

Angel Square

Plots 2 and 3

Manchester

Heritage Statement

Prepared by



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Prepared for:
NOMA (GP) Ltd.

9th June 2022

2 & 3 Angel Square, Miller Street, Manchester: Heritage Statement

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Draft Issued: 12 April 2022, Final issued: 09 June 2022

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1 INTRODUCTION

1.1 Purpose

This Heritage Statement has been prepared on behalf of NOMA (GP) Ltd. in relation to the Proposed Development of Plots M & N of the adopted NOMA Masterplan (to be known as 2 & 3 Angel Square). See Figures 1 and 2.

The Proposals comprise two high quality commercial office buildings of 13 and 14 storeys. The Proposed Development will include a comprehensive public realm scheme with hard and soft landscaping, access and highways, and other associated works. The Applicant is NOMA (GP) Limited.

This report has been prepared in the context of relevant national and local heritage planning policy. In particular, the statement is presented to accord with the national policy requirement of NPPF (2021) paragraph 194, to describe the significance of the heritage assets affected, and the consequent potential impact of the current proposals. The emphasis, as required by the NPPF, is to provide a **proportionate** amount of information in order to allow the proposals to be assessed by the local authority (Manchester City Council) and their heritage impact understood.

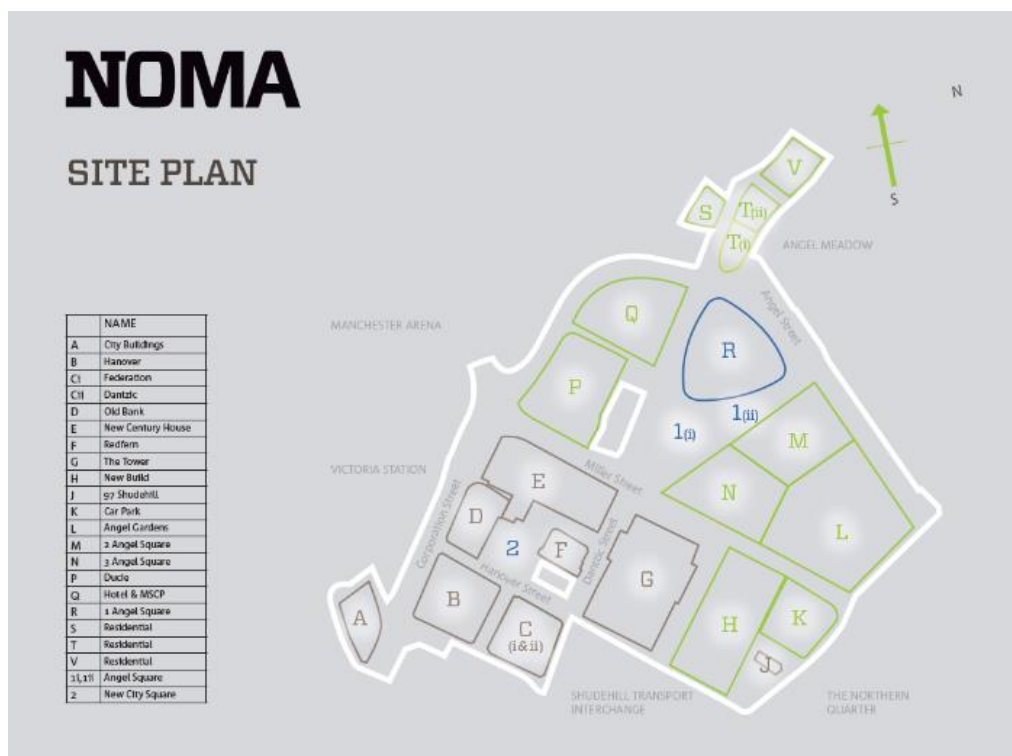


Figure 1: NOMA masterplan site: 2 & 3 Angel Square are highlighted in green as Plots M & N, respectively.

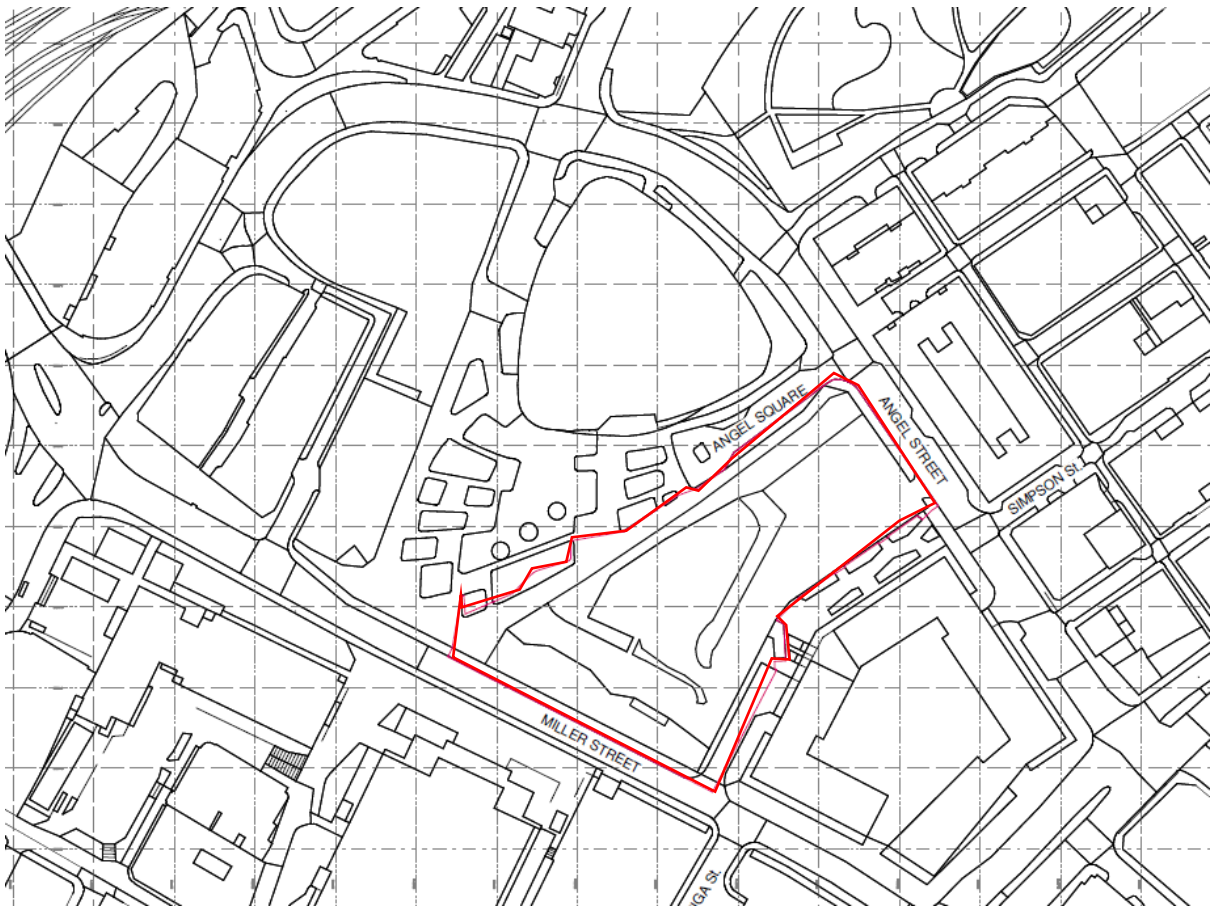


Figure 2: Site location plan for 2 & 3 Angel Square, outlined in red.

1.2 General Methodology – Focus on proportionality

The Heritage Statement is framed by the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990. This statutory document requires that the local planning authority must treat the desirability of preserving the fabric and settings of designated heritage assets (including the character and appearance of conservation areas) as issues which are afforded great weight (rather than simply as material considerations).

Therefore, if it is considered that a proposed development would have a negative effect on a designated heritage asset, the local planning authority must give that identified harm considerable importance and weight, in proportion to its actual impact, when determining planning consents.

The Local Planning Authority's assessment of potential harm to the setting of a listed building, or to the character and appearance of a conservation area, must be an evidence-based planning judgment. This is because the weight which the authority applies to demonstrable harm must be proportionate to the magnitude of the impact. Thus, 'less-than-substantial' harm should not be afforded the same weight as that defined as being 'substantial'. The NPPF also stresses that evidence must be proportionate to the impact of the proposed development, this requirement informs the heritage appraisal.

Therefore, the analysis of heritage significance and impact in this document accords with the required NPPF approach, as it presents sufficient evidence to inform the design development and eventually enable the Council, “to reach an informed decision”. The conclusions are thus based on the, “need to be proportionate to the significance of the heritage assets [potentially] affected, and the impact on the significance of those heritage assets”.

The following heritage appraisal is intended to provide the evidence to enable an appropriate and proportionate consideration of the potential impact of the proposed redevelopment of the Site on the identified designated heritage assets.

It is of course important to distinguish designated heritage assets, as these are subject to specific legislative and policy requirements at both national and local level. Thus, the relative status of the particular site will be evaluated against its particular national or adopted local policy definition. A designated heritage asset is defined as a:

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

Significance is assigned relative to the defined value and sensitivity of the heritage asset, in accordance with best conservation practice. The development effects on built heritage can be direct (such as loss or damage to heritage features) or indirect (including the effect on the setting of a listed building). This heritage appraisal will thus be used to measure the potential indirect impacts of proposals on the historic environment.

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

1.3 Research Methodology – the Site

The findings of this report is the result of an iterative and proportionate process which synthesises literature and documentary research, analysis and processing of information, building surveying, and professional judgment.

A visual survey of the Site was conducted in March 2022, in order to map out and identify the setting of the heritage assets which could be affected by the proposals.

1.4 Authorship

This report has been prepared by Stephen Levrant Heritage Architecture Ltd., an architectural practice specialising exclusively in the historic cultural environment.

2 THE SITE

2.1 Location of the Site and area of analysis

The Site is located to the northern edge of Manchester city centre, and the range of retail, office, leisure, residential and transport infrastructure associated with the City.

The Site is bounded by 1 Angel Square (the Co-operative Group headquarters), Miller Street, Angel Gardens residential scheme (completed 2019) and Angel Street.

The Site currently comprises two development plots, identified as Plots M & N on the endorsed NOMA Masterplan, which are in temporary use as surface car parking. There is a substantial change in level across the Site, falling away from Angel Street down to Miller Street.

2.2 The Statutory sites within the area of analysis

Listed Buildings

Due to the nature of the urban development within the study area, it is considered that development of the Site could have the potential to affect the setting of the following 10 listed structures:

- the Grade II New Century House (No.1, Figure 2)
- the Grade II CIS tower (No.2, Figure 2)
- the Grade II Smithfield Market Hall (No.3, Figure 2)
- the Grade II Redfern House (No. 4, Figure 2)
- the Grade II Holyoake House (No.5, Figure 2)
- the Grade II 29 Swan Street (No.6, Figure 2);
- the Grade II former Midland Bank (No.7, Figure 2);
- the Grade II Crown and Kettle (No.8, Figure 2);
- the Grade II* Daily Express building (No.9, Figure 2); and
- the Grade II Derros Building (No.10, Figure 2).
- The Grade II listed Old Bank Building (No.11, Figure 2)
- The Grade II listed Co-operative wholesale society building (no.12, Figure 2).
- The Grade II listed Hanover Block E Building (No.13, Figure 12).

Conservation Areas

The Site is not located within a Conservation Area but is sited close to the boundaries of the following conservation areas:

- Shudehill Conservation Area;
- Cathedral Conservation Area;
- Smithfield Conservation Area; and
- Ancoats Conservation Area.

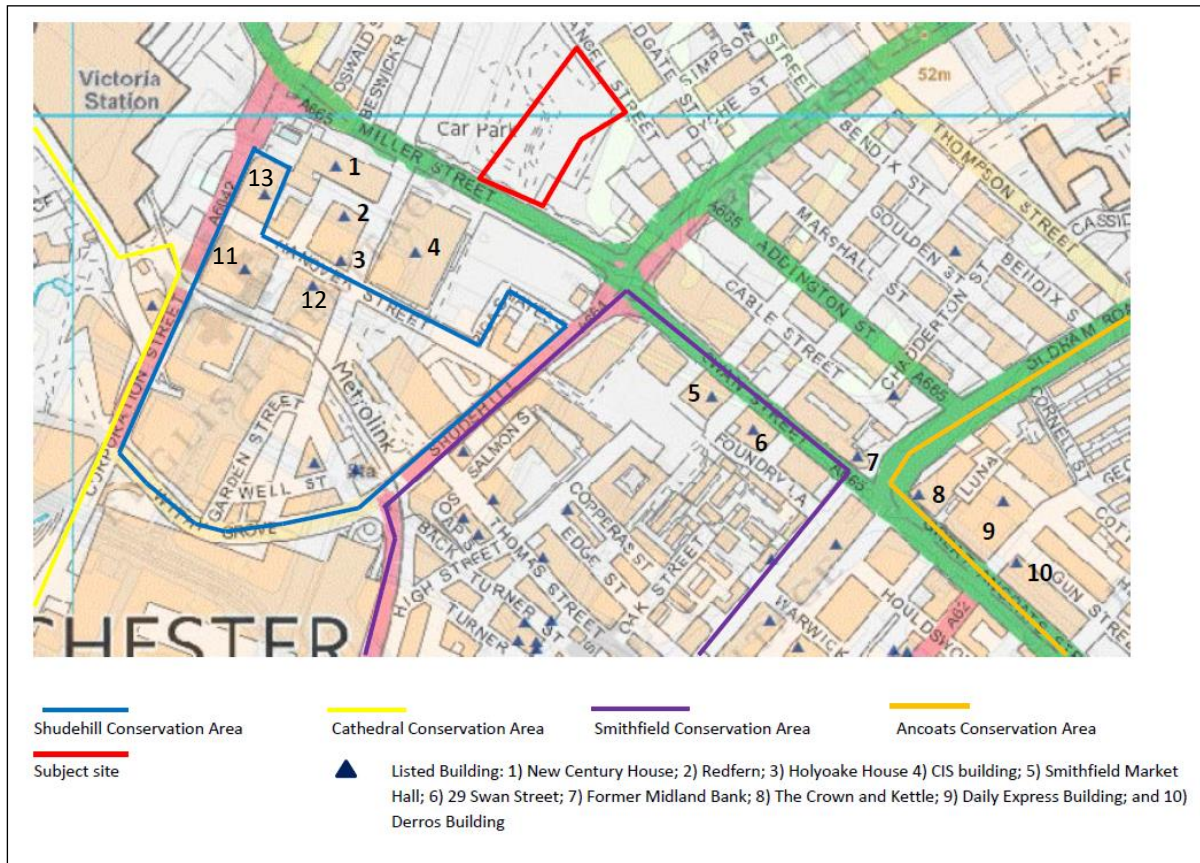


Figure 3: Site plan illustrating the location of the Site (red line is indicative) and the heritage designations to the surrounding area

3 POLICY CONTEXT

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

The Site is adjacent to a number of listed buildings; Section 66 of the Act requires the Local Planning Authority to “*have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses,*” when considering whether to grant planning permission.

Section 72 of the Act is also of relevance as it requires the Local Planning Authority to pay special attention to the “*desirability of preserving or enhancing the character and appearance*” of the conservation areas. Consequently, it is important to consider the site as a contributor to the townscape character of the conservation area and the impact of the proposed works on this aspect of the wider historic environment.

3.2 National Planning Policy Framework (NPPF) (2021)

The policies in the NPPF constitute the Government’s view of what sustainable development means in practice. The definition requires development to give due weight to the appropriate conservation of heritage assets in order to be defined as sustainable development (paragraph 8). This is because one of the key dimensions of sustainability is protecting and enhancing the historic environment (paragraph 8, point c). It is thus necessary to demonstrate that the proposals for demolition are demonstrably sustainable.

In accordance with the legislation, the NPPF’s core principles, which underpins decision-taking, requires that Planning decisions should contribute to conserving designated heritage assets in a manner *proportionate to their significance*, so that they can be enjoyed for their contribution to the quality of life of this and future generations (paragraph 194).

The NPPF stresses that ‘*great weight*’ should be given to the objective of conserving designated heritage assets (paragraph 199), emphasising the need to avoid harming their significance. Consequently, any identified harm impacting on the conservation area or the setting of the identified heritage assets will require both ‘*clear and convincing justification*’ and mitigation.

The NPPF establishes a clear hierarchy of significance for heritage assets, which is reflected in the adopted local policy (see below) and Historic England’s guidance on measuring impact. Consequently, it is important that the relevant hierarchy of heritage assets surrounding the Site is understood, in order to apply proportionate consideration to the Proposals.

The ‘designated heritage asset’ status of the identified Listed Buildings and Conservation Areas requires that any potential ‘harm’ must be weighted and balanced against the potential advantages of the particular development. It is thus necessary to establish whether the effects of the demolition of the four sites outweigh any perceived harm, in the context of the statutory duties set out above.

As noted above the NPPF Planning Practice Guide (last amended July 2019) emphasises that, in general terms, “*substantial harm is a high test, so it may not arise in many cases*”. This is because such harm is deemed to arise where development fundamentally compromises the special architectural and

historic interest of the heritage asset. Thus, it is the *degree* of harm to the heritage asset's significance rather than the scale of the development that is to be assessed.

3.3 Local Planning Policy

Manchester's Core Strategy was adopted on the 11 July 2012 and is the key document in the Manchester Local Plan. The relevant, local heritage planning policy maintains the same focus as the NPPF. Manchester City Council's (MCC) heritage policies focus on the fundamental importance of *"preserving or, where possible, enhancing the historic environment"*. The following policies from Manchester's Core Strategy are of importance to the heritage asset considered within this statement.

Policy CC9 notes that the Council *"will support high density and mixed-use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form."*

This key regeneration objective is tempered by the need to ensure that, *"historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced for their own heritage merits and as part of wider heritage regeneration proposals"* (paragraph 12.21, Policy EN3). This evidently also requires development proposals to be sensitive to the inherent values of the heritage asset and clarity of evidence, in order to justify the potential impact.

3.4 Historic England's Good Practice Advice Notes

In 2015 Historic England released three Good Practice Advice notes supporting the implementation of national policy and the related guidance in the PPG. The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology or particular data sources. **Good Practice Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment)** and **Good Practice Advice Note 3 (The Setting of Heritage Assets – as amended December 2017)** were both utilised as part of this assessment in order to gain a full understanding of the relevant issues, alongside the NPPF (2021) and PPG.

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

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

4 HISTORICAL DEVELOPMENT

4.1 Introduction

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

This section of the report analyses and interprets historic maps and primary and secondary information in order to provide a sound evidence base.

4.2 Brief historical background

Millgate Street and Miller Street feature amongst the oldest streets within the Site's boundaries, being scantily developed until the 1700's. By the 1740's and 1750's the main development along Miller's Lane, the precursor to Miller Street, consisted of alms houses stretching to the north east. Records indicate that between 1731 and 1761, a new workhouse was built for the city's poor population in the area, mostly weavers, who worked and inhabited the building. This marked the early stages of the industry that would later develop in the area.

During the period of the Industrial Revolution, the massive population increase in the area led to rapid and unplanned growth, prompted by the upsurge in the cotton industry. New streets were formed such as Hanover Street and Balloon Street. The most notable development of this period, within the NOMA masterplan site, was the construction of the Shudehill Mill on Miller Street, which became obsolete as a cotton-spinning mill in the 1840's. Aside from high density mixed development of residential, industrial and commercial properties, a few public buildings were developed on the site, including school buildings, a market with a school on the upper floor and a bathhouse.

The setting and character of the area is determined primarily by the presence of large warehouse buildings, most of which belong to the first half of the 20th Century, together with some notable buildings of the Modern Movement. The highly dense early 18th Century and 19th Century urban grain was replaced from the late 19th Century onwards with larger plots, generally accommodating two buildings per block. These buildings reflect the prosperity of the Co-operative Wholesale Society (CWS) at the time, resulting in what today is acknowledged as the historic estate south of Miller Street. This area comprises a unique cluster of handsome Grade II listed buildings.

The existing street pattern reflects the heightened awareness towards sanitation applied to urban planning, as seen in other Western European cities during the late 19th and early 20th Centuries; a new grid system of widened thoroughfares allowed for the creation of larger plots which could in turn accommodate well-lit and well-ventilated buildings. Within this context the planning and design of CWS warehouses and later office buildings flourished. The two 1960's high-rise buildings become focal points in the skyline, interspersed by the gap sites of open surface car park that services the CIS Tower and surrounding buildings.

1 Angel Square, the new Co-op head office, north of Miller Street, reflects a much lower development density today than the areas described above. Historically however, this area was occupied by

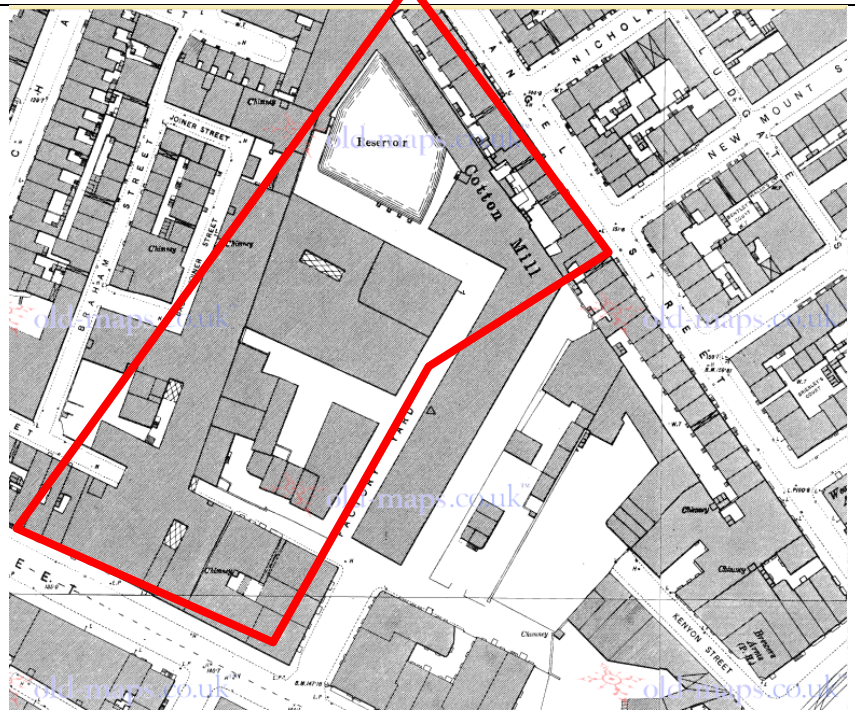
industrial development since the mid-1700s with dense occupation by back-to-back workers terraces on the west side of the site. Most of the area was cleared as a result of World War II bomb damage. From the earlier period of development the most important survivor of the WW II Blitz and 1970's and 80's demolitions is the Charter Street Ragged School building (adjacent to the northern boundaries of the NOMA Site). The cleared areas led to a general character of abandonment and poor streetscape quality which the 1 Angel Square building has helped to regenerate.

4.4 Map regression

In order to understand how the site and the area around it have developed in detail, historic maps are interrogated. Through discursive commentary the identification of salient features and useful contextual and interpretative information can then be analysed which will inform the assessment of any features or assets that remain today.

Table 1: Historic Map regression (indicative Site boundary in red)

Date	Description	Image
1787	Green's Map from the second half of the 18 th Century illustrates the principal streets (Millers Street, Shudehill, Swan Street and Oxford Road (now Rochdale Road) and the development which lines these. New street grids have been laid out to the north and south. Within the Site itself the 'Cotton Works' can be seen to the east side illustrating the industrial use of part of the site.	

1851	In OS map from the mid-19th C provides greater detail of the industrial buildings that were within the Site at this time. Within the site we can see labels for a large reservoir, Warehouses and public wash baths. The extent of the dense urban form surrounding the site indicates the rapid development of this area of Manchester at this time.	
1891	By the end of the 19th Century we can see that the Site had continued to be developed; the large reservoir has now been in-filled and developed. A cotton mill is shown to the back of the houses on Angel Street and extending the length of the site. A continuous range of buildings form the streetscape to Miller Street.	

1908	The 1908 OS map provides an overview of the Site and its urban context at the beginning of the 20th Century. Within the Site can be seen development with a range of footprint sizes; small domestic buildings to the north and largely commercial/ industrial units to the rest of the site. Surrounding the site we can see the streets to the north and east have been developed with domestic buildings, providing a dense urban grain. Tram lines are seen along the principal routes.	 This is a black and white Ordnance Survey (OS) map from 1908. It shows a dense urban area with a grid of streets. A red outline highlights a specific site in the upper left quadrant. The map includes labels for various streets, buildings, and landmarks. A tram line is visible running diagonally across the lower right. The overall layout shows a mix of residential and commercial/industrial buildings.
c.1945	This map illustrates the bomb damage to the Site and environs following the 1940 Blitz in Manchester. The buildings coloured in solid red have all been destroyed which illustrates the level of destruction to this part of the city. This map also illustrates development of the Co-op estate to the south-west and the scale of the Victoria Station and railway infrastructure to the west.	 This is a historical map from around 1945, showing the same area as the 1908 map. It is characterized by a large area of buildings colored in solid red, indicating they were destroyed during the 1940 Blitz. The red area covers the site highlighted in the 1908 map and extends to the surrounding areas. The map also shows the development of the Co-op estate to the south-west and the scale of the Victoria Station and railway infrastructure to the west. The overall layout shows a mix of residential and commercial/industrial buildings, with some areas still under development.

1952	This OS map from the mid-20 th Century illustrates the extent of cleared, empty bomb sites. The tramlines are also no longer present along the principal streets.	 A black and white Ordnance Survey map from the mid-20th century. A red outline highlights a triangular area in the upper center of the map, which corresponds to the site of interest. The map shows a grid of streets, including Miller Street, and various buildings, some of which are marked as 'Ruin' or 'Cleared'. Tramlines are visible along the principal streets.
1959-1965	By the mid-1960s we can see the extent of redevelopment that has taken place around the Site. The dense urban form of the area has been eroded and individual buildings with large footprints are now seen along Miller Street.	 A black and white Ordnance Survey map from the mid-1960s. The same red outline highlights the site of interest. The map shows significant redevelopment, with large, solid building footprints replacing the previous urban form. The dense urban fabric has been eroded, and individual buildings with large footprints are prominent along Miller Street.

4.5 Summary

In summary, this area has witnessed dramatic cycles of development and decline; the area was first developed in the 18th century into a dense industrial area before the decline of industry 100 years later saw the area become underused and derelict. Following mass clearances of whole sites, the area began to be redeveloped for predominately commercial use from the mid-1950s.

The distinctive historic elements of the area of analysis are:

- The historic street pattern and associated building lines;
- Remnants of the historic building grain;
- The dynamic and varied skyline incorporating tall historic towers and chimneys; and
- Individual, distinct buildings with large footprints.

5 CHARACTERISATION APPRAISAL

5.1 Introduction

The characterisation appraisal has taken into account the following factors regarding character and distinctiveness of the area surrounding the Site: open spaces, public realm, materials, views into and from the site, current and historic uses and the urban grain.

The area surrounding the Site is distinguished by historic zones of industry, warehousing, commercial use and transport. All of these zones reflect the evolving character of the area: the use of a wide range of materials, the strong linearity of the road infrastructure and the scale and functionality of structures such as the commercial developments for the Co-op.

Within the immediacies of the Site, the dominant form of the existing road infrastructure characterises the area and has eroded the historic street pattern; this has left the Site shorn of historic context.

There are several character areas within the area of analysis. In order to understand the potential impact development could have on the historic built and urban environment as a whole, the areas surrounding the Site have been divided into distinct character areas (see Figure 4 and Table 2).

5.2 Character Area 1: Former Co-op listed estate

This character area is highlighted in green in Figure 4 and Table 2. It is bounded by Miller Street to the north, Dantzic Street to the east, Balloon Street to the south and Corporation Street to the west.

The massive urban development of this area began in the late 18th Century due to it being the focus of Manchester's textile manufacturing industry. The local population grew and new dwellings were rapidly built to satisfy the increasing demand for housing, which predated controls on sanitary and health and safety. In this period the area was characterised by numerous pockets of slums within a maze of backstreets which contained the remnants of the domestic spinning and weaving industries.

From the mid-19th Century, following the development of Manchester's commercial sector, the urban grain and street pattern of the area was affected by massive reconstructions; the growth of the railway network (Victoria Station) and the development of new road infrastructure (Dantzic Street and Corporation Street). The construction of Corporation Street and Dantzic Street cut through the irregular dense medieval street pattern and saw the beginning of individual commercial buildings with large footprints built along the back of pavement line. It was at this time that the Co-operative Wholesale Society established itself in the area.

The variety of architectural styles in which the remaining warehouse and office buildings area manifested are testament to the evolution of Manchester's commercial architecture throughout the 20th Century. From Edwardian Baroque, through the Art Deco/ Moderne to the International style of the tower blocks, the construction of these large buildings determined the character of the area, coupled with the replacement of the historic dense urban grain for a larger more regular urban grid. The large urban blocks reflect the shift from traditional housing to large scale commercial uses in this area of the city. The CIS tower and New Century House visually dominate the area, which is now

interspersed with large surface car parks, creating an open frontage which enhances the verticality of these two high rise buildings. The development of the Co-op's new headquarters, 1 Angel Square, and the narrowing of Miller Street have started to address the fragmented nature of the area to the north of Miller Street, outside of the character area.

Despite containing a range of different building styles, materials and heights, the character area can be appreciated and understood as a coherent group of buildings reflecting the evolution of the Co-op's history in Manchester.

Mid-to-long range views of the character area are experienced from Corporation Street, Dantzic Street and Miller Street. The regular street grid pattern within the character area affords more intimate short-range views of the buildings.

Due to the relocation of the Co-op's services into the new headquarters building, and the ongoing redevelopment to the former Co-op estate and surrounding area, there is the anticipation of further development and alteration.

Whilst the south part of this character area is within the Shudehill Conservation Area, the defined character area, for the purposes of this assessment, is clearly appreciated and understood as a coherent group with a distinctive character separate to that of its environs.

5.3 Character Area 2: Shudehill

This Character Area is highlighted in blue on Figure 4 and Table 2. It is bounded by the junction of Miller Street/ Rochdale Road and Swan Street to the north east, Withy Grove to the south-west and follows the linear form of the road.

Shudehill represents the only evidence of the medieval street pattern, extended to the west, when the medieval town expanded outside the original boundary. In the 17th Century the area was still semi-rural and remained unchanged until the mid-18th Century.

The character area is dominated by the linear form of the Shudehill which rises to the east. Whilst the smaller scale, historic development to the north side of Withy Grove can be appreciated and understood, the presence of the Arndale Shopping Centre and Shudehill Interchange have eroded the historic street pattern and urban form of the area. Consequently, sites such as the Grade II listed 29 Shudehill have been shorn of their historic context and appear incongruous along the fragmented streetscape.

The presence of the monolithic blocks of the Arndale, transport interchange and Crowne Plaza, alongside various gap sites (site next to 29 Shudehill and the surface car park at the north-west end of Shudehill), interspersed with the remnants of historic buildings to south side of the street, create a distinct, varied streetscape. Consequently, the Shudehill 'corridor' can be read as a disparate area which differs considerably in character from that of the Co-op estate character area or the Smithfield Conservation Area (which is to the south-east of Shudehill), both of which present a coherency in terms of character.

The lack of coherence to the streetscape and predominance of transport infrastructure (road and tram) also serve to severe pedestrian permeability throughout the area. This has resulted in a poor pedestrian environment and the flow of pedestrians east to west, into the quieter more pedestrian friendly routes through the Northern Quarter, rather than the north-east/ south-west route along Shudehill itself.

5.4 Character Area 3: Swan Street and Great Ancoats Street

The Character Area is highlighted in purple on Figure 4 and Table 2. It is bounded by the junction of Rochdale Road/ Miller Street and Shudehill to the north-west, Newton Street/ Blossom Street to the south-east and follows the linear form of the road.

This character area is defined by the largely enclosed, linear quality of the road infrastructure (Great Ancoats Street turns into Swan Street at the junction with Oldham Road) that provide short, medium and long range views towards the Site.

Great Ancoats street is part of the inner-city ring road infrastructure and has historically always been a principal thoroughfare. At the junction with Oldham Street, where Great Ancoats Street meets Swan Street, the road narrows and becomes one way.

Great Ancoats Street severs the area of Ancoats from that of the city centre. The development along Great Ancoats Street is testament to the changes of use the area has witnessed since it was developed in the eighteenth century. Beyond Great Ancoats Street, to the east, lies the vestiges of the former industrial suburb of Ancoats, with a great variety of mill buildings, housing and associated buildings. The area is undergoing redevelopment and becoming a popular residential area. The regeneration of the area is reflected in the buildings facing onto Great Ancoats Street which are a mixture of new residential and commercial blocks and the reuse of historic buildings.

The Grade II* former Daily Express building is a significant feature of the streetscape, reflecting the commercial changes in the area in the early-to-mid 20th Century. Moving north along Great Ancoats Street one can appreciate the greater abundance of buildings from the early-to-mid 20th century. In contrast, the west side of the Great Ancoats Street contains numerous gap sites and buildings of poor architectural quality; this leaves the streetscape fragmented.

Moving further north, onto Swan Street, the urban form is denser, due to the narrowing of the road. The Grade II Smithfield Market Building reflects the former commercial trade that was so prolific in this area. The narrow-fronted buildings along Swan Street are juxtaposed with modern (21st Century) large individual buildings with large footprints, such as the Holiday Inn hotel and Crowne Plaza hotel. Overall, however, the streetscape is largely complete and provides a strong sense of enclosure which provides a level of activity and vitality to the area.

The area to the east of Great Ancoats Street, which is covered by the Conservation Area designation is discussed in more detail below, in Section 6.3.

5.5 Character Area 4: Rochdale Road

This Character Area is highlighted in orange on Figure 4 and Table 2. It is bounded by the junction with Miller Street, Swan Street and Shudehill to the south-west, Thompson Street to the north-east and follows the linear form of the road.

Historically, Rochdale Road has always been a principal thoroughfare into and out of the city. Historically the road used to be lined with a mixture of residential dwellings, industrial sites, commercial buildings and religious buildings. This reflected the evolution of the area, on the periphery of the city and the centres of industry, such as Ancoats. The decline of industry, including the closure of the Oldham Road Goods Station, alongside mid—to-late 20th Century road widening schemes, resulted in the clearance of large sites either side of the road. Whilst a number of these sites have been redeveloped since the late 20th Century, there are still a number of empty gap sites which are used for surface car parking. The Site subject to this report is such a site.

New developments, such as the 34 storey Angel Gardens development and the 20 storey Skyline Central apartment building, have provided landmarks to the townscape and skyline, which has created the anticipation of further development in this area to further enhance the coherency of the previous fragmented urban form.

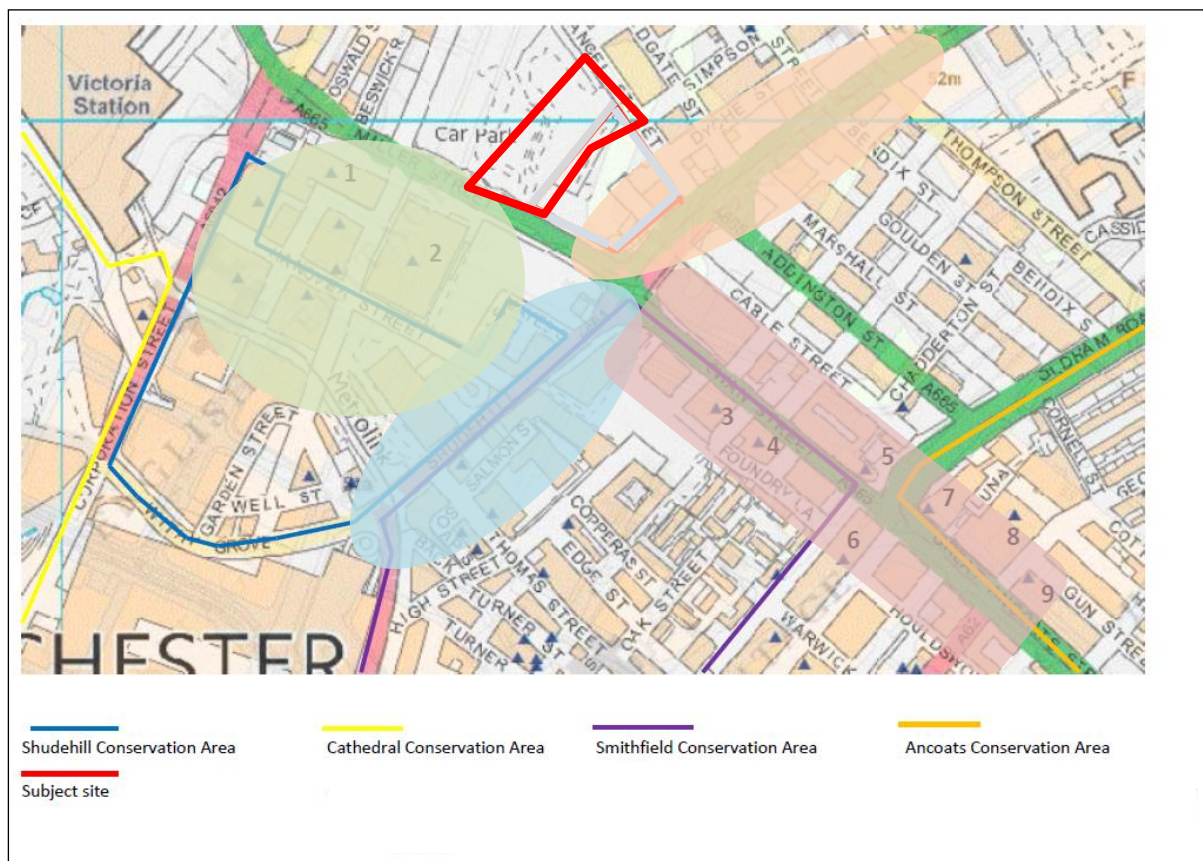
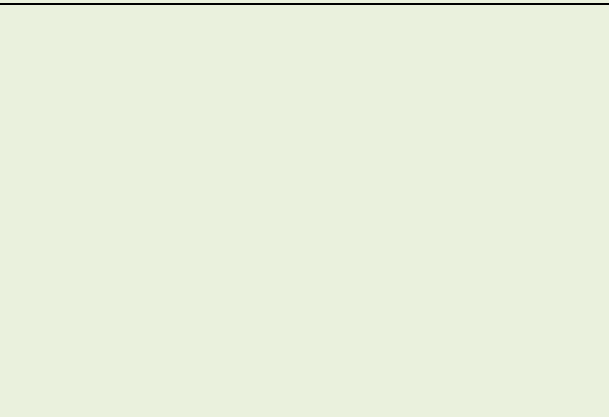


Figure 4: Character areas: blue = Shudehill area; purple = Swan Street & Great Ancoats Street; green = Co-op estate; and orange = Rochdale Road.

Table 2: the site – characterisation appraisal photos

Character Area 1: Former Co-op estate – coherent cluster of commercial buildings from throughout the 20th Century.

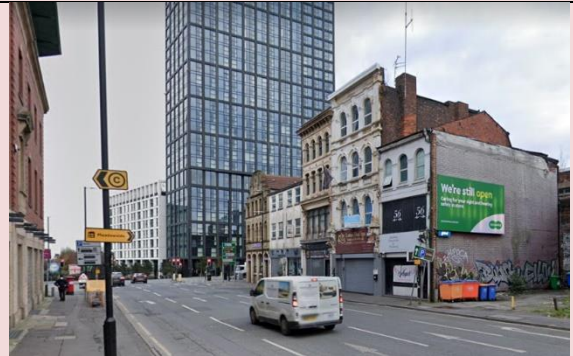


Character Area 2: Shudehill Area – enclosed streetscape that rises to the east. Great variety of building types, architectural styles, heights, form, materiality and massing. Whilst the south side of the street reflects the historic form of terraced commercial buildings, the north side of the street contains individual buildings of large footprints such as the Shudehill transport interchange. No consistency of character and fragmented streetscape to the west.

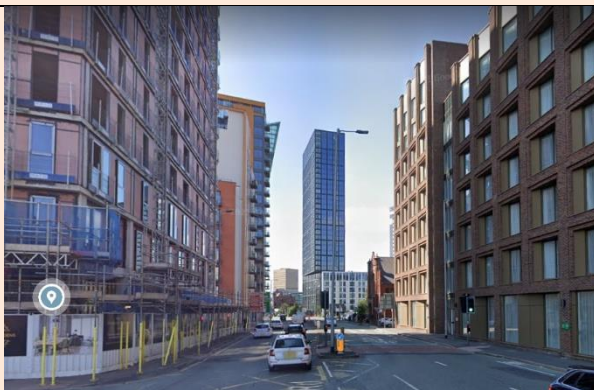


Table 2: the site – characterisation appraisal photos

Character Area 3: Swan Street & Great Ancoats Street – The road network dominates the character of the area. Development either side of the road encloses the streetscape and creates vistas north and south. Eclectic mix of building types, architectural styles, forms, materiality and massing reflecting the constant evolution of commercial uses in the area and latterly residential use that has been reintroduced in the form of contemporary apartment blocks. Towards the south end of Great Ancoats Street there is the anticipation of further development with vacant sites which fragment the enclosed nature of the streetscape. Lack of coherency.



Character Area 4: Rochdale Road – lack of active street frontages and gap sites along the principal thoroughfare. Historic street pattern and urban form has largely been eroded from the plots alongside the road. No coherent character.



6 SIGNIFICANCE APPRAISAL

6.1 Introduction

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

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

4.3 Methodology

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

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

➤ Archaeological interest There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
➤ Architectural and artistic interest These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
➤ Historic Interest An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

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

6.2 Listed buildings

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

The listed buildings identified within Section 3.3, the setting of which could be affected by development within the Site, will be discussed here in detail, so that the nature of interest or significance can be understood (Table 3):

TABLE 3: Significance of setting to surrounding listed buildings			
Listed Building Name	Grade	Description Summary	Contribution of setting to significance
New Century House	II	Office building and attached conference hall, 1959-63, by G.S. Hay, chief architect of the Co-operative Wholesale Society (CWS) with Gordon Tait of Sir John Burnet, Tait and Partners.	New Century House sits on a prominent corner site between Miller Street and Corporation Street. Whilst the tower element of the building (New Century House) is a landmark within the Manchester skyline, the lower Hall element provides a strong horizontal emphasis which contrasts to the tower and provides a more human scale to the building composition. The building is set back from the back of pavement line and is surrounded by green space along Miller Street. This landscaping orientates the pedestrian to move round to the south and or west side of the building where the entrances are located. It is from these locations that the setting of the building is experienced more intimately as the building is understood to be within a denser urban grain and as part of the larger Co-op estate. The setting of the building has been extended by the narrowing of Miller Street, the construction of the new Co-op HQ building on the east side, and the formation of Sadlers Yard to the south side of the Site. The contribution of setting to the significance of the building although localised is considered to be medium due to the extent in which the building is experienced on all sides.
Redfern Building	II	Offices. 1937. By W.A. Johnson, Chief Architect to CWS. Buff Brick with flat roof. 5 storeys. Continuous window ranges of metal casements. Curving glazed entrance to Redfern Street. Dantzic Street front steps forward with curving corners and has, to left, a tall stair/lift tower with entrance and slit windows to left and vertical articulation to the windows and	The Redfern Building was the first modern building within the Listed Estate. It is a high group value to the Listed Estate as a fine example of modernist architecture, particularly on the exterior. Along with Dantzic Building, Redfern building creates a chronological link between the earlier warehouse buildings and the future office towers to come. The contribution of setting to the significance of the building although localised is considered to be medium due to its group value.

TABLE 3: Significance of setting to surrounding listed buildings

Listed Building Name	Grade	Description Summary	Contribution of setting to significance
		brickwork above. Small services block on roof.	
Holyoake House	II	Office building. 1911, by F.E.L. Harris; altered and raised. Matt glazed faience (light blue to basement and ground floor, cream above); roof concealed. Rectangular plan on corner site, with chamfered corner to Redfern Street. Neo-Baroque style. Three storeys and basement, plus added attic	The historic grain of the area has changed considerably at the hands of the Co-op; the Co-op estate was designed as a multi-phase estate reflecting the various functions, departments and eras of prosperity of the company. The area was not characterised by open spaces or with consideration to public realm and access as it was an inward looking enclosed commercial area. With the creation of Sadler's Yard and the enhancement to the public realm throughout the estate, the understanding and appreciation of the building and its group value has changed. Consequently, the contribution of setting to the significance of the building is considered to be medium due to its group value.
CIS tower	II	Office building, 1959-62, by G.S. Hay, chief architect of the Co-operative Wholesale Society (CWS) with Gordon Tait of Sir John Burnet, Tait and Partners.	The CIS tower is experienced at multiple points across the city and beyond. It forms a key landmark feature to the Manchester skyline, and has done for over 50 years. Consequently, the setting of the building extends to long distance views. Within the immediate surroundings of the building it is understood as being part of the larger Co-op estate; this relationship is strengthened by the presence of New Century House to the north. Historically, the setting of the CIS tower was cut off by Miller Street; the setting has recently extended to the east due to the narrowing of Miller Street, improvements to the public realm and the construction of the new Co-op HQ building. Whilst the building encloses the streetscape to Dantzic Street and Hanover Street and provides no active street frontage, the large recessed entrance on Miller Street allows the building to be experienced at street level. The contribution of setting to the significance of the building is considered to be high due to its group value and landmark status.
Smithfield Market Hall	II	Former wholesale market hall. Dated 1857 on frieze at front, and "altered 1867" on north side. Coursed sandstone rubble with ashlar dressings, slate and glass roof, internal iron frame. Rectangular plan. Classical style.	Smithfield Market Hall is experienced within a dense urban form which reveals the historic commercial development of this area of the city. Whilst the building can be experienced from the north and west sides, it is from the east side that the building is best understood and appreciated. The east elevation of the building fronts Swan Street and reveals the high aesthetic value of the building. The active use of the building as a food market has enhanced the ability to experience the building's setting, despite it being localised and intimate. The contribution of setting to the significance of the building is considered to be medium-to-low due to its group value within the streetscape/ area of modern public realm.

TABLE 3: Significance of setting to surrounding listed buildings

Listed Building Name	Grade	Description Summary	Contribution of setting to significance
29 Swan Street	II	Shop with former offices (now storage) above. c.1865; architect not known. Red brick banding and sandstone dressings, slate roof hipped over the main range. Ruskin Gothic style.	29 Swan Street is part of a terrace and its setting is largely limited to the experience of the building from the largely enclosed streetscape of Swan Street. The ground floor of the building has been knocked through to the building on the corner and is in use as a music venue. All the buildings within the terrace are 19 th Century but display various aesthetic values. The contribution of setting to the significance of the building is low.
Former Midland Bank	II	Bank, now office. c.1914, renovated. Portland stone (roof concealed). Irregular plan on corner site, with semi-circular south end to Oldham Road. Classical style.	The former bank building is understood and appreciated as part of the historic streetscape to the junction of Swan Street and Oldham Street. However, due to the adjacent gap sites and low-quality buildings that exist to the east of the building, along Oldham Street, the historic context of the building has been shorn and this has affected the contribution of the setting of the building to its significance. The setting of the building is also affected by the noise and presence of the busy ring road junction. As such, the setting of the building is appreciated as being part of the Swan Street streetscape which is narrower and enclosed. The contribution of setting to the significance of the building is considered to be low.
Crown and Kettle	II	Public house. Probably earlier C19, altered. Buff brick with stone dressings, hipped slate roof. Square plan on corner site. Two storeys, 5x5 bays; very tall transomed 2-light windows to ground floor with Gothick tracery and linked hoodmoulds. Interior: unusual ceiling with very large Gothic pendants	The Crown and Kettle is diagonally opposite the former bank building (discussed above) and sits on the corner of Great Ancoats Street and Oldham Street. It is understood and appreciated as being part of the multi-phased enclosed streetscape to Great Ancoats Street/ Oldham Street, although the presence and dominance of the ring road and the associated noise of traffic greatly affects the experience and contribution of the setting to the building's significance. Consequently, the setting of the Crown and Kettle does not extend beyond the visual streetscape in which it is part. The contribution of setting to the significance of the building is low.
Daily Express building	II*	Newspaper offices and print works. 1939, by Sir Owen Williams. Steel frame with glazed curtain walling (roof not visible). Approximately rectangular plan parallel to street, with loading bay at rear. Functional style.	Due to the scale, form and height of the Daily Express Building it is a visually dominant feature within short and medium range views along the enclosed streetscapes of Great Ancoats Street. Due to the surrounding dense urban environment the setting of the building is largely restricted to the streets in which it is bounded by. Whilst the presence and noise of the ring road affects the contribution of the setting to the building's significance, the commercial evolution of the Ancoats area can be appreciated within the multi-phased streetscape which yields historic value to the setting of the building. The contribution of setting to the significance of the building is medium.

TABLE 3: Significance of setting to surrounding listed buildings

Listed Building Name	Grade	Description Summary	Contribution of setting to significance
Derros Building	II	Women's shelter and rescue home, empty at the time of inspection. (March 1998). 1899, with C20 alterations. By William Sharpe, architect, of Manchester for the Wesleyan Methodist Church, Central Hall Mission as a gift from Mr James Scarlett. Arts and Crafts style, with Vernacular Revival detailing. Red brick, with decorative banding in buff terracotta, and with close-studded jettied gable to attic storey to front.	The Derros building is another distinct building within the streetscape to the eastern side of Great Ancoats Street. As with its adjacent neighbour, the Daily Express Building discussed above, due to the surrounding dense urban environment the setting of the building is largely restricted to the streets in which it is bounded by. Whilst the presence and noise of the ring road affects the contribution of the setting to the building's significance, the building can be appreciated as forming part of the historic evolution of the area. The contribution of setting to the significance of the building is considered to be low.
Cooperative Society Building	II	Offices. 1937-42. By W.A.Johnson, Chief Architect to CWS. Buff and blue/purple brick with stone dressings and flat roof. 7 storeys. Continuous window range to Dantzic Street of metal-framed casements in a slightly projecting front for 5 storeys, the front, including windows, curving at the corners. 5th floor has decorative cornice band and 6th floor is recessed and has vertical bands. Above is a small services block. Ground floor has entrance and windows separated by piers.	The listed building is understood and appreciated alongside a number of contemporary 20th century buildings related to the Cooperative estate. The character of the area is defined by a variety of buildings which reflect the changing needs of the company. The contribution of setting to the significance of the building is considered to be medium due to its group value.
Old Bank Building	II	Corporation Street by W.A. Johnson. Sandstone ashlar (roof concealed). Rectangular plan. Classical style. Five unequal storeys plus double attic storey; channelled rustication to ground and 1st floors, giant pilasters to 2nd-4th floors, modillioned cornice; parapet to 1st attic storey, mansard roof with dormers. Symmetrical, with central round-headed entrance arch, and large round-headed windows at ground floor with radiating glazing bars; rectangular mezzanine windows to 1st floor; 3-light windows to upper floors, the 3rd and 4th floors divided by panelled bands.	The immediate setting of Old Bank Building to the north is formed by the adjacent New Century House and the nearby CIS Tower, all completed between 1962 – 1963 to the designs of the same architectural team and collectively forming a coherent group. This phase of expansion by the CWS was heavily influenced by contemporary commercial design in North America, particularly the work of Skidmore, Owings and Merrill. As a result, the Old Bank Building is experienced in conjunction with the Hanover Building alongside New Century House, demonstrating the evolution of the design ethic of the CWS. The contribution of setting to the significance of the Listed Building is thus considered to be medium.
Hanover Building (Block E)	II	Hanover Building 1905-9, by F.E.L.Harris, dated 1907; E Block dated 1903. Red brick with dressings of polished granite and sandstone (roof concealed). Large rectangular plan. Neo-Baroque style.	The listed building is understood within its designed context alongside the adjacent Cooperative society buildings. Hanover is thus read alongside a clearly defined group. E Block, dated to 1903, is the oldest building on the former Cooperative estate and retains its status through

TABLE 3: Significance of setting to surrounding listed buildings

Listed Building Name	Grade	Description Summary	Contribution of setting to significance
			its significant architectural detailing and high quality materials. The contribution of setting to the significance of the building although localised is considered to be medium due to its group value.

6.3 Conservation areas

The boundaries of the Shudehill Conservation Area, Smithfield Conservation Area and Ancoats Conservation Area are to the south and east of the Site, respectively.

The Shudehill Conservation Area was designated in January 1987 together with two others on the north side of Manchester city centre – Smithfield and Stevenson Square. The Shudehill Conservation Area is bounded by Hanover Street, Riga Street, Mayes Street, Shudehill, Withy Grove and Corporation Street. It also includes one building on the north side of Hanover Street, fronting Corporation Street. The Conservation Area does not represent an area of consistency in terms of character and appearance. As has been demonstrated in Section 5, the Conservation Area consists of different character areas and relevant to this report is the ‘Shudehill Corridor’ which presents a level of coherency in terms of streetscape.

The Smithfield Conservation Area lies on the north-eastern edge of the city centre of Manchester. It is one of a group of three in this vicinity designated by the City Council in February 1987. The area is bounded by Swan Street, Oldham Street, Market Street, High Street and Shudehill. The Conservation Area can be understood and appreciated as a coherent area of 19th Century commercial development.

The Ancoats Conservation Area is bounded by Great Ancoats Street, Oldham Road, Kemp Street, Wadeford Close, Jersey Street and the Rochdale Canal. It was designated as a Conservation Area in June 1989. The former industrial village is laid out in a regular grid pattern which provides a dense urban form and enclosed streetscapes.

It is considered that the proposed development will not impact on the character and appearance of the any of the above-mentioned Conservation Areas as a whole.

The Characterisation Appraisal in Section 5 has demonstrated the fragmentary nature of the areas surrounding the Site, in terms of urban form, architectural variety, etc., and the Impact Assessment in Section 7 will demonstrate that the proposed impacts will be localised to key views largely outside of these Conservation Areas.

6.4 The Site

The Site subject to this report was largely cleared in the 1940s following bomb damage. Since that date, the site has been a surface car park for a significant period and low rise, poor quality buildings, were located on the area of the site near Kenyon Street. Most recently the site has been in use as a surface car park and has now been cleared.

The site is not considered to yield any interest in built heritage terms and makes a neutral contribution to the setting of nearby listed buildings.

Considerations regarding the potential for below ground archaeology are presented in Oxford Archaeology North's accompanying report.

6.5 Statement of significance

- The Site is not considered to yield any heritage value in built heritage terms.
- The Site is adjacent to a number of listed buildings and conservation area boundaries. These have been identified and discussed proportionally.
- The characterisation appraisal of the area surrounding the Site has been appraised and demonstrates that it is a periphery site to key historic areas.
- The characterisation appraisal has also demonstrated that the urban form of the surrounding areas is such that the potential for visual impacts on the historic built environment will be localised and will not affect the character and appearance or settings of identified heritage assets as a whole.

7 VISUAL IMPACT ASSESSMENT

7.1 Introduction

This assessment of the potential impact of the Proposed Development on the identified heritage assets concerns the potential visual impact. The significance of the Site and or contribution of setting to significance of the adjacent listed buildings has been established in the significance assessment above, in preparation for the following impact assessment.

7.2 Assessment Methodology

Historic England have updated their policy guidance on the *Setting of Heritage Assets* (Historic Environment Good Practice Advice in Planning Note 3, Second Edition (December 2017)). The revised guidance calls, in general terms, for a more discursive approach to Visual Impact Assessments and a reduced reliance on matrices and technical assessment. In particular, the guidance states that *“technical analyses of this type should be seen primarily as material supporting a clearly expressed and non-technical narrative argument that sets out ‘what matters and why’ in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them.”*¹

With this in mind, and in accordance with the revised policy guidance, the following Visual Impact Assessment is presented in the form of long form text discussion comprising an assessment of the extent of change to the settings of the identified heritage assets which would arise as a result of the proposed development, the impact of that change, and whether any such changes could be considered to amount to either ‘harm’ or ‘substantial harm’ within the terms set out by the NPPF.

To assist in this discussion, a series of existing and proposed heritage views have been proposed and agreed by the local authority, as listed below and set out in Figure 5.

The Visual Impact Assessment is supported by a tabulated matrix identifying the *scale* of the impact incurred by the proposed development upon the setting of each identified designated heritage asset and the *significance of effect* of the change in each case which may be *adverse* or *beneficial* (see definitions within **Appendix II** for detail). These terms, and the processes for their use and implementation, follow the recommendations set out in the technical guidance document published by ICOMOS, *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* (2011).

¹ p.8

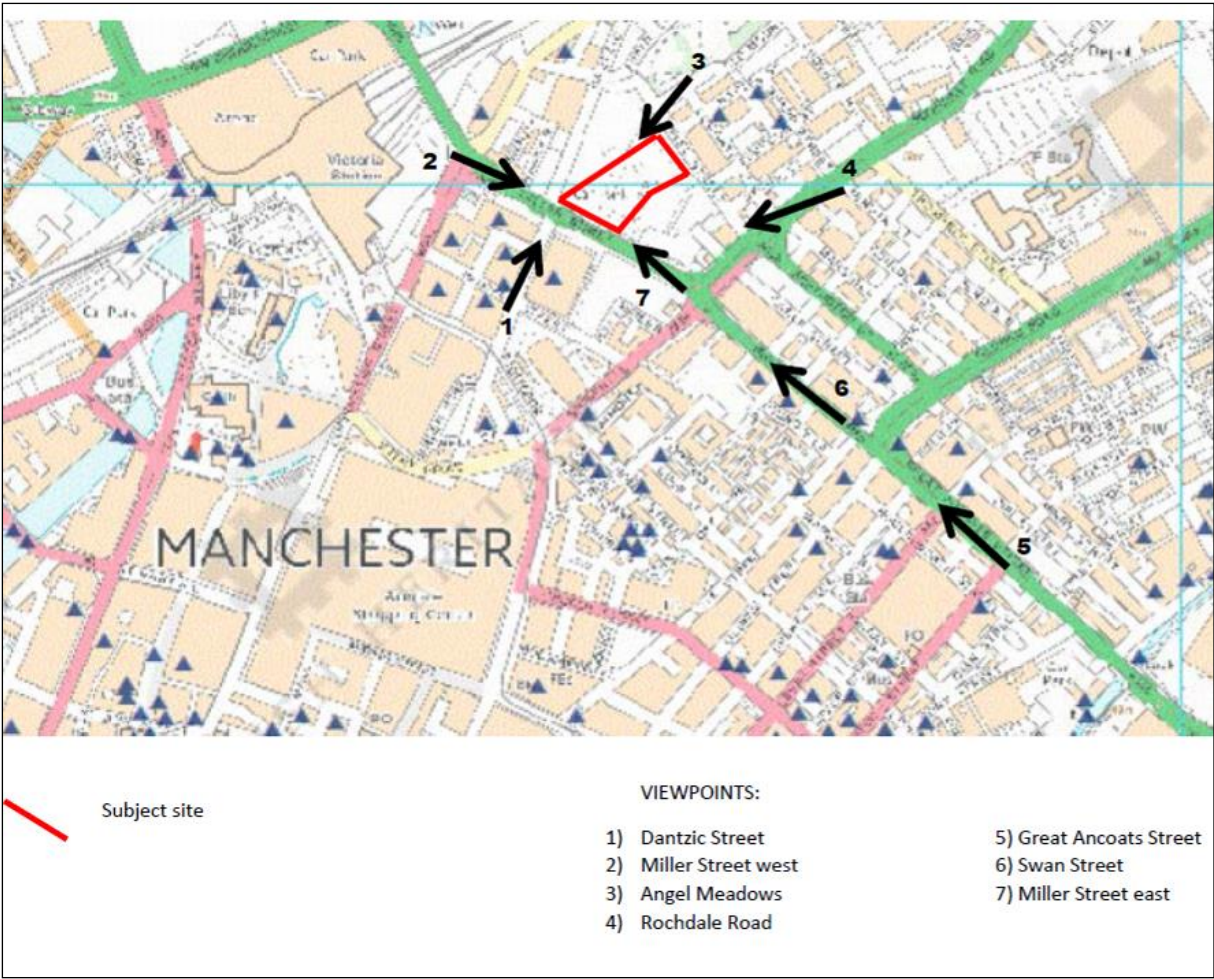


Figure 5: key views map showing key viewpoints 1 to 7 marked by black arrows

7.4 Visual Impact Assessment

The views are assessed the text discussion and assessment of each view below (larger copies of the views are included in the Design and Access Statement prepared by Gardiner and Theobald Architects).

Viewpoint 1

The Proposed Development will not be visible from this viewpoint and has been omitted from this assessment.

Viewpoint 2 – Existing



This view is experienced from the junction of Corporation Street and Miller Street, looking south along the gentle incline of Miller Street, towards its junction with Shudehill, with the Site being situated in middle ground to the left.

The view is framed to the right, by the 25 storey CIS tower (Grade II) and New Century House (Grade II) and to the left by 4 Angel Square (under construction). The area to the middle of the view beyond the Site has been developed with the 34 storey Angel Meadows tower and lower 10 storey blocks which articulate the junction of Miller Street and Rochdale Road and create a vista south.

Viewpoint 2 – Proposed

The southern end of the Proposed Development (plot 3) will be visible within this view, glimpsed behind the emerging 4 Angel Square development (under construction, immediate right). It will define and terminate the view from the Corporation Street and Miller Street junction and will form a new landmark to the evolving streetscape.

The proposed development of Plot 2 only would only become visible in dynamic views travelling south along Miller Street, in which it would be experienced alongside Plot 3 and the Co-op HQ building. The Proposed Developments will knit well into the existing and emerging context of the NOMA district.

Whilst this will result in some clear, visual change within the setting of the CIS tower and New Century House, the significance of effect upon the settings of these buildings will be negligible.

Viewpoint 3 – Existing

This view is experienced from the southern side of Angel Meadows looking south-east towards the Site.

This view has been chosen to demonstrate the urban context to the north-west of the site. This viewpoint illustrates the limited views of the Site and the context of modern development which has restored something of the former historic dense urban grain of the area.

The top of the Grade II listed CIS tower can be glimpsed beyond the roofline of the Co-op HQ building, 1 Angel Square to the right.

This view is not the best location from which to understand and appreciate the heritage values of the identified heritage assets and is not within the boundary of a conservation area.

Viewpoint 3 – Proposed

The Proposed Development will be glimpsed above the roofline of the residential development to the forefront of the view. The presence of the new development will result in some visual change but will not completely screen the listed buildings in the distance. This is not the best location from which to appreciate these listed buildings, and thus the impact from viewpoint 3 is **neutral**.

Viewpoint 4 - Existing

This viewpoint is experienced from Rochdale Road, at its junction with Bendix Street. This view looks west along Rochdale Road towards the Site to the right (north) side.

This view is dominated by the Angel Meadows development which articulates the junction of Rochdale Road and Miller Street and creates a clear landmark to the area. To the left of the view is the 20 storey Skyline Central apartment building which frames this view and creates a sense of enclosure to the streetscape.

To the right (north) side of the view can be seen the pinnacles and gable end of the Particular Baptist Chapel, which dates to 1907, (unlisted). Behind the chapel, the Grade II listed New Century House and the Grade II 25 storey CIS Tower which dates to 1959-1962 can be seen. Together, the buildings mark the eastern aspect of the former Co-operative estate.

This view has been selected to demonstrate the view coming into Manchester City Centre from the east; a strategic route into the city.

Viewpoint 4 – Proposed

Only part of the southern elevation of Plot 3 and the uppermost floor level of Plot 2 (immediately behind the chapel's ridgeline) will be glimpsed from this viewpoint. The Proposed view demonstrates the proposed development will be largely obscured by existing buildings and the committed development seen within this view.

The proposed development will not impact the ability to understand or appreciate the Grade II listed buildings in the distance of the view to any appreciable degree; resulting in a negligible impact overall.

Viewpoint 5 – Existing

This view is experienced from the corner of Swan Street (right) and Oak Street (left), looking north along Swan Street towards the Site which is in the middle distance.

This view illustrates the environs surrounding the Site from the eastern extremities of Manchester City Centre. The right side of the view demonstrates the multi-phased development of this side of Swan Street, showing the ad-hock mid-20th Century developments which are of poor quality. In comparison, the left side of the view illustrates the late-Victorian commercial buildings which present a more coherent and enclosed streetscape.

The left side of the view marks the eastern boundary of the Smithfield Conservation Area and retains a number of its terraced Victorian commercial buildings. The building to the immediate left, featuring a canted oriel window, is the Grade II Listed 29 Swan Street, just behind this is the buff sandstone former Smithfield Market Hall, which is also Grade II Listed, both of which are not well represented in this viewpoint. The view does, however, provide a contextual insight into their immediate setting.

The Angel Gardens development counters the strong horizontal emphasis of the streetscape with the pronounced verticality of its 34 storey tower. The developments under construction within the view (40 Swan Street, immediate right) and (4 Angel Square, terminating views along Miller Street), illustrate the pace of change within the area.

Viewpoint 5 – Proposed

The Proposed Development will be partially visible in the view, beyond the existing new buildings which hold the corner of Miller Street and Rochdale Road. The Proposed Development will be read as a contributor to the emerging, contemporary character of the NOMA gateway, and an incidental contributor to the wider setting of the heritage assets in the foreground of the view.

The Proposed Development will be understood as a subservient structure beyond the Angel Gardens tower thereby not affect the ability to understand or appreciate the multi phased historic streetscape and its heritage assets. The impact upon the built historic environment from viewpoint 5 will thus be neutral.

Viewpoint 6 – Existing

This view is experienced from Miller Street, to the west of its junction with Shudehill, looking north towards the Site.

Currently, this viewpoint presents a poor pedestrian environment due to the ongoing construction works/ hoarding for the 4 Angel Square development (seen to enclose and terminate views to the end of the Miller Street). This development does, however, illustrate the enhanced enclosure and reinstatement of a coherent urban form to the area.

In terms of heritage interest, this view is not located within a conservation area and has historically represented the edge of the city centre. The Grade II listed CIS tower is almost entirely screened from view from this exact viewing location by the mature tree canopy to the left, with only glimpsed views of its podium level being partially visible towards the base of the trees.

This view has been selected to illustrate the extent of visual and physical change within the NOMA area, which aligns with the principles of the masterplan.

Viewpoint 6 – Proposed

The Proposed Development of Plot 3 will be highly visible to the right side of the street, and will continue the enhancement to the enclosure and urban form of the streetscape as established by the Angel Meadow development.

Kinetic views reveal the setting of the Grade II listed CIS tower, but as has been demonstrated, the setting of this building is wide-reaching and the ability to understand and appreciate are better revealed elsewhere. The impact upon the built historic environment from viewpoint 5 will thus be neutral.

Viewpoint 7 – Existing

This view is experienced looking north long Great Ancoats Street, just south of its junction with Lever Street to the left.

The view is framed to the right by the Grade II* Listed Daily Express Building, which due to its architectural form and materiality provides a robust and modern presence within the streetscape. To the left side of the view is a group of unlisted late-Victorian commercial buildings, with more recent late-20th Century buildings beyond.

The six lanes of Great Ancoats Street and its wide footpaths dominate the view and illustrates the busy and strategic route into Manchester City Centre from the south. This view illustrates the multi-phased development of this part of the city, with different building dates, heights, materials and scales all adding to the dynamic nature of the streetscape.

The view is partially terminated in the middle ground by the curved elevation of the Grade II Listed former Midland Bank building to the centre, with the Grade II Listed Crown and Kettle Public House set back to the right side of the junction, opposite the bank.

Viewpoint 7 – Proposed

The Proposed view illustrates that the Proposed Development will only be partially glimpsed from beyond the Angel Meadows tower and will not impact on the ability to understand or appreciate the heritage values of the view as existing. The relative impact upon the heritage assets in their view will thus be neutral.

Table 4 – Tabulated matrix of impacts of proposed development upon significance of setting

Designated heritage asset	Listing grade or other description	Significance assessment	Scale of impact	Significance of the effect of change, or overall impact
New Century House	II	Medium	Negligible	Negligible beneficial
Redfern Building	II	Medium	Negligible	Neutral
Holyoake House	II	Medium	Neutral	Neutral
CIS tower	II	High	Negligible	Negligible beneficial
Smithfield Market Hall	II	Medium	Neutral	Neutral
29 Swan Street	II	Medium	Neutral	Neutral
Former Midland Bank	II	Medium	Neutral	Neutral
Crown and Kettle	II	Medium	Neutral	Neutral
Daily Express building	II*	High	Neutral	Neutral
Derros Building	II	Medium	Neutral	Neutral
Co-operative wholesale society building	II	Medium	Neutral	Neutral
Old Bank Building	II	Medium	Neutral	Neutral
Hanover Block E	II	Medium	Neutral	Neutral

7.5 Impact Assessment Conclusions

- 7 key viewpoints have been identified in order to assess the potential visual impact on the settings of identified heritage assets surrounding the Proposed Development.
- The proposed development has been demonstrated to result in 2 instances of negligible beneficial impact.

- It is considered that the exceptional quality and design of the proposed development, and the contribution to the surrounding townscape, will sustain the heritage values of the identified heritage assets as a whole.

8 SUMMARY AND CONCLUSION

- Due to the poor quality of the built form, poor pedestrian environments, and general lack of activity, the character of the area as a whole is poor. Consequently, this has a negative impact on the understanding and appreciation of the identified heritage assets and other remnants of the historic environment, such as the remaining historic street layouts, which are not understood or appreciated as such.
- The significance appraisal (Section 6) has thus demonstrated that there is a high capacity for change within the settings of the identified heritage assets, and the potential to enhance the assets' settings in order to better understand and appreciate their architectural and historic interest.
- In recent years, the character of the NOMA area has undergone substantial changes, with the introduction of new developments such as 4 Angel Square and the 34 storey Angel Meadows tower. The resultant change has emerged taking cues from the height, scale and material qualities of the listed buildings within the NOMA estate.
- The Listed Buildings directly adjacent to the Proposed Development site include, the CIS tower (Grade II) and New Century Hall (Grade II).
- The assessment of 7 views has illustrated that the Proposed Development will result in some clear visual change but will not impede upon the ability to understand and appreciate the significance of these designated heritage assets. The proposed office buildings are of a suitable scale and quality for the NOMA area, comprising a positive response to the emerging character of the NOMA estate, as envisioned within the NOMA Masterplan.
- The two proposed office buildings at Plot 2&3, Angel Square will encourage further activity and footfall into the area whilst providing a new, sustainable development. The relative impact upon the settings of the listed buildings closest to the site is thus considered to be negligible beneficial.
- Therefore, the proposals will not result in any 'harm' as defined by the NPPF and comply with local and national planning policies regarding the built historic environment.

APPENDICES

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

Table 5: The hierarchy and definition of heritage significance relevant to the redevelopment of the Site (tailored from ICOMOS & Historic England guidance)	
Heritage status / hierarchy	Description.
Very High / Exceptional heritage significance <i>International architectural and historic interest and importance.</i>	This heritage grading relates to the fabric and setting of: - Scheduled Ancient Monuments, - Grade-I listed buildings, - Grade-I historic parks/gardens, - and battlefields, defined by statute, where the particular site is well represented in the impacted historic environment.
High heritage significance <i>National architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II* and grade-II listed buildings, - Grade-II* and grade-II historic parks/gardens, - battlefields, as defined by statute, - Conservation Areas containing very Important buildings. where the particular site is well represented in the impacted historic environment.
Medium heritage significance <i>Regional architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II listed buildings (dependant on character), - Grade-II historic parks/gardens and battlefields, - designated Conservation Areas, - Unscheduled archaeological sites and landscapes of potential national interest where the fabric and character of the site is well represented in the impacted historic environment.
Low heritage significance <i>Local architectural and historic heritage importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Locally Listed Buildings (as formally identified by the Council and defined by an adopted Local Planning Policy), - Site's identified and recorded as being of heritage interest on the Historic Environment Record, which retain a definable heritage interest as a component of the historic environment. - unrecorded buildings, structures, or designed landscape features, which demonstrably retain a degree of heritage value due to their: architectural design, historic, communal, or townscape interest.
Negligible heritage significance <i>Buildings or fabric components which have been extensively altered, eroding or compromising their architectural and historic interest</i>	This heritage grading relates to sites which may be: - recorded on the Historic Environment Record in record form or as 'Find Sites' but retain minimal or no original fabric or definable character. - buildings, structures, or designed landscape features, which detract from the architectural design, historic, communal, or townscape interest of the principal heritage asset.
Unknown heritage potential <i>Buildings/sites where the potential importance interest requires determination</i>	This heritage grading relates to sites which may be locally identified as meriting recognition but have not been previously recorded or investigated so that their origins and fabric significance have yet to be objectively defined.

Appendix II: Assessing the Magnitude of Change or Impact

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

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

Table 6: Criteria for defining the effect and degree of direct and indirect heritage impact

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

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

<i>improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage interest.</i>	of its fabric and historic character and an enhancement of its cultural heritage interest.	resulting in a significant enhancement of its cultural heritage interest. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
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Appendix III: Assessing the Significance of Impact

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

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

Table 7: Assessing the Significance of Impact

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