (as seen in the Proposed View). As in View 1, the vacant nature of the Site is apparent through the low-quality metal railing enclosing the Site, its poor hardstanding and the presence of scrubby vegetation. Nivin Street is understood as a secondary frontage to the Site and is visually cluttered by the presence of parked cars on the street.
- ii) The Grade II listed Former Church of St Thomas lies beyond the Site, to which it presents its eastern elevation. The church's Italian campanile tower projects from the ridgeline of the body of the building and is appreciated against a clear sky background. The arcaded belfry and corniced roof are particularly prominent and deliver the church with a local landmark quality. The eastern elevation of the church has a plain, utilitarian character, with an escape stair and plant equipment visible along the edge of the Site. The church and the southern part of the Site are seen against a canopy of mature trees. Notwithstanding the visual prominence of the church in the view, the architectural character and special interest of the church is best appreciated from other parts of its local setting, and particularly where its front elevation is viewed in tandem with the tower.
- iii) Glanced to the north and viewed obliquely are a series of historic institutional buildings formerly associated with the church. As the viewer moves around this area, the group value of this collection of buildings is appreciated. Beyond this, the rooftops of the Grade II listed 21-25 Manor Street are seen in the background of the view.
- iv) Although this is not the best place from which to appreciate the heritage value of the church, the existing quality and inactivity of the Site detracts from the amenity of the view and the setting of the church to the west.

Proposed

- v) The Proposed CGI for View 2 is set marginally further back into Billing Avenue and provides a wider perspective of the Site and its environs.
- vi) The Proposed Development transforms the nature of the Site within the view, providing built frontages to both Nivin Street and Cotter Street and returning the presence of built form to the original building line of the previous buildings on the Site. The three-storey building is seen to be in scale with the surrounding townscape, and particularly with the listed church to the west. The set-back second floor level to Nivin Street means that a visual corridor towards the church's tower is maintained, and consequently its legibility and prominence is maintained.
- vii) The ridgelines of the scheme's northern elevation correlate with the ridgeline and scale of the church, such that there is no sense of overbearing or visual dominance. The rhythm of the

church's northern fenestration is seen to be reflected in the arrangement of the scheme's northern façade, creating a sense of visual continuity along the streetscape.

- viii) The architectural richness and articulation of the Proposed Development is clearly contemporary but simultaneously complements the character and detailing of the neighbouring church and the former school buildings on Nivin Street. The use of a complementary red-brick materiality ties the building into its local historic context and reinforces an appreciation for the character of the historic buildings.
- ix) The creation of residential entrances onto Nivin Street activates the street scene and encourages movement towards the listed church further along the street.
- x) Overall, the scheme is considered to have a **Moderate Beneficial** impact on the setting of the Grade II listed Former Church of St Thomas in this view.



View 2: Existing



View 2: Proposed

7.6 View 3

Existing

- i) View 3 is taken from the eastern pavement of Cotter Street, looking west directly into the interior of the Site. As with Views 1 and 2, the vacant nature of the Site is evidenced by the low quality and temporary metal fence enclosure, the scrubby vegetation across the plot and the obvious lack of built form.
- ii) Mature trees to the west reinforce the focal point of the Grade II listed Former Church of St Thomas in the view. The proportions and Classical detailing of its southern elevation are clearly legible in the view and the church's Italian campanile tower is appreciated against a clear sky background.
- iii) This is an incidental view of the church, opened up by virtue of the clearance of the Site, which before the demolitions of buildings across the site was hidden from view from this position. Nonetheless, it provides opportunity for the appreciation of the architectural quality and overarching value of the listed building. One is also able to appreciate the church in tandem with the institutional buildings on Nivin Street, and the buildings are appreciated as a group.
- iv) Although this incidental view has recently provided a new location from which to view the Former St Thomas's Church's, its setting is better understood and appreciated when experienced from Nivin Street and from Ardwick Green North.
- v) The Site is a detracting feature in the view, and has a 'back land', 'gap site' character which detracts visually from the setting of the listed church.

Proposed

- vi) The Proposed Development replaces the existing vacant land and takes up the fore and middle-ground of the view. The breaking up of the massing across the plot and the creation of a central open courtyard preserves the existing viewing corridor across the Site towards the listed church. The framing of the church within this view is reinforced by the presence of the new brick-clad buildings to either half of the Site and the church is experienced as the focal point within the view. The set-back upper level of the northern block steps the massing away from the body of the church and enables a continued appreciation of the large open gable to its eastern elevation.
- vii) The courtyard arrangement breaks up the massing of the Proposed Development which, at three storeys, is seen to be in scale with the listed building. The scheme's red-brick materiality references the architectural character of the listed church and presents a contemporary architectural counterpoint to the 18th century building within the view, forming a focus of the view. The brick-framed corner terraces of the scheme provide an architectural reference to the brick arcade which characterises the campanile tower.

- viii) Overall, it is considered that the Proposed Development reinforces an appreciation for the architectural character of the church within the view and creates an attractive grouping as experienced from Cotter Street which is activated through the presence of the new buildings and entry points into the Site.
- ix) The new buildings block views of the institutional buildings on Nivin Street and so the appreciation of the historic grouping is diminished to some extent. The beneficial visual impact of the scheme and the landscaped courtyard are considered to mitigate this minor impact and improve the overall appearance and quality of the Site and its contribution contribute to the church's setting.
- x) The scheme is considered to have a **Moderate Beneficial** effect on the setting of the listed church in this view.



View 3: Existing



View 3: Proposed

7.7 View 4

Existing

- i) View 4 is taken from the southern pavement of Ardwick Green south, looking east along the street toward the Site. The view has a green, leafy character contributed to by mature trees in Ardwick Green Park and in the forecourt of the Church of St Thomas. The church, which is Grade II listed, is set back from the street, affording a partial glimpse of its southern elevation. The church's Italian campanile tower projects above the roofline of the building in the middle-ground, the Grade II listed No. 31 Ardwick Green.
- ii) The façade of this former residential, early 19th century building is the focal point of the view. The façade appears to have been rebuilt or heavily altered but continues to communicate the Classical aesthetic of the building's design with its symmetrical façade, dentilled cornice and pedimented central entrance. Like the church, the building is set back from the street frontage behind a walled and railed boundary.
- iii) Beyond the church's forecourt, the eastern streetscape of Ardwick Green North is visible, featuring late 20th century residential buildings which are flush to the street. Further development, stepping up in scale, terminates the background of the view along the alignment of the road.
- iv) By reason of the Site's vacant nature, it is largely imperceptible in the view with the exception of glimpses of its metal fence boundary to Ardwick Green North and trees within the Site. Beyond the Site to the north-east, the post-war residential terraces on Billing Avenue are seen.
- v) Although only partially glimpsed, this view demonstrates a good viewing location from which to appreciate the setting of St Thomas's Church as the viewer moves east along Ardwick Green North, where the body of the church and its tower becomes increasingly visible.

Proposed

- vi) The Proposed Development, seen to east of the viewpoint, can be seen to introduce two new built forms into the view: the first continues the streetscape along the northern side of Ardwick Green North, the second sits behind this and is seen within the centre of the view, adjacent to the listed church. The breaking down of the scheme's massing into two parts means a sense of openness is maintained within the view; the canopy of mature trees within the church's forecourt filters views towards the Site which is appreciated as a background element.
- vii) The front building to Ardwick Green North is seen to fit comfortably within the streetscape to the east and sits within the height datum established by the Grade II listed No. 31 Ardwick Green North in the middle-ground of the view. The continuation of an activated streetscape along Ardwick Green North positively contributes to the character of the townscape experienced in the view, and the proportions and arrangement of the scheme reflect those of the former residential building at No.31.

- viii) The red brick materiality of the proposal also mirrors the character of both listed buildings in the view and the prevailing palette along Ardwick Green North. Overall, the Proposed Development is considered to have a **Negligible Beneficial** impact on the setting of No.31 Ardwick Green North in this view, as the scheme is experienced as a subtle addition to the streetscape.
- ix) From this perspective, the scheme is seen to step down in scale from the listed church, creating a gradual transition down in heights from the street frontage. As one moves east along Ardwick Green North, this effect will change but it is considered that the relatively modest scale of the Proposed Development and the arrangement of mass will ensure the new buildings continue to respond positively to the listed church.
- x) The articulation of the front building's western elevation (through brick diaper detailing and window niches) will animate this façade as experienced from the church's forecourt. Overall, the impact of the Proposed Development on the setting of the church as experienced in this view is considered to be **Neutral**.
- xi) The Proposed Development is also considered to have a **Neutral** impact on the Grade II listed railings which bounds the Green's edge.



View 4: Existing



View 4: Proposed

7.8 Discussion

- i) The Visual Impact Assessment above demonstrates the enhancement of the Site through the introduction of high-quality new buildings in place of the existing vacant and deteriorated plot. The views demonstrate how the new buildings within the Site address the streetscapes on Ardwick Green North, Cotter Street and Nivin Street, mending the existing townscape gap and activating the local townscape.
- ii) The form and massing of the Proposed Development, as demonstrated through the views, has been carefully considered in the context of surrounding heritage assets, and with regard to the Grade II listed Former Church of St Thomas in particular. Whilst a Minor Adverse impact from the loss of the incidental view from Ardwick Green North across the Site to the church has been identified in View 1, it is considered that any harm that could be considered to derive from this impact is demonstrably outweighed by the overarching benefits (including setting enhancements) of the Proposed Development.
- iii) It should also be noted that the visual experience of the church in View 1 is incidental, not a planned or designed view of the church, and is transient in its nature, the effect changing and reducing as one moves either west along Ardwick Green North or north along Cotter Street, where the new buildings and the church are appreciated together. Considered holistically, the quality of the scheme and its overall enhancement to the local townscape is considered to mitigate the negative visual impact experienced from this precise location. The Proposed Development is considered to improve the localised setting of the church, an effect which will be appreciated from further along the street on Ardwick Green North. Furthermore, View 3 demonstrates how the breaking of the mass into two built forms has created a focused viewing corridor towards the church from Cotter Street, where the church tower in particular is appreciated.
- i) In all the views, the scale of the Proposed Development appears appropriate and in keeping with the datum established by the historic and modern buildings along Ardwick Green North (see View 4 in particular). The architectural character and detailing of the Proposed Development has evidently been drawn from the Site's historic context. This is reflected in the scheme's terrace typology, arrangement of its facades and boundary treatment which reflects the Grade II listed Georgian properties at the west end of Ardwick (see View 1), and its red-brick materiality which ties the Proposed Development into its local context more generally. In View 2, the scheme's mirroring of the architectural character of the church and its response to the building's scale is also evident.
- ii) An overarching Minor Beneficial impact has been identified to the Grade II listed Former Church of St Thomas, which reflects the balancing out of the once instance of an adverse visual impact against the beneficial impact of the scheme in resolving the unsightly townscape gap adjacent to the church.
- iii) Minor Beneficial impacts have also been identified to the Grade II listed No. 27 Ardwick Green North, No. 31 Ardwick Green North, and Milford House because of the positive effect of the

scheme in repairing and enhancing the streetscape and for reinforcing the architectural and historic characteristics of this group.

- iv) Neutral impacts are identified to the setting of the Grade II No. 27 Manor Road and the separately Grade II listed War Memorial, Railings, and Milepost within/adjacent to Ardwick Green Park as it is considered the Proposed Development does not meaningfully change how these assets are appreciated or experienced.

7.9 Visual (indirect) Impact Assessment – Summary

- i) As recommended in the revised Historic England guidance on the Settings of Historic Buildings referenced above, the perceived indirect (visual) impact upon the nearby 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).
- ii) These values have been established within the following table (**Table 5**) 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.

No. ref.	Heritage Asset and designation	Significance value	Scale of impact	Significance of the effect of change, or overall impact
1	Former Church of St Thomas, Grade II	Medium	Minor to Moderate	Minor Beneficial
2	31 Ardwick Green North, Grade II	Medium	Minor	Minor Beneficial
3	Milford House, Grade II	Medium	Minor	Minor Beneficial
4	No. 27 Ardwick Green North, Grade II	Medium	Minor	Minor Beneficial
5	No. 27 Manor Street, Grade II	Medium	Negligible change	Neutral
6	War Memorial, Grade II	Medium	Negligible change	Neutral
7	Railings of Ardwick Green, Grade II	Medium	Negligible change	Neutral
8	Milepost beside railings of Ardwick Park, Grade II	Medium	Negligible change	Neutral

8. PLANNING POLICY ASSESSMENT AND CONCLUSION

8.1 Introduction

- i) The NPPF (2021) and the associated Planning Practice Guide emphasise the need for a thorough understanding of the significance of designated heritage assets to form the basis for the assessment of any development impact. The Heritage Significance Appraisal (Part 1 of this report) has informed the Heritage Impact Assessment (Part 2) which demonstrates that the cumulative impact of the development proposals would have an overall beneficial to neutral impact upon the built historic environment.
- ii) The Proposed Development addresses the need to redevelop the currently vacant site on Ardwick Green North and contributes to the regeneration of the area. The proposals introduce a sense of cohesion and complement the historic character of the local environment.

8.2 Statutory and Policy Requirements

- i) The NPPF requires that all planning proposals contribute to the achievement of “sustainable development” (**NPPF, Paragraph 8**), which in this case means the preservation of the significance, character, and appearance of the identified heritage assets. This requires a clear and proportionate evaluation of the significance and impact on the identified heritage asset as has been outlined in Parts 1 and 2 of this Heritage Statement.
- ii) The NPPF establishes a clear hierarchy of significance for heritage assets, derived from their designated status. The fundamental objective is to avoid compromising designated heritage assets, such that any potential ‘harm’ from a development should be balanced against public benefits of the proposals so that the ‘harm’ is outweighed (**Paragraphs 201-202**).
- iii) The Proposed Development does not detract from the ability to appreciate the special interest of the heritage assets despite the evident changes to their settings, rather it is considered to improve the localised setting of identified heritage assets and contribute positively to the character and distinctiveness of the historic environment. Thus, the proposal meets the requirements of **NPPF Paragraphs 197 and 199** and complies with content of Manchester Core Strategy **Policy EN 3 (Heritage)** which stipulates that the Council should encourage development which ‘*complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods*’.
- iv) The Visual Impact Assessment has demonstrated that the Proposed Development would enhance the currently dilapidated character of the streetscape and introduce a sense of cohesion into the area, contributing to the mending of the fragmented urban form to which the site contributes.
- v) The development would deliver extensive public benefits (which are discussed in detail in the Planning Statement prepared by Euan Kellie Property Solutions) such as enhancing the pedestrian environment and public realm around the site, activating the streetscapes and

injecting vitality through the injection of new residents into the area. In the above terms, the proposed development positively addresses the core planning principles set out in **Paragraph 8** of the NPPF 2021.

8.3 Balanced impact on the heritage asset and historic environment

- i) The Proposed Development will herald further investment in this part of Manchester, which is currently underutilised and lacking a coherent urban form and make a positive contribution to its sense of vitality and regeneration.
- ii) Consequently, the Proposed Development complies with national and local policy and with the requirements of the **NPPF, Paragraph 190 Point C**.
- iii) The minor adverse effect associated with the visual impact in View 1 is not considered to result in any overarching harm however should the decision maker find harm, it is judged that this effect would be demonstrably outweighed by the positive aspects of the scheme in line with **NPPF Paragraph 202**.

9. 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. National Planning Policy Framework (2021).
3. Planning Practice Guide, Historic Environment (published 2014, updated 2019).
4. Historic England, Conservation Principles. Policies and Guidance (2008).
5. Historic England, The Setting of Heritage Assets, (2017).
6. Historic England, Historic Environment Good Practice Advice in Planning. Note 2: Decision-Taking in the Historic Environment, (2015).
7. 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), - Site's 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</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.

<i>diminish the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.</i>	and its special architectural or historic interest.	The degree of change would alter, but not diminish, the intrinsic 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.

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



Stephen Levrant Heritage Architecture Ltd

CONSERVATION ARCHITECTS & HERITAGE CONSULTANTS

62 British Grove, Chiswick, London

0208 748 5501

Canada House, 3 Chepstow Street, Manchester M1 5FW

0161 806 0410