

This City residential development, Ancoats, Manchester

Land to the west of Rodney Street | Wates Construction | Heritage Assessment
RODSTA-BUT-ZZ-XX-RP-A-01101 | Rev - PL1 | PLANNING
Buttress



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1.0

Introduction

1.0 Introduction

1.1 Purpose of the Heritage Assessment

This Heritage Assessment has been prepared to support the Planning application for a proposed residential development at Land to the west of Rodney Street, Manchester (hereafter referred to as “The Site.” The report has been prepared in recognition of the Site’s proximity to the Ancoats Conservation Area, and the general proposed scale of change within the Back of Ancoats Zone.

This report has been written in accordance with the *National Planning Policy Framework* (2021), Historic England’s *Statements of Heritage Significance* (2019), and *Conservation Principles, Policies & Management for the Sustainable Management of the Historic Environment* (2008), and BS7913 - British Standards *Guide to the Conservation of Historic Buildings*.

1.2 Methodology

The document surveys the heritage, providing an overview of important information in order to foster better understanding of the proposed development site and its context. This is done through an assessment of historical development and the surrounding area. This is followed by an assessment of significance, based on the information gathered. Significance is assessed in relation to the heritage interests outlined by Historic England. This will provide context for this significance assessment and inform the basis for heritage impact judgements.

It is important to consider that the Site does not contain any designated heritage assets, therefore the assessments carried out relate to the Site as it is presently. The site does not lie within a Conservation Area however it does boarder the boundary of the Ancoats Conservation Area. Consequently, special attention has been paid to the preservation and enhancement of the character of the Conservation Area.

1.3 Authorship & Acknowledgements

This assessment has been prepared by Jenna Johnston MA(Hons) MSc, Senior Heritage Consultant at **Buttress** and Freya Needham MA, Heritage Consultant.

1.4 Location & Site Description

The site is located in the 'Back of Ancoats', as identified in the Poland Street Zone NDF (Neighbourhood Development Framework), an inner city area of Manchester close to the city centre situated between the Rochdale Canal and Oldham Road.

The application site is part of the wider Back of Ancoats regeneration masterplan and one of the first sites to be brought forward as part of this redevelopment. The site is located adjacent to Ancoats Green. The Site is bounded by Wadeford Close to the West, Rodney Street to the East and Jersey Street to the South.

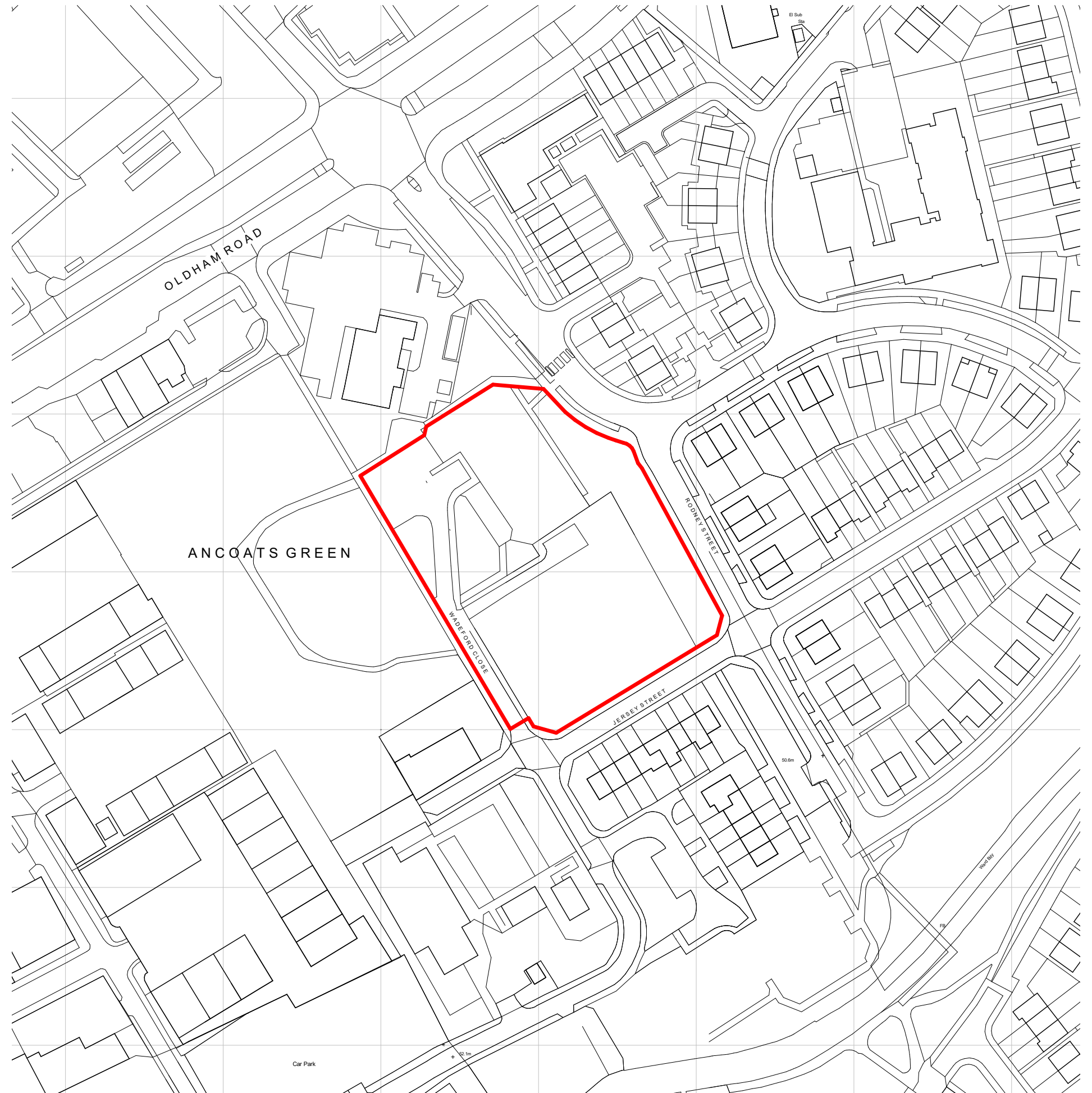


Figure 1 Location Plan

1.5 Heritage Context

The Site sits outside of the Ancoats Conservation Area, and directly adjacent to an area with sparse assets protected by statutory designation. As such, the principal designated asset of significance in the context of this application is the Ancoats Conservation Area itself.

Though there are a number of designated assets within the Conservation Area, these principally sit along the north, west and south borders of the Conservation Area, as demonstrated in [Figure 2](#).

Therefore, the application Site is not considered to be within the setting of any designated assets, and none of the designated assets within the Conservation Area meet the requirements for specific Heritage Impact Assessment relating to this application.

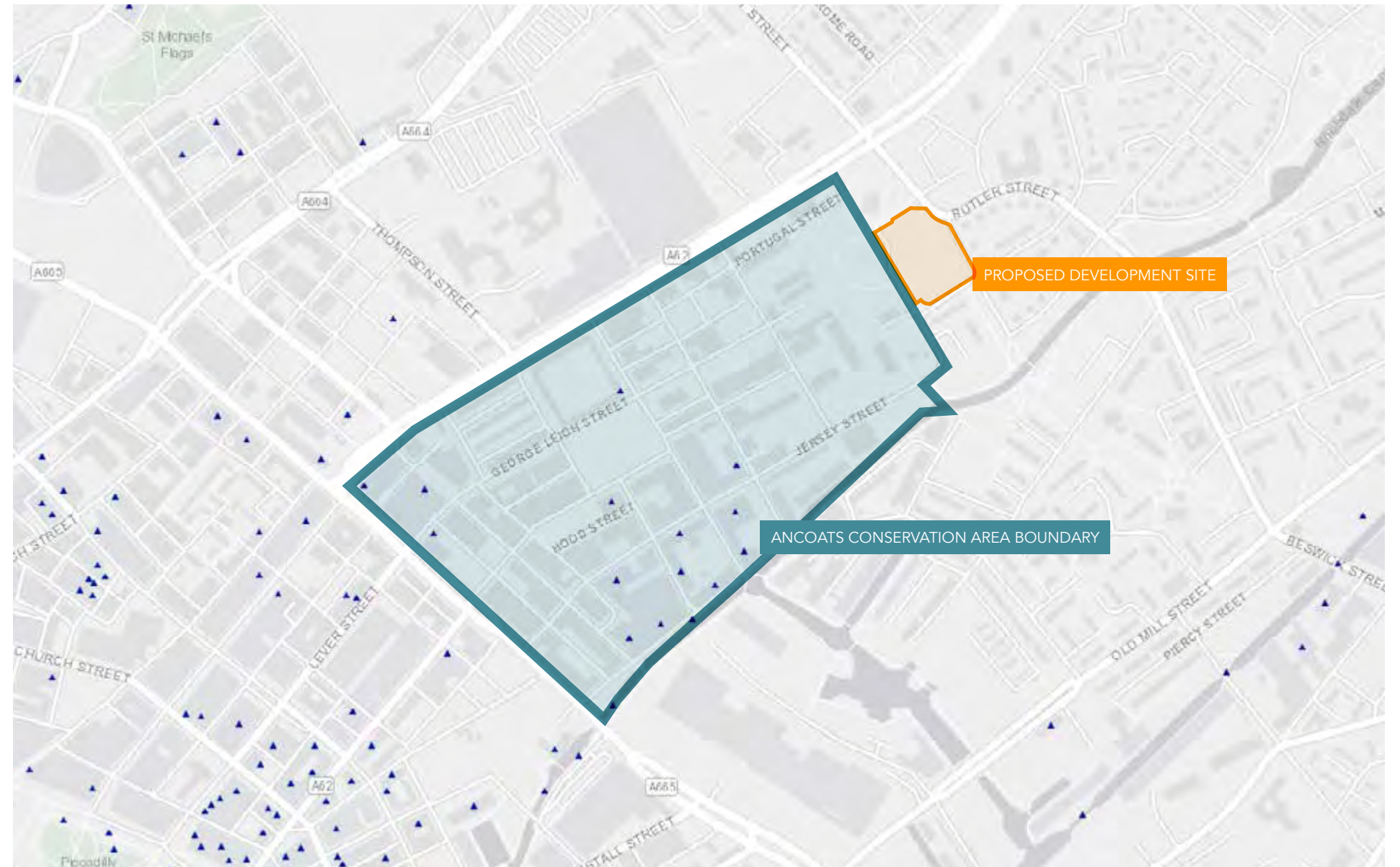


Figure 2 Historic England National Heritage List showing designated assets with blue triangles

2.0

Policy Context

2.0 Policy Context

2.1 National Planning Policy Framework (NPPF) 2021

The National Planning Policy Framework ('the Framework') sets out the Government's planning policies and how these are expected to be applied. At Paragraph 7 it confirms that the purpose of the planning system is to contribute to sustainable development.

It identifies at Paragraph 8 that there are three overarching objectives to sustainable development:

- Economic, building a strong, responsive and competitive economy;
- Social, supporting strong, vibrant and healthy communities; and
- Environmental, protecting and enhancing the natural environment and built and historic environment.

The specific policies and considerations that relate to the core land use principles are outlined in the 17 Chapters of the Framework. The Chapters relevant to the application proposals are; Chapter 12: Achieving well-designed places; and, Chapter 16: Conserving and enhancing the historic environment.

Paragraph 130 states that planning decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history.

Paragraph 134 states that development that is not well designed should be refused where it fails to reflect local design policies and government guidance on design. However, significant weight should be given to development which reflects local design policies, and outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Paragraph 194 states that decision makers 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.

Paragraph 195 requires local authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal.

Paragraph 197 requires local authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities 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 (i.e. the more important the asset, the greater the weight should be).

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.

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 203 relates to the impacts of a proposal on a non-designated heritage asset, and states that 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.

Paragraph 207 states that not all elements of a Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm or less than substantial harm, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole.

2.3 Historic England Guidance

This document has been informed by Historic England's *Advice Note 12: Statements of Heritage Significance* (2019) and *Advice Note 1 (2nd ed.): Conservation Area Appraisal, Designation and Management* (2019), as Historic England are the government's statutory heritage advising body. This has informed the understanding of the heritage and assessment of its significance.

2.4 Manchester Local Development Framework: Core Strategy Development Plan Document (2012)

Policy EN3 Heritage: 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. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

2.5 Ancoats and New Islington Neighbourhood Development Framework: Character Area 3 - Poland Street Zone (June 2020)

The NDF positions this area of Ancoats as a 'living and working community.' The NDF Vision outlines a future for the area that is a place where the city meets the suburbs, diverse and multi-generational, urban and green, and an evolution of Ancoats' current physical and social infrastructure. It is also critical that the back of Ancoats area is integrated with its neighbours and existing communities to the north and east.

The Poland Street Zone is identified as 'a key component of the Ancoats and New Islington NDF areas, as well as being surrounded by other major regeneration areas.'

The NDF states that 'Development ought to respect past historic form and character, whilst also looking for opportunities for repurposing, reinterpreting and contributing to a safe and attractive environment.'

The Detailed Design Principles³ highlight the mixture of low density industry and residential, and the transition between the city centre and the broader residential neighbourhoods. It highlights the importance of respecting the urban grain, physical character, setting and social history of the area. It recommends robustness of materials, shared physical spaces, and long term residential settlement. George Leigh Street and Jersey Street are considered the key strategic corridors that will principally influence the development of the area.

3.0

Understanding the Heritage

3.0 Understanding the Heritage

3.1 History & Development of Ancoats

‘Ancoats... is to Manchester what Manchester is to England.’

Ancoats was one of 8 medieval hamlets and later one of 31 townships that made up Manchester. It was originally open farm land, however the rapid expansion of industry in the 19th century made it attractive to industrialists.⁴ The growth of Ancoats specifically was said to ‘rival in population separate cotton towns such as Bolton or Oldham.’⁵ Ancoats ‘was the foremost factory district, containing more than 40 per cent of cotton-mill RV in the borough of Manchester. The Rochdale and Ashton Canals, and their private branches, provided the major sites for the factory development of Ancoats.’⁶

The principal impetus for change in Ancoats was the canal building and steam-powered manufacturing. This supported numerous industries, most famously cotton-related, but glass-making also had a prominent role in Ancoats’ development; by the last quarter of the 19th century ‘there were nine glass-works in production throughout the district.’⁷ The glass works industry continued throughout the 20th century until it ‘ceased in 1959.’⁸

The urban grain of Ancoats adapted to support and reflect the numerous industries in the area. Many were ‘served by numerous small stores and warehouses, while extensive coal-, timber- and stone-yards lined the branches off the main canals.’⁹

Rapid industry expansion also came with rapid residential expansion, with Ancoats being known as the ‘first industrial suburb’ due to workers housing sitting alongside industrial buildings. There was extensive overcrowding in the area, which eased after 1870, ‘with a declining population, partly the result of the movement of more affluent workers outwards to more purely residential suburbs.’¹⁰

The cotton industry benefited from a ‘short-lived post-war boom turned to depression in the 1950s,’¹¹ and by the 1960s cotton spinning in Ancoats had virtually ceased.¹²

The designation of the Ancoats Conservation Area ‘effectively redefined and re-branded what was historic Ancoats – the surviving remnant of a much greater area.’¹³

3.1.1 Local Character + Significance

The Ancoats Conservation Area has no formally adopted Conservation Area Appraisal or Conservation Area Management Plan. In lieu of these documents, based on our understanding of the history and development of Ancoats, there are a number of key elements that contribute to the local character and significance of the Conservation Area. These are highlighted here for reference, as a foundation for the assessment of heritage impacts.

Ancoats Conservation Area’s principal buildings are the large scale cotton spinning mills along the Rochdale Canal, and the nearby housing.¹⁴ The large scale of the mills was made possible due to the invention of the steam engine, which was also responsible for the close clustering of these buildings, which would have previously been more spread out to harness the limited power of the water available.

The mix of building scales and uses, particularly manufacturing, transport, and residential uses,¹⁵ has resulted in the colloquial understanding of Ancoats as “the first industrial suburb.” It also resulted in a complex mix of building types, and a distinct urban grain, particularly focussed along key transport routes, and residential yard and courtyard formations.

Therefore the key characteristics of the Conservation Area that indicate its significance are: a mix of building types and scales in juxtaposition, buildings that respond to the key transport routes namely the Rochdale Canal, and the North-South and East-West streets that transverse the whole Conservation Area, and a strong urban grain in a grid pattern. Naturally, due to adaptation and change over the subsequent century, some of these elements have been lost or obscured, and therefore are diluted or more difficult to identify in some areas of the Conservation Area, namely the Back of Ancoats area.

In comparison to the western end of the Conservation Area, the identity and character of the Back of Ancoats area has been obscured through the loss of key buildings, the creation of gap sites and space leaks, small scale industrial units, developments that do not respond fully to the streetscape, and missing key corner plots to reinforce the urban grain. This area has no designated heritage assets, and is quite distinct in character to the area to the west of Radium Street.

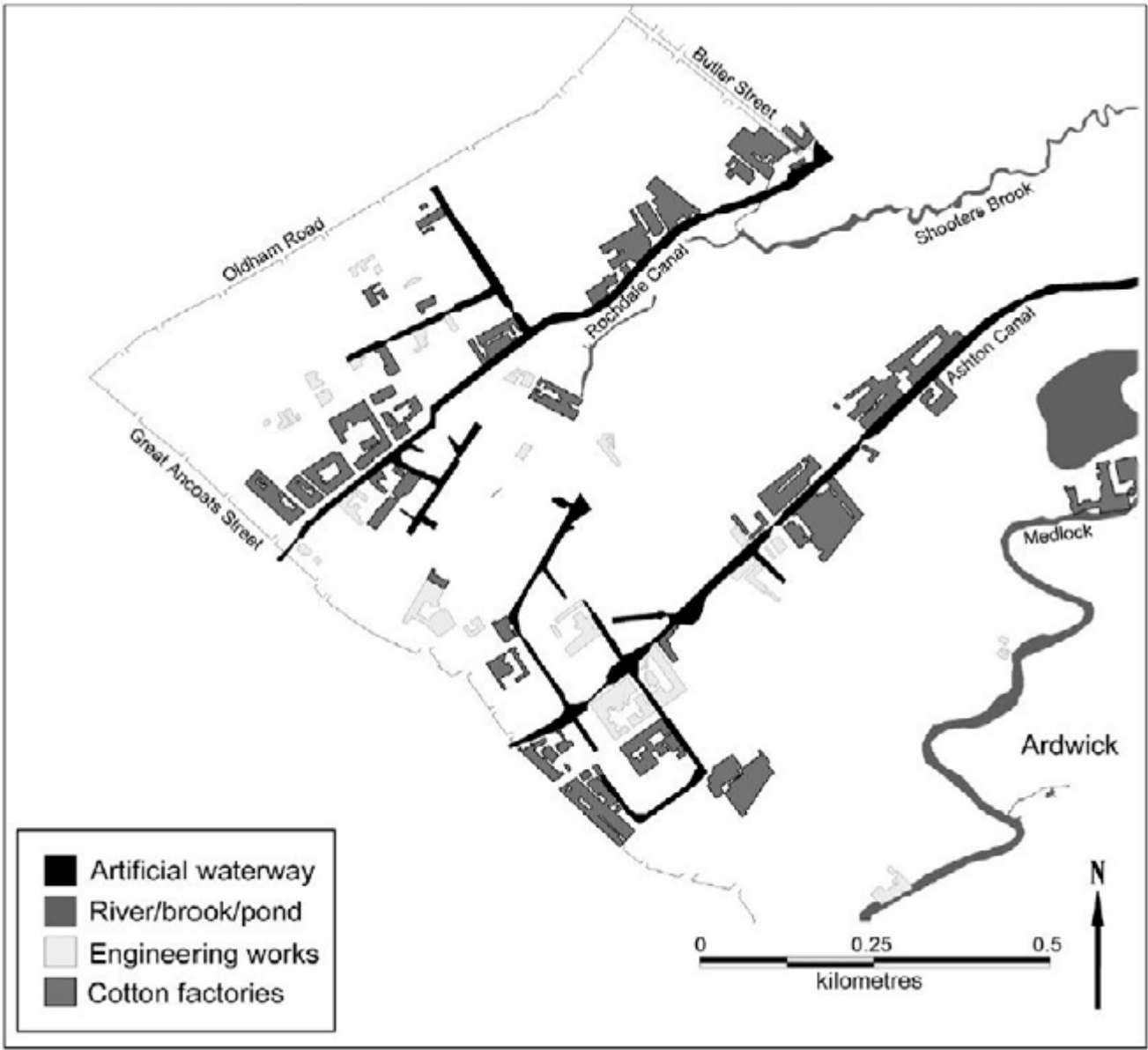


Figure 3 Factories and engineering works in Ancoats, 1850¹⁶

3.2 History & Development of the Site

Historic Mapping from the late 1800s demonstrates that the Site area was dominated by rows of terraced houses associated with Whitehead's Mill, with the courtyard of buildings in the centre plot named as "Whitehead's Buildings." The area was

densely built, housing a large number of people. Mapping shows that the majority of the homes in this area dated from pre 1830, with some later 1850s and 1870s additions. This is consistent through to the early 20th century, with building forms identical until mapping from the 1940s, however street names have been altered and Purdons and Harriet Street added.



Figure 4 County Series, 1893



Figure 6 County Series, 1922



Figure 5 County Series, 1908



Figure 7 County Series, 1931

Mapping from the 1940s and 50s demonstrates some changes to the massing of the area, notably the demolition of structures on Elizabeth Street and Flower Street.

The 1960s sees the removal of Flower Street, Wadeford Close changed to Kempt Street, and Elizabeth Street changed to Jersey Street. The 1960s site is radically changed, with a

central building taking the place of the housing rows within a landscaped plot in the southern portion of the site, marked as a home for the elderly. A north-south terrace has also appeared in the centre of the northern portion of the site. At this point, the entire orientation of the site has been altered from its historic form.



The form of the site is then consistent through to the 1990s.

The home for the elderly was removed ahead of the remaining north-south terrace which was demolished in the early 2010s and the site has remained vacant since.



Figure 12 National Grid, 1973-1978



Figure 14 National Grid, 1986-1989



Figure 13 National Grid, 1980-1984



Figure 15 National Grid, 1994

3.3 Key Views

Due to the site's location outside of the Conservation Area, it is not directly related to any key significant views within the boundary.

There are no recognised or adopted key views into, or out of, the Conservation Area that would be affected by the proposal.

Manchester City Council have recommended that the following views be considered in relation to the application site, with an additional view considered for completeness, though it is recognised that they are not significant heritage views.

1. Wadeford Close (corner of Jersey Street) towards Oldham Road
2. Corner of Garforth Avenue, towards Back of Ancoats
3. Wadeford Close (Oldham Road) towards Jersey Street

Views 1 + 3 demonstrate the relationship between the Site boundary and the Conservation Area boundary at the Back of Ancoats.

View 2 demonstrates the view from the eastern corner of the site back towards the Conservation Area at the Back of Ancoats.



Figure 16 Key Views



Figure 17 Ancoats, Rodney Street, Facing West (1962) - Manchester Local Image Collection

Ancoats, Wadeford Close from Rodney Street (1967) - Manchester Local Image Collection

Figure 19 Ancoats, Mozart Close from Jersey Street (1967) - Manchester Local Image Collection

Figure 18 Ancoats, Wadeford Close from Rodney Street (1967) - Manchester Local Image Collection

4.0

Assessment of Significance

4.0 Assessment of Significance

The following assessment of significance looks at identifying the heritage interests of the proposed development site, and an overview of other relevant assets, as outlined by Historic England's guidance *Statements of Heritage Significance*, published in 2019. The assessment includes a description of the level of significance using the scale below:

- **Exceptional:** Heritage interests having national or international importance, usually found where assets are designated at grade II*, grade I, scheduled monuments and UNESCO World Heritage sites.
- **High:** Heritage interests having national importance, usually found where assets are designated at grade II*.
- **Medium:** Heritage interests having regional importance, usually found where assets are designated grade II. Also, generally applies to Conservation Areas.
- **Low:** Heritage interests that make a positive contribution to their area, group or setting. Usually non-designated heritage assets and historic townscapes.
- **Neutral:** Historically unimportant.
These ratings are intended to address the heritage values outlined below, and do not relate to the significance of specific buildings, spaces, or areas of fabric.

The heritage interests outlined by Historic England are defined as follows:

Archaeological

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

Architectural or Artistic

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

Historic

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

4.1 Ancoats Conservation Area

4.1.1 Archaeological Interest

Archaeological investigations across Ancoats have revealed significant information about the development of the area across the 19th century. Due to subsequent phases of adaptation and development, there is significant potential across the whole Conservation Area for further evidence to be revealed.

The archaeological interest of the Ancoats Conservation Area is: **medium**.

4.1.2 Architectural or Artistic Interest

The architectural and artistic interest of the wider Ancoats Conservation area is linked to the scale and variety of building forms, how those forms respond to the canal, and the aesthetic interest created by a solid grid pattern. These elements are clearly focussed to the south east of the Conservation Area, particularly along the canal, due to the number of substantial designated assets focussed in this area. The grid pattern is largely retained throughout the Conservation Area, however its integrity is weakened towards the north east of the Conservation Area; a result of 20th century clearances and industrial units.

The architectural and artistic interest of the Ancoats Conservation Area is: **medium**.

4.1.3 Historic Interest

The historic interest of the broader Ancoats Conservation Area is intrinsically linked to the role of the area in the cotton, glass, stone works and saw mills. It is regularly described as the “first industrial suburb” which saw a unique mix of industry and community, particularly relating to immigrant Irish and Italian populations. Physical evidence of these remains in the urban grain and relationship to the canal, the canal arms, and the height and mix of the remaining historic buildings.

The historic interest of the Ancoats Conservation Area is: **high**.

4.1.4 Conclusion

Overall, the significance of the Ancoats Conservation Area is **medium**.

4.2 Proposed Development Site

4.2.1 Archaeological Interest

The Site is known to have had residential properties, but it is unclear if anything existed on the Site before that. Archaeological investigations across Ancoats and in similar areas has revealed extensive evidence of housing types, shedding light on both the physical and social history of the area. The Site has a some possibility of yielding further information from this time, however, the later 20th century development may have resulted in loss of any remaining underground evidence.

The Archaeological interest of the Site is: **medium**.

4.2.2 Architectural or Artistic Interest

The Site is currently vacant and overgrown, therefore having no embodied architectural or artistic interest that would be significant to its heritage interest. The site contains no attributes of architectural or artistic significance relevant to the designation of the Conservation Area.

The Architectural or Artistic interest of the site is: **neutral**.

4.2.3 Historic Interest

The Site's historic interest is principally linked to its archaeological interest, namely as potential evidence for the development of industry in Manchester, and specifically the development of the industrial suburb - however it is unclear at present what underground evidence may be available.

The Site contains no illustrative historic interests.

The Historic interest of the site is: **low**.

4.2.4 Conclusion

In conclusion, the Site in its present form does not embody any above-ground physical attributes of significance, all of which has been lost through previous phases of development. Clearance, rebuilding, and re-clearance of the Site has resulted in a loss of the historic urban grain, including removing its architectural and historic interest. The highest potential for

significance is in the possible existence of underground archaeological remains.

The Site sits along the boundary of the Conservation Area, but is not considered to be Setting (in terms of heritage definition) for the Area, and relates principally to an area of the Conservation Area where the existing significance has been diluted through changes to attributes of significance.

The Site is not considered to contribute to the essential setting of any of the designated assets within the Ancoats Conservation Area.

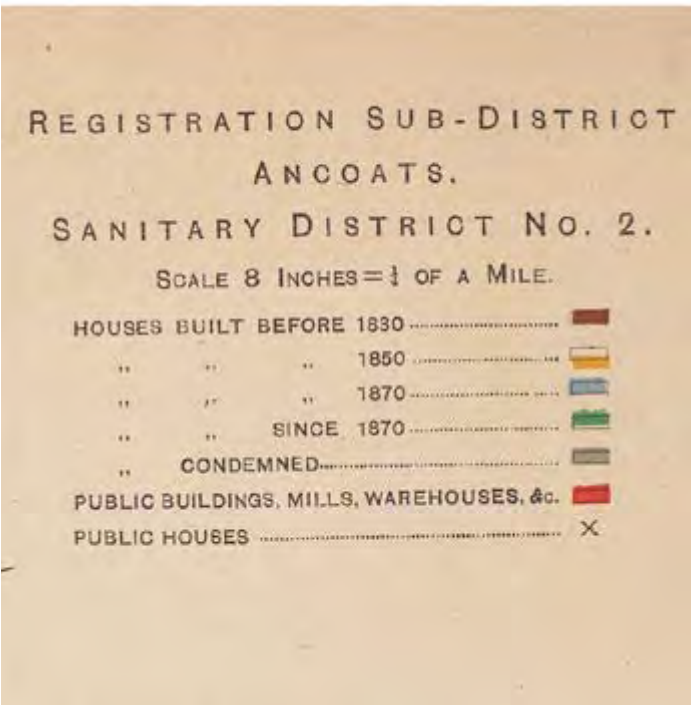
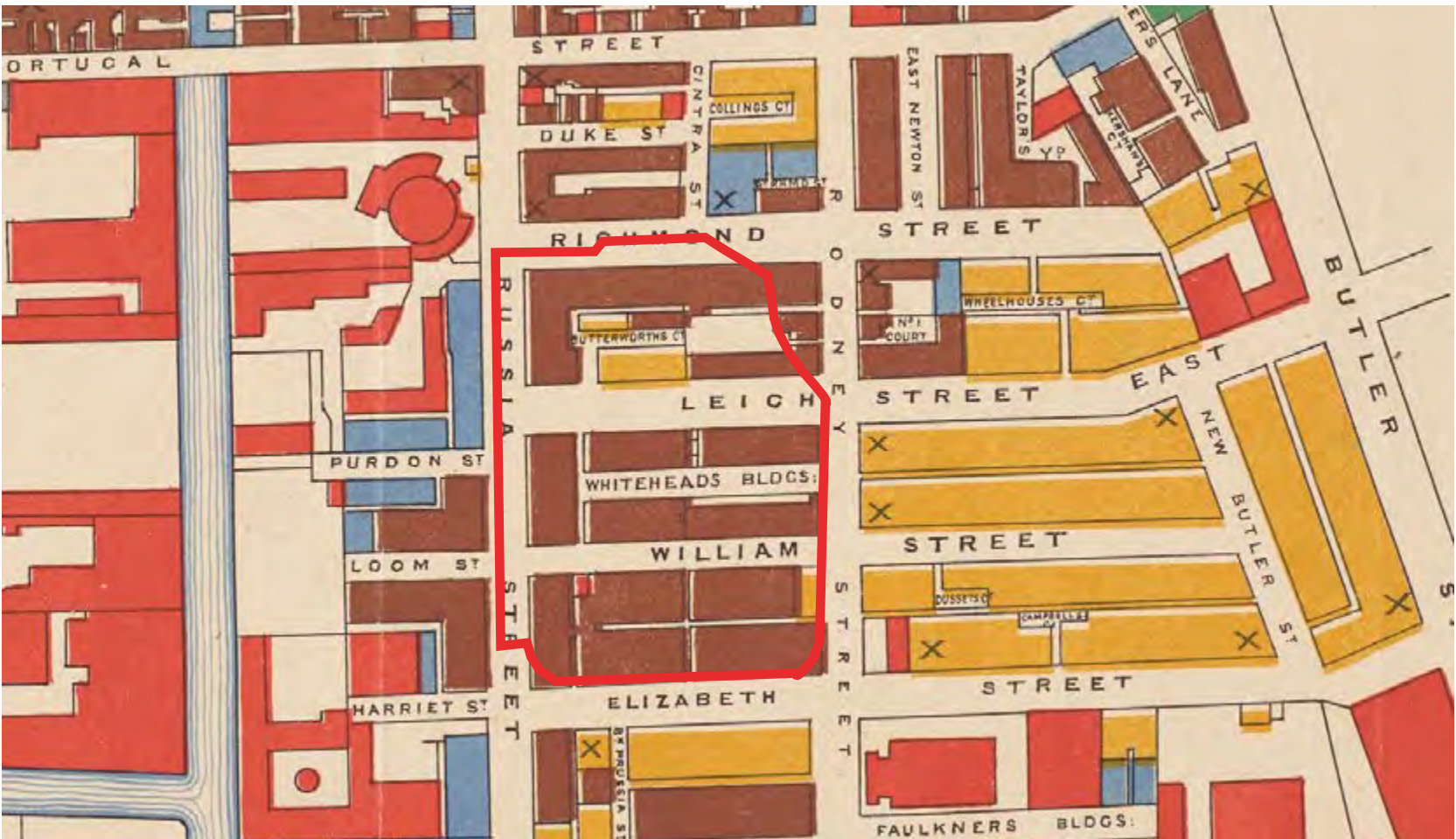


Figure 20 Report on the Health of the City of Manchester, 1880



5.0

Summary of Proposed Works

5.0 Summary of Proposed Works

5.1 Introduction

The key design themes outlined below have played a significant part in the proposals which are being brought forward for the Rodney Street site. These strategies have been informed by the NDF for the Poland Street Zone, technical input from the wider design team as well as the aspirational brief created by This City.

The proposals intend to:

- Deliver high quality, sustainable homes for Manchester residents
- Provide a broader choice of homes and more affordable housing to suit a range of residents and their needs
- Deliver a scheme that responds to its context and surrounding area
- Design a scheme that will align with the vision for Ancoats and New Islington as a place for inclusive opportunity on the edge of the City Centre
- Create a distinct and welcoming development, which serves as a gateway to the neighbourhoods beyond

5.2 Summary

The proposals outline a high quality, residential scheme, which seeks to:

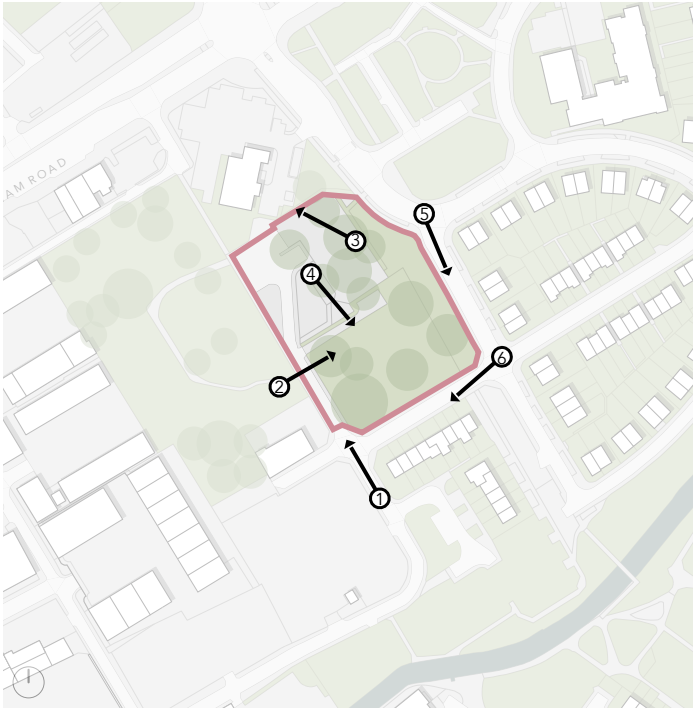
- Create a simple yet elegant design across the development site which, responds appropriately to the existing context
- Create a sympathetic scheme that responds to the NDF
- Deliver a range of homes, which meet the needs of many residents within the area
- Provide ground floor amenity space for residents which helps to foster a sense of place and community
- Offer a wide area of public realm contributing to the immediate neighbourhood.
- Create 118 apartments.
- Create 10 town houses.
- Provide EV facilities and bicycle storage.
- Create residents private amenity and landscaped public realm.



5.3 Existing Site

Photographic studies of the site demonstrate the site is currently vacant, and is largely grassed, with a number of trees predominantly to the site boundaries. The existing car park, accessed from Wadeford Close, appears to be regularly used for commuter parking.

- 1. View North along Wadeford Close
- 2. View East into site
- 3. View North towards Tribe tower
- 4. View South from inside the site boundary
- 5. View South along Rodney Street
- 6. View West along Jersey Street



5.4 Scale + Mass

The proposed massing seeks to respond to the existing surrounding context, primarily the neighbouring Tribe Tower and adjacent houses along Rodney Street and Jersey Street.

As illustrated in early development sketches (right) the massing seeks to grade up between Jersey Street and The Tribe, creating a series of cascading forms. In addition to spreading the overall density across the site in a way that reflects the immediate context, this also provides the opportunity to create a range of building types. Along Jersey Street, 3 storey townhouses seek to create a robust street frontage which reflects the existing 2 storey houses opposite.

Either side of the proposed public realm link through the site Block A and Block B offer a range of apartment units as well as residential amenity space. Block B steps up from 3 storeys, visually linking to the adjacent townhouses, to 5 storeys. Block A rises to a total of 8 storeys, responding to the aspirations of the NDF and offering a stepping stone to the neighbouring 13 storey Tribe Tower.

Figure 21 Site Overview



Early development sketches



Development massing models



Early development sketches



Development massing models

Figure 22 Example Massing Development

5.5 Material Palette

The proposed material palette takes cues from the immediate neighbourhood of Ancoats, adopting a palette of red brickwork in complementary tones. Curtain walling, glazing and metalwork will be finished to suit the overall approach to brickwork. Entrance doors to townhouses and ground floor apartments will be finished in an ash wood veneer, creating a welcome entrance at this level.

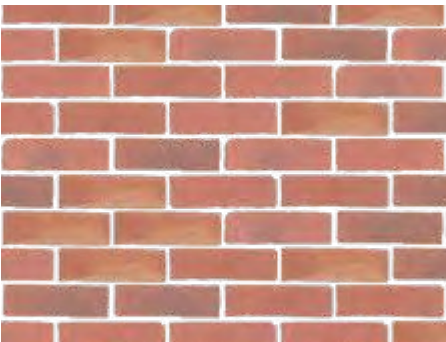
This creates a material palette that responds to the dominant palette of the Ancoats Conservation area, whilst also recognising the Site's transitional nature between Ancoats and Miles Platting, creating sufficient variation and visual interest, whilst clearly responding to the historic core.

Material Precedents images

Curtain Walling to Ground Floor Entrances and Residents Amenity Spaces



Aluminium grey window frames and juliet balconies



Complementary red brickwork tones



Recesses to entrances of ground floor apartments, adding variety at pedestrian/ street level



Brick deep window reveals

6.0

Heritage Impact Assessment

6.0 Heritage Impact Assessment

6.1 Introduction

The Heritage Assessment will look at the impact of the proposed development on the Conservation Area, and from agreed key views, within the Policy Context outlined in [2.0](#). The site itself does not contain any designated or non-designated assets, nor does the Site form essential setting to any of the individual listed buildings, therefore these are beyond the scope of this assessment.

6.2 Methodology

Impacts will be assessed and scaled per British Standards BS7913 guidance for the scale of impacts, which correlates with the ICOMOS Guidance on Heritage Impact Assessments. ICOMOS suggest a 9-point scale spectrum for defining the impacts of proposed changes, which is included here in [Figure 35](#). This scale is a useful tool within the context of the benefit and harm dichotomy of the NPPF. The scale provides the opportunity for beneficial outcomes to be quantified, balanced, and considered alongside the NPPF outcomes of: no harm, less than substantial harm, and substantial harm. Together they create a holistic approach to assessment.

6.2.1 Assessment of Scale of Specific Impact and Change

The **scale of change** is based on the level of proposed intervention and how much potential the intervention has to alter fundamental principles of significance of the asset. The scale of impact relates this to the significance of the asset in question. It is important to note that impacts can be both direct and indirect, and do not only relate to the physical fabric. Change and impact can also be primary or secondary; temporary or permanent; reversible or irreversible; and may arise as a consequence of construction or operation of the proposed development. For the purpose of this assessment, the following definitions have been applied:

Direct impacts are those that arise as a primary consequence of the Scheme. Direct impacts can result in the physical loss of part or all of an asset, and/or changes to its setting. Setting is, ‘the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape.’

Direct impacts resulting in physical loss are usually permanent and irreversible; normally occur as a consequence of construction; and are confined within the development footprint. The magnitude of these impacts will depend on the proportion of the asset affected, and whether its key characteristics would be affected.

Direct impacts that affect the setting of an asset can occur as a consequence of construction or operation of the Scheme and can affect assets some distance from the development. Assessment of impacts on setting refers to perceptible visual and aural effects that can be appreciated at a given time. Such impacts may be temporary or permanent, reversible or irreversible depending on the extent to which the cause of the impact can be removed. Impacts may also be transient where occurrence is sporadic or of limited duration, for example related to hours of operation or the frequency of passage of vehicles.

Indirect impacts occur as a secondary consequence of construction or operation of the development, and can result in physical loss or changes to the setting of an asset beyond the development footprint.

Severity of impacts has been judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts has also been considered. The magnitude of impact (summation of direct and indirect impacts) is assigned one of the descriptors; impacts may be adverse or beneficial.

6.2.2 Baseline Considerations

In accordance with the methodology and scales outlined here, the Ancoats Conservation Area is considered to be of **Medium** significance.

The proposed new development consistutes **No Change** to the Conservation Area as the Site is outside the boundary of the Conservation Area, and is not considered heritage setting to the Conservation Area. Development does not remove or replace any elements that are considered signifcant to the Conservation Area, and does not totally alter the character of the Conservation Area or any of its significant elements.

VALUE OF HERITAGE ASSET	SCALE & SEVERITY OF CHANGE/IMPACT (EITHER ADVERSE OR BENEFICIAL)				
	No Change	Negligible Change	Minor Change	Moderate Change	Major Change
Very High (Grade I/Scheduled Monument)	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
High (Grade II*)	Neutral	Slight	Moderate/Slight	Moderate/Large	Large/Very Large
Medium (Grade II/ Conservation Area)	Neutral	Neutral/Slight	Slight	Moderate	Moderate/Large
Low (Locally Listed)	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible (Non-Designated)	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

Figure 23 Significance/Scale of Impacts Table

The value of the heritage asset scale in the table is scaled from a higher level that is reserved for World Heritage Sites, and therefore not included here.

No Change	Negligible Change	Minor Change	Moderate Change	Major Change
No material change to the heritage asset or its setting.	A small change or alteration, but unimportant. Having no visual or indirect impacts on the asset or its setting. Slight changes to use or access.	A small change to an element of fabric or setting that results in a noticeable difference. Limited indirect impacts or changes to character.	Changes to an element, including replacement, or insertion of a new element, where it the asset or its setting has clearly been modified. Noticeable indirect impacts.	A change of great extent, including the complete removal of an element. Changes to most or all of the asset or its setting. Total alteration of the asset. Extreme indirect impacts.

Figure 24 Definition of types of change

Major beneficial	Moderate beneficial	Minor beneficial	Negligible beneficial	Neutral	Negligible adverse	Minor adverse	Moderate adverse	Major adverse
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Figure 25 9-point scale of impact

6.3 Impact on Key Views

6.3.1 Wadeford Close (corner of Jersey Street) towards Oldham Road

View 1 is along the eastern boundary of the Conservation Area and the western boundary of the project Site.

The boundary of the Conservation Area shows no designated or non-designated heritage assets, and generally reflects the poorer character of the Back of Ancoats in comparison to the rest of the Conservation Area.

There are no elements or attributes of significance, i.e. historical or architectural interest shown along this view, therefore the proposed new works will have no impact on the significance of the Conservation Area.

The proposed new work will have a strong relationship with Wadeford Close.



Figure 26 View 1: Existing



Figure 27 View 1: Proposed

6.3.2 Corner of Garforth Avenue, towards Back of Ancoats

View 2 is taken from the south eastern corner of the project Site boundary, looking towards the Back of Ancoats, and the line of the Conservation Area boundary. Through the trees, it is possible to see the elevations of buildings within the Conservation Area - the only one of historic interest being the Grade II* Beehive Works.

This is not a significant view of this building, however, the proposed new works will not obscure this line of sight, therefore the proposed new works will have no impact on the significance of the Conservation Area.



Figure 28 View 2: Existing



Figure 29 View 2: Proposed

6.3.3 Wadeford Close (Oldham Road) towards Jersey Street

View 1 is along the eastern boundary of the Conservation Area and the western boundary of the project Site.

The boundary of the Conservation Area shows no designated or non-designated heritage assets, and generally reflects the poorer character of the Back of Ancoats in comparison to the rest of the Conservation Area.

There are no elements or attributes of significance, i.e. historical or architectural interest shown along this view, therefore the proposed new works will have no impact on the significance of the Conservation Area.

The proposed new work will have a strong relationship with Wadeford Close.



Figure 30 View 3: Existing



Figure 31 View 3: Proposed

9.1 Impact on the Ancoats Conservation Area

The proposed development Site is not within the Conservation Area, and sits along its eastern boundary.

The site is not considered essential setting to the Conservation Area; it retains no historic elements or attributes of significance, there is no present relationship between the Site and the Conservation Area, and all above-ground evidence of the Site's historic forms has been removed.

The proposed development constitutes no change to the Conservation Area, and as it is not considered to be setting, has no impact on the setting of the Conservation Area.

Therefore, **no change** to the Conservation Area, designated as **medium** significance, results in a **neutral** result on the scale of impact, and **no harm** in accordance with the NPPF.

7.0

Justification Statement

7.0 Justification Statement

7.1 Setting

It is noted that the proposed devleopment Site is in close proximity to the Conservation Area, but it is not considered setting in heritage terms.

Other issues relating to setting and context are dealt with through the Design and Access Statement.

7.2 Mitigation Through Design Development

Although the proposed development constitutes no change and no harm, the design team are cognisant of the Site’s proximity to the Conservation Area, and the historic development on the Site. This has been used to inform design development processes, and discussed intermally at concept stage to respond appropriately to the existing built forms in the area, looking to the past for inspiration where appropriate.

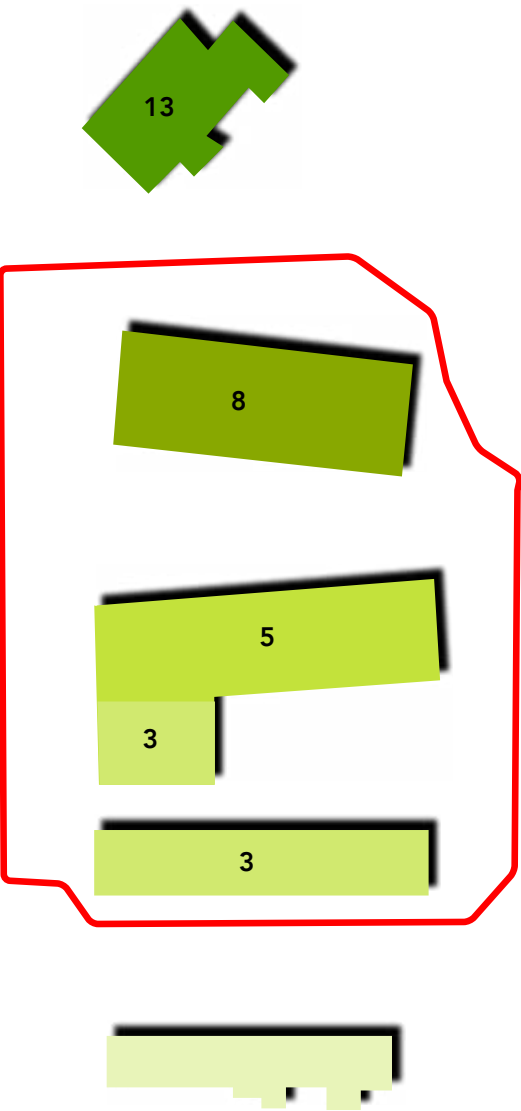
7.2.1 Responding to Existing Context

The proposed massing mediates between the existing 2 storey houses along Jersey Street and the 13 storey tower on Oldham road, stepping up from 3, to 5, to 8 storeys to create a gradual transition which responds to the surrounding built form.

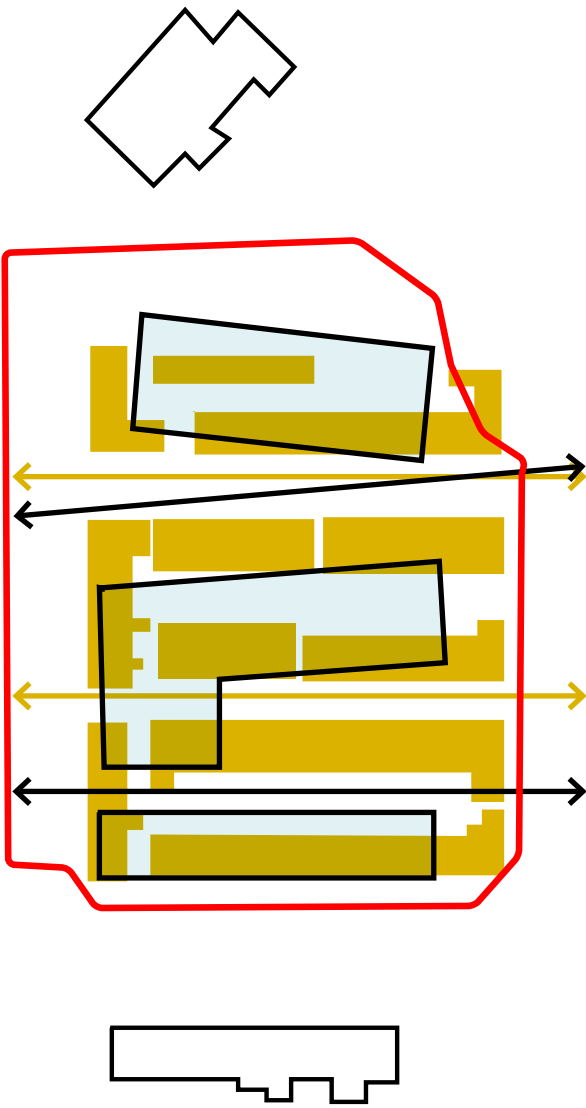
7.2.2 Reinterpretation of historic street patterns

It is important that the scheme feels appropriate to the area of Ancoats, not just in scale but also in the way that it sits within its rich historical context. The orientation of the proposed blocks looks to reinterpret the street pattern of the buildings that once sat on the site, maintaining the language of linear blocks whilst responding to the current context.

This has been informed by a number of site constraints, and a desire to avoid duplication and replication of what has been lost. However, it is clear to see the consistency through the approach in the diagrams illustrated here.



Responding to the existing context

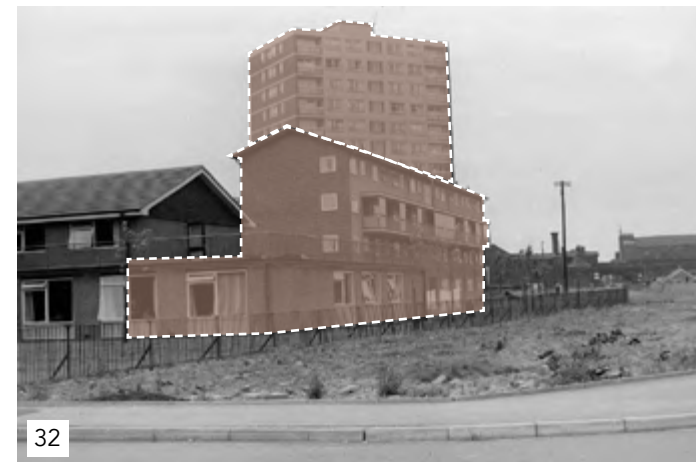


Reinterpretation of historical street patterns.

7.2.3 Historic Inspiration

Investigation of historic photos around the site context can be used to inform the architectural detailing of our proposal. Ornamentation around building entrances helped to create a positive, human scale street scape. A language of pitched roofs also helped to inform initial design proposals, which sought to reference both the historical context as well as existing language along Jersey Street.

These elements were considered by the design team at Stage 1 and 2 of design development, in collaboration and consultation with internal Heritage Consultancy support. This helped to provide some elements of visual language that assisted in integrating the proposed new works into their context, taking historic inspiration where appropriate.



32



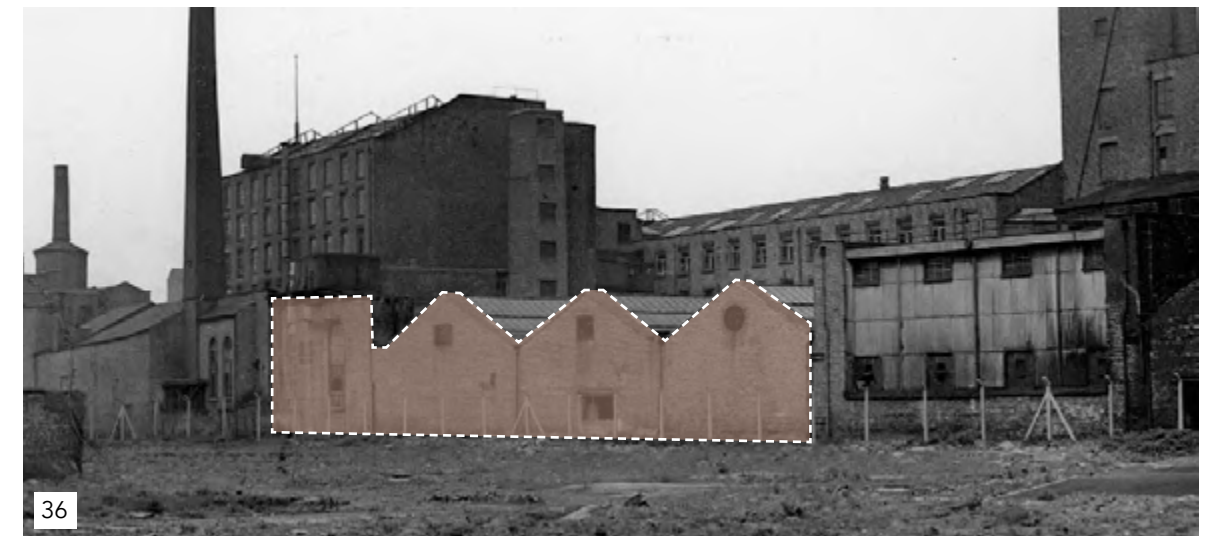
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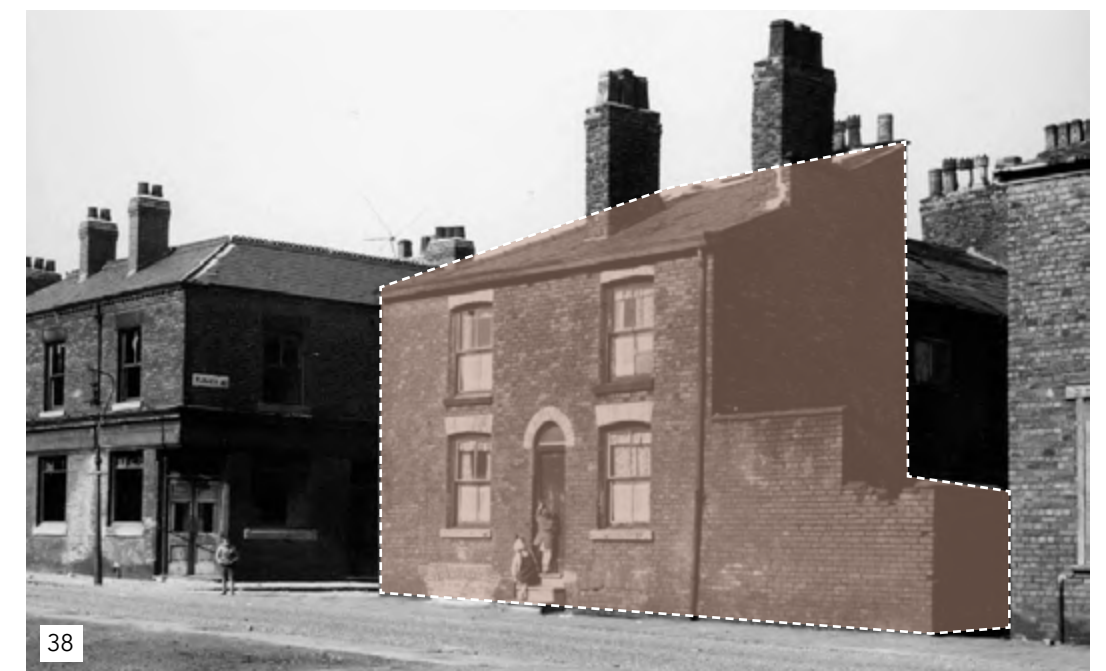
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Figure 32 Previous Old People's Home on the site shown with a tower block in the background.

Figure 33 Rodney Street, facing East

Figure 34 Rodney Street, facing East

Figure 35 Ancoats, Rodney Street, facing East - 1962

Figure 36 Woodward's Street, Rodney Street Mill - 1962

Figure 37 Oldham Road South Side, Rodney Street - 1961

Figure 38 Rodney Street - 1962

7.2.4 Materials

The proposed material palette takes cues from the immediate neighbourhood of Ancoats, adopting a palette of red brickwork in complementary tones. Curtain walling, glazing and metalwork will be finished to suit the overall approach to brickwork. Entrance doors to townhouses and ground floor apartments will be finished in an ash wood veneer, creating a welcome entrance at this level.

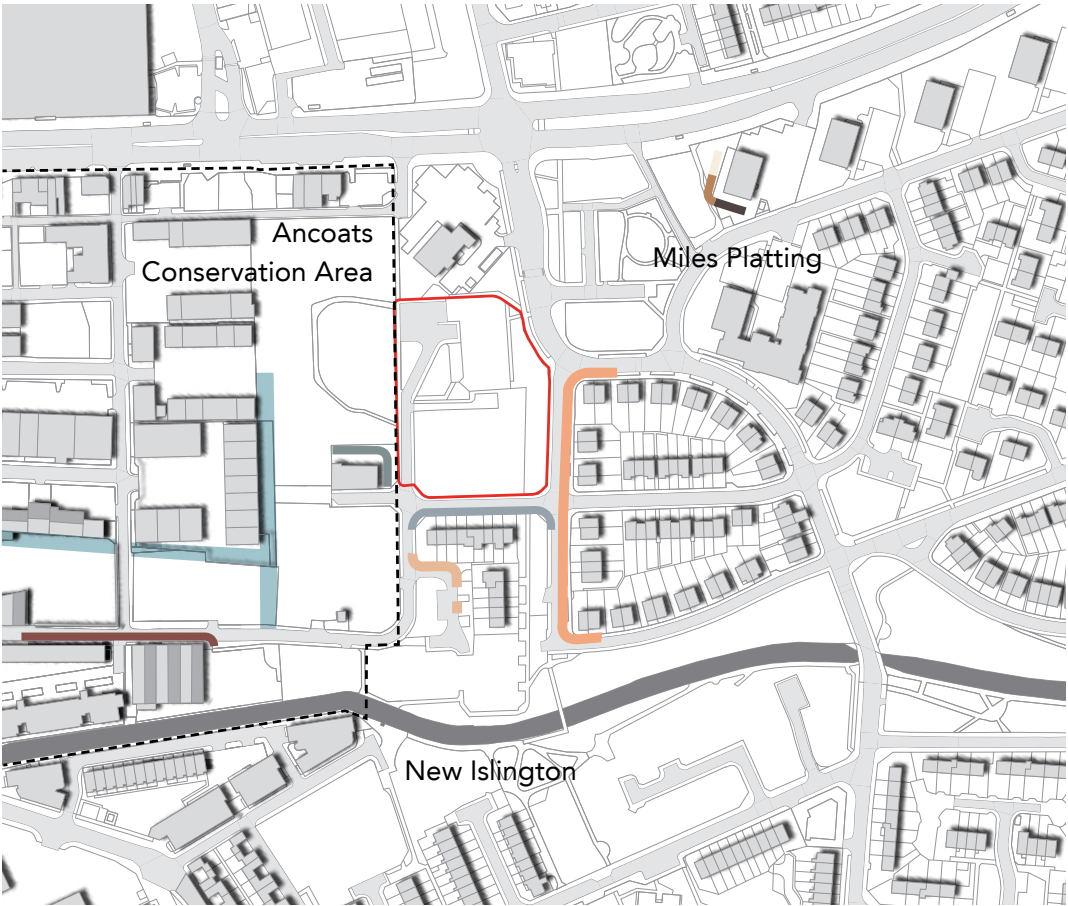
In line with Manchester's Residential Quality Guidance, the proposals adopt a limited palette of materials, promoting a sense of character and enhancing the sense of place across the development.

Though this is not strictly a heritage concern, many of the local material palettes are informed by the development of the area. Therefore, using this as inspiration and contextual information helps to create a scheme that is appropriate and cohesive with its surroundings, continuing the historic residential nature of this area, for a new generation.



Key

- Ancoats Conservation Area
- Approximate Location of Historic Canal
- Rodney Street Site Location



7.3 Conclusions

The design development has taken care to consider the history and heritage of the Site, as well as its relationship to the Conservation Area, and more contemporary development within its context.

The design development has taken appropriate steps to understand historic forms, functions, etc, of the Site, and has factored this into the proposals in order to create a new development that sits comfortably within the multiple building scales, and recognises the scale of change from the historic foundation of this area.

The proposals are well-considered and well-rounded, creating a scheme appropriate for its location between Ancoats and Miles Platting, and that does not cause any harm to the significance of the Conservation Aera.

8.0

Bibliography

8.0 Bibliography

- i. Department for Communities and Local Government. National Planning Policy Framework. London. 2019.
- ii. Historic England. Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment. London. 2008.
- iii. Historic England. Statements of Heritage Significance. London. 2019.

9.0

Appendices

9.0 Appendices

9.2 Endnotes

1 NDF, 41.

2 NDF, 59.

3 NDF, 61.

4 Historic England. 5.

5 Ibid. 9.

6 Manchester’s Industrial Waterfront. 9.

7 Historic England. 29.

8 Ibid. 30.

9 Ibid. 30.

10 Ibid. 45.

11 Ibid. 66.

12 Ibid. 66.

13 Ibid. 69.

14 Manchester City Council. Ancoats Conservation Area. https://secure.manchester.gov.uk/info/511/conservation_areas/1216/ancoats_conservation_area

15 Ibid.

16 Manchester’s Industrial Waterfront. 10.

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