

Alberton House

*St Marys Parsonage
Manchester*

Heritage Statement: Significance Appraisal & Impact Assessment

Prepared by



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Prepared for:

Bruntwood

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Alberton House - Heritage Statement

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1. INTRODUCTION

1.1 Purpose of the Heritage Statement.

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

The focus of the following report is to evaluate the relative architectural and historic interest of the Alberton House (henceforth referred to as ‘the Site’) in line with national and local planning policy and provide an objective assessment of the site’s contribution to the surrounding built historic environment. The purpose-built office building was designed by the architectural practice of Leach, Rhodes and Walker and built in 1973 (**Figures 1 below**). The Site is located to the west of St. Mary’s Parsonage and backs onto the River Irwell.

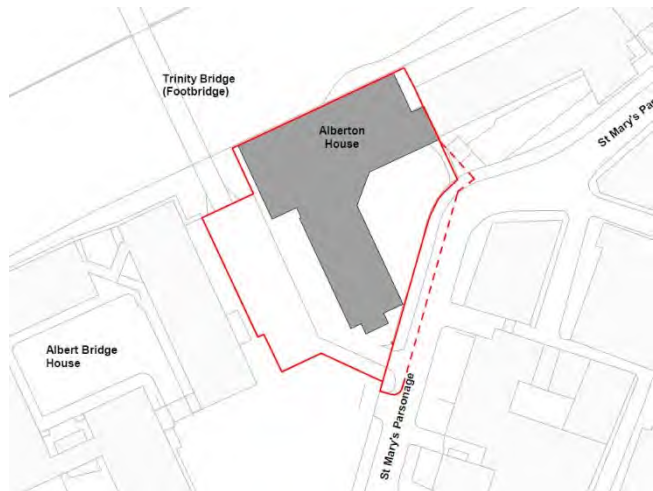


Figure 1a (left): Principal entrance to Alberton House from St. Mary’s Gate. **Source:** site visit, October 2021. **Figure 1b (right, above):** Site plan including red line boundary.

The proposals seek to demolish the existing buildings and erect a 19-storey office development (full Planning description below):

“Demolition of existing building and erection of a 19 storey (basement, ground including mezzanine, plus 18) building comprising ground floor food and beverage (Use Class E, Sui Generis), 16 floors of office (Class E), and two floors of wellness centre (Sui Generis) including ancillary food and beverage (Use Class E), landscaping, highways and other associated works.”

Whilst the site does not contain any listed buildings and is not located within a designated Conservation Area, it is situated just outside the boundary of the Parsonage Gardens Conservation Area and within the setting of a number of Listed Buildings. The relative significance and sensitivity of

the Site must therefore be considered in order to objectively evaluate the potential impact of the proposed development upon the historic environment.

The following **Heritage Statement** comprises a significance appraisal of the character and setting of the Site (**Part 1**); this will then be followed by a heritage impact assessment (**Part 2**). The content and level of detail of the document accords with the NPPF (2021) requirements, as well as Historic England’s October 2019 guidance on the structure and form of Heritage Statements.

The NPPF emphasises that the level of detail submitted in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision and should be proportionate to the significance of the heritage asset(s) affected and the impact on that significance (NPPF, paragraphs 43-44 and 194).

1.2 General Methodology – focus on proportionality.

This Heritage Statement is framed by the requirements of the **Planning (Listed Buildings and Conservation Areas) Act 1990, Section 72**. This is necessary because the 1990 Act requires that the Local Planning Authority (LPA) must treat the desirability of preserving the character, fabric and settings of designated heritage assets (including conservation areas) as issues which are afforded great weight (rather than simply as material considerations) as defined by **NPPF paragraph 199**.

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

The analysis of heritage significance and impact in this Heritage Statement accords with the requirements of the **paragraphs 194 and 199** of the NPPF and Historic England’s October 2019 guidance, as it presents sufficient and proportionate evidence to enable the Council, “*to reach an informed decision*”. The conclusions of this Heritage Statement are thus based on the, “*need to be proportionate to the significance of the heritage assets [potentially] affected, and the impact on the significance of those heritage assets*”.

The Heritage Statement assessment is based on the definition of ‘**heritage assets**’ defined in the NPPF:

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

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

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

The Heritage Impact Assessment (Part 2) comprises an assessment of both the **direct and indirect heritage impacts**, defined as follows by ICOMOS in its 2011 guidance:

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

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

1.3 Research sources.

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

Visual surveys of the Site were conducted in October 2021, in order to map out and identify the relative architectural and historic interest of the Site and its contribution to the character and appearance of the Parsonage Gardens Conservation Area.

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

1.4 Authorship

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

2. THE SITE AND HERITAGE CONTEXT

2.1 Location and site description

The Site is situated in Manchester City Centre and is broadly bounded by St. Mary's Parsonage to the east and south, with the River Irwell to the north and west. Alberton House comprises a purpose-built, 1970s office of two blocks which enclose the corner of St. Marys Parsonage. The taller, 11-storey block fronts onto the River Irwell, whilst a smaller 5-storey block encloses the site to the southwest.

The building is shown to be directly adjoined to 'Cardinal House', which was constructed as a 'sister' building to Alberton House, comprising 8-storeys and of a similar architectural form. The surrounding area is shown to comprise of an eclectic mix of late-Victorian warehouses alongside early 20th century commercial buildings (Kendals and Arkwright House) focused around the central green space known as 'Parsonage Gardens'.

The land to the west of the site is characterised by mid-to-late 20th century government and office buildings, including Albert Bridge House (**Figure 2, below**). The Lowry hotel development and modern high-rise apartment buildings can be seen to the north of the river, signalling the changing character of the riverside partially influenced by the New Bailey Masterplan.



Figure 2: Aerial view of the site (in red) orientated west and surrounding area, note the kite-shaped green space of Parsonage Gardens to the north of the site. The gardens form the heart of the St. Mary's Parsonage Conservation Area. **Source:** Google Maps (2021).

2.2 Area of Analysis

Consideration has been given to the relevant part of Manchester City centre and Salford that surrounds the Site. Due to the high level of built form around the site it is considered a 250m radius is proportionate for the purposes of this assessment. For the purpose of this report, the area of analysis is limited to the land bounded by Blackfriars Street and St Marys Gate to the north, Deansgate to the east, Wood Street and Left Bank to the south and New Bailey Street and Chapel Street (within Salford) to the west (**Figure 3, below**).

The choice of the boundaries has been made following consideration of the impact redevelopment of this site would have on significant short and medium range views.

The study area provides a focus for assessment but is not intended to be prescriptive; buildings outside the boundary of the study area will be considered where relevant.

2.3 Statutory Designations

2.3.1 Listed Buildings

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

It will be clear that the redevelopment of the Site will have an indirect impact on the settings of a number of listed buildings in the surrounding area. These have been identified in **Figure 3 (below)** and listed in **Table 1**.

2.3.2 Conservation Areas

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

The Site is not located within a conservation area; however, it is located adjacent to the western boundary of the Parsonage Gardens Conservation Area, and the northern boundary of the Deansgate/Peter Street Conservation Area (see **Figure 3** below).

The Parsonage Gardens Conservation Area was designated in June 1985. Its relative boundaries are Blackfriars Street, Deansgate (a common boundary with the St Ann's Square Conservation Area), Bridge Street (a common boundary with the Deansgate/Peter Street Conservation Area) and St Mary's Parsonage.

Along with the southern end of St Mary's Parsonage, which also forms the eastern boundary of the Site; the River Irwell forms the remaining northern half of the western boundary of the Conservation Area along the line of the administrative border of the City of Salford.

The Deansgate/Peter Street Conservation Area was designated on the 26th June 1985, and covers a large area of Manchester's early commercial district.

Whilst it is recognised that there are a number of Conservation Areas just beyond, or just within the study area (including the Flat Iron Conservation Area in Salford and the Castlefield Conservation Area in Manchester), due to the density of the existing built form within the town centre it is not considered that the Proposed Development would impact upon their significant character and appearance.

For the purpose of this report, therefore, only the Parsonage Gardens Conservation Area (green), the Deansgate Conservation Area (purple) and the St. Ann's Square Conservation Area (yellow) have been scoped in for assessment.

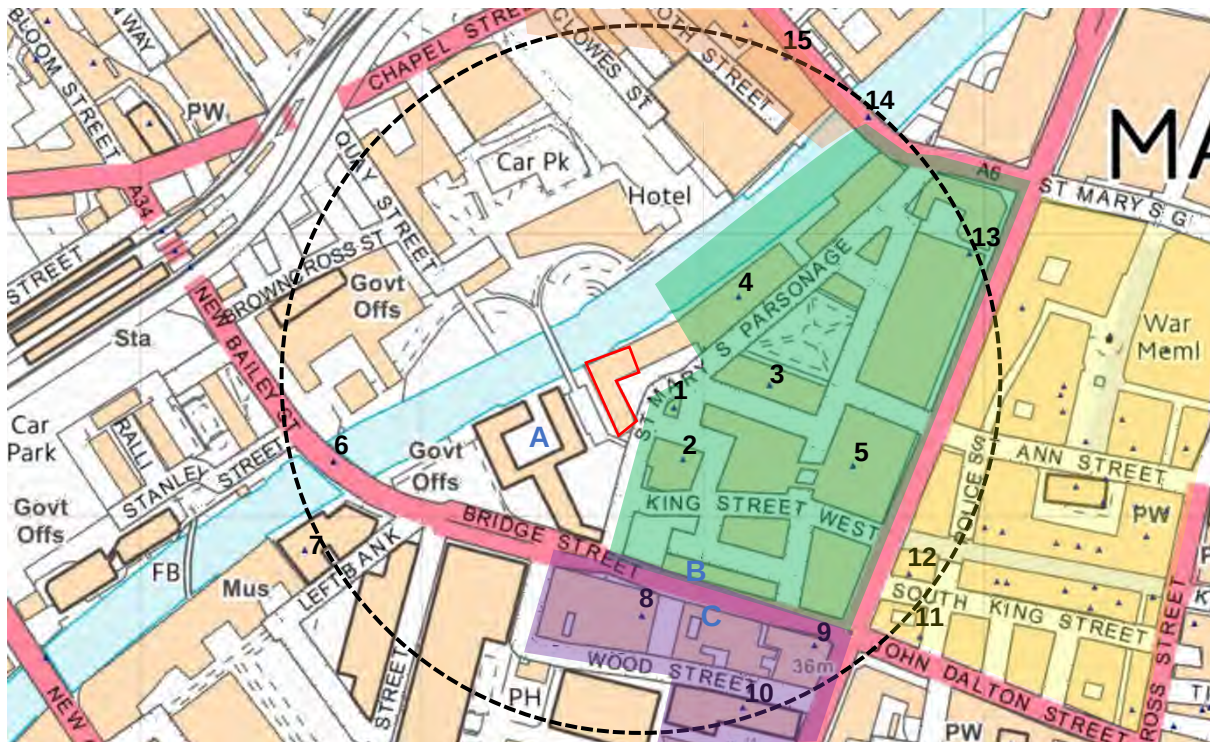


Figure 3: Heritage Asset Map: site indicated by red line. The black dotted line identifies the 250m radius which has provided a baseline scope for analysis. Listed Buildings scoped in are numbered and identified by blue triangles. The extent of the Parsonage Gardens Conservation Area is identified in green, and the extent of the Deansgate / Peter Street Conservation Area is identified in purple. The St Ann's Square Conservation Area is denoted in yellow. The Flat Iron Conservation Area (Salford) is identifiable in orange, this designated area has been scoped out due to abundance of existing built form / restricted views. **Source:** Historic England and MCC / Salford council website mapping sources.

Table 1: Listed Buildings within a 250m study area which have the potential to be impacted by the Proposed Development

Number, Figure 3 (above)	Designated Heritage Asset	Grade
1	3 St Marys Parsonage	II
2	31-33 King Street West	II
3	Arkwright House	II
4	National Buildings	II
5	98-116, Deansgate	II
6	Albert Bridge	II
7	Former Hydraulic Power Station in Grounds of City College	II
8	Masonic Temple	II
9	Sawyers Arms	II
10	John Rylands Library	I
11	105-113 Deansgate	II
12	4-14 King Street	II
13	Haywards Building	II
14	Blackfriars Bridge	II
15	The Crown Tavern	II

2.4 Non-designated Heritage Assets

Non-designated assets are buildings which are not statutorily listed but that can contribute to the architectural and historic character of an area, such as buildings of good local character, or are of heritage significance, but not at a level that would pass the threshold for national designation. Such assets can singularly and collectively make an important positive contribution to the environment.

Whilst non-designated buildings are not afforded the same level of protection as designated heritage assets, their significance merits some material consideration in weighing of Planning decisions. The aim of this report is to define the relative significance of the identified, non-designated heritage assets which have the potential to be affected by the proposals.

At the time of writing, it is understood the LPA - Manchester City Council do not retain a local list, nor published criteria for assessing local heritage significance. In line with para.040 of the Planning

Practice Guidance (PPG, 2019), local planning authorities may also identify non-designated heritage assets as part of the decision-making process on planning applications. The following non-designated heritage assets have been identified during pre-application discussions for the Alberton House site.

Table 2: Identified Non-designated heritage assets have the potential to be impacted by the Proposed Development	
Number, Figure 3 (above)	Non-Designated Heritage Asset
A	Albert Bridge House
B	31-33 King Street West
C	Arkwright House

2.5 Archaeological potential

A desk-based study for potential below-ground archaeology will be required prior to any commencement works. The Greater Manchester Archaeology Advisory Service (GMAAS) should therefore be consulted separately.

3. POLICY CONTEXT

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

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

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

Section 72 of the Act must also be recognised in line with the proposals, as it embodies the *‘general duty as respects conservation areas in exercise of planning functions.’* As the Site is situated within the setting of the Parsonage Gardens Conservation Area, any proposed alteration or demolition of the existing building will have an impact, therefore this part of the legislation is considered to be of relevance.

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

3.2 National Planning Policy Framework (NPPF) 2021

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

The focus of the Government’s planning policy guidance is to ensure that account is always taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses, consistent with their conservation (NPPF paragraph 189).

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

The fundamental design objective is to ensure that the balance of the impact on the heritage assets will minimise any negative impact on their significance. Consequently, development works are required to be justified by clear and convincing evidence of the impact as presented in this Heritage Statement.

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

The PPG is an online document which is amended as required by the Government. It provides current advice to assist with the interpretation of the NPPF. The section *“conserving and enhancing the historic environment”* of the current iteration of the PPG has been reviewed and referenced in the course of producing this Heritage Statement.

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

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

3.4 Local Planning Policy

Manchester City Council (MCC)

The relevant, local heritage Planning policy maintains the same focus as the NPPF. The City Council’s heritage policies focus on the fundamental importance of *“preserving or, where possible, enhancing the historic environment”*. The following policies from Manchester’s Core Strategy (2012) are of importance to the heritage assets considered within this statement.

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

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

The Council’s key regeneration objective is tempered by the need to ensure that: *“historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible,*

enhanced for their own heritage merits and as part of wider heritage regeneration proposals” (paragraph 12.21, Policy EN3). The policy thus evidently requires development proposals to be sensitive to the inherent values of the designated heritage asset, with any impact justified by clear, documentary evidence.

Salford City Council (SCC)

As the proposals have the potential to impact upon the settings of listed buildings within the neighbouring borough of Salford, the following policies produced by Salford City Council are of relevance. The city of Salford Unitary Development Plan 2004 to 2016 (UDP) was adopted by Salford City Council on 21 June 2006.

Policy CH2 ‘Development Affecting the Setting of a Listed Building’ notes that planning permission will not be granted for development that would have an unacceptable impact on the setting of any listed building.

A composite version of the Council’s Publication Salford Local Plan: Development Management Policies and Designations has now been published following independent examination. It incorporates the main and additional modifications that have been suggested through the examination process. The draft will be subject to a final consultation following which it will be adopted by SCC with the effect of superseding existing ‘saved’ UDP policies.

Relevant policies which have framed the present report are listed below:

- Policy HE1 ‘Heritage protection’
- Policy HE2 ‘Managing change across historic areas’
- Policy HE5 ‘Heritage information and interpretation’

3.5 St. Mary’s Parsonage Strategic Regeneration Framework (SRF) (July 2020)

Alberton House is located within the Parsonage Gardens Strategic Regeneration Framework Area. The St. Mary’s Parsonage Strategic Regeneration Framework (SRF) was endorsed by the council in July 2020.

The purpose of the SRF is to encourage commercially led development to facilitate the creation of a range of new employment and enterprise opportunities within the defined area, which includes Alberton House, supported by a unique retail and leisure offer and hotel accommodation, to enhance the area’s attractiveness to residents, tourists, shoppers and visitors.

The SRF is not a planning policy document, but it has been drafted in the context of supporting future development proposals that will deliver Manchester’s strategic priorities – economic, social and environmental – as well as complementing the City’s other regeneration initiatives.

3.6 Historic England’s guidance.

The Heritage Statement accords with the requirements of the NPPF, and the guidance set out in Historic England’s Advice Note 12, *‘Statements of Heritage Significance: Analysing Significance in*

heritage Assets' (October 2019). The recent guidance calls for a staged approach, which provides relevant and proportionate information sufficient to inform decision-making by the Council.

In 2015 Historic England released three Good Practice Advice notes supporting the implementation of national policy and the related guidance in the PPG. The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology or particular data sources.

The following have been utilised as part of this assessment:

- Good Practice Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment – March 2015)
- Good Practice Advice Note 3 (The Setting of Heritage Assets – as amended December 2017)
- Historic England's 2017 Listing Selection Guide for Commerce and Exchange Buildings
- Guidance on the late 20th-Century Commercial Office (2016)
- Tall Buildings, Advice Note 4 (March 2022)
- Local Heritage Listing, Advice Note 7 (January 2021)

4. HISTORY AND DEVELOPMENT

4.1 Introduction

In order to understand the level of heritage significance of Alborton House as a component of the conservation area, 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 briefly analyses and interprets historic maps and primary and secondary information in order to provide a sound evidence base, placing the building in the context of the development of this part of Manchester's city centre.

4.2 Brief history and development of the area

The area around the site began to develop as early as 1066 when, after the Norman Conquest, William granted tenancies to Albert Greslet, then Baron of Mamecestre. Thomas La Warre became the twelfth baron in 1398 and later became the parson of St Mary's, the parish church. The church, subsequently rebuilt, now forms Manchester Cathedral.

Extensive gardens were needed to cater for its pupils and consequently the area now known as Parsonage Gardens was cultivated to provide food, in a series of small rectangular garden plots, in an area which was largely rural in character. After the college was dissolved in 1547, the wardens were provided with a college house in 1578 and in 1635 they were further provided with the two-acre parcel of land known as Parsonage Croft, (now Parsonage Gardens).

An expanding population of people in Manchester, caused by the onset of the Industrial Revolution, led to the foundation of several new churches during the 18th century. The most significant of which being St Ann's Church, St Ann's Square, which was consecrated in 1712. This was followed by the construction of St Mary's Church in 1756.

By the 19th century, as the centre of Manchester became increasingly commercial in nature, the residential population moved away to the suburbs, signalling the closure of St Mary's Church. The last regular service at the church was held in December 1887, and it was demolished in 1891, following its last service in October 1890.

The site of the church was turned back into a small park known as Parsonage Gardens, and its Victorian stone edgings and paths echo the original design of the former Parsonage Croft. The surrounding streets developed piecemeal and were originally a range of residential townhouses and small industrial buildings, primarily located along St Mary's Parsonage. During the late-19th Century, a number of squalid tenement buildings, alleyways and dank passages, such as the Irwell Buildings, were demolished and replaced with Edwardian office buildings such as National Buildings in 1905 (now Century House) and Arkwright House (1929).

4.3 Development of the Alberton House site

Alberton House stands beside St. Mary's Parsonage and backs onto the River Irwell. It was designed by the architectural practice of Leach, Rhodes and Walker and built in 1973. Parts of the building were built on the site of the former Albert Street Police Station, which itself was built on the site of the Albert Street Gas Works.

In 1859 the site of the gas works was redeveloped to form the Albert Street A Division Police Station, which was constructed in 1859. The police station contained 7 cells, a parade ground, parade room and lodging for 36 police officers. The station closed in the 1930s following the construction of the new Bootle Street Police Station.

However, during the Second World War (1939-45) the location of Alberton House and the immediate area surrounding it was severely destroyed by enemy bombing raids. Following the end of the War, the area was largely cleared of damaged and destroyed buildings, and subsequently became the focus for major post-war redevelopment in the city.

The area around the Site was the focus of radical redevelopment plans as part of the post-war planning programme which transformed Manchester. This resulted in the complete transformation of the St. Mary's Parsonage area and led to the removal of 'Albert Street' and the establishment of the current street-layout and 'Motor Square'.

Albert Bridge House (to the west of the site) was the first building to be constructed in the area during the post-war period. The 1950s tax office continues to remain one of the largest, and most prominent buildings in the area.

The construction of Alberton House and Cardinal House followed shortly thereafter (c.1972), resulted in considerable, visual change to the character of the area and riverside views from Salford looking towards Manchester City Centre (refer to **Figures 4 and 5**, below). The image demonstrates that Alberton House was constructed just before Cardinal House.

In 1992 an IRA bomb, planted in the flower beds outside the neighbouring Cardinal House, exploded causing significant damage to Alberton House. Newspaper reports of the incident reported that all of the windows in the building were broken by the blast and when they were replaced, a bomb-proof film was applied to them.

Alberton House has since been subjected to various refurbishments in order to accommodate modern office demands. Bruntwood has owned the building for decades and commissioned the stainless-steel sculpture ("the Fabric of Manchester"), designed by Claire Bigger, which was erected by the entrance of the building in 2005.



Figure 4: Historic Image of the River Irwell and Albert Bridge pictured c.1882. **Source:** Manchester Libraries.



Figure 5: 1974 looking east across the River Irwell during a rowing competition. Albert Bridge can be seen to the left of the view, with the recently constructed Alberton House to the far left. Albert Bridge House dominates the centre of the image, with the Victorian Hydraulic Pump Station to the right. **Source:** Manchester Libraries.

4.4 Map Regression

In order to understand further how the area around the site has developed, historic maps and photographs are interrogated.

Table 2: Historic maps and images



Figure 6: 1849 – Adshead’s Map. Orientated north-east. This mid-19th century map illustrates the early street pattern and associated buildings which originally occupied the site area. Albert Street can be seen to have originally run parallel with the River Irwell, Lower King Street extended west from Deansgate, and Gas Street extended north-south along the western side of the gas works. Whilst the area to the south is laid out on a fairly regular grid pattern, the less regular pattern of streets within the Site reflects the older medieval layout of this area. The dark hatched buildings are all commercial buildings, whilst the light grey buildings are residential. Buildings without colouration are public houses. Of note is the historic development along the line of the River, which allowed direct access to the water, and the focus of commercial buildings along Deansgate and Bridge Street.

The buildings shaded dark grey are public buildings; within the Site is a Gas Works (south) and a Brass and Copper works (north).

Table 2: Historic maps and images



Figure 7: 1886 Goad's Fire Insurance Plan the City of Manchester Vol. I: sheet 11. This detailed plan provides a comprehensive depiction of the buildings which characterised this part of Manchester city centre towards the end of the 19th century. Buildings shaded pink are brick built, whilst yellow areas are indicative of wood / timber. The plan demonstrates that the gas works which occupied the land to the south of Albert Street had been demolished by 1886, and subsequently replaced with the Albert Street Police Station (Division A). The part of the station covered within the site area are marked on the plan as being 'offices / cells'. The northern part of the site is shown to have been occupied by a 'cork and yarn' warehouse owned by 'J. Dilworth and Son'. The map indicates that part of the warehouse fronting the River Irwell comprised 5-6 storeys and that part fronting Albert Street comprised 2-storeys.

Table 2: Historic maps and images



Figure 8: Historic Image. C.1906 – Albert Street Police Station. Principal façade. The image depicts the offices which fronted the street were decorative yet functional, comprising sash windows with keystone detailing and stone quoins to the central block. The Grade II listed 3 St Mary's Parsonage can be seen beyond to the left of the image.



Figure 9: 1908 OS Map. By the early 20th Century, the key noticeable changes to the Site are the redevelopment of the Gas Works site (into a Police Station) and the additional developments along the bank of the river. St. Marys Church (east of the site) was demolished in the late 19th century, creating an open garden plot which remains extant today. The presence of tram lines along Albert Bridge/ Bridge Street, King Street West, Deansgate and Blackfriars Street indicate the primacy of these routes; this encloses the centre of the Site.

Table 2: Historic maps and images



Figure 10: WW2 Bomb Damage Map (uses c1934 OS Map) – This map illustrates the damage caused by the 1940 Blitz in Manchester. The map is annotated with red circles for fire bombs, blue circles for high explosives, pink shading for damaged buildings, and red shading for demolished buildings, it indicates the total destruction of the north area of the Site, between the River and the middle of Bridge Street. The Police Station was also damaged during the bombing.



Figure 11: 1951 OS Map. This map illustrates the extent of the bomb damage and the number of cleared and ruined plots to the within and surrounding the Site, which is shown to have been left completely in ruin. This is the first map that clearly illustrates the changes in building footprints brought on by the decline in small-scale industry and residential uses and the growth of commercial uses. The construction of Arkwright House to the south of Parsonage Gardens illustrates the formalisation of this green space as a central square.

Table 2: Historic maps and images



Figure 12: Historic Image c.1962: Looking southwest along St. Mary's Parsonage towards Albert Bridge House. The image demonstrates the magnitude of change to the area following the war and subsequent redevelopment of the townscape. The rusticated elevation of Arkwright House (1929) is visible to the immediate left of the view, with the distinct Victorian building at 3, St. Mary's Parsonage to the centre. The site of Alberton House is to the right beyond the single storey structure (not yet constructed).

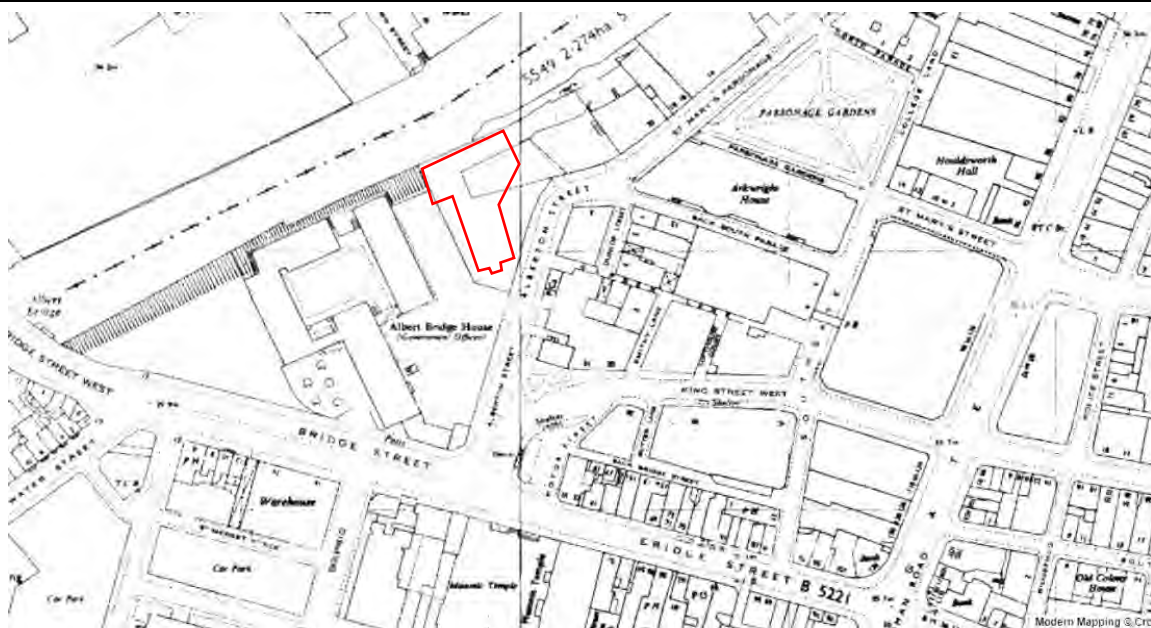


Figure 13: 1971 OS Map – This map illustrates the total transformation of the area during the mid-to-late 20th century, including the construction of Albert Bridge House to the west of the site. This resulted in significant alteration and erosion of the historic street pattern, including the loss of Albert Street (with St. Marys Parsonage subsequently leading onto the newly established Alberton Street). In contrast to this, the area to the north-east of the site, retains its coherence in terms of dense urban form and historic street pattern.

Table 2: Historic maps and images

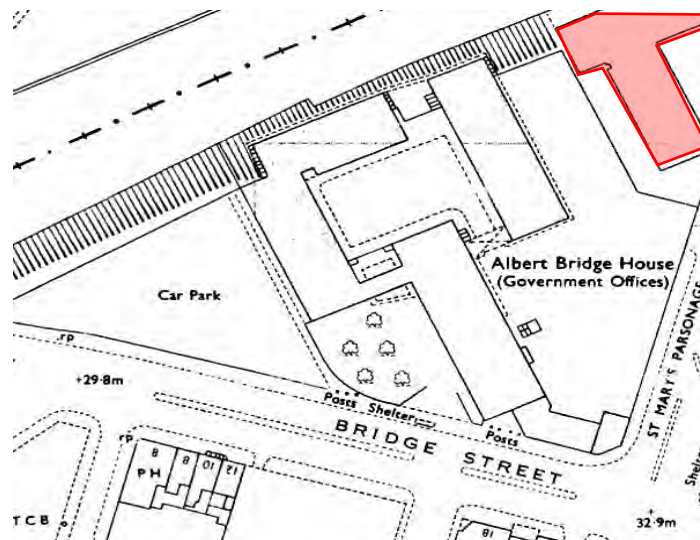


Figure 14: 1973 OS (partial): The late-20th century map illustrates the current building, known as ‘Alberton House’ for the first time (shaded red). The building was established to the south of the River Irwell, comprising an ‘L’ shaped plan form. The principal entrance to the building was designed to be accessed from St. Mary’s Parsonage.



Figure 15: 2018 Map: This early 21st century map illustrates the site in full detail. The 11-storey building is shown to be directly adjoined to 'Cardinal House', which was constructed as a 'sister' building to Alberton House, comprising 8-storeys and of a similar architectural form. The surrounding area is shown to comprise of an eclectic mix of historic warehouses alongside early 20th century buildings (Kendal's and Arkwright House) and mid-to-late 20th century government and office buildings. The construction of the Trinity Way Bridge in 1995, to the west of the Stie, enhanced connectivity from Manchester to Salford and signalled the abundance of new development in the area.

Table 2: Historic maps and images



Figure 16: c.2021 – Image of the site ‘Alberton House’, looking north-west from St. Mary’s Parsonage where it meets motor square towards the site. Cardinal House is visible to the immediate right of the view, note the similar architectural quality of the building. Albert Bridge House is eclipsed from view to the left.

5. BUILDING DESCRIPTION

5.1 Introduction

The following section provides an objective description of Alberton House as existing, using relevant images from the non-intrusive visual survey undertaken in September 2021 and online sources. The aim of the following section is to demonstrate the relative extent of historic fabric which remains, which in turn will inform the significance appraisal (Section 6).

5.2 Alberton House

The early 1970s office building comprises of 11-storeys to the River Irwell and steps down to 5-storeys where it fronts onto St. Mary's Parsonage. The building conveys a utilitarian and unadorned façade of brown brick in stretcher bond and replacement glazing to windows set in a linear arrangement.

Table 3: External and internal images of Alberton House

	External: South and west elevations. 'T' shaped plan form. The site is constructed of brown brick in common stretcher bond. The principal range building comprises c.11 storeys in height with an off-centre stair and lift core projecting above the flat roofline. A low-rise, 5-storey range encloses St. Mary's Parsonage and presents a blind elevation to Motor Square. The building is characterised by a symmetrical arrangement of windows in a linear form (4 panes to each bay). A projecting brick detail features under each window section. The site is connected to Cardinal House (right side of image) via a recessed bay.
	External: north east elevation. The riverside elevation conveys a similar symmetrical arrangement of linear windows extending across the entire elevation. The north elevation comprises 8-bays with 4 pane windows to each bay. The eastern elevation presents a narrow façade intercepted by a central light extending the full height of the building. The building is highly visible from Trinity Bridge (1995) and from various viewing locations along the River Irwell.

	Principal entrance: St. Marys Parsonage. The principal entrance is stepped away from the street and comprises a neat, hard-landscaped arrangement. The principal entrance is covered by a modern canopy and set within the corner of the two main blocks. The steel sculpture to the right side of the image was erected outside the entrance in 2005.
	South elevation, red commemorative plaque: The plaque commemorates the former gas works which occupied the site during the early 19th century. Red plaques can be found across Manchester City Centre to commemorate significant events in social history.
	Internal, Lobby: The reception space comprises an open plan form with a reception desk, modern lighting, flooring, doors, stairwells and glazing.
	Internal, example office unit: Image depicts the contemporary office fit out to the space, including modern fire doors and partition walls. Suspended ceilings feature.

6. SIGNIFICANCE APPRAISAL

6.1 Introduction

The purpose of the significance appraisal is to use recognised criteria to assess the heritage significance and interest of Alberton House; and of the settings 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.

6.2 Methodology

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

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

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

➤ **Archaeological interest**

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

➤ **Architectural and artistic interest**

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

➤ **Historic Interest**

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

The focus is on providing necessary and proportionate amount of information based on the perceived level of heritage significance (refer to **Table 7, Appendix I** for full definitions of heritage significance as defined in this present report).

6.3 Late 20th century commercial office – significance

Most post-war offices are based on a structural frame of steel or reinforced concrete from which is hung a prefabricated curtain wall. From the mid-20th century onwards, a wide variety of cladding materials were employed, including plate glass, steel, aluminium, brick and reinforced concrete. From the 1970s onwards flat, sleek and reflective surfaces became popular, including all-glass facades or thin slices of polished marble or granite.

Technological developments spawned new materials such as bronze-anodised aluminium cladding, Cor-Ten steel (an alloy with a rust-like surface), mirror glass and glass fibre-reinforced plastic (GRP). For instance, the innovative use of grey-bronze mosaic cladding and bronze painted aluminium and glass used at Pall Mall Court, King Street, Manchester (Grade II).

The 20th-century workplace was an early adopter of technological innovations, including electric lifts, structural frames, air conditioning, fluorescent lighting, the 'open plan', suspended ceilings and raised floors. Whilst these features were innovative at the time, they tend to be in need of regular upgrade, resulting in a loss of original internal features. Further to this, the appearance and character of post-war offices can be detrimentally affected by unsympathetic window replacement, re-cladding and the alteration of ground-floor entrances and reception areas.

The building description above illustrates that interior of Alberton House has been subjected to considerable alteration, particularly within the ground floor reception space. Whilst the external envelope of the building retains its original footprint, brick cladding and distinctive lift / stair core, the windows were largely replaced following the 1992 bombing. Although typical of its time, the office was not constructed using particularly innovative materials or techniques.

6.4 Significance Appraisal - The Site

Built in 1973 by Leach, Rhodes and Walker, Alberton House sits on the former site of the Albert Street Police Station and prior to that, the Albert Street Gas Works.

The building comprises of 11-storeys to the River Irwell and steps down to 5-storeys where it fronts onto St. Mary's Parsonage. The building conveys a utilitarian and unadorned façade of brown brick in stretcher bond and some replacement uPVC windows set in a linear arrangement.

Leach Rhodes Walker is an architectural company, which specializes in architecture, visualization, interior design, and graphic design. The company was founded in 1950 and went on to head up a number of large schemes in the Northwest, including recent alterations and extensions to Liverpool Airport and the Grand Arcade in Wigan. The company are also responsible for the design of prominent, but unlisted, late-20th century office buildings in central Manchester, including York House (1973) and Heron House (1979-1982). The company's headquarters continues to be based in Manchester.

Whilst Alberton House was built by a well-regarded, local architectural practice, externally, the materiality and form of the late-20th century building is not of innovative construction or design. Further to this, the building has been altered and reconfigured over the years internally to accommodate modern office demands. Equally, whilst the immediate setting of the building conveys some hard-landscaping detail and sculpture, these are a later addition and did not form part of the original design intent.

Although it is recognised that the building shares some group value with the adjacent building (Cardinal House, which conveys similar material quality), when assessed against post-war office buildings of sufficient heritage merit to be recognised as being of special interest (e.g: Pall Mall Court, 1969: Grade II and Gun Wharf office block in Chatham, 1976-8: Grade II), Alberton House is comparatively of limited architectural / aesthetic merit and does not convey any particular historic interest to warrant consideration for listing. As such, in heritage terms, the Site is considered to be of **no heritage significance**.

The building presents a blind elevation to Motor Square, creating an impenetrable street wall which makes a negative contribution to the street scene. The building is thus considered to be a negative contributor to the setting of the adjacent Conservation Area.

It should however be noted that the red commemorative plaque fixed to the south elevation yields some heritage interest as it commemorates a significant point in the site's social history. In line with the requirements of the NPPF (2021, para.198) It is recommended that the plaque be stored and reused as part of any future proposals.

Equally, whilst the stainless-steel sculpture situated at the entrance is not of sufficient age to merit any heritage interest (when assessed against criteria for defining significance in the built historic environment), the statue yields some aesthetic and communal values in its own right. Options to relocate the statue should be explored.

6.5 Listed Buildings – Contribution of setting to significance

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

The scope of potential impact upon heritage assets can involve impacts upon their setting as well as any physical impact. The importance of 'setting' lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance. Therefore, it is the contribution of setting to the significance of the heritage asset which should be established at this stage in the process.

For these purposes, the contribution of setting to the significance of any given heritage asset is considered to be either **high, medium, low, negligible or neutral** (refer to ICOMOS 2011 guide to Heritage Impact Assessments for complete definitions).

Table 4: Heritage Assets - contribution of setting to significance				
Number given on Figure 2	Grade	Summary of Architectural and Historic Interest	Contribution of setting to significance	Relationship to existing Site
1	Grade II	3 St Marys Parsonage: Warehouse, now offices. c.1860-70, altered. Red brick with sandstone dressings, slate roof. Trapezoidal plan on island site. Venetian Gothic style. Three storeys over basement with added modern attic. The site is read as an island site at the southern end of the Conservation Area, flanked by late-C20th development.	The former warehouse lies to the immediate south of Alberton House. The Victorian building is one of the few surviving remnants of the area's historic character prior to the post-war redevelopment of the area to the south. This erosion of historic fabric, street-layouts and overall character has had an adverse impact on the setting of the listed building. The 1970s building known as Alberton House (the site) dominates and encloses views around the former warehouse. The contribution of setting to the significance of the listed building is thus considered to be low.	The extant site is considered to have an adverse impact on the setting of the building. As such, there is high capacity for change within the setting of the designated heritage asset. Any proposals to develop the site will, however, result in considerable change within the setting of the listed building. The potential impact of the proposals will therefore need to be tested in the Visual Impact Assessment.
2	Grade II	31-33 King Street West: Offices and café (etc.). Early to mid C19, altered. Red brick with sandstone dressings, hipped slate roof. Trapeziform plan. Classical style. Three storeys and 3:2:3 windows; ground floor altered as shops;	Much-altered former offices facing on King Street West. The Victorian building is one of the few surviving remnants of the area's historic character prior to the post-war redevelopment of the land just south of the River Irwell. This erosion of historic fabric, street-layouts, and overall character has had an adverse impact on the setting of the listed building. The contribution of setting to the significance of the listed building is thus considered to be low.	The extant site is considered to have an adverse impact on the setting of the building. As such, there is high capacity for change within the setting of the designated heritage asset. Any proposals to develop the site will, however, result in considerable change within the setting of the listed building. The potential impact of the proposals will therefore need to be tested in the Visual Impact Assessment.
3	Grade II	Arkwright House: Offices, now restaurant, offices etc. 1929, by Harry S. Fairhurst. Steel frame with Portland stone cladding (roof not visible). Large trapeziform plan on island site. Neo-classical style. Five storeys	The heritage asset is best understood and appreciated from within Parsonage Gardens, which forms the heart of the Conservation Area. The early 20th century building, whilst of a differing materiality, is of high quality design and benefits from	The extant site is considered to have an adverse impact on the setting of the building. As such, there is high capacity for change within the

		plus 2 attic storeys. 14-bay order of giant Corinthian-style pilasters with plain frieze and dentilled cornice, over which are 2 attic storeys, the upper set back and finished with a frieze, cornice and blocking course.	being viewed in conjunction with the collection of historic buildings which front onto the square. The building makes a positive contribution to the Parsonage Gardens Conservation Area. The contribution of setting to the significance of the listed building is thus considered to be high .	setting of the designated heritage asset. Any proposals to develop the site will however, result in considerable change within the setting of the listed building. The potential impact of the proposals will therefore need to be tested in the Visual Impact Assessment.
4	Grade II	National Buildings: Office block. 1905-9, by Harry S. Fairhurst, for National Boiler and Generator Insurance Company. Iron or steel frame, with cladding of buff and white terracotta and some red brick. Large quadrilateral plan. Eclectic style. Five storeys with basement and 2 attic storeys, 9 bays, symmetrical; with rusticated terracotta and mutuled cornice to the first 2 floors.	The heritage asset is best understood and appreciated from within Parsonage Gardens, which forms the heart of the Conservation Area. The early 20 th century building, whilst of a differing materiality, is of high quality design and benefits from being viewed in conjunction with the collection of historic buildings which front onto the square. The building makes a positive contribution to the Parsonage Gardens Conservation Area. The contribution of setting to the significance of the listed building is thus considered to be high .	The extant site is considered to have an adverse impact on the setting of the building. As such, there is high capacity for change within the setting of the designated heritage asset. Any proposals to develop the site will, however, result in considerable change within the setting of the listed building. The potential impact of the proposals will therefore need to be tested in the Visual Impact Assessment.
5	Grade II	98-116, Deansgate: Department store. 1939, by J.S. Beaumont. Steel frame with cladding of Portland stone and glass. Large rectangular plan on island site. International functionalist style. Probably six storeys, seven bays plus chamfered corners, the upper floors cantilevered out over the ground floor but otherwise without external expression of different levels, the bays divided by plain pilasters strips and each bay divided by narrow full-height mullions to form three continuous vertical strips of multi-paned glazing, and the centre flanked by single glazed strips; set back parapet with metal railings. Other sides similar. Interior altered.	Fondly known as 'Kendals', Nos.98-116 Deansgate is one of the many fine examples of buildings from the first half of the 20 th century that are of high architectural quality reflecting the growth in commercial office/ retail uses in this part of the city centre. The building is a landmark feature to the northern end of Deansgate, providing a robustness to the historic character of the streetscape. As such, the building's setting is understood and appreciated as part of the existing urban form and streetscape of Deansgate which is a multi-phased street of historic and contemporary buildings. The contribution of setting to significance, therefore, is low .	The existing site at St. Mary's Parsonage is glimpsed in some narrow, back-street views; but overall makes a negligible contribution to the experience or appreciation of this listed building.
6	Grade II	Albert Bridge: Road bridge over the River Irwell. 1844 by	The contribution of setting to the ability to understand and	The existing site at St. Mary's Parsonage can be

		G W Buck. Sandstone ashlar. Classical style. Single-span, segmental-arched bridge with voussoirs, pilaster terminals and a moulded stringcourse set beneath each parapet. To the centre of each parapet is a raised panel and surmounting the parapets are cast-iron lamps.	appreciate the significance of the Albert Bridge is in its articulation of the segmental-arches which can be viewed at Riverside from both Salford and Manchester. The mid-19th century bridge retains its architectural significance through clear retention of historic fabric, but also denotes an important phase in both Salford and Manchester's history. The overall contribution of the setting to significance of the heritage asset is thus considered to be high-to-medium.	seen in east facing views from the Grade II listed bridge; but overall makes a negligible contribution to the experience or appreciation of this listed building.
7	Grade II	Former Hydraulic Power Station in Grounds of City College Hydraulic power generating station, now part of college workshops. 1907-9, altered. Red brick with sandstone dressings, iron reservoirs, slate roof. Built on east bank of River Irwell. Irregular rectangular plan at right-angles to river. Baroque style. Two and 3 storeys, in form resembling nave with aisles, the aisles flat-roofed and surmounted by large rectangular reservoirs at the end close to the river, with tower on south side.	The former hydraulic power station is best understood and appreciated from Left Bank Street and from views across the River from Salford. Whilst the immediate area around the listed building has been subject to significant redevelopment (Spinningfields), the buildings relationship with the River Mersey retains a sense of the buildings significant architectural and historical associations. The overall contribution of the setting to significance of the heritage asset is thus considered to be medium.	The existing site at St. Mary's Parsonage makes no contribution to the experience or appreciation of this listed building. The extant site thus makes a neutral contribution to the setting of the listed building.
8	Grade II	Masonic Temple Dated 1929 below centre of parapet, by Thomas Worthington and Son. Portland stone (roof not visible). Large rectangular plan with slightly projecting wings. Stripped classical style. Three storeys, symmetrical, the wings slightly lower.	The building is best understood and appreciated from Motor Square, from which the ornate principal façade of the building can be viewed. Whilst the setting of the Masonic Temple has been subject to considerable change following the mass clearance and redevelopment of the area during the post-war period, the collection of historic buildings along Bridge Street retains a sense of the domestic height and scale which historically characterised the buildings setting. The overall contribution of the setting to significance of the heritage asset is thus considered to be medium-to-low.	The listed building is situated directly south-west of the proposed development site. The existing building subsequently contributes to the setting of the Grade II listed building and shares a visual relationship with the designed heritage asset. It will be clear, therefore, that proposals to redevelop / alter the Site will have to respect and respond to the adjacent heritage asset and minimise any potential for adverse impact. The potential impact of the proposals will therefore need to be tested in the Visual Impact Assessment.
9	Grade II	Sawyers Arms: Public house. Late C19. Stucco on brick,	The Sawyers Arms Public House occupies a prominent corner at	The existing site at St. Mary's Parsonage makes no

		with glazed terracotta dressings, slate roof. Irregular plan with rounded corner to John Dalton Street. Eclectic style with some classical features. Three storeys over cellars.	the junction of Deansgate, Bridge Street and John Dalton Street. The building forms a strong ‘anchor’ at this junction, from which Deansgate becomes increasingly void of most of its historic context when travelling northwards. The setting of the building is in part affected by the presence of the busy junction and infrastructure, however, the building can still be fully appreciated and viewed from John Dalton Street west. The contribution of the setting to the significance of the building is considered to be medium-to-low.	contribution to the experience or appreciation of this listed building. The extant site thus makes a neutral contribution to the setting of the listed building.
10	Grade I	John Rylands Library: Library. 1890-99, by Basil Champneys, for Enriqueta Augustina Rylands in memory of her husband; with back extension 1912, also by Champneys. Red sandstone (roof not visible).	The form of the building with its distinctive Gothic style makes it a landmark on Deansgate. As such, the building’s setting is understood and appreciated as part of the existing urban form and streetscape of Deansgate which is a multi-phased street of historic and contemporary buildings. The building’s setting has been compromised in part by the contemporary development at Spinningfields Square. The contribution of setting to significance, therefore, is considered to be low.	The existing site at St. Mary’s Parsonage makes no contribution to the experience or appreciation of this listed building. The extant site thus makes a neutral contribution to the setting of the listed building.
11	Grade II	105-113 Deansgate: Includes: Nos.5 TO 15 JOHN DALTON STREET. Commercial building with offices over shops and bank. 1876, by Pennington and Bridgen; altered. Sandstone ashlar, slate roof. Large trapeziform plan on island site, with canted corners. Gothic style.	The Grade II building is situated northwest of the Site. Nos. 105-113 Deansgate can be appreciated from wider views and forms a prominent building on a main road. The buildings on South King Street form part of an enclosed streetscape and views to the buildings are limited. The Grade II building is experienced in conjunction with Old Colony House (the Site), which is notably coherent with the narrow street wall and is a positive contributor to the elevation at 1-5 South King Street. The contribution of setting to significance, therefore, is considered to be low.	The existing site at St. Mary’s Parsonage makes no contribution to the experience or appreciation of this listed building. The extant site thus makes a neutral contribution to the setting of the listed building.

12	Grade II	4-14 King Street: Includes: Nos.1 TO 5 SOUTH KING STREET. Includes: Nos.4 TO 14 KING STREET. Commercial block with chambers over shops. c.1870-80, altered. Sandstone ashlar facades and brick rear (roof not visible). Large trapeziform plan on island site. Muted eclectic style with some Gothic features.	King Street was historically (and remains to be) a principal pedestrian route through the city centre. The building holds the corner of King Street and Deansgate, retaining a strong presence within the city centre. A number of Listed Buildings characterise the historic streetscape of King Street, displaying an eclectic mix of building types ranging from the 18th century to the early 20th century. Carefully controlled development of the street has enabled the rich variety of built form to be appreciated as a collective whilst allowing for individuality. The contribution of setting to significance, therefore, is considered to be medium-to-high.	Due to the visual separation between the listed building and the site, Alborton House (as existing) is considered to have a neutral contribution to the setting of the listed building.
13	Grade II	Haywards Building: Shop with offices over. Mid to later C19. Ashlar (roof concealed). Rectangular plan at right-angles to street. Eclectic style. Four storeys, three-and-a-half bays (half-bay to left), with banded piers to ground floor, enriched sill-band to 1st floor, left bay slightly projected from this level and giant pilasters to the other bays, panels between 1st and 2nd floors, dentilled friezes to the full bays, enriched frieze above and prominent cornice with balustraded parapet.	The Haywards Building is situated at 62 – 66 Deansgate, directly opposite the Site at 39 Deansgate. Whilst the setting of the building has always evolved as part of the urban city centre of Manchester, the Haywards Building adds to the appreciation of the historic streetscape as one of Manchester's original high-end shopping districts. The late-19th century building continues to be visually dominant within the busy streetscape, despite its setting having been increasingly eroded of historic character. The contribution of setting to significance, therefore, is considered to be low.	Due to the visual separation between the listed building and the site, Alborton House (as existing) is considered to have a neutral contribution to the setting of the listed building.
14	Grade II	Blackfriars Bridge c.1820. Sandstone ashlar. Three spans. Classical style. Three semicircular arches (east end partly embedded in river bank), with vermiculated rusticated voussoirs, triangular cutwaters and low piers with rounded ends from which rise pairs of Ionic semicolumns; plain frieze and dentilled cornice breaking forward over the columns. C20 parapet with tubular iron railings replaced with stone	The contribution of setting to the ability to understand and appreciate the significance of the Blackfriars Bridge is in its articulation of the semi-circular arches which can be viewed at Riverside from both Salford and Manchester. The early-19th century bridge retains its architectural significance through clear retention of historic fabric, but also denotes an important phase in both Salford and	The existing site at St. Mary's Parsonage can be seen in west facing views from the Grade II listed bridge; but overall makes a negligible contribution to the experience or appreciation of this listed building.

		clad reinforced concrete in 1991.	Manchester's historical development. The overall contribution of the setting to significance of the heritage asset is thus considered to be high-to-medium .	
15	Grade II	The Crown Tavern Public house. Early C19. Painted brick with Welsh slate roof. 3 storeys, 3-window range. Later C19 tiled pub front to ground floor, with main central round-arched doorway with paired doors and shafts to architrave. Flanking segmentally-arched windows, and small round-arched doorway to left. "Crown Hotel" written in tiles beneath windows, and moulded tiles defining the arched heads of doors and windows.	The early 19 th century building is located just north of the Grade II listed Blackfriars Bridge (Salford side). The building benefits from being viewed in conjunction with a collection of listed buildings along the street, making a positive contribution to the setting of the public house. The overall contribution of the setting to significance of the heritage asset is thus considered to be medium .	Due to the visual separation between the listed building and the site, Alborton House (as existing) is considered to have a neutral contribution to the setting of the listed building.

6.6 Parsonage Gardens Conservation Area

The historic and well-defined green space of Parsonage Gardens is a clear focal point to the Conservation Area and important space in terms of amenity, setting, and coherence to the urban form. Most of the buildings around the Garden's comprise orange-red brick or terracotta, although one modern-style steel and glass structure blends well with its surroundings.

Architectural Interest

- Retention of 'kite shaped' plan form to the gardens, which is notably one of the few green spaces within Manchester city centre.
- Situated to the south side of the Gardens, is Arkwright House (Grade II). The White Portland Stone building comprises Corinthian pilasters, cornices and arched windows, emulating the development and affluence of the city centre during the early 20th century.
- Bridge Street bounds the Conservation Area to the south, and is a good example of a 19th century street of commercial buildings.

Historic Interest

- Historically the site of an 18th century church (the Church of St. Mary) and Parsonage House, the residence of Thomas La Warre (12th Baron of Manchester). Since demolished.
- The names of streets in the immediate locality reflected the ownership of the land by the church: Parsonage Lane, St Mary's Parsonage, College Land and St Mary's Street linked the church with Deansgate.

Parsonage Gardens Conservation Area embraces a length of river frontage to the Irwell, terminating at Bridge Street where it meets the junction with Deansgate Conservation Area. Alberton House is located on the periphery of the Conservation Area, any proposals to redevelop the site will consequently have **considerable potential to have an impact** upon its setting.

The existing site (Alberton House) is considered to make a **minor adverse** contribution to the setting of the Parsonage Garden's Conservation Area due to the use of low-quality, utilitarian materials and unreceptive elevations which do little to encourage pedestrian activity and permeability across the area.

This is highlighted within the council's appraisal of the Conservation Area, which states that *"though partly parallel to the River Irwell, the buildings (to the west of St. Mary's Parsonage) do not provide much scope for the development of a riverside walk. New developments should take this into account and acknowledge that the length of walkway already constructed from Bridge Street will hopefully one day provide access as far as Blackfriars Street"*.

6.7 Deansgate / Peter Street Conservation Area

The Deansgate/Peter Street conservation area lies within the city centre of Manchester and is contiguous with other designated areas covering a substantial part of the Victorian city centre. It

includes much of the area surrounding Peter Street and the junctions of Deansgate with both Quay Street and Bridge Street.

Architectural interest

- Buildings are constructed from a wide range of high-quality materials such as stone, red-orange brick, terracotta and faience. Some of the stone buildings are intricately carved with fine sculptural detail.
- The completeness of the 'street wall' with individual buildings of architectural quality, e.g. Wood Street Mission, creates a memorable piece of urban design.
- The Rylands Library on Deansgate is a landmark building within the area which is recognized by its Grade I status.

Historic interest

- Peter Street, and its continuation into Quay Street, is the most important junction in the area and contains the Grade II* listed Free Trade Hall, the presence of which is reminiscent of the area's historical associations with St. Peter's Fields (site of the Peterloo Massacre).
- Deansgate is the longest and straightest street in the city centre and consequently there is a long-range view to the north showing the tower of the cathedral framed by buildings on either side.
- Buildings on Peter Street, Quay Street and part of Deansgate are of different ages and styles, but retain a positive relationship with one another.

Due to the dense urban form within the city centre, the existing site (Alberton House) is considered to make a **neutral** contribution to the setting of the Deansgate / Peter Street Conservation Area.

6.8 St Ann's Square Conservation Area

The St. Ann's Square Conservation Area comprises an expansive variety of architectural styles and materials. Whilst there are only a few surviving examples from the 18th century, these convey the early historic character of this part of Manchester. More contemporary buildings within the Conservation Area largely correspond with and respect the existing built form of the area, together, they create an imposing 'street wall'. The Conservation Area is further distinguished by the formation of irregular island sites which have gradually formed over the last two centuries.

Architectural Interest

- Grade I Listed St Ann's Church – forms the central focus of the Conservation Area
- Rich tapestry of built form from the Georgian period onwards, but generally within the footprints originally laid out, particularly on King Street.
- Retention of historic plan form created by the central Square and passage through to King Street

- Strong architectural form on street corners.
- Generally low-level massing of architecture, providing a sense of 18th century height and massing.

Historic Interest

- Area in use from the thirteenth century as farmland and as the location for Acres Fair.
- Focus of the growth of Manchester during the Georgian Period with the construction of St Ann's Church, and the laying out of the Square.
- Home to Manchester's Cotton Exchange for over two centuries, extremely important and emblematic in and of Manchester's industrial and economic success.

Due to the dense urban form within the city centre, the existing site (Alborton House) is considered to make a **neutral** contribution to the setting of the St Ann's Square Conservation Area.

6.9 Non-designated Heritage Assets

- A. **Albert Bridge House:** Government offices, built in two phases: an eighteen-storey tower block 1958 to 1959; a six-story block and three-storey block with an attached single-storey block 1960 to 1962, to designs by E H Banks, senior architect of the Chief Architects' Division of the Ministry of Works.

The design of Albert Bridge House tower block is typical for office buildings of the late 1950s with an exposed concrete frame, repetitive modular elevations and extensive glazing, its modern credentials diluted by the use of traditional Portland stone for partial cladding. Key views of the building are experienced from King Street, in which the angled orientation of the post-war building can be best understood, terminating views from the central throughfare.

The building was considered for listing in June 2021 and subsequently rejected (Historic England ref: 1476463).

- B. **Nos.55-69 Bridge Street:** Comprise a collection of mid-to-late 19th century shops and former warehouses (lightly altered, externally) which convey a sense of the former architectural character which defined the area around Bridge Street until the mid-20th century. The buildings yield historic and architectural interest as survivors of the post-war clearance made to the area around Bridge Street, the shops and dwellings along Bridge Street make a positive contribution to the Parsonage Gardens Conservation Area and to the settings of listed buildings in the immediate area.
- C. **Bridge Tavern:** The Bridge Tavern is situated to the opposite side of Bridge Street from the collection of former shops and warehouses noted above (Nos.55-69). The public house is identified on Goad's 1888 fire Insurance plan as a "public house". The brick built tavern comprises three-storeys, with a slate roof. Some original ironwork survives to the ground floor window. Windows are of a later date / altered. The building makes a positive contribution to the Deansgate / Peter Street Conservation Area.

6.10 Statement of Significance

Alberton House was built in 1973 to the design of Leach, Rhodes Walker as a purpose built office space, which it has remained to present day. Parts of the building were built on the site of the former Albert Street Police Station, which itself was built on the site of the Albert Street Gas Works. Following the substantial damage of the previous buildings upon the site during the enemy bombing raids in WWII, Alberton House was established in their place and in turn, completely changed the character of the area.

The building presents a blind elevation to Motor Square, creating an impenetrable street wall which makes a negative contribution to the street scene. The building is thus considered to yield **no architectural, aesthetic or historic merit** (both internally and externally) and is considered to be a negative contributor to the setting of the adjacent Conservation Area.

The wider townscape setting around the Site comprises an eclectic mix of high-grade buildings which collectively, make a positive contribution to the character and appearance of the Parsonage Gardens

and Deansgate / Peter Street Conservation Areas; the settings of which are considered to be of generally medium-to-high significance and are intrinsic to the understanding and appreciation of their special interest. Where the settings have been substantially eroded (identified as ‘low’) there is scope to better enhance the environment around the heritage assets and better reveal their significance.

Despite the considerable scale of Alberton House, due to the somewhat elusive location and abundance of dense urban form around it, the 1970s office building has been demonstrated to make a generally negligible / neutral contribution to the settings of Listed Buildings within the wider townscape.

The building is however, within the immediate setting of the Grade II listed warehouse at 3, St. Mary’s Parsonage, Arkwright House (also Grade II) and the Parsonage Gardens Conservation Area. It will be clear, therefore, that any proposals to redevelop the Site must seek to preserve and / or enhance the settings of the surrounding, designated heritage assets.

7. HERITAGE IMPACT ASSESSMENT

7.1 Measuring heritage impact

This assessment of the potential heritage impact principally concerns the visual (indirect) impact of the proposals upon the character and appearance of the Parsonage Gardens Conservation Area and settings of surrounding listed buildings. The contribution of the setting to significance in each case has thus been established in the significance assessment above, in preparation for the following impact assessment.

The magnitude of impact is a product of the extent of change which is likely to result from the Proposed Development on the settings of the adjacent listed buildings. Where the proposed changes are considered to enhance the setting or appreciation of a heritage asset, the impact on its significance will be deemed to be beneficial. Conversely, where the Proposed Development is considered to compromise or diminish its positive heritage values the impact on the significance will be deemed adverse.

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

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

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

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

As Historic England’s Guidance Note on producing Statements of Heritage Significance makes clear, the reliance and use of tabulated matrices can lead to a reductionist approach when assessing the true ‘significance’ of impact. Consequently, the following impact assessment is formed of a 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.

7.2 Determining the overall impact

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

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

Mitigation in respect of any adverse impact upon the setting, and / or the context of the identified listed buildings is formulated upon the overall benefits of the Proposed Development. Benefits relate to both the place in which the development will be constructed, as well as benefits to the wider community or society as a whole.

7.3 The Proposals

Planning Description:

“Demolition of existing building and erection of a 19 storey (basement, ground including mezzanine, plus 18) building comprising ground floor food and beverage (Use Class E, Sui Generis), 16 floors of office (Class E), and two floors of wellness centre (Sui Generis) including ancillary food and beverage (Use Class E), landscaping, highways and other associated works.”

The proposed development seeks to demolish the existing, 1970s office building (Alberton House) and introduce a 19 storey office building with associated F&B, Amenity and Wellness Facilities.

The proposals seek to deliver a net zero carbon, high quality building with contemporary office space, addressing the need for growing space in the St Mary’s Parsonage area. The architectural concept draws inspiration from the local industrial heritage and seeks to contribute to the historic environment of St Mary’s Parsonage. The proposed copper coloured material concept is derived from the site’s historic use as a Brass and Copper Works. The cornice is proposed to comprise principally of ceramic / terracotta, with a mix of stone for the junction element.

The completed development will introduce an activated ground floor which provides a vibrant leisure use and opens up river views to the public.

Please refer to the Design & Access Statement by EPR Architects for full details.

7.4 Visual Impact Assessment

Figure 17, below, provides a baseline map with the relative locations of key heritage viewpoints. A total of **8 heritage views** agreed to be assessed for the potential heritage impact.

The selected views have been scoped in where; a) there is a baseline value to the view, in heritage terms, and b) where the proposed development was visible, and c) sensitive / key viewpoints which test whether the Proposed Development would be visible. Additional views will be assessed as part of the wider Townscape Visual Impact Assessment (TVIA).

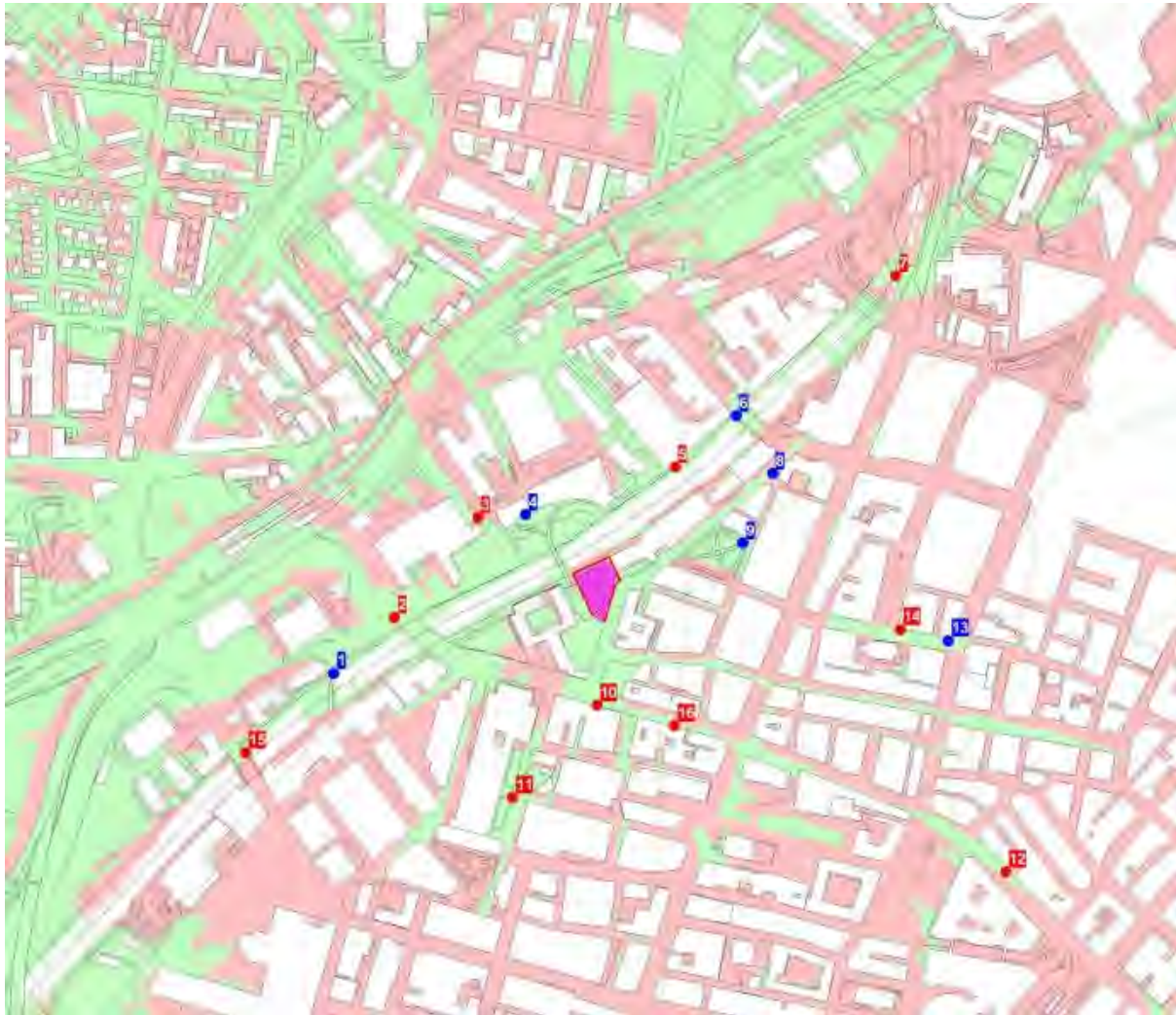


Figure 17: Key View map, adapted from Zone of Visual Influence study. All areas in green represent points from which the development would be visible.

The key views which have been scoped in for the Heritage Visual Impact Assessment include: Views 1, 6, 7, 8, 9, 10, 13, 14 and 16.

The Visual Impact Assessment also includes an assessment of relevant, consented schemes which will be viewed in conjunction with the Proposed Development.

Alberton House Verified Views Committed Developments KEY		
	No. 26 Kendals and Frazer	MCC PP REF: 129251/FO/2021
	No. 27 39 Deansgate	MCC PP REF: 131314/FO/2021
	No. 28 Plot B7	SCC PP REF: 20/75571/FUL
	No. 30 Ramada Renaissance	MCC PP REF: 132088/FO/2021
	No. 34 Union T2 St Johns	MCC PP REF: 126648/FO/2020
	No 37 Trinity Islands	MC PP REF: 132429/FO/2021
	Alberton house overlay when not visible to camera	

Viewpoint 1 – Existing



Viewpoint 1 is experienced from within the boundaries of Salford, looking east towards the proposed development site. The focus of the view is orientated by the extent of the Grade II listed Albert Bridge, which forms the relative boundary between Manchester City Centre and Salford. To the southern aspect of the bridge (Manchester City Centre), the Grade II listed Former Hydraulic Power Station can be seen to the immediate right, whilst the listed building is largely surrounded by contemporary development, the historical interest of the former power station is readable with the retained proximity to the River Irwell.

Looking beyond the Bridge to the east, the existing buildings fronting onto the River are shown to comprise of an eclectic mix of late-20th and 21st century developments, most of a medium-to-high scale. Albert Bridge House can be seen to dominate the riverside view, forming one of the taller buildings this side of the river, along with the Manchester Civil Justice Centre (just visible to the top right corner of the view, cantilevering over the Grade II former hydraulic power station).

The existing building upon the site (Alberton House) is visible to the central aspect of the view, by presenting a blind elevation, the building creates a negative, visual component within the townscape.

Viewpoint 1 – Proposed



The Proposed Development will be highly visible from this location, forming a contemporary element to the eastern aspect of the River Irwell. The height, mass and scale of the new building reflects that of Albert Bridge House (non-designated heritage asset), which can be seen to the immediate right of the Proposed Development.

Whilst it is recognised this is not the best location from which to appreciate the significant orientation and aspect of Albert Bridge House, which is best understood from King Street looking west; the new building will compete with the mid-20th century Government office building to an evidential degree, incurring one instance of minor adverse impact on the setting of the NDHA.

Despite its scale, the proposals will not detract from the prominence of the Grade II listed buildings in the view to any appreciable degree (Albert Bridge; Former Hydraulic Power Station), thereby incurring a minimal impact upon the ability to appreciate their significance. When assessed on the whole, the impact on the built historic environment from Viewpoint 1 is considered to be **negligible**.

Viewpoint 1 – Cumulative



In the cumulative view, Plot B7 (shaded blue, Salford side) and the Renaissance Ramada development (shaded purple, Manchester City Centre side) will be viewed alongside the Proposed Development. Whilst visible, the existing, committed developments will not result in any material change to the conclusions outlined above. The relative impact of the Proposed Development from Viewpoint 1, when read alongside the committed developments in the view, will thus remain **negligible**.

Viewpoint 6 – Existing



Viewpoint 6 is experienced from the Grade II listed Blackfriars Bridge, which forms the relative boundary between Manchester City Centre and Salford. The view is orientated looking south towards the site, which is visible to the central aspect of the view, just east of the River. The view has been selected to illustrate the relationship and character of the buildings which form the north-western boundary of the St. Mary's Parsonage Conservation Area.

The riverside developments predominantly date to the late-20th century, having replaced all of the historic court buildings which fronted the river. The rusticated stone façade denotes the location of the early 20th century building known as Blackfriars House (undesigned), with the much-altered rear side of the Grade II listed National Buildings to the middle of the view. Beyond this, the rear (west) elevation of Alberton House (the Site) is evident, presenting a coherent appearance alongside Cardinal House. Both buildings date to the 1970s and create an uninviting, utilitarian appearance to the riverside view and form a negative component to the setting of the St. Mary's Parsonage Conservation Area.

Viewpoint 6 – Proposed



The new building will read as an assertive contributor to the riverscape with regards to its contemporary design and appearance, but ultimately aligns with the predominantly contemporary character and form of the buildings which front onto the River Irwell. The architecture conveys a contemporary warehouse aesthetic, to set it firmly as a landmark building of its place and as a destination. The proposed copper coloured material concept is derived from the site's historic use as a Brass and Copper Works, creating a distinctive element into the view which responds to the sites historic context.

The high-quality design and articulation of the proposed building helps mitigate any negative impact on the individual heritage assets in the view (including Blackfriars Bridge, Grade II and the National Buildings Grade II) and its architectural expression would make a positive contribution to the wider townscape.

The Proposed Development will remove a negative component within the townscape and introduce a new building of high architectural quality. It will be clear, therefore that despite the evident increase in scale, the proposals would result in a **minor beneficial visual impact** from Viewpoint 6.

Viewpoint 6 – Cumulative



In the cumulative view, Trinity Islands (shaded blue) and Vita T2 (shaded yellow) will terminate long-range views from the bridge looking south. Whilst visible, the existing, committed developments will not result in any material change to the conclusions outlined above. The relative impact of the Proposed Development from Viewpoint 6, when read alongside the committed developments in the view, will thus remain minor beneficial.

Viewpoint 7 – Existing



Viewpoint 7 is experienced from the Cathedral approach looking south towards the site, which is discernible to the central aspect of the view, just east of the River Irwell. The Grade II listed Victoria Bridge dominates the foreground, forming the boundary between Manchester City Centre (east) and Salford (west). The view has been selected to illustrate wide-ranging views of the River Irwell and the Grade II listed heritage assets within the view (Grade II listed Blackfriars Bridge and Victoria Bridge, also Grade II).

The urban, built form along the riverside is largely contemporary in character, form and scale. Highland House (1967), now the Premier Inn (Salford side) comprises 23-storeys in height and dominates the immediate right of the view. Across the river, to the left, the re-development of the Renaissance hotel is shown to be underway in accordance with the Ramada framework. Once built, the building will comprise c.27 storeys.

Beyond the Blackfriars Bridge, the composition of the townscape continues to present a moderate scale to the river, with Blackfriars House, the National Buildings (Grade II), Cardinal House and Alborton house (the Site) all forming buildings of mid-range scale.

Viewpoint 7 – Proposed



The Proposed Development will form a contemporary new component within the view, forming an assertive development which responds to the existing townscape with regards to materiality, form and scale. The high-quality design and articulation of the proposed building avoids any negative impact on the individual heritage assets in the view (including Blackfriars Bridge, Grade II and the National Buildings Grade II) and its architectural expression would make a positive contribution to the wider townscape.

The Proposed Development will remove a negative component within the townscape and introduce a new building of high architectural quality. It will be clear, therefore that despite the evident increase in scale, the proposals would result in a **minor beneficial visual impact** from Viewpoint 7.

Viewpoint 7 – Cumulative



In the cumulative view, Trinity Islands (shaded blue) and Vita T2 (shaded yellow) will terminate long-range views from the bridge looking south. Whilst visible, the existing, committed developments will not result in any material change to the conclusions outlined above. The relative impact of the Proposed Development from Viewpoint 7, when read alongside the committed developments in the view, will thus remain minor beneficial.

Viewpoint 8 – Existing



Viewpoint 8 is experienced from St. Mary's Parsonage, looking south-west towards the proposed development site. The view has been selected as it well represents the historic buildings which define the character and appearance of the Conservation Area, including: Arkwright House (Grade II) and the National Buildings (Grade II).

Blackfrairs House (1923) frames the view to the right, formed of a distinctive rusticated, stone façade, with Parsonage Chambers (1920s) to the left. Whilst both are unlisted, the two buildings present good representations of the early 20th century office / warehouse building typology which can be found within the Parsonage Gardens Conservation Area.

The east wing of Alberton House is glimpsed into view to the west end of St. Mary's Parsonage, with the principal wing eclipsed from view. The Grade II listed Victorian warehouse is discernible to the left of the wing, forming an isolated component of Victorian architecture prior to the post-war clearance. Beyond this, Albert Bridge House terminates views along St. Mary's Parsonage, creating a focal point and denoting the post-war character which is prevalent to the immediate periphery of the Parsonage Gardens Conservation Area.

Viewpoint 8 – Proposed



The Proposed Development will terminate views along St Marys Parsonage looking south, screening views of Albert Bridge House (NDHA). Whilst this will diminish the ability to experience views of the non-designated heritage asset from this location, it is recognised the best place from which to appreciate the orientation and aspect of Albert Bridge House is from King Street, looking west towards the NDHA.

The Proposed Development will screen views of Albert Bridge House from this location, resulting in one instance of minor adverse impact.

It will be clear the proposed development will knit well into the existing form and scale of the townscape from this location, forming a contemporary yet responsive development which reflects the grandeur and quality of the early-20th century buildings in the foreground of the view. The architectural and historic interest of the Grade II listed Victorian warehouse at 3, St. Mary's Parsonage will remain appreciable as a surviving component of 19th century character within an area widely dominated by buildings which date to the 20th – 21st centuries. The proposed copper coloured material concept is derived from the site's historic use as a Brass and Copper Works, creating a distinctive element into the view which responds to the sites historic context.

When assessed on the whole, the Proposed Development is thus considered to incur a **minor beneficial** visual impact on the built historic environment from Viewpoint 8.

Viewpoint 9 – Existing



Viewpoint 9 is experienced from within the heart of the Parsonage Gardens Conservation Area, looking south-west towards the proposed development site. The view has been selected as it best represents the character and appearance of the Conservation Area, which is defined by a kite shaped green space, enclosed by a number of significant historic assets including: Arkwright House (Grade II) and the National Buildings (Grade II).

Arkwright House, which was commissioned in 1929 and completed in 1937, was originally built for the English Sewing & Cotton Company in a design by Harry S Fairhurst. The building was extended in 2017, creating an additional storey. The National Buildings have also witnessed a fair degree of alteration, however, both buildings present a coherent form and sense of repose, which fundamentally underpins the architectural significance of the designated area.

The existing building upon the Site (Alberton House) terminates views along St. Mary's Parsonage and is viewed alongside its sister building: Cardinal House. The 1970s building is of a demonstrably juxtaposing character and materiality and makes a negative contribution to the settings of heritage assets in the view and to the character and appearance of the Conservation Area. The building does, however, fall outside of the designated conservation area boundary, and therefore principally affects its setting.

Viewpoint 9 – Proposed



The Proposed Development would introduce a contemporary new element of considerable height and scale, forming a backdrop to the listed buildings which frame the kite-shaped green space. The view presents the heart of the Parsonage Gardens Conservation Area and is therefore a considerably sensitive viewing location from which to best understand and appreciate the space and the significance of the listed buildings within it.

Despite the increase to height, scale and mass, the proposed building presents a design of high architectural quality and materials, replacing a building of lesser architectural merit. Whilst the dominance of the proposed development will incur a **minor adverse impact** upon the settings of the Listed Buildings in this view, it will be clear the design quality mitigates this to a measurable degree.

The proposed copper coloured material concept is derived from the site's historic use as a Brass and Copper Works, creating a distinctive element into the view which responds to the site's historic context.

Viewpoint 9 – Cumulative



In the Cumulative view, the visibility of the Proposed Development would remain unchanged. The proposals will be viewed alongside the Kendals scheme, which will see an increase in mass above Arkwright House (denoted by red shading). This will incur a degree of adverse impact upon the listed building and to the Conservation Area.

The relative impact of the Proposed Development from Viewpoint 6, when read alongside the committed developments in the view, will thus remain **minor adverse**.

Viewpoint 10 – Existing



Viewpoint 10 is experienced from Bridge Street west, which forms the northern boundary the Deansgate Conservation Area. The view allows for short-to-mid range views across Motor Square, looking north towards the proposed development site with the Grade II listed Masonic Temple behind (eclipsed from view). Whilst the square is not located within any designated conservation areas, it forms the immediate setting of a number of designated heritage assets.

The site (Alberton House) is well represented to the central aspect of the view. The east wing of the building presents a blind elevation to the square and is considered to be a negative contributor to the setting of designated and non-designated heritage assets in the immediate area.

The mid-20th century former Government tax office known as ‘Albert Bridge House’ dominates the left side of the view, forming a landmark building of dominant mass and scale. The purple glazed link bridge connects the main office block to the podium, which can be seen to the immediate left of Alberton House, and forms part of the Albert Bridge House site.

Albert Bridge House has been identified as a non-designated heritage asset, and thus its setting must be taken into consideration.

Viewpoint 10- Proposed



The Proposed Development will introduce a new building of considerable height and scale into the view, of landmark quality. Despite the evident quality of the design and suitable materiality, the proportion and scale of the development will conflict with that of Albert Bridge House (NDHA), reducing the intended dominance of the building within the townscape.

Whilst this will incur a **minor degree of adverse** impact on the NDHA within this view, the wider benefits of the development to the surrounding streetscapes must be recognised. The new office building will create active frontages in place of uninviting, blind elevations and actually improve the visual and physical experience around the highly-utilised Motor Square, providing some counterbalance to the adverse impact noted above. In particular, the proposals will encourage further footfall into the area, with the improvements to landscaping providing a **moderate enhancement** to the setting of the Grade II listed warehouse at 3 St Marys Parsonage and 31-33 King Street (also Grade II). On balance, therefore, it is considered the Proposed Development would have an **overall neutral (balanced) visual** impact from Viewpoint 10.

Viewpoint 10 – Cumulative



In the Cumulative view, the visibility of the Proposed Development would remain unchanged. The proposals will be viewed alongside the approved Kendals scheme (shaded red), which will result in a further degree of change to the area with regards to mass, scale and character. Together, these developments will result in considerable, visual change and interest around the St. Marys Parsonage Gardens area. The improvements to the landscaping at street level will provide some considerable enhancement, providing some counterbalance to increase in mass and scale. On balance, therefore, it is considered the cumulative impact of the Proposed Development would remain neutral (i.e. suitably balanced).

Viewpoint 13 – Existing



Viewpoint 13 is experienced from St Ann Street where it meets Cross Street, looking west into the St Ann's Square Conservation Area and towards the Site at St Mary's Parsonage. The existing building upon the site (Alberton House) is currently obscured from view. St. Ann Street is defined on both sides by buildings of grandeur and municipal quality. The use of materials such as sandstone, red brick and buff terracotta are prevalent within this part of the designated area. The buildings in the foreground of the view are recognised for their special architectural and historic interest, with a number of them listed at Grade II, including: National House (left), Winters Buildings (left), Alliance House (right) and 25 St Ann Street (right).

The Grade II listed Kendal's Department store terminates the view, signalling the point in which the St. Ann's Conservation Area meets the Deansgate Conservation Area. A contemporary tower building in the far distance can be seen encroaching above the roofline of the department store.

The Grade I listed Church of St Ann is visible to the middle-left of the view and is the principal focal point to the St Ann Square Conservation Area.

Viewpoint 13 – Proposed



The proposed development will result in considerable, visual change, encroaching above the established roofline of the Grade II Kendal's department store, incurring a single instance of minor-to-moderate adverse visual impact upon the listed building.

It will be clear the Proposed Development will be viewed alongside the Grade I listed Church of St Ann from long-range views along St Ann Street but will be read as a contemporary back drop to the view, opposed to a direct contributor to the setting of the listed buildings in the view. By ensuring the significant components (such as the Grade I listed Church of St Ann) continue to remain the principal focus, the proposals will not have any impact upon the character and appearance of the St Ann's Conservation Area

When assessed as a whole, it will be clear the Proposed Development will result in one instance of moderate adverse impact upon the setting of the Kendals department store and **negligible impact** to the listed buildings in the foreground.

Viewpoint 13 – Cumulative



In the cumulative view, the Proposed Development will be largely screened by the consented Kendal's scheme (shaded red). The approved extension to the Grade II listed building will reduce the visibility of the proposals to a discernible degree, thereby reducing the apparent bulk and mass of the scheme in far reaching views from St Ann Street.

The relative impact of the Proposed Development from Viewpoint 6, when read alongside the committed developments in the view, is thus considered to result in one instance of minor adverse impact on the Kendal's building, with a negligible impact on the wider built historic environment.

Viewpoint 14 – Existing



Viewpoint 14 is taken from a point further west than View 13, allowing for a variation in the view. This is designed to better illustrate the experience of a pedestrian travelling towards the Site, through St Ann's Square. The Grade II listed Kendal's Department store terminates the view, signalling the point in which the St. Ann's Conservation Area meets the Deansgate Conservation Area.

St Ann's Church (Grade I) and St Ann's Square form the focus of the St Ann's Square Conservation Area, and although the buildings to the right and middle-left are not listed, they are positive contributors to the character and appearance of the conservation area. This view demonstrates the established building height within the area, with the Grade II listed Kendals department store signalling the change in character to the Parsonage Gardens Conservation Area along Deansgate.

The open nature of the southern end of St Ann's Square enhances the ability to appreciate the heritage interest of all buildings within the view, and forms a type of boulevard appearance, terminated by the Art Deco vertical emphasis of the Kendals building to the centre.

The existing site is largely eclipsed from view and as such makes a neutral contribution to the designated heritage assets within the view.

Viewpoint 14 – Proposed



The proposed development will be glimpsed into view, encroaching above the established roofline of the Grade II Kendal's department store, incurring a **single instance of minor adverse visual impact upon the listed building**. When viewed in the context of the wider view, the Proposed Development is decidedly less intrusive, and will be read as a contemporary back drop to the view, ensuring the significant components (such as the Grade I listed Church of St Ann) continue to remain the principal focus.

When assessed as a whole, it will be clear the Proposed Development will not intrude on the ability to understand and experience the relative architectural and historic interest of the additional heritage assets in the view to any appreciable degree, incurring an overall **negligible impact** upon their settings and on the St Ann Conservation Area.

Viewpoint 14 – Cumulative



In the cumulative view, the Proposed Development will be largely screened by the consented Kendal's scheme (shaded red). The approved extension to the Grade II listed building will reduce the visibility of the proposals to a discernible degree, thereby reducing the apparent bulk and mass of the scheme in far reaching views from St Ann Street.

The relative impact of the Proposed Development from Viewpoint 6, when read alongside the committed developments in the view, is thus considered to result in one instance of minor adverse impact on the Kendal's building, with a negligible impact on the wider built historic environment.

Viewpoint 16 – Existing



Viewpoint 16 is experienced from Bridge Street looking west towards the Proposed Development site. The historic buildings in the foreground of the view (55-69 Bridge Street), present a coherent and domestic 19th century character to the street. Formed of 2-3 storeys in height with similar proportions and polite, architectural quality. The buildings have been identified by Manchester City Council as non-designated heritage assets. The two later buildings to either side (71-73 and 61 Bridge Street) are of little architectural merit.

Albert Bridge House can be seen to the far left of the view, forming a dominant, post-war element within the view, exemplifying the mixed character of the area following the 1940s blitz.

The existing building is currently completely eclipsed from view, and thus makes a neutral contribution to the settings of heritage assets in the view.

Viewpoint 16 – Proposed



In the proposed view, the Proposed Development will be seen to encroach above the established roofline of the non-designated heritage assets in the view, to a modest extent. The slim form of the Proposed Development ensures only the cusp of the building will be viewed from this location, thereby ensuring the non-designated assets in the foreground of the view remain the prevalent focus.

Whilst the Proposed Development will be visible from this location, it will be clear the historic and architectural interest of the non-designated heritage assets in the view will remain the principal focus of the view, with the Proposed Development only just visible, resulting in a **neutral impact** from viewpoint 16.

7.5 Visual (indirect) Impact Assessment – Summary Table

As recommended in the revised Historic England guidance on the Settings of Historic Buildings referenced above, the perceived indirect (visual) impact upon the identified heritage assets have been tabulated below. The impact assessment has been informed by the baseline significance appraisal above and follows the recommended ICOMOS scheme of Heritage Impact Assessment as defined by the Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011).

These values have been established within the following table (**Table 5, below**) assessing the scale of impact and the perceived effect of change in each case as regard each of the designated heritage assets identified which could potentially be affected by the proposed development.

Whilst the table follows standardised guidance (with regards to scale of impact and significance of effect), it should be stressed that a number of detailed design mitigations have reduced the overall impact in select instances. This is reflected in the table below and is discussed further within the conclusions (Section 8.2).

Table 5 – Predicted impacts of proposed development upon significance of setting to Heritage Assets				
Heritage asset	Designation	Relative Significance / Value (inc. contribution of setting)	Scale of impact (setting)	Significance of the effect of change, or overall impact
3 St Marys Parsonage	Grade II	Medium	Moderate	Moderate beneficial
31-33 King Street West	Grade II	Medium	Moderate	Moderate beneficial
Arkwright House	Grade II	Medium	Minor-to-moderate	Minor adverse
National Buildings	Grade II	Medium	Minor-to-moderate	Minor adverse
98-116, Deansgate	Grade II	Medium	Minor-to-moderate	Minor adverse
Albert Bridge	Grade II	Medium	Minor	Minor beneficial
Former Hydraulic Power Station	Grade II	Medium	Negligible	Neutral
Masonic Temple	Grade II	Medium	Minor	Minor beneficial
Sawyers Arms	Grade II	Medium	Neutral	Neutral
John Rylands Library	Grade I	High	Neutral	Neutral
105-113 Deansgate	Grade II	Medium	Neutral	Neutral
4-14 King Street	Grade II	Medium	Neutral	Neutral
Haywards Building	Grade II	Medium	Neutral	Neutral

Blackfriars Bridge	Grade II	Medium	Minor change	Minor beneficial
The Crown Tavern	Grade II	Medium	No change	Neutral
Parsonage Gardens	Conservation Area	Medium	Moderate	Neutral (balanced)
Deansgate / Peter Street	Conservation Area	High-to-medium	Negligible	Negligible
St Ann's Square	Conservation Area	High	Negligible	Negligible
Albert Bridge House	Non-designated heritage asset	Low	Moderate	Minor adverse
55-69 Bridge Street	Non-designated heritage asset	Low	Negligible	Neutral
Bridge Tavern	Non-designated heritage asset	Low	Negligible	Neutral

7.6 Heritage Impact Assessment – Summary

The visual impact assessment above has identified that the proposals would result in:

- **4 of minor adverse**
- **2 instances of moderate beneficial impact;**
- **3 of minor beneficial;**
- **2 of negligible and;**
- **9 instances of neutral impact upon the settings of designated and non-designated heritage assets around the site.**

The tabulated matrix above is generally consistent with recognised criteria as defined within ICOMOS Guidance (2011). This is not, however, intended to be prescriptive, and does not account for detailed design mitigation which has been developed with the principal aim of minimising impact on surrounding heritage assets. Please refer to section 8.2 'embedded mitigation' for further detail.

8. CONCLUSIONS

8.1 Significance and Heritage Impact

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of “*sustainable development*” (NPPF (2021) **Paragraph 8**). In order to meet this key planning objective, it is essential that the Proposed redevelopment of the Alberton House site avoids any unmitigated negative impact on the heritage asset and upon surrounding identified heritage assets. This requires a clear and proportionate evaluation of the significance and impact on the identified heritage asset as has been outlined in this Heritage Statement.

Whilst Alberton House was built by a notable and local architectural practice, externally, the materiality and form of the late-20th century building is not innovative construction or particularly high-quality design. Further to this, the building has been altered and reconfigured over the years internally to accommodate modern office demands. As such, in heritage terms, the Site is considered to be of **no heritage significance**.

The building presents a blank elevation to Motor Square, creating an impenetrable street wall which makes a negative contribution to the street scene. The building is thus considered to be a **negative contributor** to the setting of the adjacent Parsonage Gardens Conservation Area. The proposals seek to enhance the site by introducing a building which focuses on enhancing views and the pedestrian environment around the riverside, thereby encouraging activity around the area.

The Proposed Development will introduce a building of greater height, scale and mass onto the site, which in turn will result in some select instances of adverse impact upon views from within the Parsonage Gardens Conservation Area and forming a dominant feature in key views of Albert Bridge House (NDHA).

The visuals do however demonstrate in a number of views, that despite the increase in height, mass and scale, the critical glazing and use of Farnham red brick positively respond to the existing aesthetic and material quality of historic buildings which define the Conservation Area. The proposals take inspiration from the rich, eclectic character of the surrounding area, from the Venetian Gothic warehouse at 3 St Mary’s Parsonage to the vertical glazing of the Grade II listed Kendals building; this approach has sought to consolidate the emerging character of the St Marys Conservation Area. The retention of the gas works plaque has also been incorporated into the current design.

The new office building will create active frontages in place of uninviting, blind elevations and actually improve the visual and physical experience around the highly-utilised Motor Square, providing some counterbalance to the adverse impact noted above. In particular, the proposals will encourage further footfall into the area, with the improvements to landscaping providing a moderate enhancement to the setting of the Grade II listed warehouse at 3 St Marys Parsonage and 31-33 King Street (also Grade II). On balance, therefore, it is considered the Proposed Development would have an **overall neutral (balanced) impact** upon the St Marys Parsonage Conservation Area.

The Heritage Impact Assessment has demonstrated that the proposals will result in 2 instances of moderate beneficial impact, 3 of minor beneficial, 4 of minor adverse, 2 negligible and 9 instances of neutral impact upon the built historic environment.

8.2 Embedded Mitigation

In line with Historic England's 2017 Guidance on assessing 'the setting of heritage assets', it will be clear for *"some developments affecting setting, the design of a development may not be capable of sufficient adjustment to avoid or significantly reduce the harm, for example where impacts are caused by fundamental issues such as the proximity, location, scale, prominence or noisiness of a development. In other cases, good design may reduce or remove the harm, or provide enhancement"* (HE, GPA3. 2nd Edition 2017 - Para.39).

Despite the impact incurred by the height and scale of the proposed building, the design takes cues from the brass and copper works which historically occupied the site in the early 19th century and utilises red brick and crittel windows. This is reflected in the instances of 'moderate' and 'minor' beneficial impact to the settings of listed buildings closest to the site.

The impact upon Arkwright House (Grade II) and the National Buildings (Grade II), is identified to be minor adverse overall. This conclusion has been reached due to the highly positive, contextual design response which has sought to replace a building of lesser architectural merit and poor elevational treatment and introduce one with active frontages. Whilst the increase in mass and height would incur some adverse impact upon the settings of these designated heritage assets, when assessed as a whole, the degree of change incurred by the new development would not diminish the significance of the listed buildings, or the ability to appreciate their contribution to the character and appearance of the Conservation Area.

Equally, whilst the proposed height and scale of the development will impact views from within Parsonage Gardens looking north-east, the development will enhance activity and permeability around Motor Square and enhance views from the Riverside, thereby offsetting some of the perceived impact upon the experience of the Conservation Area as a whole, resulting in an overall neutral (balanced) impact on the designated area.

8.3 Statutory and policy requirements.

The **Planning 1990 (Listed Building and Conservation Areas) Act** and the **National Planning Policy Framework, 2021**, set out the Government's planning legislation and policies for England and how these are expected to be applied. The relevant local planning policies contained within the Manchester Core Strategy (2012) have also been considered.

The NPPF establishes a clear hierarchy of significance for heritage assets, derived from their designated status. The fundamental objective is to avoid compromising designated heritage assets, as great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be (**paragraph 199**)).

The Heritage Statement has identified some instances of minor adverse visual impact. In order to comply with the relevant tests as outlined by the NPPF (2021) and the 1990 Act, where instances of adverse impact might occur, these must be clearly outweighed by clear public benefits (in accordance with NPPF, Para.202).

REFERENCES

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

1. Planning (Listed Buildings & Conservation Areas Act 1990.
2. Department of Communities and Local Government (2021). National Planning Policy Framework.
3. Department of Communities and Local Government (2019) Planning Practice Guide. Conserving and enhancing the historic environment
4. Historic England (2019). Understanding Place: Conservation Area Designation, Appraisal and Management.
5. Historic England (2008). Conservation Principles. Policies and Guidance.
6. Historic England (2017). The Setting of heritage assets.
7. Historic England (2016). Making Changes to Heritage Assets. Historic England Advice Note 2.
8. Historic England (2015). Historic Environment Good Practice Advice in Planning. Note 2: Decision-Taking in the Historic Environment.
9. Historic England (2017). Commerce and Exchange Building. Listing Selection Guide.
10. Historic England (2019). Statements of Heritage Significance.
11. Historic England (2016). Introductions to Heritage Assets: The Late 20th-Century Commercial Office.
12. Parkinson Bailey, J. (2000). 'Manchester: an architectural history' Manchester University Press.

APPENDICES

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

Table 6: The hierarchy and definition of heritage significance relevant to the redevelopment of the Site (tailored from ICOMOS & Historic England guidance)	
Heritage status / hierarchy	Description.
Very High / Exceptional heritage significance <i>International architectural and historic interest and importance.</i>	This heritage grading relates to the fabric and setting of: - Scheduled Ancient Monuments, - Grade-I listed buildings, - Grade-I historic parks/gardens, - and battlefields, defined by statute, where the particular site is well represented in the impacted historic environment.
High heritage significance <i>National architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II* and grade-II listed buildings, - Grade-II* and grade-II historic parks/gardens, - battlefields, as defined by statute, - Conservation Areas containing very Important buildings. where the particular site is well represented in the impacted historic environment.
Medium heritage significance <i>Regional architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II listed buildings (dependant on character), - Grade-II historic parks/gardens and battlefields, - designated Conservation Areas, - Unscheduled archaeological sites and landscapes of potential national interest where the fabric and character of the site is well represented in the impacted historic environment.
Low heritage significance <i>Local architectural and historic heritage importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Locally Listed Buildings (as formally identified by the Council and defined by an adopted Local Planning Policy), - Site's identified and recorded as being of heritage interest on the Historic Environment Record, which retain a definable heritage interest as a component of the historic environment. - unrecorded buildings, structures, or designed landscape features, which demonstrably retain a degree of heritage value due to their: architectural design, historic, communal, or townscape interest.
Negligible heritage significance <i>Buildings or fabric components which have been extensively altered, eroding or compromising their architectural and historic interest</i>	This heritage grading relates to sites which may be: - recorded on the Historic Environment Record in record form or as 'Find Sites' but retain minimal or no original fabric or definable character. - buildings, structures, or designed landscape features, which detract from the architectural design, historic, communal, or townscape interest of the principal heritage asset.
Unknown heritage potential <i>Buildings/sites where the potential importance interest requires determination</i>	This heritage grading relates to sites which may be locally identified as meriting recognition but have not been previously recorded or investigated so that their origins and fabric significance have yet to be objectively defined.

Appendix II: Assessing the Magnitude of Change or Impact

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

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

Table 7: Criteria for defining the effect and degree of direct and indirect heritage impact		
Definition of magnitude and nature of heritage impact.	Direct heritage impacts (physical alteration or change to character)	Indirect heritage impact (visual change to the experience or setting of the building and its context).
Major adverse <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage values of the identified heritage assets in the view, or the view as a whole, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse <i>less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Minor Adverse <i>The negative impact will need to be balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage values of the assets in the view, or the view as a whole, or the ability to appreciate those values.
Negligible adverse	Development resulting in negligible direct impact on a	Negligible perceptible change to the character of a designated

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

		Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate its significance.
Major beneficial <i>The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage values.</i>	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage values.	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage values. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage values of the heritage assets in the view, the view as a whole, or the ability to appreciate its significance.

Appendix III: Assessing the Significance of Impact

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

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

Table 8: Assessing the Significance of Impact

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



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