

Heritage Statement

Premier House, Deansgate, Manchester

August 2022

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Client

Deansgate SOF Alliance LeaseCo Limited, a joint venture between Property Alliance Group (PAG) and an affiliate of Starwood Capital (SCG)

Our reference

PROH3016

August 2022

1. Introduction

1.1 This Heritage Statement has been prepared by Turley Heritage on behalf of Deansgate SOF Alliance LeaseCo Limited, a joint venture between Property Alliance Group (PAG) and an affiliate of Starwood Capital (SCG) in connection with a full planning application for the demolition of Premier House and erection of a 5-storey building on land bounded by Victoria Bridge Street, Deansgate, Blackfriars Street and the River Irwell in Manchester ('the Application Site').

1.2 Full Planning Permission (ref: 130935/FO/2021) was previously approved in October 2021 for the refurbishment of the structure, the stripping back of the building to its core and external alterations including new facades as well as the extension of the floorplate.

1.3 The proposed description of development for the new application is as follows:

"Full planning application for erection of 5-storey office-led mixed use development at site of former Premier House office building (following demolition of the existing structure with the exception of structural elements that tie in with the Renaissance Hotel) comprising new office space (Use Class E) (floors 1-4) with ground floor reception area and commercial units x 4 (retail/ food and beverage floorspace (Class E/ Sui Generis Drinking Establishment Use), amendments to existing servicing arrangements including new service yard entrance, new rooftop amenity space for use of occupiers of floors 1-4, new roof top plant, new public realm and landscaping and supporting infrastructure and ancillary facilities including changing and shower facilities, refuse store, plant areas, cycle store and other ancillary facilities within lower ground floor."

1.4 The primary differences between the current proposals and the consented scheme, are the creation of an additional storey, to a 5 storey building, resulting in additional office floorspace at the site. The consented scheme also proposed to part retain the building by reusing the structural frame. That is no longer the case and the current scheme proposes to redevelop the site following the demolition of Premier House in its entirety.

1.5 There are no heritage assets within the Application Site, but it is close to conservation areas and a number of listed buildings. Therefore, in determining the submitted full planning application, Manchester City Council (MCC) has a statutory duty to have special regard to the desirability of preserving the special interest and setting of listed buildings.¹ The setting of conservation areas is not protected by primary legislation; the National Planning Policy Framework 2021 (NPPF) does however state that the setting of a designated heritage asset (including conservation areas) can contribute to its significance.

1.6 The NPPF provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, Paragraph 194 states the following:

¹ s66(1) Planning (Listed Buildings and Conservation Areas) Act 1990

‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’².

- 1.7 To comply with these requirements, Section 2 of this statement introduces the Application Site and describes its broad history in the context of the growth and development of this area of Manchester. Heritage assets with potential to be affected by the Proposed Development are identified in Section 3 (with reference to a Heritage Asset Plan at **Appendix 2**) and the significance and setting of assets with potential to be affected is described in Section 4. An assessment of the impact of the Proposed Development is set out in Section 5 and the Statement concludes with a summary and conclusions at Section 6.
- 1.8 This assessment has been undertaken on the basis of published information, proportionate archival research and has been informed by site visits. It has been prepared in accordance with Historic England Good Practice Advice on ‘Managing Significance in Decision Taking in the Historic Environment’ (GPA 2) and ‘The Setting of Heritage Assets (GPA 3).’

² MHCLG (2021) National Planning Policy Framework (NPPF) - para. 194

2. History and Development of the Application Site and Surrounding Area

- 2.1 A more detailed review of the history and development of the Application Site and surrounding area is included at **Appendix 1**. A summary is provided here.
- 2.2 The Application Site is located in one the most historic surviving areas in Manchester, the built form of which illustrates most of the major stages of change and development in the city from the Anglo Saxon church on the site of the present Manchester Cathedral to the north east of the site, to the present day.
- 2.3 During the 15th and 16th century the church was transformed into a collegiate foundation that became one of the largest and most lavish collegiate churches in England. The domestic premises for the collegiate are now the Chethams Hospital buildings, also to the north of the site.
- 2.4 By the end of the 16th century the town had developed a leading role in the cloth trade, wealth increased during the 17th century resulting in improved communications and by the second half of the 18th century the city centre was developed with high status residential buildings, benefiting from increasing demand and soaring land values. During the early 1700s the site and surrounding area was developed with small scale buildings and courts, in combination with 'The Old Bridge' and by the late 1700s the density of developed had increased, with buildings lining the River Irwell and evident within the Application Site. A footbridge was built at the site of the present Blackfriars Bridge.
- 2.5 The early 19th century saw the real birth of the industrial revolution in Manchester and by 1848 the townscape had begun to change with the principal road network that exists today emerging. The city centre was largely re-built from the 1820s onwards in response to growing demand for commercial premises. During the 1870s and 1880s many streets, including Deansgate, were rebuilt and some of the larger buildings formerly within the Site were constructed during this period.
- 2.6 In 1886 the site contained a number of small scale units and courts but also larger scale buildings of the 19th century. Commercial functions prevailed on Deansgate and uses within the Application Site included the Grosvenor Hotel, the Deansgate Hotel, Shepherds Court (which contained a leather warehouse), yarn warehouses, Manchester Carriageworks and offices. To the southern side of the block was a tube factory, saw mill, billiard table factory, offices, and WH Smith and Son Stationers. During the 1930s the north side of Blackfriars Street was redeveloped with a modernist building (Woodhouse and Sons) with a distinctive curved frontage.
- 2.7 World War Two bombing in December 1940 resulted in significant damage in the city centre to the east of the Application Site. Victoria Buildings and others around Market Place were destroyed and resulted in the clearance of large areas of land, precipitating significant redevelopment of the retail core with the Market Street development during the 1960s.

- 2.8 During the late 1960s the Application Site was cleared and redeveloped with a large footprint 13 storey office building named 'Fairbairn House'. Construction was completed in 1972. The building was designed by the Manchester architects Cruickshank and Seward and coincided with widespread redevelopment of the city centre. An original footbridge across Deansgate connected the building to the Market Place and the Arndale beyond. The building was designed with significant parking provision for employees at the rear adjacent to the river, and to the frontage a ramp and raised walkway with shops above the street level. By the 1980s Fairbairn House had been re-fitted as the Renaissance Hotel.
- 2.9 The 1996 IRA bomb resulted in widespread damage to Manchester City Centre principally to the Market Place and Arndale area. The subsequent removal of the footbridge and later redevelopment of the retail core with New Cathedral Street and the Selfridges/ Marks and Spencer building, as well as the Arndale extension severed Fairbairn House from the wider retail core of the city.
- 2.10 Since 2000 the central area of Manchester has seen significant development of new large scale and tall commercial and residential buildings, and there has been much change in the area surrounding the Application Site, particularly to the north and west where significant groupings of tall buildings have been developed in the Chapel Street/ River Irwell area of Salford.

3. The Heritage Assets

- 3.1 The NPPF defines a heritage asset 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.”³

Designated Heritage Assets

- 3.2 Designated heritage assets are those which possess a level of heritage interest that justifies designation under the relevant legislation and are then subject to particular procedures in planning decisions that involve them.
- 3.3 There are no designated heritage assets within the Application Site. Therefore any effects arising from the Proposed Development on built heritage will be indirect in nature; having potential to affect the significance of identified assets through change within their setting.

Conservation Areas

- 3.4 The Application Site is adjacent to the Cathedral Conservation Area (to the north), the Parsonage Gardens and St Ann’s Square Conservation Areas to the south and close to the Flat Iron Conservation Area (within Salford) to the west.

Listed Buildings

- 3.5 There are a number of listed buildings near the Application Site. Those with potential to be affected by the Proposed Development are listed at Table 2.1. These have been grouped, where appropriate, based on their proximity, group value and shared setting considerations.

Figure 3.1: Listed Buildings with potential to be affected by the Proposed Development

Name	Grade
Blackfriars Bridge	II
Blackfriars Street group: The Crown Tavern, 14 and 16 Blackfriars Street and 10 and 12 Blackfriars Street	II
Haywards Building	II
Barton Arcade	II*
Royal Exchange	II
Cateaton Street Group: Sinclairs Oyster Bar and The Old Wellington Inn	II

³ MHCLG, National Planning Policy Framework (NPPF) 2021 – Annex 2: Glossary

Name	Grade
Mitre Hotel and Mynshulls House	II
Cathedral Church of St Mary	I
Former Corn and Produce Exchange	II
Chethams School complex: South east wing to Chethams Hospital, Detached block of schoolroom approximately 20m south of Chethams Hospital, Chethams Hospital and attached wall	I and II
Victoria Bridge	II

Scheduled Ancient Monuments

- 3.6 The Scheduled Hanging Bridge is located to the north east of the Application Site and comprises both standing and buried remains.

Non-Designated Heritage Assets

- 3.7 The NPPF identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing).
- 3.8 GPA 2 produced by Historic England (2015) states that:
- “Non-designated heritage assets include those that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering the application.”*
- 3.9 A search of the Greater Manchester Historic Environment Record (HER) was undertaken in April 2021. There are no additional assets with potential to be affected.
- 3.10 There are HER assets associated with the Chethams School complex. The significance and setting of the complex as a whole is addressed in our assessment of the listed buildings within the group.
- 3.11 The designated and non-designated heritage assets assessed in this Statement are those identified as having potential to be affected by the Proposed Development. This is based on a series of judgements including the nature of their significance and relative contribution of setting, their proximity to and relationship with the Application Site, potential visibility of the Proposed Development and any known functional or historic associations.
- 3.12 Designated and non-designated heritage assets addressed within this statement and others within the surrounding area are identified on a Heritage Asset Plan at **Appendix 2**.
- 3.13 This Statement addresses built Heritage Assets only.

4. Significance of the Heritage Assets

Introduction

- 4.1 The NPPF defines the significance of a heritage asset as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting”.

Designated Heritage Assets

Conservation Areas

- 4.2 Conservation areas are “*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.*”
- 4.3 Historic England has published Good Practice Advice (GPA) on ‘Managing Significance in Decision-Taking in the Historic Environment’ to assist in assessing the significance of heritage assets. This guidance has informed the following assessments of significance.
- 4.4 In this section we have referred to the conservation area descriptions published by MCC on its website and include other observations on the character of areas or streets close to the Application Site and most likely to be affected by the Proposed Development.

Listed Buildings

- 4.5 Listed buildings are defined as designated heritage assets that hold special architectural or historic interest. The Principles of Selection for Listed Buildings (2018) are published by the Department for Digital, Culture, Media and Sport and supported by Historic England’s Listing Selection Guides for each building type.

Scheduled Ancient Monuments

- 4.6 A Scheduled Ancient Monument is defined by the Ancient Monuments and Archaeological Areas Act 1979 as any structure, or site of a structure, above or below ground, which is considered by the Secretary of State to be of public interest by reason of its historic, architectural, traditional, artistic or archaeological importance.

Setting

- 4.7 The NPPF defines the setting of a heritage asset as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

- 4.8 Historic England has published guidance in respect of the setting of heritage assets, providing detail on understanding setting and the associated assessment of the impact

of any changes. The guidance confirms at paragraph 9 that setting is not a heritage asset, nor a heritage designation, rather its importance lies in what it contributes to the significance of the relevant heritage asset itself.

- 4.9 Further guidance on the definition of setting and how it should be taken into account is set out in national Planning Practice Guidance.

Assessment of Significance

Listed Buildings

Ref No.	Listed Building		Special Architectural and Historic Interest	Contribution made by Setting to Significance
94	Blackfriars Bridge (grade II)		Blackfriars Bridge is of interest as a public road bridge dating to 1820. It is constructed in sandstone ashlar in the Classical style and has three spans. It takes the form of three semi-circular arches with vermiculated rusticated voussoirs, paired ionic columns and triangular cut-waters. The piers are low with rounded ends. The bridge is of significance for its historic, architectural and functional significance, built to replace a light timber footbridge of 1761. The parapet was replaced with stone clad reinforced concrete in 1991.	Physical Surroundings Blackfriars Bridge traverses the River Irwell connecting Salford to the northern part of Manchester City Centre. To the north is the river and Victoria Bridge. Either side of the bridge are large scale residential and commercial buildings including the Travelodge building to the north west. Experience of the Asset The functional significance of the bridge, its relationship with the River Irwell and its group value with Victoria Bridge is experienced from Blackfriars Street as part of a vehicular or pedestrian journey. The bridge has been modified and its architectural interest is therefore only appreciable in oblique views from Blackfriars Street and is more appreciable in views south west from Victoria Bridge (pictured).
120, 121 and 122	Blackfriars Street group: The Crown Tavern (grade II), 14 and 16 Blackfriars Street (grade II), 10 and 12 Blackfriars Street (grade II),	 	The Blackfriars Street group contains three listed buildings fronting Blackfriars Street. The Crown Tavern dates to the early 19th century and takes the form of a classical Georgian townhouse, with a later 19th century tiled public house frontage to the ground floor. It is in brick with a Welsh slate roof and extends to three storeys. The upper storeys contain 16 pane sash windows with flat arched stucco heads. The tiled frontage contains coloured tiles, and ‘Crown Hotel’ in embossed tiles either side of a central round arched doorway, with modern door. Either side are segmentally arched windows. 14-16 Blackfriars Street is a block of former offices and warehouses. The building dates to 1866 and is ashlar faced to the ground floor and brick above. It is four storeys and Classical Italianate with a broad 10 bay facade which is dominant in the street for its width and regularity. The ground floor has a central round arched doorway and with sash windows either side divided by heavy pilasters. Above are consistent rows of flat arched, venetian gothic windows with stone dressings. Above is a modillion eaves cornice and sill leaf frieze. 10 and 12 Blackfriars Street is also a former office and warehouse, but dating to 1884 and is by FH Oldham of Manchester. It contrasts with 14-16 as a result of its ashlar frontage and vertical emphasis, being only five days wide. It is constructed in the Flemish Renaissance style with elaborate articulation including mullioned and transomed windows, pilasters defining bays and oriel windows. To the parapet is a machiolated cornice.	Physical Surroundings The Blackfriars group is located on the west side of Blackfriars Street, and encloses this side of the street. To the east is the 6-8 storey Manchester Central Travelodge and associated car park. To the north is Chapel Street and the south is the River Irwell and Blackfriars Bridge. Experience of the Asset The buildings establish a continuous frontage and strongly define and enclose the western side of the street. Although each of individual design, they have group value with adjacent buildings and create an area of townscape character and depth, illustrating the former status and commercial functions of this part of the city. The Travelodge to the east side of the street contrasts in age, style and height, its concrete frame and flat regular elevations deviating from the articulation and modulation of the listed buildings opposite. The car park to the north introduces an uncharacteristic open space that breaks with the defined building line and deviates from the historic form of dense development in the area.

Ref No.	Listed Building	Special Architectural and Historic Interest	Contribution made by Setting to Significance
42	Haywards Building (grade II)	 The Haywards Building dates to the mid-late 19th century and was built as a shop with offices above. It is constructed in an eclectic free renaissance style and is four storeys in height. The ground floor has three wide arches with figures to the key stones and the arches filled with glazed screens. The heads of the central and left arches read ‘T Hayward & Co Glass and China’ in lettered glass bands. To the first floor are round-headed arched windows within imposts and enriched keystones. To the second floor are round headed and the third segmental headed windows.	Physical Surroundings The Haywards Building forms part of the consistent building line to the west side of Deansgate. The street is distinctive for its linear nature and strong enclosure by buildings. To the direct east is Barton Arcade. To the north are views towards modern large scale buildings including No 1. Deansgate to the north of St Marys Gate. Experience of the Asset The building is viewed principally from its direct frontage to Deansgate and also in more oblique views as part of the consistent line of buildings enclosing the street frontage. It forms part of the enclosure of the street and has a resonance with other buildings in the street as a result of their shared building line, height, scale and historic character, including Barton Arcade.
31	Barton Arcade (Grade II*)	 Barton Arcade is of architectural significance as a purpose-built Victorian shopping arcade constructed of glass and iron. It has Italianate influence, typical of the period and retains highly decorative ironwork, which culminates in two elaborate, tall domed roofs. Barton Building presents a five storey stone eclectic frontage to Deansgate and a gabled slate roof with square towers linking Barton Building to Barton Arcade, which runs parallel. Barton Building is in nine bays, giving the building substantial massing in the street scene. Each bay is divided by tall, narrow pilasters rising to foliated capitals at third floor, providing vertical emphasis and balancing the façade. Barton Building and Barton Arcade were built in 1871 and have both architectural and historic interest. They provide evidence of historic shopping patterns and commercial architecture of the period.	Physical Surroundings Barton Building/Barton Arcade forms part of the consistent building line to the west side of Deansgate. The street is distinctive for its linear nature and strong enclosure. To the direct east is Haywards Building and to the north are views towards modern buildings of increased scale and height including No 1. Deansgate to the north of St Marys Gate. To the west, Barton Arcade has an elevation and entrance to St Ann’s Square. Experience of the Asset The building is viewed principally from Deansgate where its broad frontage and decorative elevations are best experienced and it possesses a degree of prominence and stature. It is also experienced in more oblique views as part of the consistent line of buildings enclosing the street frontage and from St Ann’s Square to the east. It has a relationship with adjoining buildings lining the route as a result of their shared building line, height, scale and historic character.

Ref No.	Listed Building		Special Architectural and Historic Interest	Contribution made by Setting to Significance
28	Royal Exchange (grade II)		The Royal Exchange dates to 1914-1921 when it was re-built and enlarged for the fourth time. It is of interest as a former commercial exchange building with an impressively sized trading hall to the interior, now containing shops and a 1980s modular theatre. It was designed by Bradshaw, Gass and Hope and is constructed in Darley stone with a slate roof and three glazed domes. The building takes the form of a central enclosed atrium at first floor and an east-west arcade at ground floor. It is constructed in the classical style and is four storeys with two attic storeys. The ground floor has channelled rusticated piers, and to the first, second and third floor is a giant Corinthian order with massive entablature and modillion cornice. The building has a giant round headed entrance to the west and a second principal entrance in the eastern elevation to Cross Street. The Baroque turret at the north west corner is a local landmark.	Physical Surroundings The Royal Exchange is large and expansive, and encloses a full city block, extending from St Ann's Square/ Exchange Street to the west and Cross Street the east. To the north is St Mary's Gate and to the south is Old Bank Street. Experience of the Asset The Royal Exchange is experienced as part of the densely developed commercial centre of Manchester and has particular prominence within St Ann's Square. In combination with other historic buildings it emphasises the status, historic character and commercial success of the city during the early 20th century. It is principally experienced from Exchange Street and St Ann's Square and Cross Street, with the corner turret at the corner of Exchange Street and St Mary's Gate a distinctive feature in local views.
71 and 85	Cateaton Street Group: Sinclairs Oyster Bar (grade II) and The Old Wellington Inn (grade II)		Sinclairs Oyster Bar and the Old Wellington Inn have group value and are collectively known as The Shambles, of which they formed part. They were modified in 1925 and again in the 1970s when a steel frame was inserted. They were relocated to their present position in 1998-1999 as part of the redevelopment proposals following the IRA bomb. The Wellington Inn dates to the 17th century and has close studded framing with angle braces and mullioned windows. The upper floor is a later addition and has jettied gables. The Oyster Bar is thought to date to the 16th century and was originally a house. It is in stucco, with a slate roof, and is three low storeys. The upper floors are painted to resemble half timbering. The interior contains 19th century chop-house fittings. The Oyster Bar is of historic interest as one of the oldest oyster bars and chop houses in England, whilst the Old Wellington is the only surviving example of the timber framing typical of Manchester during the 16th and 17th centuries.	Physical Surroundings Sinclairs Oyster Bar and The Old Wellington are located in Shambles Square, their 'L' shape forming an enclosed seating area. To the north is the Cathedral Church of St Mary, to the west Cathedral Gates and Cateaton Street and the buildings enclosing the street. To the east is the Corn Exchange and to the South, Exchange Square and the retail core of Manchester. Experience of the Asset As described above, Sinclairs Oyster Bar and the Old Wellington were moved to their present location and configuration during the 1990s. Their location is not therefore consistent with their historic arrangement but they maintain their group value and now have a positive relationship with an area of defined seating and the wider Exchange Square.

Ref No.	Listed Building	Special Architectural and Historic Interest	Contribution made by Setting to Significance
5 and 6	Mitre Hotel (grade II), Mynshulls House (grade II)	 Mynshulls House is listed at grade II and dates to 1890. It was constructed by William Ball and Thomas Brookes Elce. It is a three storey one bay building comprising offices over a shop and is narrow, extending back from the Cateaton Street frontage. The building is in Jacobean style with elaborate decoration including cornices at both floors and a large bowed upstand to the upper floor with foliation and a frieze with the lettering ‘Mynshulls House’. Above the first floor is a panel with lettering stating that ‘<i>Thomas Mynshull, sometime apothecary of this town bequeathed this property to trustees to apprentice poor sounds and healthful boys of Manchester in honest labour and employment</i>’. To the ground floor is an inserted modern shop window. The Mitre Hotel, is a hotel of 1867, constructed in brick with a sandstone facing. It is in eclectic Jacobean style and rises to three storeys with cellars and attics. It has a canted corner entrance with shafted jambs, a moulded corbelled corner above and gables to the roofline. Doorways have hoodmoulds, as do the square headed windows above. Windows are coupled and four pane sashes.	Physical Surroundings Mynshulls House is a narrow building which extends back from a principal frontage to Cateaton Street. Cateaton Street is a relatively narrow street, the south side of which is enclosed by the large footprint of Harvey Nichols. To the east side of Mynshulls House is a narrow alley which leads to the Cathedral at the rear. To the west are 14-16 Victoria Street, which extend along the west elevation of the building facing west into Victoria Street. An open area containing visible remains of Hanging Ditch are to the rear. Experience of the Asset Mynshulls House is principally experienced from Cateaton Street where the decorative and narrow façade of the building with its curved bays is viewed as part of a broader frontage including 12-10 Cateaton Street, which is broadly contemporary and of a similar scale and height. The rear of the building is visible from Hanging Ditch and also from Cathedral Yard, though this part of the building has been altered and modernised. The Mitre Hotel concludes the street and occupies a more prominent corner position where its wide elevation also has a relationship with the Old Wellington and Oyster Bar and Cathedral Yard to the rear.
46	Cathedral Church of St Mary (grade I)	 Manchester Cathedral is a former Collegiate Parish Church but has been a cathedral since 1847. The fabric of the building originally dates to 1422-1520 but it has been altered, restored and rebuilt repeatedly including during the 19th and 20th century and following heavy bomb damage in 1940. The Cathedral is in the perpendicular Gothic style, constructed in sandstone with a six bay nave with north and south aisles and a square west tower. The Chapter House dates to the 15th century. The west tower (re-built 1867) contains upper level two light transomed bell openings with panelling above. It has open-work battlements and grouped pinnacles to the corners. The elaborate west porch dates to 1898. To the interior, 15th century choir stalls with miserichords remain, as does a 16th century pulpitum and a 15th century screen to the Lady Chapel. To the interior are monuments to Humphrey Chetham and Queen Victoria. The listed building is of significance for its high quality perpendicular and Gothic architecture and as a former Parish Church, later becoming a Cathedral in 1847 and latterly extensively reconstructed and enlarged. It is described in the Pevsner Architectural Guide to Manchester as ‘one of the most impressive examples in England of a late medieval collegiate	Physical Surroundings The Cathedral Church is located to the north side of Manchester City Centre and therefore occupies a heavily urbanised and varied area of townscape. The Cathedral is immediately enclosed by a terraced garden area with paths and trees, which is defined by low stone walls. Surrounding the building are large scale buildings of various periods and types. To the east is the Corn Exchange and to the north is the Chethams School complex, beyond which is Victoria Station and Urbis/Manchester Football Museum. To the west is the River Irwell, and an area of road infrastructure on and around Victoria Street. Beyond is the River Irwell and an area of substantial mid-20th century buildings. To the south is a group of smaller scale buildings enclosed by Cateaton Street and Cathedral Yard and beyond, the large scale and footprint Harvey Nichols building. Experience of the Asset The setting of Manchester Cathedral has evolved to the extent that it is surrounded by a highly varied urban townscape and therefore occupies a mixed context, including a range of buildings of different styles, scale, mass and height. Despite this, the setting of the grade I listed building has a spaciousness created by the widening of the highway network to the north of Deansgate, the existence of the River Irwell, the churchyard it occupies and landscaped areas more recently established. Although not appreciable from longer range views due to the density of Manchester city centre and close to a number of taller buildings, the Cathedral is clearly visible in views from the east (including those from the

Ref No.	Listed Building	Special Architectural and Historic Interest	Contribution made by Setting to Significance
		church, a reflection of the significance of the town as a regional centre by this time’.	newly created Cathedral Gardens), from Salford to the west, in views northwards from Deansgate and in views south in the vicinity of the Chethams School complex. The architectural detail of the Cathedral is best experienced from close proximity and in the immediate surrounding area there are remnants of medieval Manchester, including the Hanging Bridge, the route of Victoria Street and components of the Chethams School complex which have an associative relationship with the Cathedral.
96	Former Corn and Produce Exchange (grade II)	The former Corn and Produce Exchange was built in 1903, its scale and grandeur illustrating the scale of commerce and wealth in Manchester at the turn of the 20th century. It is now a leisure destination housing bars and restaurants. The building is in free-renaissance Baroque style and is of iron frame construction with sandstone ashlar cladding. It is on a triangular site and extends to four storeys in height with basement and attic accommodation. The principal front has 14 bays, divided by piers which terminate as chimneys. The central projected bay has a massive elliptical triumphal arch with coupled pilasters and ionic capitals. Above is a banded head with keystone with frieze displaying the words ‘Produce Exchange’. The upper levels have windows with various decorations including a colonnade, pulvinated frieze and a prominent mutule cornice. The intermediate bays have rectangular shopfronts. To the interior is a central atrium with round headed arcades and glazed roof with central dome. The building suffered extensive bomb damage in 1996 and the Edwardian interiors have been altered.	Physical Surroundings The former Corn and Produce Exchange is located in the heart of urban Manchester, on the periphery of the retail core and close to the Cathedral and Chethams School complex. It encloses a full triangular island site and to the north is the landscaped open space of Cathedral Gardens which is flanked by Chethams to the west and the National Football Museum. To the east is the Printworks and the Arndale shopping centre, with Exchange Square to the south. To the west is Manchester Cathedral and Shambles Square. Experience of the Asset The former Corn and Produce Exchange is experienced as part of the complex and heavily developed urban core of Manchester and is surrounded by both traditional and modern buildings. Its scale and mass as well as its bold architecture and strong rooflines results in a robust building which forms a confident and assertive part of the townscape. The open spaces to the north and south comprising Exchange Square and Cathedral Gardens allow for open views of the principal elevations and in which the Exchange is a dominant element of the local townscape, in contrast to the modern retail complexes to the west and south. Within the wider surrounding context taller buildings exist, particularly to the west, where there are views of the Premier Inn.

Ref No.	Listed Building		Special Architectural and Historic Interest	Contribution made by Setting to Significance
16, 17, 52 and 105	Chethams School complex: South east wing to Chethams Hospital (grade II), Detached block of schoolroom approximately 20m south of Chethams Hospital (grade II), Chethams Hospital and attached wall (grade I).		The Chethams complex comprises a group of buildings and walls broadly enclosing a courtyard. Chethams Hospital (College of the Collegiate Parish Church of Manchester) was established in 1422 by Thomas de la Warren and converted after the dissolution in 1547 for use as a town house by the Earl of Derby, later purchased in 1654 by Humphrey Chethams executors for adaptation as a charity school (hospital) and library. It was later restored and enlarged in 1883-95 by Oliver Haywood and Charles James Haywood. The building is the best preserved of its type and date in the country and is of architectural and historic interest as a medieval townhouse and later collegiate campus and hospital. It is constructed in coursed squared red sandstone with grey gritstone dressings and stone slate roofs. It comprises a cloistered quadrangle, great hall, former wardens rooms, and an east wing containing a kitchen, hospitium and bakehouse. A 19th century addition is parallel to this range. The building is perpendicular in style, with four centred arched openings and foiled lights to the windows. The list description indicates that the hall contains a large dais canopy and massive inglenook fireplace. An audit room has muntin-and rail panelling and a moulded plaster floriated frieze and the reading room has cavetto moulded wall plates with emblems of the Derby family and a large tympanium with a segmental vaulted ceiling. The kitchen contains a 7 metre wide fireplace under a 4 metre high segmental arch. To the west and east of the courtyard are buildings designed by the noted Manchester Architect Alfred Waterhouse. This includes the ‘detached block of schoolroom’ which dates to 1878 and the south east wing to Chetham’s Hospital (former Manchester Grammar School) which dates to 1873-18798. The detached block of the schoolroom is in coursed squared sandstone, with a slate roof. It is in the perpendicular style, consistent with the hospital range, and is single storey with six bays. It has buttresses and a sill band and a gabled porch to the first bay with a moulded Tudor arched doorway. Other bays have three light windows with cusped lights, moulded corbels and cornice. To each gable are large transomed four light windows. The south east wing to Chethams Hospital (former Manchester Grammar School) is in red brick with sandstone dressings and in the Tudor style. It is three storeys over a basement and has a four storey gate tower forming the second bay of eight bays. The tower breaks forward and has a stone basement, banding between floors and an embattled parapet. The main range has segmental-pointed windows to the ground floor and two light sash windows above.	Physical Surroundings The Chethams complex is located to the north of Manchester City Centre. To its immediate north is Victoria Station, which is located beyond Walkers Croft. To the east is Cathedral Gardens, to the south is Manchester Cathedral and the former Corn and Produce Exchange and to the west is Victoria Street and the river and a grouping of large scale modern buildings beyond. Experience of the Asset The buildings form a group which encloses an open courtyard now laid for sports pitches and a car park. Views from the courtyard emphasise the group connections and associations between the buildings and their educational use, but the courtyard space is not publically accessible. There are associative assets including boundary walls and a gatehouse included on the HER. Views into the central courtyard or to interior elevations are restricted as a result of the enclosing effect of the buildings themselves and also the low stone wall, hedges and fencing which encloses the complex, resulting in an enclosed and secluded character to the setting of the buildings. The easternmost part of the complex (South east Wing to Chetham’s Hospital) is principally experienced from Long Millgate and the recently landscaped Cathedral Gardens from which its expansive east elevation is prominent. This visual relationship contrasts with the more introverted setting of the remainder of the buildings, however views are also available from Victoria Street, where parts of the west elevation of the hospital building is visible The buildings are experienced as part of the complex and heavily developed urban core of Manchester and are surrounded by both traditional and modern buildings, including those of significant scale and mass including Victoria Station/ Manchester Arena and large residential buildings to the west of Victoria Street. The introverted and enclosed context of the buildings and their historic character however results in a contrast which distinguishes them from the wider townscape. The Chethams buildings have a resonance with the Cathedral as a result of their shared historic character and age. Together they embody the medieval origins of the city and remain a focal point for the northern part of the city centre.

Ref No.	Listed Building	Special Architectural and Historic Interest	Contribution made by Setting to Significance
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75	Victoria Bridge	 Victoria Bridge is a public road bridge which dates to 1837-9. It is of significance as an example of large scale Victorian infrastructure, which is both functional and also decorative. It is constructed in sandstone ashlar and is a single span semi elliptical arch. The parapets have central raised panels, each of which is surmounted by a Grecian scroll with words ‘Victoria Bridge’ and an orb.	Physical Surroundings Victoria Bridge traverses the River Irwell connecting Salford to the northern part of Manchester City Centre. To the north is the river and another more recent bridge which connects Chapel Street to Cathedral Approach. Directly to the west of the bridge is the Premier Inn building, a 22-23 storey mid-20th century tower, beyond which are a number of other recently developed buildings in residential and office use. To the east the bridge connects Victoria Bridge Street to the Deansgate/Victoria Street junction, with the open paved space of Medieval Square beyond. Experience of the Asset The bridge is principally experienced from the open area to the north around Victoria Bridge Street and Victoria Street where it’s functional significance, and to a lesser extent its architectural interest, can be appreciated in combination with the other river crossings. It has group value with Blackfriars Bridge and its architectural interest and relationship with the other grade II listed structure is appreciable in river views northwards from Blackfriars Street.
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Conservation Areas

Ref No.	Conservation Area	Character and Appearance	Contribution made by Setting to Significance
	Parsonage Gardens	The Parsonage Gardens Conservation Area is focused on a small urban square of the same name and also contains an area of streets and buildings to the west of Deansgate and the south west of the River Irwell. It includes Parsonage, College Lane, Southgate and King Street West as well as the north side of Bridge Street. The gardens are located in the site of the former St Marys Church, which was demolished in 1891 and the adjoining parsonage house, also demolished in 1897.	Physical Surroundings The Conservation area is defined by Blackfriars Street, Deansgate, Bridge Street and St Mary’s Parsonage. To the west is the River Irwell. To the east, beyond Deansgate is the St Ann’s Square Conservation Area. Experience of the Asset The Conservation Area is contiguous with Manchester City centre and the surrounding area contains the continuing complex and varied townscape which includes densely developed buildings of different periods, heights and scales, roads and infrastructure. It is experienced as part of the continuous urban townscape, and due to the enclosure of

Ref No.	Conservation Area	Character and Appearance	Contribution made by Setting to Significance
		The gardens themselves are one of the few green spaces in the city centre. The space is roughly square in shape and is bisected into four by pathways from the corners, connecting at the centre. Trees have been planted to the boundaries. The square has a relatively tranquil character, in comparison with the busy nature of Deansgate, a short distance east. The square is enclosed by a mix of buildings of differing period, style and material, but their consistent building line and 6-7 storey height results in a formality and enclosure to the square. Key buildings enclosing the square include the Portland Stone Arkwright House which dates to 1929, and the red brick and terracotta National Buildings. Bridge Street comprises a well preserved grouping of Victorian and Edwardian shops which retain consistency due to their function and building line, despite variety in height, materials and detailing and the application of modern signage and fascias to many. The street contrasts with others in the area as a result of its surviving smaller scale buildings and 2-3 storey heights, which results in a more intimate character. College Land which connects the northern and southern parts of the conservation area is enclosed by the rear elevations and servicing areas of buildings to Deansgate and has a secondary and ancillary quality as a result. The conservation area also encloses part of the river frontage to the Irwell and part of the bridge to Blackfriars Street.	streets the central part of the conservation area, particularly the gardens is not readily visible from the surrounding townscape. Bridge Street and King Street West however are longer streets which extend to the east and west outside the designated area, and therefore there are longer vistas available along these streets. Deansgate is a key feature in the surrounding area as a significant route through central Manchester bisecting the east and west side of the city.
	Cathedral	The Cathedral Conservation Area is the historic centre of Manchester and the ecclesiastical and scholastic focus of development since the Medieval period. The Cathedral and Chethams Hospital embody the medieval origins of the city and remain a focal point for the northern part of the city centre. Alongside the two principal buildings, the origins of the area are legible in the surviving medieval street pattern. Beyond this area are a group of important Victorian commercial buildings including the Corn Exchange and buildings to Cateaton Street and Victoria Station. The area was initially developed in the Saxon period when a wooden bridge crossed the river and a small church stood on higher ground above the river. During the Medieval period the area prospered through the woollen trade and by the 17th century the area had grown into a large town; by this time many of the principal streets were established. During the Industrial Revolution Manchester grew rapidly and the area was densely developed. A key change came during the mid- late 19th century when Victoria Station was opened and Victoria and Corporation Streets were opened up, to be later developed with the first commercial buildings in the area. Key buildings within the designated area include the perpendicular Gothic cathedral, originally dating to the 15th century but later heavily reconstructed and Chethams Hospital School originally founded in 1656 but constructed on the site of a 12th and 13th century court, now in use as a school. These buildings have medieval origins, but the area also contains notable Victorian buildings such as the Corn Exchange,	<i>Physical Surroundings</i> The Cathedral Conservation area is focused on the Cathedral and Chethams school complex, as well as the grouping of buildings and spaces that surround them. It is defined by Victoria Station Approach to the north west, Corporation Street and Exchange Square to the east, Exchange Square and Cateaton Street to the south and the River Irwell and Hunts Bank to the north west. The surrounding area is characterised by the complex and varied townscape found the city centre which includes densely developed buildings of different periods, heights and scales, roads and infrastructure, open spaces and trees. To the north is the large scale Victoria Station and Manchester Arena buildings. To the west, beyond the River Irwell is a grouping of large scale modern residential and commercial buildings. <i>Experience of the Asset</i> The conservation area is experienced as part of the continuous urban townscape of Manchester City Centre, however, due to the historic nature of the principal buildings within it, and the open spaces which surround them it contrasts with the wider townscape. These open spaces, including Cathedral Gardens, and the broad streets around the cathedral including Long Millgate and Fennel Street allow for a spacious and green character and provide longer views of the principal historic buildings. This experience contrasts with the views out of the designated area and towards more dense development and buildings of height in the surrounding area, which emphasise the city centre context of the conservation area. The historic nature and form of the key buildings within the area and the connections between them emphasise the significant and important historic character of this part of the city.

Ref No.	Conservation Area	Character and Appearance	Contribution made by Setting to Significance
		constructed 1890-1903 and notable for its glass and steel roofed market hall. The area also extends to include the 20th century Cathedral Gardens, which is a hard and soft landscaped square to the north east of the Cathedral and the modern ‘Urbis/ National Football Museum’ building beyond. To the west the designated area includes the three bridges over the River Irwell and parts of the north bank of the river. The combination of open spaces and buildings of differing scales and periods results in an area rich in contrast and variety.	
	St Ann’s Square	St Ann’s Square Conservation Area was designated by Manchester City Council in 1970. St Ann’s Church was consecrated in 1712 on land previously known as Acresfield which was used to hold fairs from as early as the 13th century. The Act of Parliament that granted the building of the church required that a space of 30 yards wide should be reserved for the fair. This became St Ann’s Square and one of the main spaces in the city centre. The conservation area is at the commercial centre of Manchester which is reflected in the predominately commercial uses of the buildings and signage. St. Ann's Square is enclosed with buildings constructed in various styles over a long period; creating a varied built form. Within the space are two bronze statues, one of Richard Cobden and the other a Boer War memorial (both grade II). The Perpendicular church, which dominates the southern end of the Square is the only surviving building from the 18th century; the majority of buildings date from the Victorian period. Other key buildings of architectural and historic interest in the conservation area include; the former bank at nos.35-37 King Street (grade II), Barton Arcade (grade II*) and the Former Royal Exchange (grade II). Stone is the predominant building material, but brick, stucco, mock-Tudor timber-framing and glazed cast-iron framing is also used which add to the varied character of the conservation area.	Physical Surroundings The St Ann’s Square Conservation Area comprises a roughly rectangular area of Manchester City Centre, focussed upon St Ann’s Square at its centre. To the north the area is bounded by St Mary’s Gate/ Market Street, to the west is Deansgate. To the south is John Dalton Street and to the east is Cross Street. Experience of the Asset The conservation area comprises a continuous part of Manchester City Centre and is experienced as part of the city. Many of the principal streets in the conservation area including John Dalton Street, King Street and St Ann Street travel through the conservation area east- west which gives it an open character. Long vistas along the streets allow for an experience of the commercial character of the area and the quality of the buildings within the streets. St Ann’s Square itself has a more enclosed character as a result of the height and form of buildings including the church itself as its heart, and the square is experienced principally only from within its boundaries, with some longer views from Exchange Street/ Market Street, though these are filtered by trees. The grandeur and scale of the buildings within the square add to the formality of the experience in contrast to the surrounding area.
	Flat Iron (Salford)	The Flat Iron Conservation Area is small scale and focussed around the grade II* listed Sacred Trinity Church and parts of Chapel Street and Blackfriars Street. The area forms part of the original town of Salford and Sacred Trinity was the first church to be constructed in the town in 1635. It was at that time on the edge of the town, and remained so until the rapid expansion of the industrial revolution. The area was developed during the late 18th and early 19th centuries with housing, industry and public buildings and gradually existing residential dwellings were demolished or converted as the area evolved and commerce and industry expanded. The conservation area is small and well defined and includes a row of commercial buildings to the south side of Blackfriars Street. This row has a consistent height, scale and mass which results in a strong and robust enclosure. Together they form a high quality group of historic buildings,	Physical Surroundings The Conservation Area is located to the west of the River Irwell in Salford. It is enclosed by Blackfriars Street to the north east, the route of a viaduct to the north west, to the west by Caxton Street and to the south by the rear of properties on Chapel Street and also by Booth Street. Experience of the Asset The conservation area comprises a continuous part of Salford and is experienced principally from Blackfriars Street and Chapel Street which are continuous and busy roads within the urban environment. The buildings in the designated area are largely traditional in nature and form a small but consistent area of historic townscape, which is experienced in contrast with the surrounding area which contains a large number of large scale modern buildings of height including to the south side of Chapel Street and to the north of the viaduct.

Ref No.	Conservation Area	Character and Appearance	Contribution made by Setting to Significance
		illustrating the historic character and status of this part of Salford and adjacent Manchester. To Chapel Street the buildings are smaller in scale and status and tend to be only 2 or three storeys. These buildings create a more varied and informal streetscape. To the west side of the conservation area is the Sacred Trinity Church and the churchyard that encloses it. The Church is distinctive in the area for its alignment which deviates from the road, and also by the open space which surrounds it, emphasising its contrast with the busy townscape in which it is located.	

Scheduled Monument

Ref No.	Scheduled Monument	Architectural and Historic Interest	Contribution made by Setting to Significance
142	The Hanging Bridge immediately south of Manchester Cathedral	The Hanging Bridge comprises the standing and buried remains of a medieval bridge which is now largely incorporated into the visitor centre for Manchester Cathedral. It is a rare survival in the city centre and of significance for its medieval and post-medieval fabric. Parts of one of the arches of a bridge across the ditch can be viewed in the sunken ‘garden of rest’ to the rear of Medieval Square and Mynshull House but the majority of the feature is viewed only from inside the Cathedral visitor centre. The remains are in good condition. It was original built to span the Hanging Ditch which was an improved natural watercourse which ran past the church (now cathedral). The name of the bridge is believed to derive from the wooden bridge which was previously located on the site and was removable. The remains consist of two arches of red sandstone, the southern strengthened by three stone ribs. It measures approximately 3m in width and each arch spans 5.13m. To the east is a surviving buttress.	Physical Surroundings The surviving remains of the Hanging Bridge run north- south between Cathedral Yard and Cateaton Street and are partially exposed to the Cathedral Yard side, but buried at the southern side and visible from inside the Cathedral Visitor Centre. Experience of the Asset Due to the largely archaeological nature of the monument it is experienced only from a very limited area. It is partially visible from the broad paved square adjacent to Victoria Street and Cathedral Yard, where the exterior parts are located in a small enclosed garden area which is surrounded by railings. The majority of the feature is located within the basement of the Cathedral Visitor Centre and is accessed via a metal walkway. The route of the bridge is preserved in a narrow footpath between 12 and 14 Cateaton Street, and this provides a connection to the historic form of the townscape. It forms part of the grouping of historic buildings and structures found in this area of Manchester including the Cathedral and Chethams hospital complex.

Contribution made by the Application Site

- 4.10 The Application Site occupies the eastern part of a larger substantial complex comprising a vacant hotel (Fairbank House/Renaissance Hotel), a multi-storey car park (MSCP), a restaurant and a former office building (Premier House). The complex occupies a sloping site with elevations to Victoria Bridge Street, Deansgate, Blackfriars Street and the River Irwell. Built of steel and ribbed concrete during the late 1960s and early 1970s, it was designed by Cruikshank and Seward, an active local architect's practice of the time and is both modernist and brutalist in its style and form. Its design responded to the dominance of car travel, also responsible for staining to the concrete. It is described as 'over large and uninspiring' in the Pevsner Architectural Guide to Manchester.
- 4.11 Premier House (to which the planning application relates) is expressed as a long rectangular block sitting above Deansgate with windows in horizontal bands. The four storey building has a mezzanine floor with additional glazing above a stepped projecting canopy that rises with the ramped access beneath. The ground floor is occupied by a restaurant with arched openings to the corner with Blackfriars Street. The remainder of the Deansgate frontage is dominated by an expansive blank façade comprising the outer brown brick wall of a former ramp that accessed former retail units and connected with an elevated crossing over Deansgate (now demolished).
- 4.12 The hotel is parallel with Deansgate and extends to 15 storeys in a wide wedge slab tower. It is defined by horizontal bands of windows, characteristic of modernist architecture, plain ends and an expressed central vertical core. A central mezzanine floor is in mirrored glazing. A MSCP occupies the lower stages of the complex, the levels of which are clearly visible from Blackfriars Street, beneath the mezzanine and a plain plant enclosure.
- 4.13 As a modern complex, it is not unusual in an area of Manchester that contains a greater variety of building ages than in other parts of the city. The area around the Application Site is highly mixed and there are a number of modern buildings at the junction of Blackfriars, Deansgate and St Mary's Gate that contrast with the medieval quarter to the north, dominated by the Cathedral and the more elaborate 19th century commercial buildings of the Barton Arcade and the Royal Exchange to the south and east.
- 4.14 In its current vacant, deteriorated and now partially demolished state, the complex (including Premier House, the subject of this planning application) detracts from the significance of Manchester Cathedral and the associated conservation area. It is negative in its relationship with Deansgate, Blackfriars Street, the River Irwell and the grade II listed bridge crossings to the north and south.

5. Assessment of Impact

- 5.1 Under s66(1) of The Planning (Listed Buildings and Conservation Areas) Act 1990, Manchester City Council, in determining the submitted full planning application has a statutory duty to pay special regard to the desirability of preserving listed buildings, their setting or any features of special interest they may possess.
- 5.2 Case law has confirmed that Parliament's intention in enacting s66(1) was that decision-makers should give considerable importance and weight to the desirability of preserving the special interest and setting of listed buildings, where 'preserve' means 'to cause no harm'⁴.
- 5.3 The setting of conservation areas is not expressly protected by primary legislation. However, the NPPF states that the setting of a designated heritage asset (including conservation areas) can contribute to its significance.
- 5.4 Paragraph 197 of the NPPF states that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.5 Paragraph 198 requires, when considering the impact of development on the significance of a designated heritage asset that great weight should be given to the asset's conservation. 'Conservation' is defined by the NPPF as 'the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.'
- 5.6 Paragraphs 201 and 202 differentiate between 'substantial' and 'less than substantial harm' and provide a framework for the consideration of harm to the significance of designated heritage assets where it arises, bearing in mind the considerable importance and weight that must be given to the statutory duties of the 1990 Act.
- 5.7 Paragraph 203 requires that the effect of an application on the significance of a non-designated heritage asset is taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 5.8 Paragraph 206 requires that local planning authorities look for opportunities for new development within the setting of heritage assets to better reveal their significance. It states that proposals that preserve those elements of setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

⁴ East Northamptonshire DC v SSHCLG [2014] Civ 137 and South Lakeland DC v SsfE [1992] 2 AC 141

- 5.9 The relevant heritage legislation, policy and guidance context for consideration of the Proposed Scheme is also set out in full in **Appendix 3**.
- 5.10 The key heritage issue to be taken into consideration in assessing the Proposed Scheme is therefore impact on the significance of designated and non-designated heritage assets as a result of development within their setting.

The Proposed Development

- 5.11 The Renaissance site has been vacant for a considerable period and is the last undeveloped site of a 1999 City Centre Renewal Masterplan, prepared by MCC following the IRA bombing of this area of Manchester City Centre in 1996. Planning permission was granted for redevelopment of the site in 2008, but was not implemented and other proposals have not come to fruition. A Strategic Regeneration Framework (SRF) was subsequently prepared by MCC in 2018 in anticipation of and to guide future proposals.
- 5.12 The current proposal involves the demolition of the existing Premier House building in its entirety and the erection of a 5-storey office led development to provide high quality business space with new retail/ leisure floorspace at ground floor fronting Deansgate. The northern half of the Renaissance Site is currently being demolished, with prior approval.
- 5.13 The building that will replace Premier House will be 5 storeys and will comprise retail and leisure units on the ground floor, with four storeys of office space above. The ground floor and the office floors above will be expressed differently in the design of the façade. This will be articulated at the upper four floors through a series of tapered profiled metal panels with glazing between the panels and on the ground floor by a curtain wall with glazed retail frontages. The floorplate will be extended approximately 3 metres towards Deansgate. A new entrance to the building is proposed at the corner of Deansgate and Blackfriars Street.
- 5.14 The new development will include roof top plant that will service the office space below. The plant will be set back along the west side of the roof. Rooftop amenity space for use by the occupants of the office space is also proposed.
- 5.15 Landscape proposals to the back of pavement along Blackfriars Street and Deansgate also form part of the proposals.

Assessment

- 5.16 As set out in Section 4 of this Statement, in its current vacant, deteriorated and partially demolished state, the existing Renaissance complex detracts from the significance of Manchester Cathedral and the character and appearance of the associated conservation area. It is negative in its relationship with Deansgate, Blackfriars Street, the River Irwell and the grade II listed bridge crossings. The length of inactive frontage to Deansgate creates a weak transition between the St Ann's Square and Parsonage Gardens Conservation Areas in the south and the Cathedral Conservation Area to the north.

- 5.17 Historic map regression at Appendix 1 illustrates the growth in commercial uses on Deansgate during the 19th century and the historic mix of buildings that existed within the site itself, including Grosvenor Buildings (the Grosvenor Hotel) and the Deansgate Hotel (Figure 5). These buildings continued the established commercial character of Deansgate by presenting high quality articulated facades and active frontages to the street. The Proposed Development seeks to respond to this character by reintroducing an active ground floor and creating articulated upper floors that will resonate with the depth and rhythm of Barton Arcade and Haywards Building.
- 5.18 As set out within the Design and Access Statement (DAS) the profile of stone mullion and transom windows of Manchester Cathedral has influenced the approach to the tapered metal cladding of the upper floors of the proposed new building. Images within the DAS illustrate the way in which the proposed new facades will enhance the appearance of the Renaissance complex, particularly in views north and south on Deansgate. The tone and colour of the metal panels is intended to blend with the mix of traditional and contemporary materials in this part of the city, whilst also ensuring it is complementary to the proposed approach to the hotel and future residential proposals.
- 5.19 The proposed works will be clearly visible from the northern boundaries of the Parsonage Gardens and St Ann's Conservation Areas. Similar to the hotel proposals, the ground floor will be activated, improving engagement with the street and the appearance of the upper floors will be enhanced, improving the appearance of the complex in key views. Considered against the already consented scheme (ref: 130935/FO/2021), the addition of a single storey will create a larger building than previously considered and approved; however, the building will be viewed against a backdrop of the existing taller hotel and within a mixed area close to the junction with Blackfriars Street where a number of other taller buildings exist, including No1 Deansgate. It is not therefore considered to deviate from prevailing building heights and there will continue to be variety in the height, scale and mass of the complex of proposed/approved buildings. The proposed building will be visible from Flat Iron Conservation Area to the west, however, overall it is considered that the relationship the Renaissance complex has with Blackfriars Street, in combination with the enhancements to the hotel, will be improved.
- 5.20 The Application Site is currently visible and detracts from open views from the western area of the Cathedral Conservation Area, Manchester Cathedral and Chethams School complex. The proposed works will improve the appearance of the eastern elevation of the existing complex in these views.
- 5.21 The proposed plant on the roof level will not be prominent in these views as it will be set back from the proposed buildings frontage.
- 5.22 With the exception of those that are currently restricted or screened, in views from the identified conservation areas and listed buildings, the appearance of the Renaissance complex will be enhanced through a combination of the creation of simple glazed retail units at ground floor with integrated signage, the profiled metal façade of the upper floors and the creation of a roof amenity space. The improvements to the Renaissance complex will be particularly pronounced in key views north and south on Deansgate.

Although taller than the consented scheme, it is not considered that the revised proposals would harm the significance of heritage assets for the reasons set out.

Statutory Duty

- 5.23 The statutory duty of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the special interest and setting of a listed building is a matter which should be accorded considerable importance and weight. The presumption is therefore that development proposals should not give rise to harm to the special interest of a listed building.
- 5.24 For the reasons set out in this Statement, it is concluded that the requirement of S66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 can be satisfied if MCC grants planning permission.

National and Local Planning Policy

- 5.25 In accordance with Paragraphs 197 and 198 of the National Planning Policy Framework (NPPF), the Proposed Development will sustain the significance of the heritage assets identified in this Statement and will make a positive contribution to local character and distinctiveness. It will preserve those aspects of setting that make a positive contribution to the identified listed buildings in accordance with Paragraph 206 of the NPPF.
- 5.26 In accordance with Policies EN2 and EN3 of the Manchester Core Strategy and Policy DC18.1 of the saved Citywide Development Control Policies, the Proposed Development will sustain the significance of the historic environment, including nearby listed buildings. It complies with Policy DC19 by preserving those elements of setting that contribute to the significance of the identified listed buildings.

6. Summary and Conclusions

- 6.1 This Heritage Statement has been prepared by Turley Heritage on behalf of Deansgate SOF Alliance LeaseCo Limited, a joint venture between Property Alliance Group (PAG) and an affiliate of Starwood Capital (SCG) in connection with a full planning application for the demolition of Premier House and erection of a 5-storey building on land bounded by Victoria Bridge Street, Deansgate, Blackfriars Street and the River Irwell in Manchester ('the Application Site').
- 6.2 Full Planning Permission (ref: 130935/FO/2021) was previously approved in October 2021 for the refurbishment of the structure, the stripping back of the building to its core and external alterations including new facades as well as the extension of the floorplate.
- 6.3 There are no heritage assets within the site, but it is close to conservation areas and a number of listed buildings. Therefore, in determining the submitted full planning application, Manchester City Council (MCC) has a statutory duty to have special regard to the desirability of preserving the special interest and setting of listed buildings.
- 6.4 A review of the history and development of the Application Site and surrounding area has been undertaken in Section 2 (and **Appendix 1**) and the significance and setting of heritage assets with potential to be affected by the Proposed Development has been described in Section 4.
- 6.5 In its current vacant and deteriorated state and due to the blank elevations it presents to surrounding streets, the existing Renaissance complex detracts from the significance of Manchester Cathedral and the character and appearance of the associated conservation area. It is negative in its relationship with Deansgate, Blackfriars Street, the River Irwell and the grade II listed bridge crossings. The length of inactive frontage presented to Deansgate creates a weak transition between the St Ann's Square and Parsonage Gardens Conservation Areas in the south and the Cathedral Conservation Area to the north.
- 6.6 With the exception of those that are currently restricted or screened, in views from the identified conservation areas and listed buildings, the appearance of the Renaissance complex will be enhanced through a combination of the creation of simple glazed retail units at ground floor with integrated signage, the profiled metal façade of the upper floors and the creation of a roof amenity space. The improvements to the Renaissance complex will be particularly pronounced in key views north and south on Deansgate. Although taller than the consented scheme, it is not considered that the revised proposals would harm the significance of heritage assets.
- 6.7 For the reasons set out in this Statement, it is concluded that the requirement of S66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 can be satisfied if MCC grants planning permission.
- 6.8 In accordance with Paragraphs 197 and 198 of the National Planning Policy Framework (NPPF), the Proposed Development will sustain the significance of the heritage assets identified in this Statement and will make a positive contribution to local character and

distinctiveness. It will preserve those aspects of setting that make a positive contribution to the identified assets in accordance with Paragraph 206 of the NPPF.

Appendix 1: History and Development of the Application Site and Surrounding Area

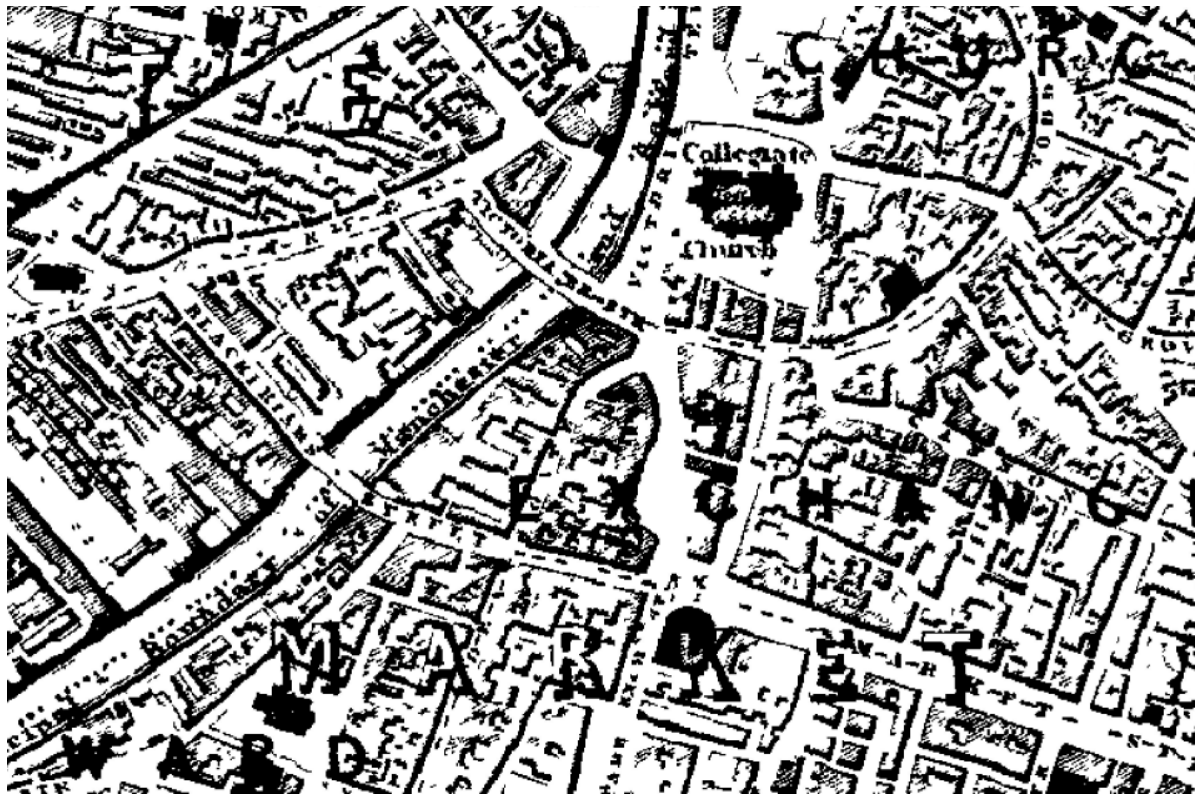
1. The Site is located in one the most historic surviving areas in Manchester. The surviving built form in the area illustrates and exemplifies most of the major stages of change and development in the city from the medieval era to the present day.
2. Manchester's entry in the Domesday Book identifies an Anglo Saxon church which was formerly located on the site of the existing Manchester Cathedral. By the late 13th century a fortified manor house, built by the Grelley Family was located on the site of the Chethams Hospital. Medieval Manchester was centred on this house.
3. During the 15th century, Thomas de la Warre, Lord of the Manor and also a priest, obtained licences to transform the church into a collegiate foundation. Construction started in 1422, and continued into the 16th century. This was the early phase of Manchester Cathedral, which became one of the largest and most lavish collegiate churches in England. The domestic premises for the collegiate, the Priests College and Great Hall were built on the site of the 13th century manor house and are now the Chethams Hospital buildings.
4. By the end of the 16th century the town had developed a leading role in the cloth trade, helped by a group of Flemish weavers who had settled in the town during the 14th century and also by the location close to the coast, which allowed for the development of trade and communications. The cloth trade formed the basis of Humphrey Chethams wealth whose bequest founded a bluecoat school and free library in the former Priests College.
5. During the 17th century the increasing wealth of Manchester resulted in better communications and the first Exchange was built in 1729. By the second half of the 18th century the city centre was developed with high status residential buildings, benefiting from increasing demand and soaring land values. The 1710 map at Figure 1 shows the site and surrounding area at that time, with most of the streets developed with small scale buildings and courts and 'The Old Bridge' with triangular cut-waters clearly marked. The 1794 map (Figure 2) shows the increasing density of development of the city, with development by that time lining the River Irwell and evident within the Site. A footbridge had also been constructed at the site of the present Blackfriars Bridge.

This is a detailed historical map of the River Valley area in London, showing streets, buildings, and the River Thames. Key locations labeled include Market Place, Hanging Ditch, Christ Church, and Parsonage Croft. The map is oriented with North at the top.

This is a detailed historical map of the City of London, showing the River Thames, the City Wall, and numerous streets and landmarks. Key features include the College of St. Mary, the Church of St. Mary, and the College of St. Mary. The map is oriented with North at the top.

6. The early 19th century saw the real birth of the industrial revolution in Manchester with Pevsner stating that Manchester and Lancashire became the 'first industrial society and economy in the world'. Significant growth and change in the city is illustrated in the surviving mills and warehouses, but the rapid growth also led to unprecedented levels of poverty, deprivation and squalor and, in addition to its success in trade, Manchester also became known for its slums.
7. In 1837 Victoria Bridge replaced the previous bridge adjacent to the Cathedral. By 1848 (Figure 3) the townscape had begun to change with the principal road network recognisable today beginning to be laid out. Blackfriars Street had been defined by this time, defining the southern end of the Site and resulting in the redevelopment of buildings within it. The row of three storey shops formerly located on Blackfriars Street and visible on the maps at Figure 3 and 4 and the image at Figure 7 are likely to date from that time.

Figure 3: 1848 Ordnance Survey Map



8. The Victorian and 20th century success of Manchester is legible in the large numbers of buildings dating to that period. The city centre was largely re-built from the 1820s onwards in response to growing demand for commercial premises including shops and banks, and as the middle classes left the centre for the suburbs. The 1870's and 1880s saw the rebuilding of many streets including Deansgate and some of the larger buildings formerly within the Site were constructed during this period.
9. The Goad map at Figure 4 shows the site in 1886. The block contained a number of small scale units and courts but the larger scale buildings of the 19th century are also evident. Varying uses existed but the prevalence of commercial functions on Deansgate

is clear. Uses within the block included the Grosvenor Hotel, the Deansgate Hotel (Figure 5), Shepherds Court which contained a leather warehouse, yarn warehouses, Manchester Carriageworks and offices. To the southern side of the block was a tube factory, saw mill, billiard table factory, offices, and WH Smith and Son Stationers.

Figure 4: 1886 Goad Map



Figure 5: The Deansgate Hotel



10. Figure 6 shows the site and surrounding area during the 1930s and Figure 7 shows buildings within the southern part of the site at the same period. During the 1930s the north side of Blackfriars Street was redeveloped with a modernist building (Woodhouse and Sons) with a distinctive curved frontage. This building is visible whilst under construction to the rear of the former 19th century shops at Figure 7 and during the 1950s at Figure 10.

Figure 6: 1930s Ordnance Survey Map

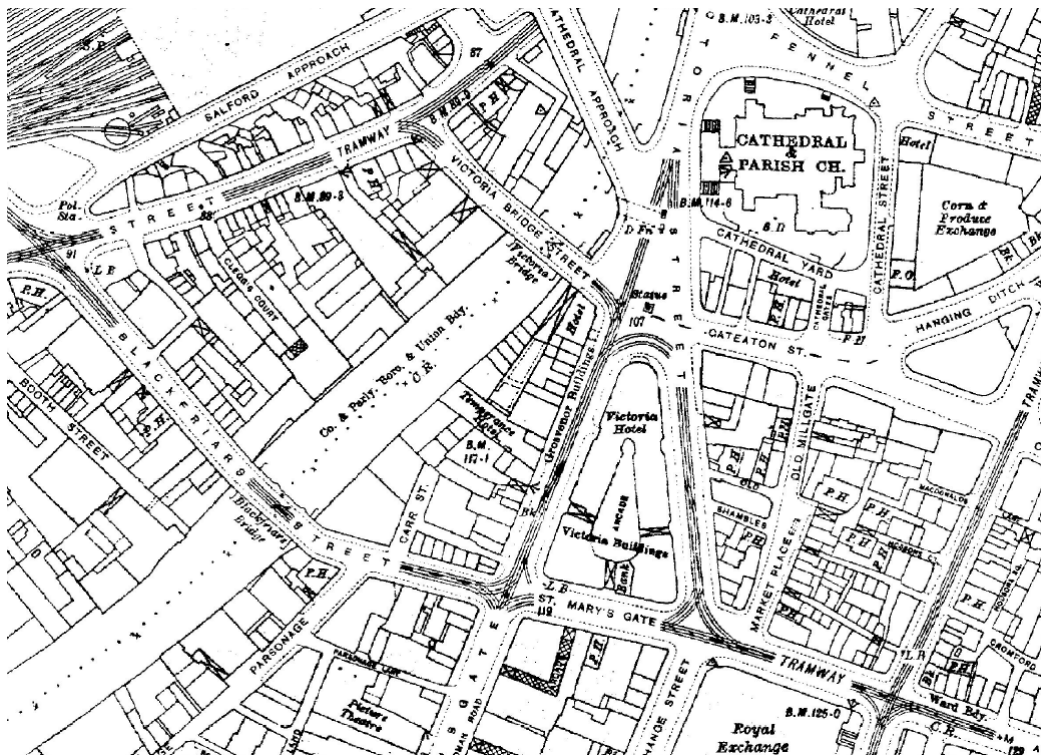


Figure 7: Blackfriars Street, corner of Deansgate 1933 (note the replacement 'Woodhouse' building to the rear as seen in Figure 11 is under construction), and Carr Street in the southern part of the Site, 1933



11. World War Two bombing in December 1940 resulted in significant damage in the city centre to the east of the Site with the Victoria buildings and others around Market Place destroyed. The Cathedral was also damaged. Figure 8 shows the Manchester bomb damage map which records the buildings affected. The 1948 aerial at Figure 10 shows the scale of damage and the resultant clearance of large areas. There is no obvious damage to buildings within the Site.

Figure 8: Manchester Bomb Damage Map



Figure 9: 1948 Aerial showing the site following the Second World War; the site of the former Victoria Buildings and much of the city centre south of the Site remained vacant.



12. Figure 10 shows the Woodhouse and Sons building in 1945, and Figure 11 shows Deansgate during the 1960s; large scale 19th and 20th commercial buildings are legible and the Grosvenor Hotel and Deansgate Hotel are visible. The cleared former site of the Victoria Buildings to the east (right) allowed views of the Cathedral.

13. Figure 11 and maps dating to the 1960's (Figure 12) illustrate the clearance of large areas of land in the area to the west of the site; this clearance was a result of WW2 bombing and preceded significant redevelopment of the retail core of the city centre with the Market Street development.

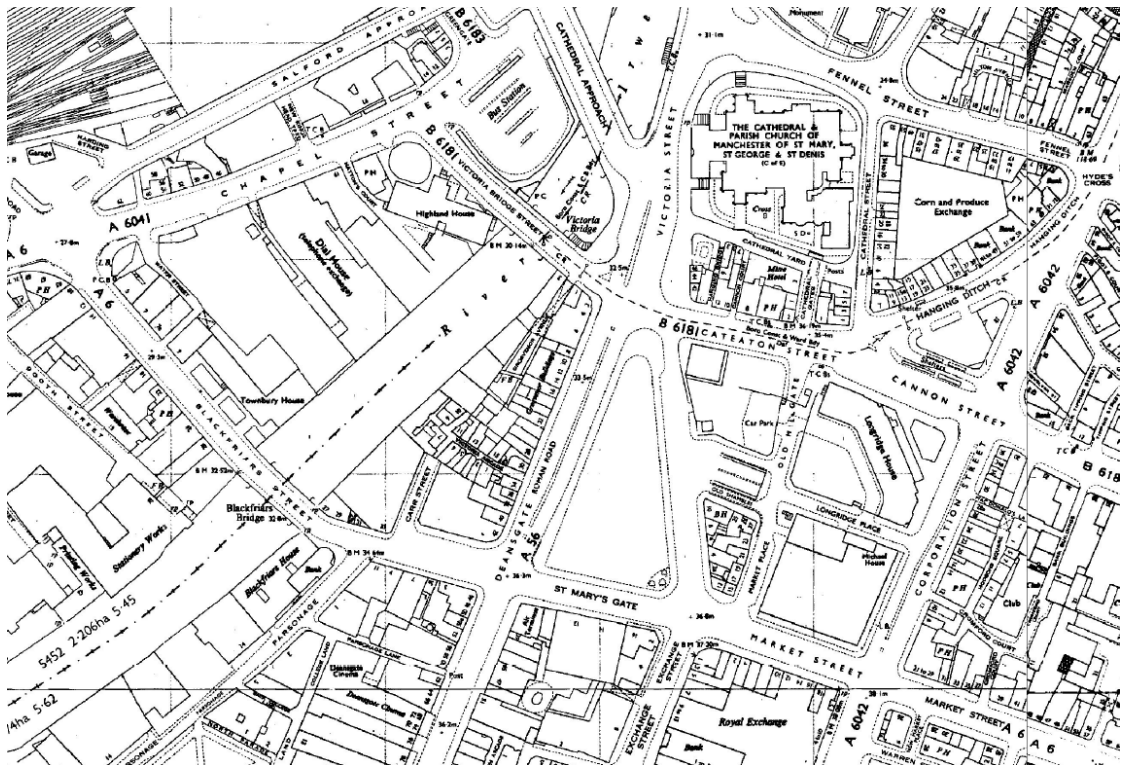
Figure 10: 1956 Blackfriars corner of Deansgate – Woodhouse and Sons Building



Figure 11: The Site during the 1960s with the Cathedral in the background. The Deansgate Hotel is in the centre of the row and the Grosvenor Hotel in the distance.



Figure 12: 1966-1971 Ordnance Survey Map showing the cleared sites following WW2 bombing and prior to the Market Place development.



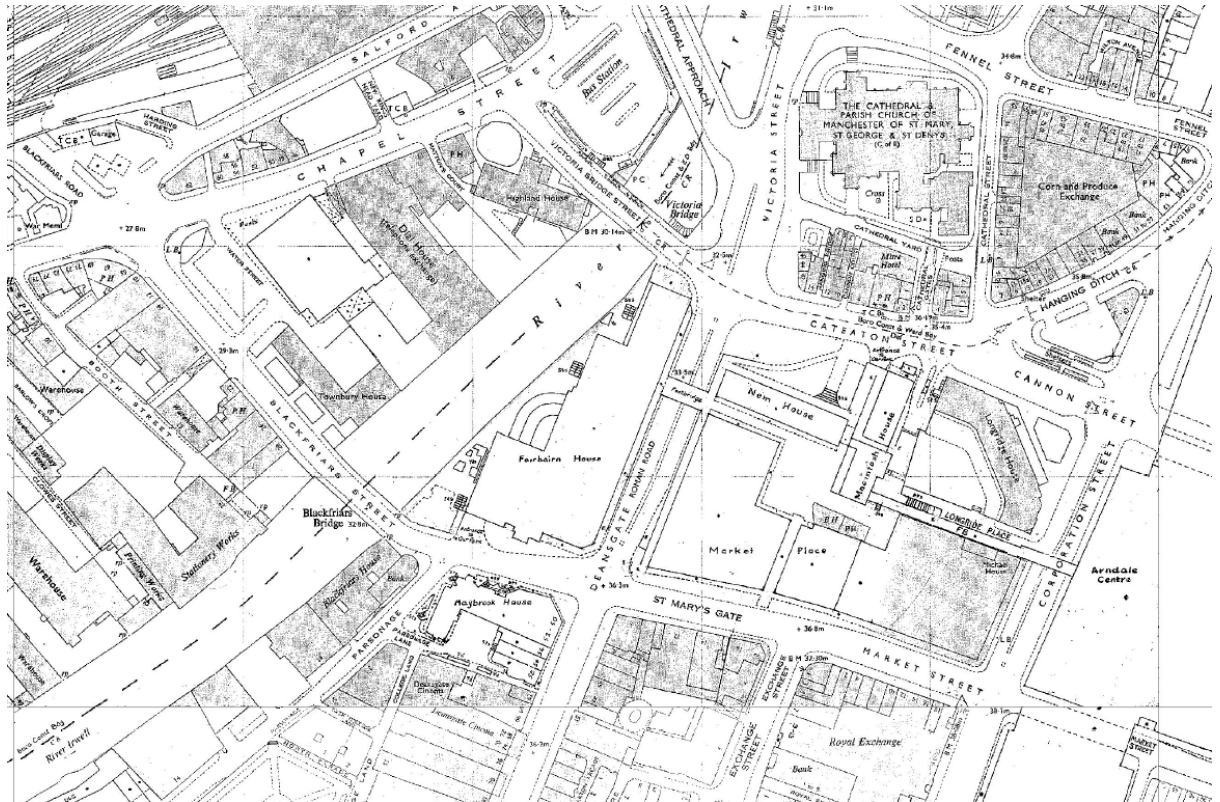
14. During the late 1960s the Site was cleared and redeveloped with a large footprint 13 storey office building named 'Fairbairn House'. Construction was completed in 1972. The building was designed by the Manchester architects Cruickshank and Seward and coincided with widespread redevelopment of the city centre, and the Market Place development. Originally a footbridge across Deansgate connected the building to the Market Place and the Arndale beyond. The building was designed with significant parking provision for employees at the rear adjacent to the river, and to the frontage a ramp and raised walkway with shops above the street level; a design approach that was briefly typical of modernist design in Manchester. Figure 13 shows a painting by Peter Sainsbury of the proposed development; the raised footbridge over Deansgate is visible.

Figure 13: Painting by Peter Sainsbury of the proposed development; the raised footbridge over Deansgate is visible.



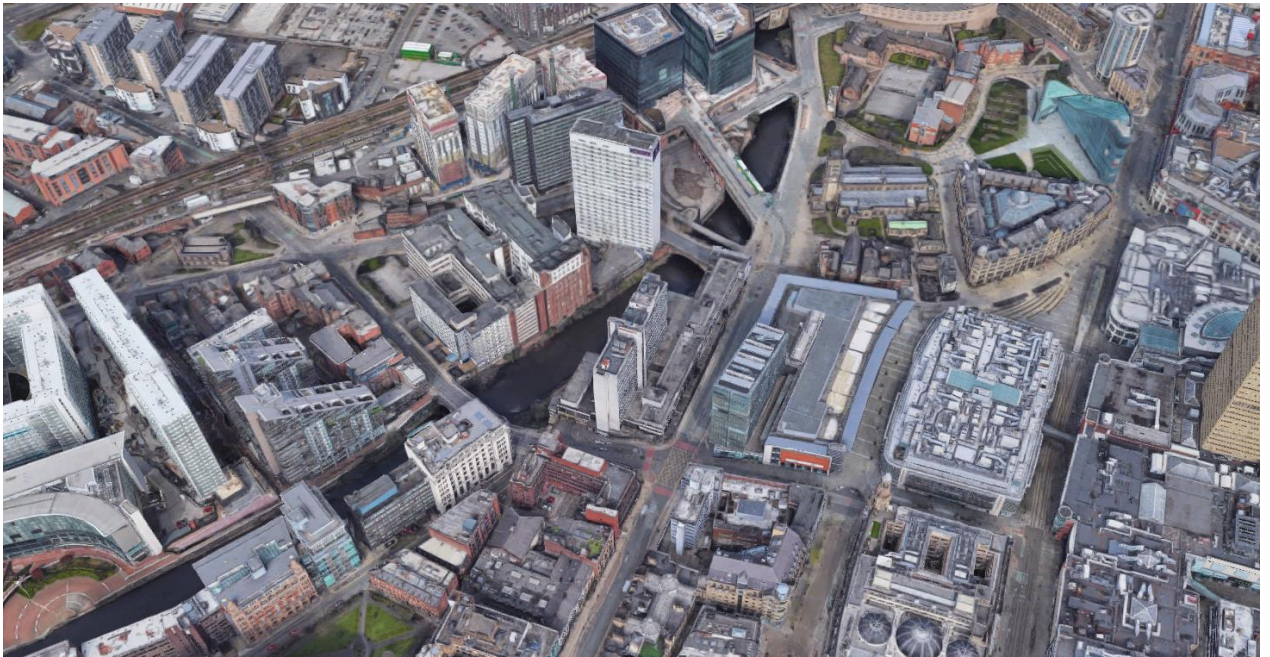
15. The 1970s map at Figure 14 shows the completed Fairbairn House and Market Place development and the footbridge connecting the two across Deansgate in the central square. The late 20th century redevelopment of much of the city centre is legible on the map with the Market Place and Arndale buildings visible. Development of other large scale modernist buildings in the area is also evident including the Premier Inn building to the north west, adjacent to Victoria Bridge Street.

Figure 14: 1978 Ordnance Survey Map



16. By the 1980s Fairbairn House had been re-fitted as the Renaissance Hotel. The 1996 IRA bomb resulted in widespread damage to Manchester City Centre principally to the Market Place and Arndale area. The subsequent removal of the footbridge and later redevelopment of the retail core with New Cathedral Street and the Selfridges/ Marks and Spencer building, as well as the Arndale extension severed Fairbairn House from the wider retail core of the city centre.
17. Since 2000 the central area of Manchester has seen significant development of new large scale and tall commercial and residential buildings, and there has been much change in the area surrounding the Site, particularly to the north and west where significant groupings of tall buildings have been developed in the Chapel Street/ River Irwell area of Salford. The current aerial image at Figure 15 shows the Site and the present arrangement of the townscape, with the scale of change and development in the surrounding area clearly legible.

Figure 15: 2021 Aerial Image



Appendix 2: Heritage Asset Plan

Appendix 3: Legislation, National and Local Planning Policy

Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990

The Act sets out the legislative framework within which works and development affecting listed buildings and conservation areas must be considered. This states that:-

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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” (s66(1))

The concept of ‘preserve’ has been interpreted through case law to mean ‘to cause no harm’.

National Planning Policy

National Planning Policy Framework, 2021

The National Planning Policy Framework (NPPF) is the full statement of Government planning policies. Chapter 16 outlines the Government’s guidance regarding the conservation and enhancement of the historic environment.

Paragraph 194 of the NPPF outlines the information required to support planning applications affecting heritage assets, stating that applicants should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 197 of the NPPF states that planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. Conservation is defined as:

“The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”

Paragraph 200 confirms that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 201 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is

necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 206 states that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

In weighing applications that directly or indirectly affect non-designated heritage assets, Paragraph 203 of the NPPF states that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Local Planning Policy

Manchester Core Strategy (2012-2027)

Manchester Local Plan

The Manchester Local Plan is formed of the Core Strategy 2012-2027 and Proposals Map, the extant Unitary Development Plan (UDP) Policies and relevant Development Plan Documents (DPDs).

Policy EN 2 of the Core Strategy relates to tall buildings, which are defined as ‘buildings which are substantially taller than their neighbourhoods and/or which significantly change the skyline’. It further states that proposals for tall buildings will be supported where it is demonstrated that they:

- “Are of excellent design quality,
- Are appropriately located,
- Contribute positively to sustainability,
- Contribute positively to place making, for example as a landmark, terminating a view, or by signposting a facility of significance, and

- Will bring significant regeneration benefits.”

Policy EN 3 (Heritage) of the Core Strategy states that:

‘Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains...’

Policy DC18.1 confirms that the Council will give particularly careful consideration to development proposals within Conservation Areas. It states the following:

“a) The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

i) the relationship of new structures to neighbouring buildings and spaces;

ii) the effect of major changes to the appearance of existing buildings;

iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);

iv) the effect of signs and advertisements;

v) any further guidance on specific areas which has been approved by the Council.

b) The Council will not normally grant outline planning permission for development within Conservation Areas.

c) Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance or character of the area.

d) Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.

e) Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.”

Policy DC19 of the UDP relates to the determination of planning applications for development which involve or have an impact on buildings of Special Architectural or Historic Interest. It states that the Council will have regard to protecting their general setting. In giving effect to this policy, the Council will:

“d) seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features...”

Guidance

National Planning Practice Guidance

Whilst not planning policy the Planning Practice Guidance provides a clear indication of the Government’s approach to the application of national policy contained in the NPPF. Where there is conflict between the guidance in the PPG and earlier documents the PPG will take precedence.

Historic England: Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (2015)

GPA Note 2 provides information to assist in implementing historic environment policy in the Framework and the related guidance given in the NPPG. These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

Guidance: Historic England Good Practice Advice in Planning Note 3 (Second Edition) (December 2017) ‘The Setting of Heritage Assets’

Historic England has recently published revised guidance relating to the setting and views of heritage assets. The document gives general advice on understanding setting and how it may contribute to the significance of heritage assets. It also provides advice on how views play a part in setting. It suggests a staged approach to taking decisions on the level of the contribution which setting and related views make to the significance of heritage assets.

The guidance clarifies that there can be a distinction between views that are valued for reasons other than their contribution to heritage significance such as reasons of landscape character or visual amenity.

It states that the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. It also clarifies that the contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting.

Paragraph 9 of the guidance states that setting is not itself a heritage asset. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.

The guidance highlights a series of other considerations that can be relevant to the assessing the impact of development such as ‘change over time’, ‘cumulative change’, ‘access and

setting', 'buried assets and setting, 'designed settings', 'setting and urban design', and 'setting and economic viability'.

It is identified within the guidance that views which contribute more to understanding the significance of a heritage asset include the following:

- Those where the composition within the view was a fundamental aspect of the design or function of the heritage asset.
- Those where town- or village-scape reveals views with unplanned or unintended beauty.
- Those with historical associations.
- Those with cultural associations.
- Those where relationships between the asset and other heritage assets or natural features or phenomena are particularly relevant.

As set out above, a staged approach to assessment is advocated involving identification of the assets that may be affected, assessing the degree to which setting makes a contribution to the significance of the heritage asset or allows significance to be appreciated, assessing the effects of the proposed development and exploring ways to maximise enhancement and avoid or minimise harm.

In assessing the degree to which these settings and views make a contribution to the significance of the heritage assets or allow significance to be appreciated, the key attributes of the heritage asset should be addressed and then the following considered:

- The physical surroundings of the asset and its relationship with other assets;
- The asset's intangible associations with its surroundings, and patterns of use;
- The contribution made by noise, smells etc to significance; and
- The way views allow the significance of the asset to be appreciated.

The Step 2 Checklist provides a list of potential setting attributes that may help to elucidate its contribution to significance under the headings 'The asset's physical surroundings' and 'Experience of the asset'. The Step 3 Checklist provides a list of potential attributes of a development affecting setting that may help to elucidate its implications for the significance of the heritage asset including the 'Location and siting of development', the 'Form and appearance of development', 'Wider effects of the development' and 'Permanence of the development'.

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