

Hilton Motto Hotel

Great Ancoats Street
/Laystall Street
Manchester

Heritage Statement

Prepared by



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Prepared for:

Ancoats
Manchester Ltd

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Hilton Motto Hotel, Manchester - Heritage Statement

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1. INTRODUCTION

1.1 Purpose of the Heritage Statement

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

The development proposals seek to create a 20-storey hotel development comprising approximately 154 rooms with supporting amenity spaces, including gym, restaurant, bar and meeting rooms on a small plot of cleared land currently used as a site compound (**Figures 1 & 2, below**), which until the early 2000s contained a now demolished public house.

The plot which comprises the Proposed Development Site is situated close to a number of listed buildings and conservation areas, consequently, a Heritage Statement is required in order to assess the residual heritage interest of the Site and identify nearby designated heritage assets which have the potential to be affected by the development proposals. The conclusions of this initial assessment will be outlined in **Section 5.6: Statement of Significance**. This baseline assessment will inform the ensuing Heritage Impact Assessment (**Section 6**).



Figure 1: Looking south towards the cleared plot which forms the Site, with Great Ancoats Street (left) and Laystall Street (right)

The following report should be read in conjunction with the Design and Access statement prepared by SimpsonHaugh Architects. The local authority is Manchester City Council (MCC).

The content and level of detail of the document accords with the NPPF (2021) requirements, as well as Historic England's October 2019 guidance on the structure and form of Heritage Statements. The NPPF emphasises that the level of detail submitted in support of applications for planning permission

and/or listed building consent should be no more than is necessary to reach an informed decision and should be proportionate to the significance of the heritage asset(s) affected and the impact on that significance (**NPPF, paragraphs 43-44 and 189**).

1.2 General Methodology – focus on proportionality.

This Heritage Statement is framed by the requirements of the **Planning (Listed Buildings and Conservation Areas) Act 1990, Section 72**. This is necessary because the 1990 Act requires that the Local Planning Authority (LPA) must treat the desirability of preserving the character, fabric and settings of designated heritage assets as issues which are afforded great weight (rather than simply as material considerations) as defined by **NPPF paragraph 193**.

The LPAs assessment of potential harm to the character, fabric or setting of a listed building, or to the character and appearance of a conservation area, must be an evidence-based planning judgment. This is because the weight which the authority applies to determine the degree of direct (physical) or indirect (visual) impact must be *proportionate* to the relative significance of the identified heritage asset. Thus, *‘less-than-substantial’* harm should not be afforded the same weight as that defined as being *‘substantial’*. The NPPF also stresses that all analysis and evidence must be **proportionate** to the relative significance of the heritage asset and the impact of the Proposed Development. This fundamental requirement informs the methodology used in this Heritage Statement.

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

It is important to distinguish **‘designated heritage assets’** from **‘non-designated heritage assets’** as they are subject to different legislative and policy evaluation requirements at both national and local level. Designated Heritage Assets are defined in the NPPF as:

“World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or a Conservation Area designated under the relevant legislation”.

Non-Designated Heritage Assets are defined within the NPPG as:

“a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)”.

The Heritage Impact Assessment (Section 6) comprises an assessment of both the **direct and indirect heritage impacts**, defined as follows by ICOMOS in its 2011 guidance:

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

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

1.3 Research sources

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

Visual surveys of the Site were conducted in September 2022. Consideration has also been given to the historical development of the area and key heritage views within the locality. The purpose is to define the contribution of the built form to the appreciation and understanding of the special interest of the area.

1.4 Authorship

This report has been prepared by Heritage Architecture Ltd., a conservation practice specialising exclusively in the historic environment.

Author:

Lee Hutchings BSc (Hons) – Senior Historic Building Consultant

2. THE SITE AND HERITAGE CONTEXT

2.1 Location and site description

The Site is located on the corner of Great Ancoats Street and Laystall Street, in Manchester City Centre. The Site comprises a small, cleared plot of land, bounded by Great Ancoats Street to the east, Laystall Street to the north, a further cleared plot of land to the south and The Northern Quarters Serviced Apartments (40 Laystall Street) to the west (**Figures 1 & 2**).

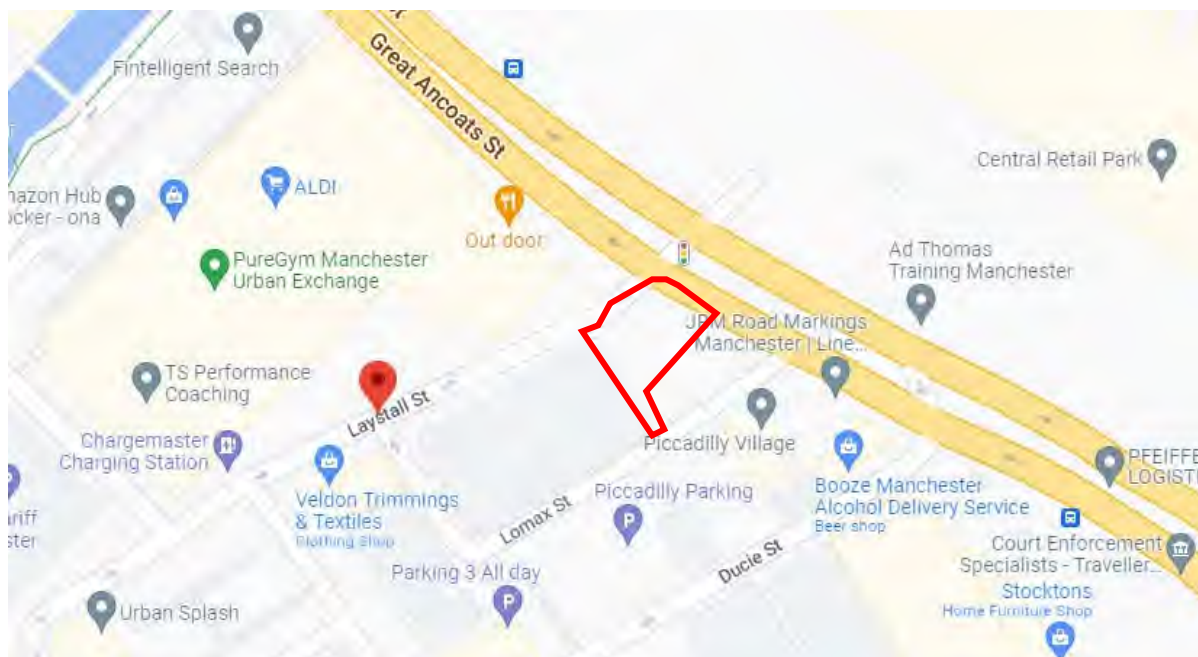


Figure 2: Map (looking north) showing the location of the Site outlined red

2.2 Area of Analysis

Consideration has been given to the relevant part of Manchester City centre that surrounds the Site. Due to the proposed scale of the Proposed Development, a 500m radius study area has been chosen in order to assess short-to-long-range views across the townscape.

Following on-site surveys and the information provided by the Zone of Visual Influence (ZVI) study (Simpson Haugh), the study area was reduced to 250m. This is considered to be proportionate due to the dense urban environment that characterises the city centre to the north and west of the Site, which subsequently limits heritage views across the townscape (**Figure 3, below**).



Figure 3: Zone of Visual Influence Plan. Site identified by the blue star; surrounding areas shown marked in red denote where the bottom of the Proposed Development would be seen, with blue being the visibility of the highest elements of the Proposed Development. Image source: Simpson Haugh

The **250m study area** (as shown in **Figure 4 below**) provides a focus for assessment but is not intended to be prescriptive; listed buildings outside of the study area which have the potential to be affected by the proposals will be included within the Visual Impact Assessment (VIA) where relevant.

2.3 Statutory Designations

2.2.1 Listed Buildings

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

It will be clear that the redevelopment of the Site could have the potential to indirectly impact the settings of a number of listed buildings in the surrounding area. The listed buildings within a 250m study area have been identified in **Figure 4 (below)** and those that are considered to be susceptible to indirect impacts from the Proposed Development have been listed in **Table 1**.

Due to the density of the urban grain, particularly to the west and north of the Site, it is considered that a considerable number of listed buildings will not be susceptible to potential indirect impacts from the Proposed Development and, consequently, have been scoped out of assessment within this report.

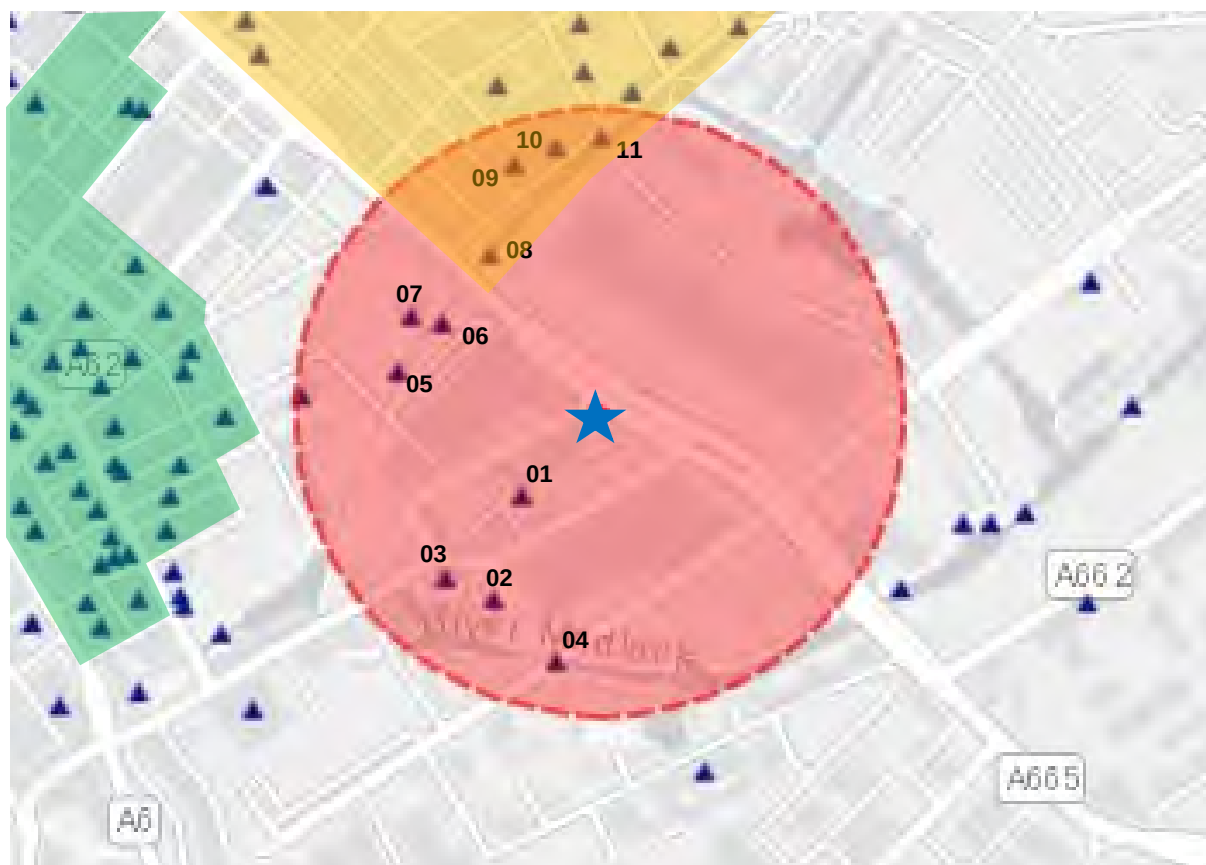


Figure 4: Designated heritage asset plan, showing the location of all listed buildings/structures within a 250m radius around the Site, indicated by the red circle. The Site itself is marked by the blue star. Listed Buildings are indicated by blue triangles, those which are considered to have the potential to be impacted by the Proposed Development are numbered (corresponding with Table 1, below)

Conservation Areas in the wider townscape considered as part of this assessment are limited to the Stevenson Square Conservation Area (shaded green) and the Ancoats Conservation Area (shaded yellow). (Source: Historic England)

Table 1: Designated Heritage Assets within the 250m study area which have the potential to be indirectly (visually) impacted by the Proposed Development

Number, Figure 4 (above)	Designated Heritage Asset	Grade	Potential to be indirectly impacted by the Proposed Development and scoped in for assessment
1	32 AND 34 LAYSTALL STREET List Entry Number: 1282990	II	Yes
2	STABLE BLOCK TO SOUTH EAST OF JUNCTION WORKS AT PARADISE WHARF List Entry Number: 1200857	II	Yes
3	FORMER JUNCTION WORKS AT PARADISE WHARF List Entry Number: 1217852	II	Yes
4	STORE STREET AQUEDUCT List Entry Number: 1270666	II*	Yes

5	ROCHDALE CANAL LOCK NUMBER 83, TO THE EAST OF TARIFF STREET List Entry Number: 1247479	II	Yes
6	ROCHDALE CANAL TOWPATH FOOTBRIDGE AND ASSOCIATED RAMPS OPPOSITE BROWNSFIELD MILL List Entry Number: 1270859	II	Yes
7	BROWNSFIELD MILL List Entry Number: 1207994	II*	Yes
8	ROCHDALE CANAL LOCK NUMBER 82, TO EAST OF GREAT ANCOATS STREET List Entry Number: 1247485	II	Yes
9	ROYAL MILL List Entry Number: 1247474	II*	Yes
10	SEDGWICK MILL (TO WEST OF JUNCTION WITH MURRAY STREET) List Entry Number: 1270856	II	Yes
11	ROCHDALE CANAL RETAINING WALL ON SOUTH SIDE OF REDHILL STREET, WEST OF UNION STREET BRIDGE List Entry Number: 1270860	II	Yes
Green	Stevenson Square Conservation Area	-	Yes
Yellow	Ancoats Conservation Area	-	Yes

2.2.2 Conservation Areas

Conservation Areas are designated areas that are deemed to have special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

As demonstrated in **Figure 3**, above, the Site is not situated within a designated Conservation Area. However, due to the proposed scale of the development, it will be clear there is some potential for the development to be viewed from select points within surrounding conservation areas.

The ZVI (**Figure 2**, above) has demonstrated there will be **limited visibility** from the Ancoats Conservation Area to the north-east, and from the Stevenson Square Conservation Area to the north-west. The potential impact upon their character and appearance will thus be tested within the Heritage Impact Assessment in Section 6.

2.4 Archaeological potential

As outlined in the Archaeological Desk-Based Assessment (October 2022) by Salford Archaeology, It is considered that the risk of encountering below-ground archaeology is high, due to the site previously being the location of a late-18th century public house and contemporary dwellings.

3. POLICY CONTEXT

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

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

As highlighted within Section 2, the Site is situated within the setting of a number of listed buildings, **Section 66** of the Act is of relevance, as it requires the LPA to “*have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses,*” when considering whether to grant planning permission.

Section 72 of the Act must also be recognised in line with the proposals, as it embodies the ‘*general duty as respects conservation areas in exercise of planning functions.*’ As the Site will be seen within the setting of the Stevenson Square Conservation Area and the Ancoats Conservation Area, it will be clear any Proposed Development of considerable height on the Site will have the potential to impact external views within the designated areas.

A key phrase in this regard within **Section 72** states that local authorities should ensure while carrying out their planning function that ‘*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that [conservation] area.*’ This duty is therefore applicable to the present proposals.

3.2 National Planning Policy Framework (NPPF) 2021

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

The NPPF stresses that “**great weight**” should be given to the conservation of **designated heritage assets (paragraph 199)**, emphasising the need to avoid substantial harm in terms of: demolition, alteration, or the compromise of its setting. Substantial harm is defined within the NPPF as having a fundamental impact on the significance of the heritage asset by means of its total loss, profound physical harm to its fabric, or the complete compromise of its setting.

3.3 Planning Practice Guidance (PPG) (2019)

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.

Of particular relevance in this instance is the PPG's commentary upon the importance of "significance" in decision taking (**Paragraph 7**). This section advises that *"being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals."* This report aims to provide such information and in particular to assess the significance of the settings of the identified designated heritage assets which may be affected by the proposals.

Also, of relevance in this instance is **Paragraph 13** which aims to define setting as a term and to explain how it should be taken into account in the assessment of proposals. Paragraph 13 defines the setting of a heritage asset as *"...the surroundings in which an asset is experienced [which] may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive..."*. It goes on to note that *"the extent and importance of setting is often expressed by visual considerations"* however setting also includes *"our understanding of the historic relationship between places"*. This highlights the requirement for proportionate research into the development of the area affected by the proposals and the relationships between the various identified heritage assets.

Paragraph 18 of the PPG discusses the assessment of proposals in order to establish whether "substantial harm" is being caused to a heritage asset. It is emphasised that *"what matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset...[and] significance derives not only from a heritage asset's physical presence, but also from its setting."*

The PPG emphasises that, in general terms, *"substantial harm is a high test, so it may not arise in many cases"* (Paragraph: 018 Reference ID: 18a-018-20190723). For example, in determining whether works to a designated heritage asset constitutes substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's *significance* rather than the scale of the development that is to be assessed.

Finally, **Paragraph 8** of the PPG is noted in this context as it identifies the importance of pre-empting or minimising potential harm to heritage assets or their settings by obtaining *"a clear understanding of the significance of a heritage asset and its setting...to develop proposals which avoid or minimise harm."* This approach has been adopted during the development of the proposals by obtaining early heritage advice and in the research carried out for the present heritage statement.

3.4 Local Planning Policy

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 (2012) are of importance to the heritage assets considered within this statement.

Policy CC9 (Design and Heritage) states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. The policy also establishes that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

Policy EN3 (Heritage) states that throughout the City, MCC will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed to support MCC in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

The Council's key regeneration objective is tempered by the need to ensure that: *"historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced for their own heritage merits and as part of wider heritage regeneration proposals"* (**paragraph 12.21, Policy EN3**). The policy thus evidently requires development proposals to be sensitive to the inherent values of the designated heritage asset, with any impact justified by clear, documentary evidence. This report aims to demonstrate how this requirement is addressed by the current proposal.

3.5 Historic England's guidance

The Heritage Statement accords with the requirements of the NPPF, and the guidance set out in **Historic England's Advice Note 12, 'Statements of Heritage Significance: Analysing Significance in heritage Assets'** (October 2019). The recent guidance calls for a staged approach, which provides relevant and proportionate information sufficient to inform decision-making by the Council.

In 2015 Historic England released three Good Practice Advice notes supporting the implementation of national policy and the related guidance in the PPG. The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology or particular data sources. **Good Practice Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment – March 2015)** and **Good Practice Advice Note 3 (The Setting of Heritage Assets – as amended December 2017)** were both utilised as part of this assessment in order to gain a full understanding of the relevant issues, alongside the NPPF and PPG.

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

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

Historic England Advice Note 4: Tall Buildings ('HEAN 4')

Historic England's ('HE') revised guidance on tall buildings was published on 4 March 2022. The note supersedes a previous version from 2015 and takes into account recent updates to planning policy

and legislation and recent experience of the development of tall buildings within the historic environment.

The purpose of the guidance is defined by HE as follows: *‘Its purpose is to support Local Planning Authorities, developers, communities and other stakeholders in dealing with tall buildings proposals within the legislative and planning framework relevant to the historic environment’.*

The note provides support and guidance in the following key ways: in the initial plan-making process, in the identification of appropriate locations for tall buildings and the definition of ‘design parameters’ with regard to the historic environment, and in the assessment and determination of individual tall building proposals at the determination stage of the planning process.

HE's note establishes a set of principles for the consideration of tall building development in the historic environment. The emphasis is on a plan-led approach to the consideration of such development, with appropriate locations determined through the Local Plan. This process, the note advises, should be informed and supported by an evidence base which explores different locations and considers heights which might be appropriate in any given area.

The note stipulates that the identification of locations or the determination of proposals should be informed by an understanding of local place, character and historic significance. The guidance warns of the negative impacts tall buildings can have on the qualities of place valued by people who experience them if the siting, scale, or design is wrong and/or fails to demonstrate a consideration for the defining positive characteristics of a local area.

The note demonstrates HE's acknowledgement of the capability of high-quality tall buildings to deliver sustainable development in tandem with the conservation and promotion of the historic environment. The note emphasises the importance of good design in ensuring that tall buildings respond positively to their local context, especially within the historic environment, and the opportunity high-quality proposals can embody in terms of place-making, particularly within the context of wider regeneration schemes. In summary, the note promotes a best-practice approach to the consideration of tall buildings to deliver high quality, sustainable schemes.

4. HISTORY AND DEVELOPMENT

4.1 Introduction

In order to understand the relative significance of the Site and its contribution to surrounding historic environment, it is first necessary to understand its historical development.

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

4.2 Brief Historic Development of the Area

The area was first developed in the last half of the 18th century when the street grid was laid out and the area became heavily developed, led by the presence of large industrial buildings located along the newly created waterways through this part of the city, including the former wharfs on the northern side of Laystall Street (now the site of the Urban Exchange).

From the end of the 18th century, the area surrounding the Site was dominated by the presence of the new Rochdale Canal, and its many subsidiary wharfs and canal arms to the north of the Site. Survey work for the Rochdale Canal was carried out by James Brindley in 1765.

The knowledge that the canal's construction would make the transport of raw materials and finished goods more convenient gave industrialists the confidence to build new cotton mills and warehouses in the area. The first mills were built near to the Site in Ancoats as early as 1790 and would become dominant and characteristic features within the area.

The canal opened in stages as sections were completed, with the Rochdale Branch opening first in 1798 with further sections opening in 1799. Although the canal officially opened in 1804, construction work continued for a further three years. A cut through Manchester City Centre saw the new canal connecting with the Ashton Canal and the Bridgewater Canal at Castlefield Basin.

From the opening of the Rochdale Canal in 1804, the development of mills and factories continued on a large scale, and enough of these buildings remain in the Ancoats district today to enable the progress of mill design to still be appreciated.

Following the construction of the first canals, Ancoats, and Castlefield effectively became inland ports creating prosperous locations for industry and trading, which was latterly increased by the development of the railways in the 1840s, leading to unprecedented development of the City.

From the 1920s the effects of the decline in cotton manufacturing and other industries, as well as the toll of the First World War (1914-18), and then later the Second World War (1939-1945), resulted in the rapid decline of these formerly prosperous and busy industrial sites, culminating in the closure of the canal networks in the early 1960s and the piecemeal demolition of large numbers of the associated early mills and other industrial buildings.

The dense urban form existed for nearly 150 years before economic decline in the mid-20th Century, saw the area become underused, uninhabited, and partly derelict. However, by the 1970s efforts were

being made to re-open and regenerate the canals for leisure use by local volunteer groups. Initial regeneration in the area focused on the development of the 'Piccadilly Village', from the late 1980s/early 1990s, which was one of the first examples within Manchester City Centre of residential-led regeneration.

This was closely followed by focussed redevelopment of the Ancoats district and its remaining historic mills immediately north of the Site. However, the former Piccadilly Basin area continued to decline in its operation, resorting to providing surface car parking across the location of demolished mills and the remaining historic mill buildings being used for low-rate commercial operations and workshops.

During the early 2000s a number of important regeneration schemes took place, including the restoration of the two remaining early mills, the Grade II* listed Jacksons Mill and Grade II* listed Dale Street (Carvers) Warehouse, and the construction of new apartment buildings such as Vantage Quay, in c2005, which became a catalyst for attracting a new resident population to the area.

Following the adoption of a Strategic Regeneration Framework (SRF) document for the area in 2016 (HS2 Manchester Piccadilly SRF), recent developments including the restoration of the Grade II* listed Brownsfield Mill to form apartments and neighbouring residential developments along Great Ancoats Street and towards Piccadilly Station, have furthered the anticipation of additional development and regeneration.

4.3 Historic Development of the Site

The earliest map of the Site and its environs comes from the William Green's "A plan of Manchester and Salford" begun in the year 1787 and completed in 1794. This map illustrates that there were already buildings located on the Site at this time, which would have dated to the early-to-mid-18th century and likely contained a mix of dwellings and shops. Great Ancoats Street was known as Ancoats Lane at this time.



Figure 5 – William Green's A plan of Manchester and Salford, begun in the year 1787 and completed in 1794. Shooters Brook

The map shows that the Site was originally comprised of roughly 3-4 buildings, and the Site itself extended a considerable distance eastwards into the wide width of Great Ancoats Lane (changing name to Great Ancoats Street in the early 1800s), creating a small enclave at the junction with Lees Street, of which was also a large pond, also extending out into the street.

The pond can be seen to be adjacent to a number of agricultural fields belonging to Daniel Leech, a member of the Leech family who were important cotton mill owners in Ancoats during the 18th and 19th century, owning and operating the now Grade II* listed Brownsfield Mill just north of the Site, as well as owning large swathes of land in Ancoats and Manchester.

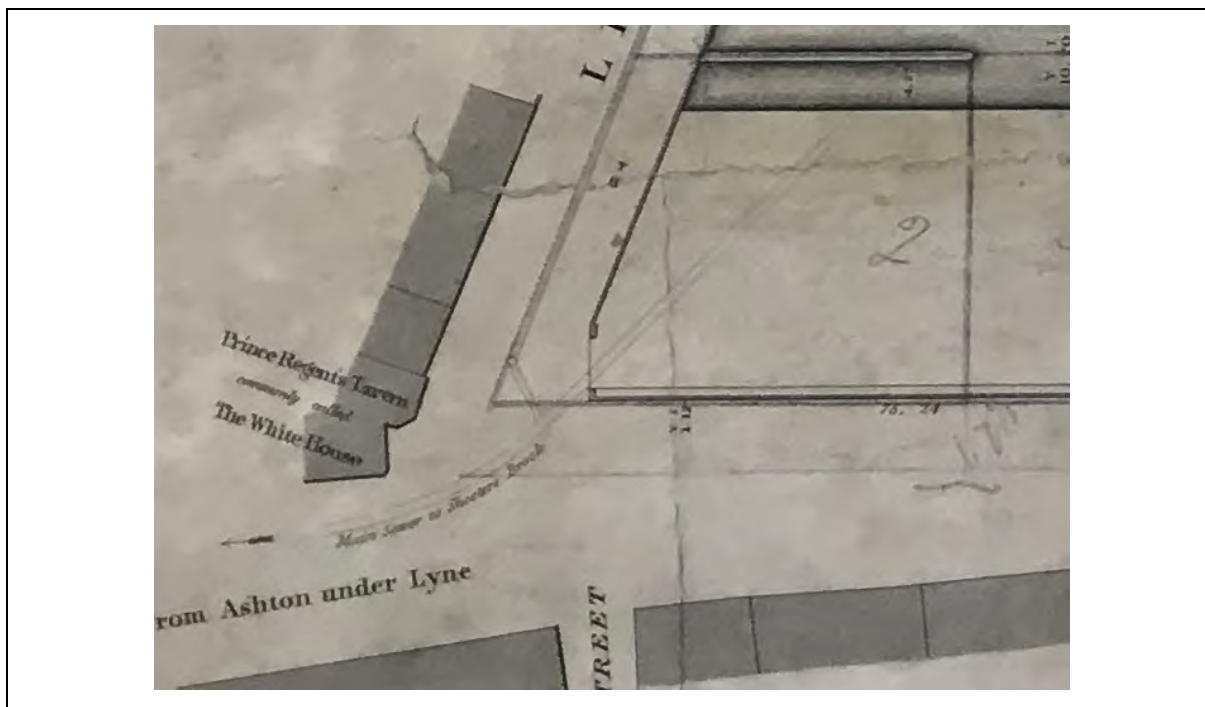


Figure 6 – 1829 – Plan of wharf land belonging to Mr Thomas Leech “Prince Regent’s Tavern commonly called The White House”

The 1829 auction plan of the Leech family’s land in Ancoats (Figure 6 above) shows the earliest appearance of the Site, which at this time was a public house known as the “Prince Regent’s Tavern”, but as the plan explains, it was also commonly called “The White House”.

The Prince Regent’s Tavern (sometimes also called the Prince Regents Arms) was the location of one of the first meetings of Manchester radicals in 1812. The meeting was meant to have been close by at the Elephant in Tib Street but the organisers had been tipped off that the Deputy Constable would be coming to break it up, however soldiers with guns and bayonets found the meeting and arrested 38 weavers in the pub.

During the 1830s the pub was known as the White House Vaults, White House Inn and Prince Regents Arms, until c1838 when it became officially known as the White House, as shown in the to let notice placed in the Manchester Times in September 1840 in Figure 7 below.

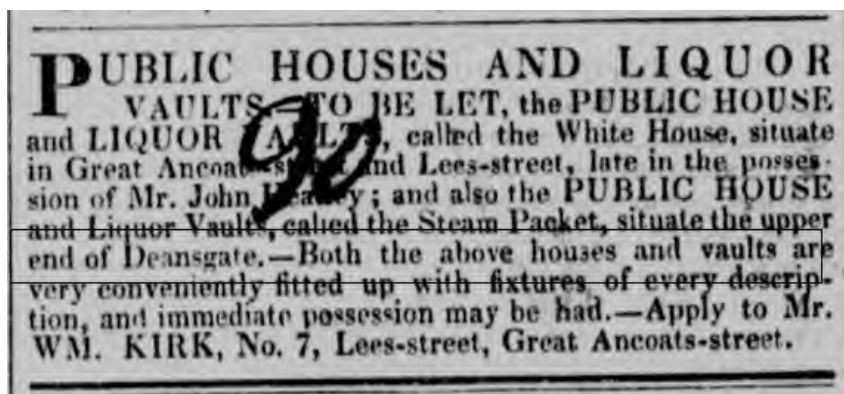


Figure 7 – Manchester Times – 26th September 1840

At some time between c1832-40 the original range of buildings forming the Site were rebuilt to form a singular public house curving around the corner of Lee's Street and Great Ancoats Street. The earliest images of the public house, taken during the 1960s, show the rebuilt White House to have been a stucco-fronted "Georgian" styled building, that contained a cleared plot to its west on Lees Street (now known as Laystall Street), and a late-1950s building to its south on Great Ancoats Street.

The below aerial image (Figure 8) shows the rear aspect of the Site in 1953, showing the buildings to the south of the White House shortly before their demolition and replacement with the late-1950s building shown in Figures 9, 10, 12 & 15 below. This image also shows that the White House pub had been reduced in height from its original three storeys to two stories, including areas of reconstruction, between 1948 and 1952 – See Figures 22 & 23.



Figure 8 – An aerial view looking north-east across the Site and wider city block in 1953, showing the rear aspect of the White House pub (shaded green) which appears to have been recently reconstructed. The only building which still survives in this view today is a small shed located on the southern side of Lomax Street (marked by the red star). (Source: Historic England aerial maps)

Table 2 – Historic Images



Figure 9 – Looking south along Great Ancoats Street in 1966 towards the White House at its junction with Laystall Street (right), showing the large 19th century former cotton mill to the right. (Source: Manchester Archives)



Figure 10 – Looking north along Great Ancoats Street in 1966 towards the White House (outlined) at the junction with Lomax Street (left). (Source: Manchester Archives)



Figure 11 – Looking north along Great Ancoats Street in 1966 towards the White House (outlined). (Source: Manchester Archives)



Figure 12 – Looking north along the eastern side of Great Ancoats Street in 1966 towards the White House (outlined). (Source: Manchester Archives)



Figure 13 – The White House in 1967. (Source: Manchester Archives)



Figure 14 - The White House and adjacent cleared plot on Laystall Street in 1967. (Source: Manchester Archives)



Figure 15 – The adjacent 1950s commercial building to the south of the White House on Great Ancoats Street in 1967. (Source: Manchester Archives)

In c2000 the large adjacent 19th century mill building on Laystall Street was demolished following a fire, which prompted the demolition of the White House pub and adjacent 1950s building in 2005. Although the site of the former mill was later redeveloped to form the current The Northern Quarters Serviced Apartments, the site of the White House and adjacent 1950s commercial building remain cleared plots.



Figure 17 - The White House in 1999, shortly before the adjacent cotton mill was demolished to allow for the construction of the current The Northern Quarters Serviced Apartments. (Source: www.closedpubs.co.uk)

Table 3 – Map Regression

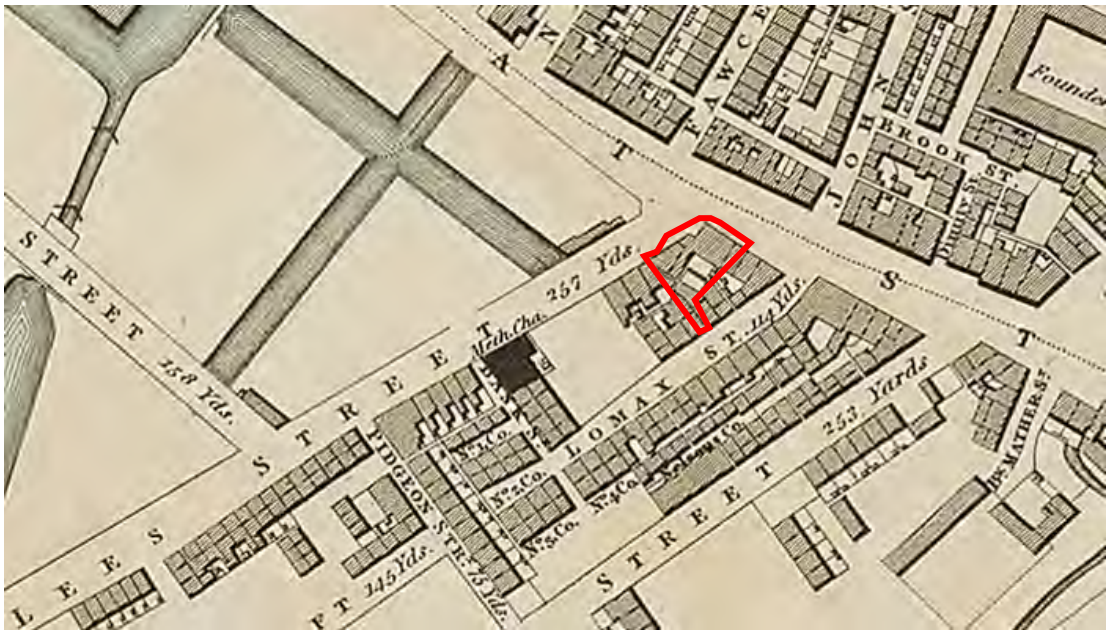


Figure 18 – Bancks map of 1832 – This early map shows the original planform of the buildings that made up the Price of Wales Tavern/White House pub at this time and shows that although the canal network had been completed to the immediate north, the plots had yet to be developed. No buildings included in this map survive today. (Source: Manchester University Archives)



Figure 19 – A Plan of Manchester and Salford with Vicinities 1843 – This map shows that the White House pub had been reconstructed between the time of the previous map (1832), and now forms a larger building that curves around Laystall Street and Great Ancoats Street. (Source: Manchester University Archives)



Figure 20 – 1851 OS map – This mid-19th century map shows a detailed view of the Site and its city block, showing the White House pub along with two large mills, a number of terraced and back-to-back houses, a chapel and two small side streets which have all since been removed. (Source: Manchester University Archives)

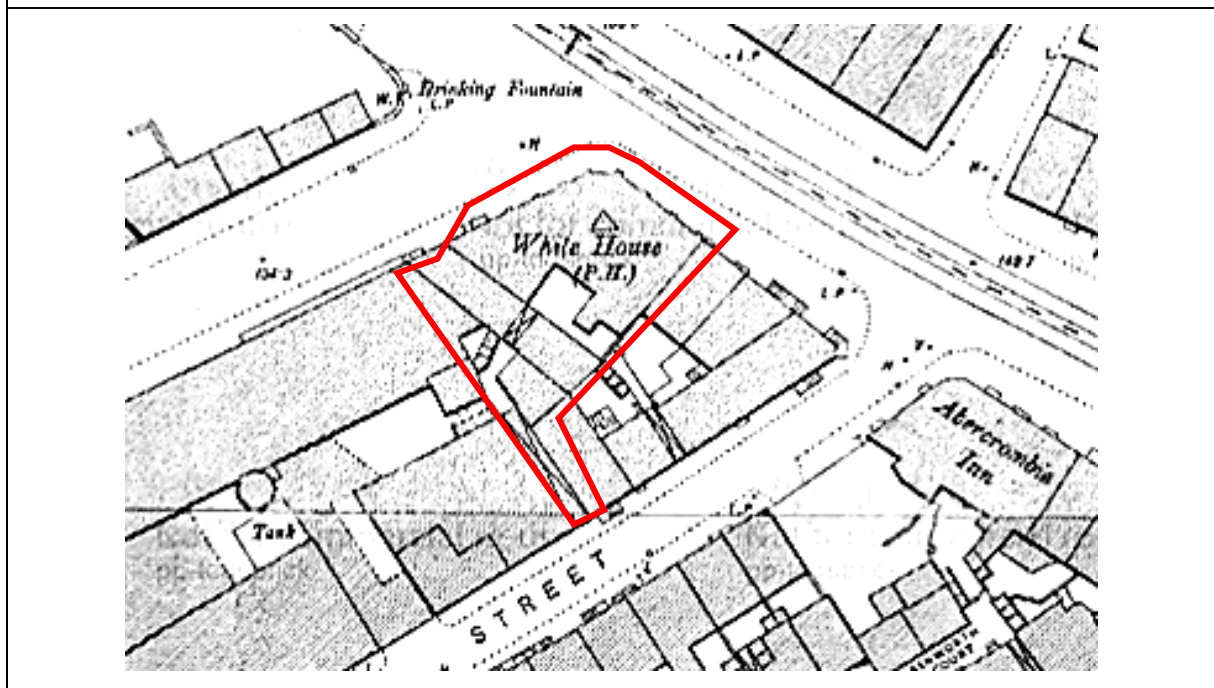


Figure 21 – 1891 OS map – This late-19th century map shows the pub to have been enlarged and extended westwards into the adjacent building on Laystall Street. (Source: Manchester University Archives)

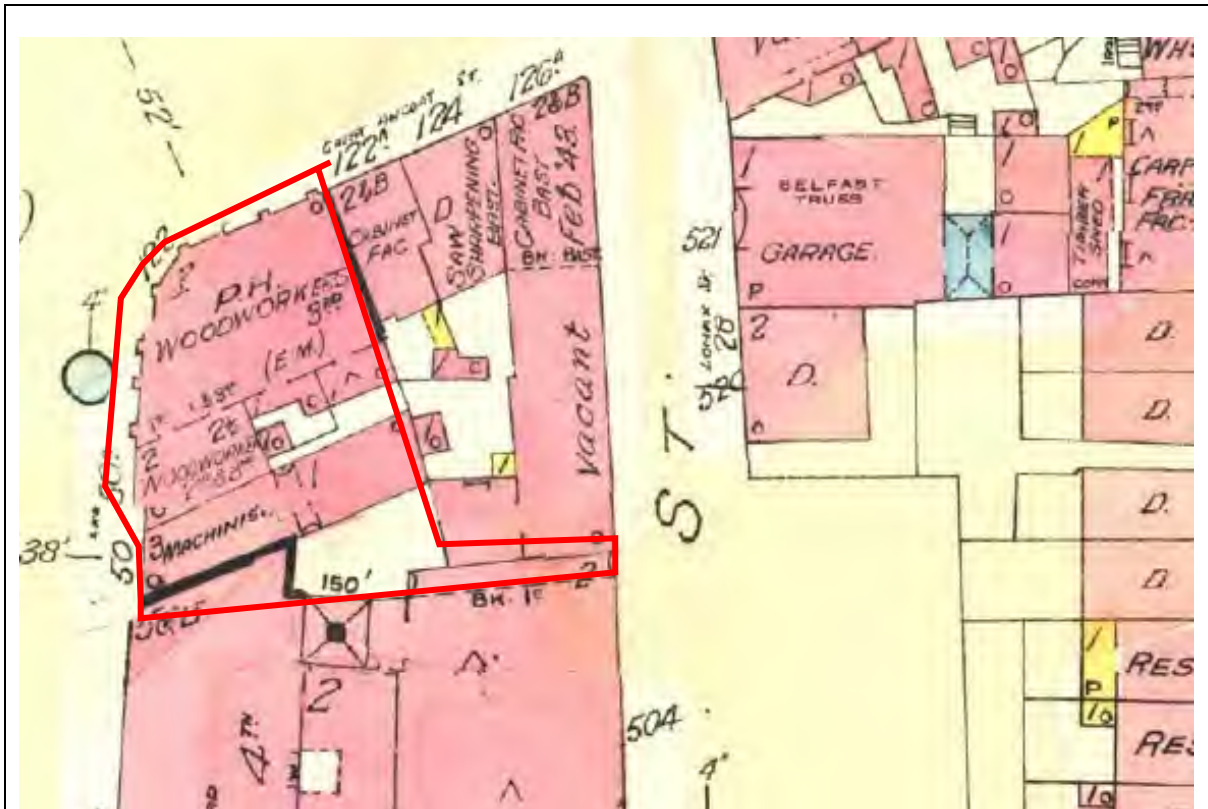


Figure 22 – Goads Fire Insurance Plan 1948 – This detailed plan of the White House pub shows that it was originally three stories in height and had a pitched slate roof, with the third floor level being used as a woodworkers. (Source: Goads Fire Insurance Plan)

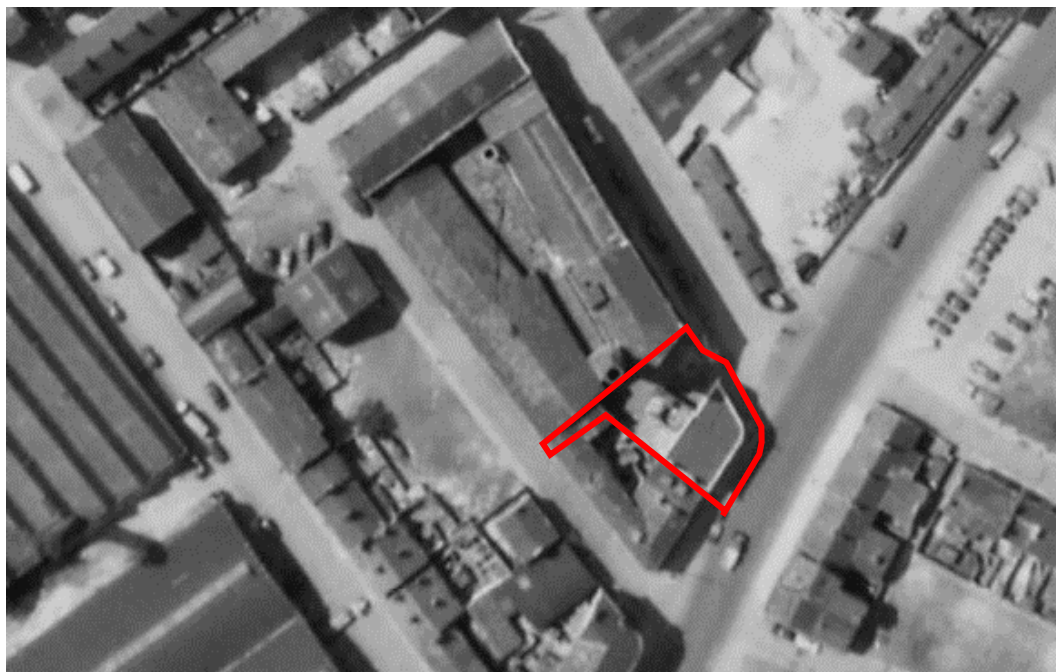


Figure 23 – 1953 aerial view – This aerial view shows the White House following its alterations (since 1948) to remove its top, third floor level and pitched slate roof, showing the building here with a newly completed flat roof. (Source: Historic England aerial maps)

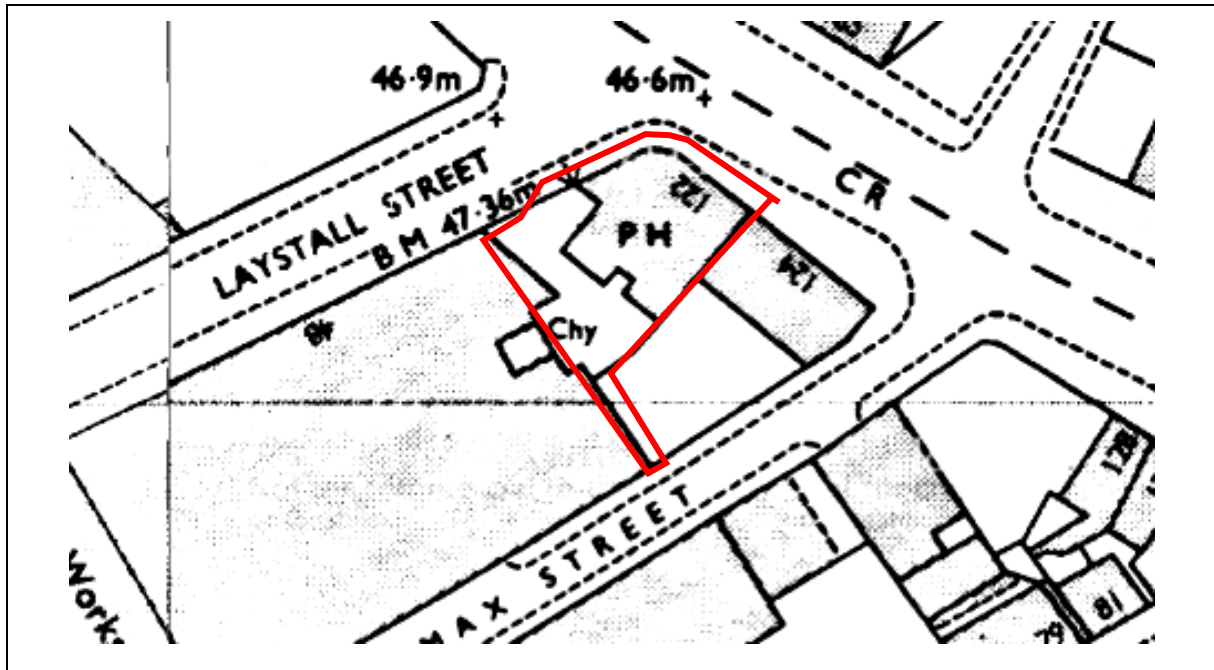


Figure 24 – 1971 OS – This late-20th century map shows the site largely as it remained until demolition in 2005. (Source: Manchester University Archives)

4.4 Brief character appraisal

The area surrounding the Site is divided into several large areas which have been substantially altered, and are largely shorn of their historic context, streetscape and built form. The now largely redeveloped and cleared sites, which are interspersed in and around the Site, originally formed large industrial/trading uses interspersed with terraced housing, shops and public houses.

The Rochdale Canal crosses the area to the north from north-east to south-west, running through a series of temporary surface car parks, large modern concrete and metal-clad commercial units, multi-storey car parking, and cleared building sites. To the north-east of the area is the large area of cleared ground which was until recently the site of the 1980s retail park known as 'Central Retail Park', and which is now due to be redeveloped.

The city block on which the Site is located has had all but two historic buildings demolished, being the Grade II listed Nos. 32-34 Laystall Street, and the unlisted Ducie House, resulting in the removal of a number of small side streets and courts from the block.

In the immediate environs of the Site groundworks have recently commenced on the restoration and redevelopment of the Grade II listed 32-34 Laystall Street with the addition of a 9-storey residential building, and at 57-59 Ducie Street with groundworks starting on an 8-storey residential building accommodating 41 apartments.

The early street pattern has now been substantially altered within these surrounding areas, resulting from the largescale redevelopment of the area as a whole during the late-20th/early-21st Century,

The substantially reconfigured area between the Rochdale Canal and Great Ancoats Street further eroded the historic street pattern, with the construction of a number of new concrete retail outlets and associated car parking immediately to the northern side of Laystall Street. The large footprint commercial development has no active street frontage to Laystall Street, and actively turns its back onto the street.

The immediate environs are located in an area of little footfall, resulting in side streets to the west/south-west which create poor pedestrian environments.



Figure 25 – View looking east towards the Site from Laystall Street, showing the blind rear elevation of the modern Urban Exchange units to the left, and the Grade II listed 32-34 Laystall Street (right) and cleared plot which are both currently under construction.



Figure 26 – View looking south-west into Laystall Street from Great Ancoats Street, showing the tall The Northern Quarters Serviced Apartments (40 Laystall Street), which dominates the view from this busy location. The empty plot that forms the Site can be seen to the left of the image.



Figure 27 – A kinetic view seen travelling further south-west into Laystall Street, demonstrating the blank rear aspect of the modern concrete Urban Exchange units, which turn their backs onto Laystall Street and the Site creating a continuous blank wall and unloading area for bins and deliveries.

Plot sizes are generally of a substantial size due to their historically cleared nature, which sometimes combine several building plots into one, replacing earlier small grain domestic/commercial street patterns.

5. SIGNIFICANCE APPRAISAL

5.1 Introduction

The purpose of the significance appraisal is to use recognised criteria to assess the relative heritage significance of designated heritage assets which have the potential to be impacted by the Proposed Development. The existing Site will also be assessed, with particular regard to the contribution the Site may make to the ability to understand and appreciate the heritage significance of any surrounding Listed Buildings and Conservation Areas. This will provide a baseline for the relative ‘magnitude of change’ and ‘scale of impact’ which is to be assessed within the subsequent Heritage Impact Assessment (HIA).

This in turn allows, in a planning policy context, the extent of “harm” upon any heritage asset incurred by the proposals to be established within the terms defined by the NPPF. In particular, the assessment of significance of setting informs the choice of heritage views which form a key part of the following Visual Impact Assessment.

5.2 Methodology

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

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

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

➤ **Archaeological interest**

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

➤ **Architectural and artistic interest**

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

➤ **Historic Interest**

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

The analysis of the significance allows for an assessment of the current integrity and authenticity of the Site and its contribution to the settings of nearby designated heritage assets. The focus is on providing necessary and proportionate amount of information based on the perceived level of heritage significance (refer to **Table 4, below** for full definitions of heritage significance as defined in this present report).

Table 4: Definition of significance terms used in this Heritage Statement
High heritage significance relates to those components deemed to be of special interest. They are important to the understanding of the Site's design concept and play a considerable role in reflecting their archaeological, architectural, artistic or historic interest.
Medium heritage significance relates to those components deemed to be of some interest. They will make a modest contribution to the understanding of Site's design concept and play a minor role in reflecting their archaeological, architectural, artistic or historic interest.
Low heritage significance relates to those components deemed to be of more modest interest. They make a relatively insignificant contribution to the understanding of the architectural design concept and retain a slight role in revealing the building's evidential historic aesthetic or communal values.
No significance /Detrimental features and elements that do not contain any special interest. These can <i>detract from the significance</i> of the building and maybe evidence of poor craftsmanship or ad-hoc refurbishments.
Unknown heritage significance features or components where the relative importance or interest requires determination by further investigation.

5.3 Significance Appraisal - The Site

The Site comprises a small vacant plot of land to the junction of Great Ancoats Street and Laystall Street, which has been cleared since 2005. Historically, the Site housed the late-18th century White House Pub and residential dwellings/workshops.

As the Site is cleared and retains no historic buildings or structures it yields **no heritage interest**. The cleared site is also not within the immediate setting of any surrounding heritage assets, however, due to the proposed height of the Proposed Development the settings of surrounding heritage assets could be visually impacted upon, and this will be assessed in **Section 5.4** below.

5.4 Listed Buildings – Contribution of setting to significance

The heritage assets which have the potential to be impacted by proposed redevelopment of the Site have been identified in Section 2.2, and Figure 4. The contribution of setting to the significance of these heritage assets will be explored in **Table 4, below**.

The scope of potential impact upon heritage assets can involve impacts upon their setting as well as any physical impact. The importance of ‘setting’ lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.

Therefore, it is the contribution of setting to the significance of the heritage asset which should be established at this stage in the process. For these purposes, the contribution of setting to the significance of any given heritage asset is considered to be either **high, medium, low, negligible, or neutral** (refer to **Table 3** above for complete definitions).

Table 4: Contribution of setting to significance of identified listed buildings.

Number given on Figure 3	Name and Grade	Summary of architectural and historic interest from list description	Contribution of setting to significance and relationship to the Site
1	32 AND 34 LAYSTALL STREET II	Former terracotta manufacturers and showrooms, dating to the 1870s. Red brick in Flemish bond with dressings of moulded buff and white terracotta; roof not visible. Unusual degree of High Victorian decoration on relatively small building.	The building is principally experienced from Laystall Street, where the intricate architectural detailing to the building can be best understood and appreciated. The rear and side elevations of the building are experienced from the south along Pigeon Street and Ducie Street. The wider setting of the listed buildings is characterised by modern development and has become largely shorn of historic context. The overall contribution of the setting to significance of the heritage asset is considered to be low.

2	STABLE BLOCK TO SOUTH EAST OF JUNCTION WORKS AT PARADISE WHARF II	Stable block to former lead works, early to mid C19, altered. Red brick with slate roof. Included for group value with adjacent Grade II listed Former Junction Works at Paradise Wharf.	The former Stable Block to the Junction Lead Mills is bounded by Paradise Walk to its east, the Ashton Canal to its south and a large area of hardstanding utilised as a car park to its west. To the north of the building is Ducie Street. The building is constructed from red brick in English garden wall bond under a pitched slate roof. The listed building is best understood and appreciated from Ducie Street looking west where it can be viewed in conjunction with the Grade II listed Former Junction Works at Paradise Wharf. Views of the former Stable Block are otherwise limited. The overall contribution of the setting to significance of the heritage asset is thus considered to be medium.
3	FORMER JUNCTION WORKS AT PARADISE WHARF II	Former lead works, early to mid C19. Red brick. Four storeys, 11-window facade to the wharf, with segmental-headed windows and some loading doorways; parapet. West end under 3 gables and probably 6 windows but only 4 visible (left end covered by large advertising hoardings); outer gables flat-topped. Forms group with former stable block to south east (Grade II).	The building is principally experienced from along Ducie Street to the west, allowing for an appreciation of the architectural detailing and roofline of the listed building. The historic painted signage to the south west elevation is visible in distant views along Ducie Street from the south west. The overall form and extent of the building is more directly appreciated from the junction of Ducie Street and Laystall Street to the north. The building is also visible in views from the canal pathway to the south, allowing for both the former lead works and stable block to be appreciated together. The overall contribution of the setting to significance of the heritage asset is thus considered to be medium.

4	STORE STREET AQUEDUCT List Entry II*	c.1794-99. Coursed squared sandstone aqueduct aprox 70m long, crossing Store Street at approx.45 degrees, with skewed semi-elliptical archway (the soffit now rendered), with 6 triangular buttresses (like cutwaters with refuges) on the north side and 4 on the south side; radiating voussoirs to the arches, 2 bands on the south side and one on the north side, coped parapets. Probably one of the earliest canal aqueducts with a skewed arch.	To the immediate north and south is the associated Ashton Canal towpath, whilst to the west and east of the structure are the Rochdale Canal and various modern residential developments. The structure is principally experienced along Store Street where its robust form and architectural interest can be appreciated. It can also be appreciated along the Ashton Canal towpath, allowing for an appreciation of the scale and height of the structure when viewed from above. The structure is also appreciated in long distant views along Store Street, particularly at the junctions of Sparkle Street and Boad Street. Due to the largescale removal of surrounding historic buildings and construction of new residential blocks, the overall contribution of the setting to significance of the heritage asset is thus considered to be low.
5	ROCHDALE CANAL LOCK NUMBER 83, TO THE EAST OF TARIFF STREET II	Canal lock. c.1800, for Rochdale Canal Company. Coursed squared sandstone, wooden gates. Chamber of 14-foot width with pairs of gates, ladder in centre of north side. Forms group with the Grade II* listed Brownfield Mill and towpath ramp opposite.	The setting of the canal lock is experienced from the tow paths and footbridges where it can be appreciated as being part of the former industrial character of the area alongside the Grade II* listed Brownsfield Mill. The overall contribution of the setting to significance of the heritage asset is thus considered to be medium. Due to its location and position below street level, the canal lock will have limited intervisibility in conjunction with the development Site.

6	ROCHDALE CANAL TOWPATH FOOTBRIDGE AND ASSOCIATED RAMPS OPPOSITE BROWNSFIELD MILL II	Towpath footbridge over former branch of canal, with approach ramps at east and west ends. Probably c.1804. Brick ramps with cobbled surfaces and stone slab outer walls with rounded tops; wooden bridge rebuilt. Forms group with the Grade II* listed Brownsfield Mill.	The setting of the tow path footbridge and associated ramps is experienced entirely from the below street level tow paths at canal level, and when looking down from the viaduct bridge over Great Ancoats Street. In both cases the listed structure can be appreciated as being part of the former industrial character of the area, alongside the Grade II* listed Brownsfield Mill. The overall contribution of the setting to significance of the heritage asset is thus considered to be medium. The towpath/footbridge will have limited intervisibility in conjunction with the development site due to its below-street level location when experienced by pedestrians.
7	BROWNSFIELD MILL II*	Included as an excellent example of an early C19 mill, its plan form typical of early Manchester mills, and which in its detailed layout and design demonstrates the development of an industrial architecture in the relationships between function and plan. A rare surviving example of a type of construction employing heavy timber and cast iron, a system which provided load-bearing strength (well-suited to room-and-power mills in which upper floors would also be used for very heavy machinery) and slow-burn properties.	The setting of Brownsfield Mill is varied to its setting having greatly altered since the mid-20th Century onwards with the demolition of surrounding historic buildings and the construction of new residential blocks to the north, and a small retail park (Urban Exchange) to its south. From Port Street and Great Ancoats Street the former mill building is highly visible as it is surrounded by sites cleared throughout the 20th and 21st centuries, and which are now used for surface car parking. Adjacent to the building is the Rochdale Canal where the pedestrian environment of the tow path and footbridges allows for a more intimate experience of the mill and where the historic interest of the building is best understood. The overall contribution of the setting to significance of the heritage asset is thus considered to be low-to-medium. Due to the location of the modern Urban Exchange units to the south of the building and the distance between Brownsfield Mill and the Site, there will be some, but limited, intervisibility between both sites.

8	ROCHDALE CANAL LOCK NUMBER 82, TO EAST OF GREAT ANCOATS STREET II	Canal lock. c.1800, for Rochdale Canal Company; now disused. Coursed squared sandstone. Chamber of 14-foot width, former pairs of gates now missing, weir inserted at upper end, C20 road bridge over lower end. Forms group with former cotton mills on Redhill Street. One of a series of 15 similar locks.	The setting of the canal lock is experienced from the immediate environs of Redhill Street where it can be appreciated as part of the group of former mill buildings (including Decker Mill, Sedgwick Mill and Royal Mill). The overall contribution of the setting to significance of the heritage asset is thus considered to be low due to the limited ability in which the lock can be experienced. The canal lock will have limited intervisibility in conjunction with the Site in kinetic views moving south-west along Redhill Street.
9	ROYAL MILL List Entry II*	Former mill dated 1912, forming an early example of a mill designed to use mains electricity from the outset, which forms an important part of the McConnell Kennedy works, together with the earlier Sedgwick Mills and Paragon Mill.	The setting of Royal Mill is understood as being part of an important group of mill buildings from the canyon-like narrows streets of Redhill Street and Murray Street where their robust former industrial use and character is fully understood. The building is also now also more widely experienced from mid-to-long range views from the south, south-west, and south-east, due to the lower built form across this area and the presence of the multi-lane Great Ancoats Street. The overall contribution of the setting to significance of the heritage asset is thus considered to be high. Royal Mill is limitedly viewed in conjunction with the Site in oblique kinetic views moving south-west along Redhill Street.
10	SEDGWICK MILL (TO WEST OF JUNCTION WITH MURRAY STREET) II	The mill forms an early example of fireproof construction in a large-scale building as part of the McConnell Kennedy works, together with Royal Mill and Paragon Mill. McConnell Kennedy were one of the largest Manchester cotton firms in Manchester.	As with the setting of Royal Mill and Decker Mill, the setting of Sedgwick Mill is experienced as being part of the group of mill buildings from Redhill Street and Murray Street where their robust former industrial use and character is fully understood. The building is also now also more widely experienced from mid-to-long range views from the south, south-west, and south-east, due to the lower built form across this area and the presence of the multi-lane Great Ancoats Street. The overall contribution of the setting to significance of the heritage asset is thus considered to be high.

			Sedgwick Mill is limitedly viewed in conjunction with the Site in oblique kinetic views moving south-west along Redhill Street.
11	ROCHDALE CANAL RETAINING WALL ON SOUTH SIDE OF REDHILL STREET, WEST OF UNION STREET BRIDGE II	Retaining wall between canal and Redhill Street (formerly known as Union Street) which served as tow-path to this section of canal. 1804. Red brick up to street level, with blocked openings to former tunnels to Murrays Mills; parapet of massive millstone grit slabs with rounded tops, and at east end (next to Union Street Bridge a massive square block with remains of iron fittings for former tow-rope roller. West end terminates just east of footbridge in front of Royal Mill. Forms group with Union Street Bridge and the cotton mills on the opposite side of Redhill Street.	The setting of the canal retaining wall is experienced from Redhill Street and the canal bridges where it can be appreciated as part of the group of mill buildings (including Decker Mill, Sedgwick Mill and Royal Mill). The overall contribution of the setting to significance of the heritage asset is thus considered to be high. The canal retaining wall is limitedly viewed in conjunction with the Site in oblique, kinetic views moving south-west along Redhill Street.

5.5 Conservation Areas

5.5.1 Stevenson Square Conservation Area

The Stevenson Square Conservation Area has been designated as such due to the density and high survival of historic buildings and plan form of historic streetscapes that were born out of a commercial growth of the city during the mid-18th century to the early 20th century. The designated Conservation Area is thus recognised to be of **high heritage interest**.

The Site is situated approximately 250m south-west from the Stevenson Square Conservation Area which lies on the north-eastern edge of the city centre of Manchester. Stevenson Square is the most easterly of the city centre conservation areas and was designated in February 1987. The original area is bounded by Oldham Street (a common boundary with the Smithfield Conservation Area), Great Ancoats Street (a common boundary with the Ancoats Conservation Area), Spear Street, Faraday Street, Brewer Street, China Lane, Hilton Street, the rear of Back China Lane, Dale Street, Lena Street and Piccadilly. The extension to the Conservation Area (December 1987) is bounded by Spear Street, Houldsworth Street, Lever Street and Faraday Street.

The majority of buildings of architectural or historic interest in the Conservation Area are Victorian or early-20th century. Most are related to the cotton industry, often warehouses, showrooms or workshops. The most significant street redeveloped for textile uses during the Victorian and Edwardian periods is Dale Street. It changes direction at the junction of Newton Street and Port Street, increasing the importance of the buildings at this point.

As is commonplace with city centre conservation areas, the architectural character and materiality is varied. This is primarily due to the continuous cycles of change and redevelopment which defines the commercial focused nature of town centres.

As the existing Site is situated at some distance away from the designated area's boundary, it currently makes a **neutral contribution** to the area's special character and appearance.

Due to the proposed height and scale of the proposals however, there is some potential for the development to impact wider views from within the designated area. This is to be tested in the Visual Impact Assessment.

5.5.2 Ancoats Conservation Area

The area of Ancoats lies just outside the city centre, immediately to the north of Great Ancoats Street and is approximately 150m north-east of the Site. The part of Ancoats designated as a conservation area by Manchester City Council in June 1989, is bounded by Great Ancoats Street, Oldham Road, Kemp Street, Wadeford Close, Jersey Street and the Rochdale Canal.

The principal buildings that characterise the area are the massive former cotton spinning mills, which are located adjacent to the Rochdale Canal and the nearby housing. This juxtaposition and inter-linking of manufacturing, transport and residential uses meant that Ancoats functioned as the first industrial 'village' in the world. The designated Conservation Area is thus recognised to be of **high heritage interest**.

The existing Site is located close to the south-west boundaries of the conservation area boundary and currently makes a **neutral contribution** to the area's special character and appearance.

Due to the proposed height and scale of the proposals however, there is some potential for the development to impact wider views from within the designated area. This is to be tested in the Visual Impact Assessment.

5.6 Statement of Significance

The statement of significance provides further details and a summary of the Site's relative architectural and historic interest.

- The Site comprises a vacant plot of land to the junction of Laystall Street and Great Ancoats Street.
- Historically, the Site was the location of a 18th century public house called the White House, which was demolished in the early 2000s. As the Site no longer contains any evidence of built form or historic fabric, it yields **no heritage interest**.
- The Site is within the setting of eleven (11no.) and two conservation areas.
- The prominent location of the Site represents an opportunity to enhance the streetscape to the junction of Great Ancoats Street and Laystall Street.

6. HERITAGE IMPACT ASSESSMENT

6.1 Measuring heritage impact

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.

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*.

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

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

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

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

6.2 Determining the overall impact

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

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

visible in a series of views in conjunction with the proposals. Please refer to **Table 7, Appendix III** for ICOMOS Guide on determining significance of overall impact.

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

6.3 Direct Heritage Impact Assessment

Direct Heritage Impacts are those that result as a primary consequence of the Proposed Development or change of use. They will comprise of physical changes to fabric, or a change in the function of a designated heritage asset. The degree of impact will thus depend on the relative importance of the affected component.

The **NPPF (paragraph 199)** requires that, when considering the impact of a Proposed Development on the significance of a designated heritage asset that great weight is given to its conservation in order to avoid any ‘harm’ which might diminish the value of the asset and its significance.

The Site boundary does not contain any designated heritage assets. It will be clear, therefore, that the principal concept of the development would result in **no direct impact** (i.e. harm) to the built historic environment.

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

6.4 Visual Impact Assessment

Figure 28, below, provides a baseline map with the relative locations of key heritage viewpoints. These views have evolved following an analysis of the baseline conditions and the potential Zone of Visual Influence of the Proposed Development, and have subsequently been agreed with the LPA (Manchester City Council; MCC) at pre-application stage. A total of **5 heritage views** have consequently been agreed for the assessment of potential heritage impact (Viewpoints 03, 06, 08, 09 and 12). Additional townscape views will be assessed by ReForm as part of the wider Townscape Visual Impact Assessment (TVIA).

The selected heritage 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 whether the Proposed Development would be visible.

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

Where visible, proposed views include any committed development in the form of cumulative views, which are assessed where applicable.

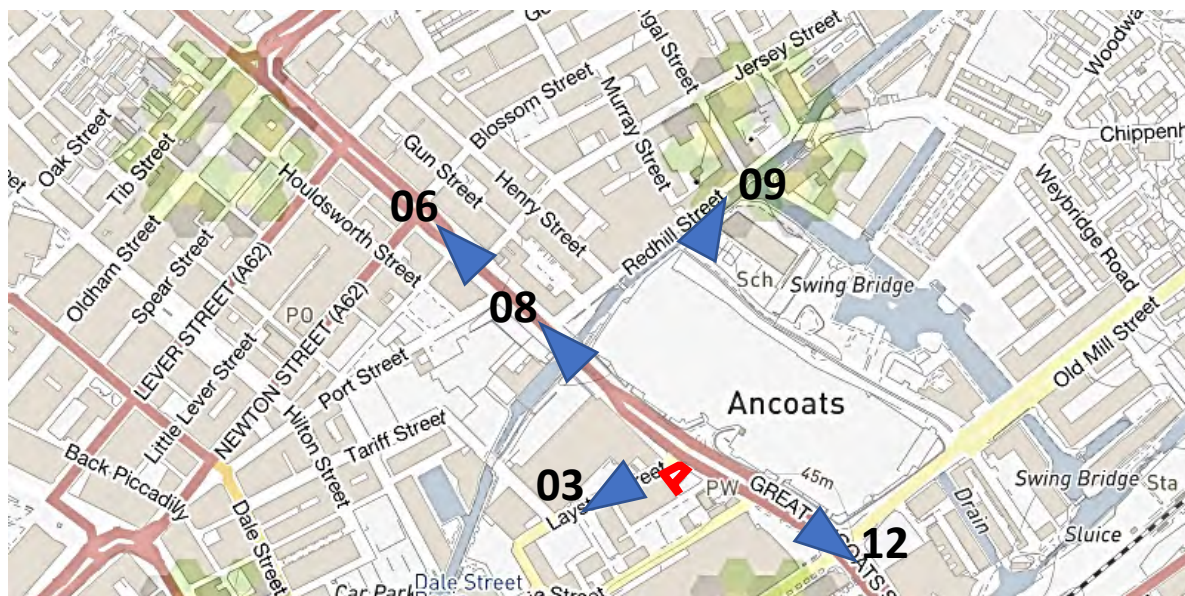


Figure 28: Map illustrating the location of the five heritage viewpoints that will be assessed in the following section (Viewpoints 03, 06, 08, 09 and 12). Additional views will be assessed in the accompanying TVIA report by ReForm. (Source: landregistry.gov.uk)

6.4.1 Viewpoint 03

Existing

This view is experienced from the junction of Laystall Street and Pidgeon Street, looking east towards the Site.

This view demonstrates the immediate setting of the Grade II 32-34 Laystall Street (right) as experienced from its principal front elevation on Laystall Street, which can be seen to now form part of an entirely redeveloped and fragmented streetscape that has lost all remaining historic context within the view.

To the near-right of the view is a cleared plot which is currently being developed as part of the consented redevelopment and restoration of 32-34 Laystall Street, whilst to the east of 32-34 Laystall Street (far right) is the modern The Northern Quarters Serviced Apartments, which is currently undergoing substantial refurbishment. To the left of the view is the blind elevation of the modern, concrete Urban Park retail units, which turn their backs onto Laystall Street forming a continuous blind elevation along much of the street.

Proposed

The Proposed Development will be highly visible from this location, and will introduce a new, and dominant vertical element to the largely horizontal emphasis of the existing streetscape. However, due to the much altered and eroded setting and historic context surrounding the Grade II 32-34

Laystall Steet, the introduction of a high-rise element to the mid-distance will only adversely alter the listed building's setting to a minor degree.

Consequently, the Proposed Development will have a **negligible adverse impact** on the ability to understand and appreciate the heritage interest/setting of the Grade II 32-34 Laystall Street from this viewing location.



Viewpoint 03: Existing



View 03: Proposed (cumulative)

6.4.2 Viewpoint 06

Existing

This view is experienced from Great Ancoats Street looking south-east towards the Site.

This view illustrates a kinetic view moving south-east along Great Ancoats Street towards the Site, demonstrating the wide, multi-lane character of this busy thoroughfare, which has recently been ungraded to form a “boulevard” with higher quality paving materials and through the introduction of mature trees.

The view shows the continually evolving character of the street, which includes the recently completed cluster of new residential developments to the mid-right (south) of the street, of which their similar height/mass collectively creates a strong, coherent urban form. To the south-eastern end of Great Ancoats Street is the recently completed, 32-storey Oxygen apartment complex, which largely terminates the view from this viewing location.

This left (north) side of Great Ancoats Street forms the southern boundary of the Ancoats Conservation Area, and includes the Grade II listed former doctors’ surgery at No. 39 Great Ancoats Street to the left. However, from this location, one is not able to clearly appreciate the character and significance of the Conservation Area and it is better experienced elsewhere in the local townscape.

Proposed

The Proposed Development will be seen to form part of the existing cluster of similar residential blocks and towers to the east and west. The coloured wirelines denote consented developments within this view, which due to their locations, and through their partial concealment by buildings in the distance/foreground, will not incur any additional visual impact within this view.

Consequently, the view is considered to result in **no impact** in terms of impact on the character and appearance of the Ancoats Conservation Area and on the setting of the heritage assets in the view.



Viewpoint 06: Existing



Viewpoint 06: Proposed (cumulative)

6.4.3 Viewpoint 08

Existing

This view is experienced from Great Ancoats Street, close to its junction with Redhill Street (left), looking south-east towards the Site.

This view forms a kinetic view with view 6 above, moving further south-east towards the site, demonstrating the wide, open character of this stretch of Great Ancoats Street due to the route of the Rochdale Canal arm beneath the street, which emerges to the left. To the extreme right is an open, cleared plot, which has recently been granted consent for a residential scheme, whilst immediately behind this is the large, Grade II* listed Brownsfield Mill.

To the east of the view is the boundary of the Ancoats Conservation Area, which from this location contains no historic buildings within, and the character of the area is better experienced from further east. To the south-eastern end of Great Ancoats Street is the recently completed, 32-storey Oxygen apartment complex, which largely terminates the view from this viewing location.

Proposed

The Proposed Development will be largely visible from this viewing place, providing a further punctuation to the skyline which will be seen to form part of the existing cluster of similar residential blocks and towers to the east and west. The red, yellow and green wirelines denote consented developments within this view, which due to their separating distance, and by their partial concealment by buildings in the background, will not incur any additional visual impact within this view.

Consequently, the view is considered to result in **no impact** in terms of impact on the character and appearance of the Ancoats Conservation Area and on the setting of the heritage assets in the view.



Viewpoint 08: Existing



Viewpoint 08: Proposed (cumulative)

6.4.4 Viewpoint 09

Existing

This view is experienced looking south-west along Redhill Street and the Rochdale Canal in towards the Site.

This view is located within the Ancoats Conservation Area and contains a number of heritage assets and features that are characteristic of this part of the Conservation Area.

To the left of the view is the Rochdale Canal and its Grade II stone retaining wall along the length of Redhill Street, whilst to the right of the cobbled street is a continual stretch of Listed early former cotton warehouses and mills, which form the principal focus of the Conservation Area.

Moving south-west from the foreground, the listed buildings include the Grade II* Waulk Mill, the Grade II* Decker Mill, the Grade II Sedgewick Mill, and the Grade II* Royal Mill. The view is partly terminated by the Grade II* Brownsfield Mill on Great Ancoats Street.

This view clearly reflects the principal character of this part of the Ancoats Conservation Area and allows all heritage interests of the heritage assets within the view to be clearly understood and appreciated as a continuation of the former industrial buildings along the route of the canal.

Proposed

Although the uppermost part of the Proposed Development will be visible above the existing buildings to the left of the view, this will be understood as being a new development within the distance and will allow the key elements, such as the continual façade of the early mills and warehouses, to remain fully visible and appreciated from this viewpoint.

The blue wireline denotes one of the consented developments within this view. Due to its lower height and concealment by buildings in the distance, the development will not incur any additional visual impact within this view.

Consequently, the view is considered to result in **no impact** in terms of impact on the character and appearance of the Ancoats Conservation Area and on the setting of the heritage assets in the view.



Viewpoint 09: Existing



Viewpoint 09: Proposed (cumulative)

6.4.5 Viewpoint 12

Existing

This view is experienced from the busy Great Ancoats Street looking north-west towards the Site, located to the mid-left.

The view is dominated by the multi-lane road infrastructure, with the corner of the recent residential development of the Oxygen apartments, which can be seen to the left foreground. Following the recent demolition of the largescale central retail park shopping park, the centre of the view gently rises up to an open plateau which coincides with the eastern boundary of the Ancoats Conservation Area and the long range of Grade II and Grade II* listed early mills and warehouses that denote that boundary.

Although this view includes a number of heritage assets that form the southern boundary of the Ancoats Conservation Area, it is not the best location from which to understand or appreciate their heritage interests or settings.

Proposed

In the proposed view, the Proposed Development will be highly visible although its lower storeys will be concealed by the buildings in the midground. The new building will be seen to visually form a cluster with the existing The Northern Quarters Serviced Apartments building to its immediate west (left), whilst the coloured wirelines denote the consented developments within this view, which can also be seen to contribute to the cluster.

Whilst the proposed view illustrates the main components of the Ancoats Conservation Area on the horizon, this is not the best place from which to appreciate those heritage assets' setting, appearance or character. Despite the number of designated heritage assets present in the view, the magnitude of change and the ability to appreciate their significance is not altered.

The proposed development will be understood and appreciated as being located within the distance, signalling the continuation of the city beyond. The proposals will introduce further variety and dynamism to the skyline whilst ensuring there is no compromise on the settings of any designated heritage assets in the view.

Consequently, the view is considered to result in **no impact** in terms of impact on the settings of the heritage assets in the view, which are better understood and appreciated when moving further north-west along Great Ancoats Street.



Viewpoint 12: Existing



Viewpoint 12: Proposed (cumulative)

6.5 Visual (indirect) Impact Assessment – Summary

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).

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.

Table 5 – Predicted impacts of proposed development upon significance of setting to Heritage Assets				
No. ref.	Heritage Asset and designation	Significance value	Scale of impact	Significance of the effect of change, or overall impact
1	32 AND 34 LAYSTALL STREET List Entry Number: 1282990	Medium	Minor change	Negligible adverse
2	STABLE BLOCK TO SOUTH EAST OF JUNCTION WORKS AT PARADISE WHARF List Entry Number: 1200857	Medium	No change	Neutral
3	FORMER JUNCTION WORKS AT PARADISE WHARF List Entry Number: 1217852	Medium	No change	Neutral
4	STORE STREET AQUEDUCT List Entry Number: 1270666	High	No change	Neutral
5	ROCHDALE CANAL LOCK NUMBER 83, TO THE EAST OF TARIFF STREET List Entry Number: 1247479	Medium	No change	Neutral
6	ROCHDALE CANAL TOWPATH FOOTBRIDGE AND ASSOCIATED RAMPS OPPOSITE BROWNSFIELD MILL List Entry Number: 1270859	Medium	No change	Neutral
7	BROWNSFIELD MILL List Entry Number: 1207994	High	No change	Neutral
8	ROCHDALE CANAL LOCK NUMBER 82, TO EAST OF GREAT ANCOATS STREET List Entry Number: 1247485	Medium	No change	Neutral
9	ROYAL MILL	High	No change	Neutral

	List Entry Number: 1247474			
10	SEDGWICK MILL (TO WEST OF JUNCTION WITH MURRAY STREET) List Entry Number: 1270856	Medium	No change	Neutral
11	ROCHDALE CANAL RETAINING WALL ON SOUTH SIDE OF REDHILL STREET, WEST OF UNION STREET BRIDGE List Entry Number: 1270860	Medium	No change	Neutral
Green	STEVENSON SQUARE CA	High	No change	Neutral
Yellow	ANCOATS CA	High	No change	Neutral

6.6 Conclusions

The tabulated matrix in Table 6 is generally consistent with recognised criteria as defined within ICOMOS Guidance (2011). This is not, however, intended to be prescriptive, and does not take into account the existing character of the areas around the site.

For instance, despite the proximity of the Proposed Development to the Ancoats Conservation Area, there will be no impact upon the designated area's significance due to the location, visibility and distance of the Proposed Development from the Conservation Area. It is considered that the Proposed Development will be read as an incidental contributor to the skyline beyond in conjunction with other similar, recently completed and committed developments within the views.

Whilst the Proposed Development will result in some visual change within the heritage key views, when assessed as a whole, it will be clear that the proposals will not diminish the area's distinct character and appearance. This is reflected in the overall significance of effect value. It is, however, recognised that within one short range view, the Proposed Development will incur a minor adverse visual change upon the setting of the Grade II listed 32-34 Laystall Street within that view.

The Proposed Development has been demonstrated to result in one instance of minor adverse impact upon the Grade II listed 32-34 Laystall Street and four instances of no impact upon the settings of identified heritage assets and character and appearance of the Stevenson Square

7. PLANNING POLICY ASSESSMENT AND CONCLUSION

7.1 Introduction

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 overall **no impact** upon the built historic environment.

The Proposed Development addresses the need to redevelop the currently dilapidated cleared site. In regenerating the Site and bringing it into active use, the proposals introduce a sense of cohesion in this highly visible multi-lane junction.

7.2 Statutory and policy requirements

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 fabric, 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.

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 must be balanced against the potential advantages of the public benefits that may outweigh any harm (**paragraphs 201-202**).

The Proposed Development does not detract from the ability to appreciate the special interest of the heritage assets despite the introduction of a new build element. The cumulative impact of the proposals would avoid any unmitigated conflict with the conservation of the identified designated heritage assets overall. Thus, the proposal meets the requirements of NPPF, paragraphs **197 and 199**.

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 which is currently defined by its partially fragmented urban form.

The development would thus, demonstrably deliver extensive public benefits enhancing the public realm around the Site and permeability around the area as a whole. In the above terms, the proposed development positively addresses the core planning principles set out in **paragraph 8** of the NPPF 2021.

7.3 Balanced impact on the heritage asset and historic environment

The Proposed Development will herald further investment in this part of Manchester, which is currently in flux with a number of recently completed developments and similar consented schemes. The Proposals will clearly make a positive contribution to the vitality of this wider part of the city centre, which is currently being redeveloped in line with the Piccadilly Basin SRF.

Consequently, the Proposed Development is demonstrably consistent with national and local policy, in particular, the proposals accord with local planning policy EN2 (Tall Buildings) and accords with the requirements of the NPPF, **paragraph 190 point c**.

Where the proposals have been demonstrated to result in an instance of adverse impact upon the built historic environment, the perceived level of harm is required to be outweighed by the public benefits brought about by the Proposed Development as per the requirements outlined within the NPPF **paragraph 202**.

8. REFERENCES

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

1. Planning (Listed Buildings & Conservation Areas Act 1990.
2. Department of Communities and Local Government (2019). National Planning Policy Framework.
3. Department of Communities and Local Government (2019) Planning Practice Guide. Conserving and enhancing the historic environment
4. Historic England (2019). Understanding Place: Conservation Area Designation, Appraisal and Management.
5. Historic England's Advice Note 4: Tall Buildings (2022).
6. Historic England (2008). Conservation Principles. Policies and Guidance.
7. Historic England (2017). The Setting of heritage assets.
8. Historic England (2016). Making Changes to Heritage Assets. Historic England Advice Note 2.
9. Historic England (2015). Historic Environment Good Practice Advice in Planning. Note 2: Decision-Taking in the Historic Environment.
10. Historic England (2017). Industrial Buildings, Listing Selection Guide.
11. Historic England (2016). Understanding Historic Buildings, A Guide to Good Recording Practice.
12. Historic England (2019). Statements of Heritage Significance.
13. Parkinson Bailey, J. (2000). 'Manchester: an architectural history' Manchester University Press.

9. APPENDICES

9.1 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.

9.2 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 (physical alteration or change to character)	Indirect heritage impact (visual change to the experience or setting of the building and its context).
Major adverse <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 appreciate those values and thus results in total loss of significance.
Moderate Adverse <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 those values.
Minor Adverse <i>The negative impact will need to be 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 assets in the view, or the ability to appreciate those values.
Negligible adverse	Development resulting in negligible direct impact on a designated heritage asset which	Negligible perceptible change to the character of a designated heritage asset, or the experience

<i>This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.</i>	results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.
Neutral <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 interest of the heritage assets in the view, or the ability to appreciate its significance.
Negligible beneficial <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 is 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 values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial <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 interest of the heritage assets in the view, the or the ability to appreciate its significance.
Moderate Beneficial <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 values.</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 values. 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 <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 values.</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 values.	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 values of the heritage assets in the view, or the ability to appreciate its significance.

9.3 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 ICOMOS 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