



For McGoff Group Projects Ltd

HERITAGE STATEMENT

Land at 85 Rochdale Road, Manchester





For McGoff Group Projects Ltd

HERITAGE STATEMENT

Land at 85 Rochdale Road, Manchester

TYPE OF DOCUMENT (VERSION) PUBLIC

PROJECT NO. UK0042275.0970

OUR REF. NO. UK0044544.9280

DATE: MARCH 2026

WSP

3 Wellington Place

Leeds

LS1 4AP

WSP.com



QUALITY CONTROL

Issue/revision	First issue	Revision 1	Revision 2	Revision 3
Remarks				
Date	27/03/2026			
Prepared by	Stuart Batho/Ruth Haigh			
Signature				
Checked by	Vanessa Rowell			
Signature				
Authorised by	Doug Hann			
Signature				
Project number	UK0042275.0970			
Report number	001			
File reference	UK0044544.9280			

CONTENTS

1	INTRODUCTION	1
1.1	INTRODUCTION	1
1.2	SITE AND LOCATION	1
1.3	HERITAGE ASSETS	2
1.4	PLANNING POLICY CONTEXT	2
1.5	REPORT STRUCTURE	2
2	METHODOLOGY	4
2.1	INTRODUCTION	4
2.2	SOURCES CONSULTED	4
2.3	ASSESSMENT OF SIGNIFICANCE	4
3	DESCRIPTION, SIGNIFICANCE AND SETTING OF HERITAGE ASSETS	8
3.1	INTRODUCTION	8
3.2	HISTORICAL DEVELOPMENT	8
3.3	IDENTIFIED HERITAGE ASSETS	8
3.4	LISTED BUILDINGS	9
3.5	CONSERVATION AREAS	12
3.6	NON-DESIGNATED HERITAGE ASSETS	13
4	RELEVANT LEGISLATION AND PLANNING POLICY	17
4.1	THE PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990	17
4.2	NATIONAL POLICY	17
4.3	LOCAL POLICY	18
5	IMPACT ASSESSMENT	20
5.1	INTRODUCTION	20



5.2	MARBLE ARCH INN	20
5.3	18-20 ROCHDALE ROAD, ALEXANDRA PLACE	21
6	CONCLUSION	23

6.1	INTRODUCTION	23
6.2	KEY FINDINGS	23

APPENDICES

APPENDIX A

REFERENCES

APPENDIX B

HISTORICAL MAPPING AND IMAGES

APPENDIX C

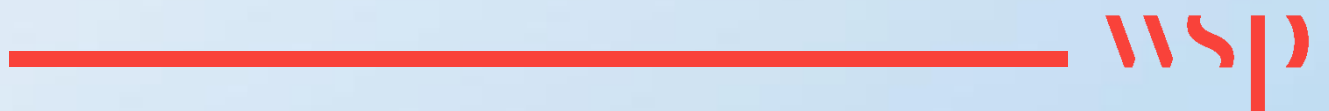
HERITAGE ASSETS MAPS

APPENDIX D

SITE PHOTOGRAPHS

1

INTRODUCTION



1 INTRODUCTION

1.1 INTRODUCTION

- 1.1.1. This Heritage Statement has been prepared to support a planning application by McGoff Group Projects Ltd for the following development:

“Erection of a 17-storey residential apartment building (Use Class C3 (a), with associated access, amenity, landscaping, public realm, infrastructure and other associated works. Demolition of existing vacant building on site, comprising of ground floor retail and a first floor apartment.”

1.2 SITE AND LOCATION

- 1.2.1. The Site, which is shown on the map below, is located at 85 Rochdale Road, Manchester, M4 4HU and will be referred to hereafter as ‘the Site’. The Site extends to approximately 0.14ha and is bound by Gould Street, Rochdale Road and Downtown Victoria North 1 (87 Rochdale Road), which was granted planning consent in February 2022 and is currently under construction.
- 1.2.2. Much of the Site is covered with hard standing and is currently being used as a surface car park. A disused retail unit, with an apartment on the first floor (85 Rochdale Road) is located in the eastern part of the Site. The Marble Arch Inn Public House is located outside of the western Site boundary.



Site Location Plan

1.3 HERITAGE ASSETS

1.3.1. A search of the following sources has been undertaken to identify any heritage assets within the Site and its surroundings:

- National Heritage List for England for nationally protected historic buildings and sites (listed buildings, Scheduled Monuments, protected wrecks, Registered Parks and Gardens, Registered Battlefields and World Heritage Sites);
- Greater Manchester Historic Environment Record; and
- Manchester City Council's Interactive Map for conservation areas.

1.3.2. The results of these searches are set out in Section 3. However, in summary there are no built heritage assets within the Site (e.g. listed buildings), and the Site does not fall within a heritage asset (e.g. conservation area). Within a 250m radius search of the Site there are five listed buildings and three non-designated heritage assets. Within a 500m radius of the Site there are four conservation areas. This Heritage Statement assesses the significance of the assets and the potential impact of the development proposals on the identified heritage assets and their significance.

1.4 PLANNING POLICY CONTEXT

1.4.1. This Heritage Statement has been prepared in the context of the national planning policy requirement for the impact of proposed works on the significance of heritage assets to be assessed, specifically:

Paragraph 207 of the National Planning Policy Framework (NPPF) 2024 states that:

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

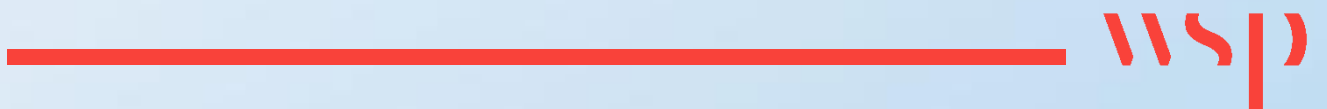
1.5 REPORT STRUCTURE

1.5.1. The Heritage Statement is structured as follows:

- Section 2 details the methodology used to prepare this Heritage Statement;
- Section 3 provides a description, and commentary, of the significance of heritage assets, including the contribution made by their settings, that have the potential to be impacted by the proposed development;
- Section 4 outlines a summary of relevant national and local planning policy;
- Section 5 provides a heritage impact assessment; and
- Section 6 sets out conclusions.

2

METHODOLOGY



2 METHODOLOGY

2.1 INTRODUCTION

2.1.1. The preparation of this document has been guided by the following documents:

- Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12 (Historic England, 2019);
- Conservation Principles, Policies and Guidance (English Heritage, 2008);
- Planning Practice Guidance on the Historic Environment (DCLG, 2019);
- Tall Buildings, Historic England Advice Note 4 (Historic England, 2022);
- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015);
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England, 2017); and
- British Standard 7913: 2013: Guide to the conservation of historic buildings (BSI, 2013).

2.1.2. This report focuses on the built heritage assets with a setting that have the potential to be impacted by the proposed development. It does not include an assessment of the archaeological potential of the Site. Professional judgment is used in conjunction with policy, guidance and methodology in order to undertake the assessments in this Heritage Statement.

2.2 SOURCES CONSULTED

2.2.1. This Heritage Statement has been prepared taking into consideration the historical background of the Site and the wider area. Sources consulted included:

- National Heritage List for England;
- Heritage Gateway; and
- Historical mapping.

2.2.2. In addition, heritage advice has been provided throughout the development of the scheme and a site visit was undertaken to inspect the Site and to better understand the heritage significance of the heritage assets identified and how their settings contribute to their significance.

2.3 ASSESSMENT OF SIGNIFICANCE

HERITAGE VALUES

2.3.1. The document *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (English Heritage, 2008) identifies four principal heritage values that should be taken into account when assessing significance. These values are:

- Evidential - deriving from the potential of a place to yield evidence about past activity;
- Historical - deriving from the ways in which people, events and aspects of past life can be connected through a place to the present;
- Aesthetic - deriving from the ways in which people draw sensory and intellectual stimulation from a place; and

- Communal - deriving from the meaning of a place for the people who relate to it, or for whom it figures in their collective experience and memory.

2.3.2. The assessment of the significance of the heritage assets identified uses these heritage values.

LEVEL OF SIGNIFICANCE

2.3.3. There are also four commonly accepted levels of significance as well as neutral and an intrusive grade. The following levels of significance are based on criteria from the Design Manual for Roads and Bridges (DMRB 2 Volume 11, 2009) and from guidance provided by the International Council on Monuments and Sites (ICOMOS, 2011):

- Very High Level of Significance: World Heritage Sites (including nominated sites) and assets of acknowledged international importance.
- High Level of Significance: Scheduled Monuments (including proposed sites); Grade I and II* Listed Buildings; Grade I and II* Registered Parks & Gardens; non-designated heritage assets of schedulable or exceptional quality and importance; and conservation areas containing very important buildings.
- Medium Level of Significance: Designated or non-designated assets that have exceptional qualities or contribute to regional research objectives; conservation areas; Grade II Listed Buildings; and Grade II Registered Parks & Gardens.
- Low Level of Significance: a non-designated asset important at a local level, including buildings which make a positive contribution to a conservation area. Some historic fabric but limited evidence and makes little contribution to significance. Buildings and parts of structures in this category should be retained where possible, although there is more scope for adaptation.
- No interest: the element is historically unimportant but does not have a negative visual impact on the surrounding buildings. May include insignificant late twentieth century interventions to listed buildings. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.
- Intrusive: the element is historically unimportant and has a negative visual impact on the surrounding buildings. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

THE ASSESSMENT OF SETTING

2.3.4. The assessment of setting has been undertaken with reference to the assessment steps set out in Historic England's guidance document GPA3 'The Setting of Heritage Assets'. This sets out a staged approach to taking decisions on setting as follows:

- Step 1: Identify which heritage assets and their settings are affected;
- Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
- Step 4: Explore ways to maximise enhancement and avoid or minimise harm; and
- Step 5: Make and document the decision and monitor outcomes.

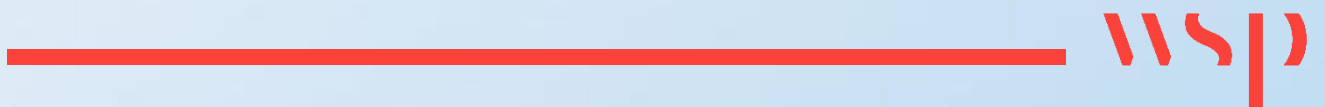
- 2.3.5. Steps 1, 2 and 3 are relevant to establishing the baseline condition; steps 4 and 5 deal with assessing the impact of the change and measures for mitigating any identified impact.

STUDY AREA

- 2.3.6. The study area for heritage assets to inform this assessment has been defined as 250m for listed buildings. This is consistent with the previous application at 87 Rochdale Road, which was the first phase of the wider Rochdale Road development. Given there have been no material changes in planning policy or the local environment since this application was submitted, it is considered that this established study area remains valid for this Heritage Statement.
- 2.3.7. In addition, a study area of 500m has been defined to assess the setting of nearby conservation areas identified by Manchester City Council. This will place the Site within its wider heritage context and inform the assessment of the significance of the heritage resource in the area.
- 2.3.8. For non-designated heritage assets, a selective approach has been undertaken to identify the assets that have the potential to be affected by the proposed development. This remains consistent with the previous application for 87 Rochdale Road, which was the first phase of the wider Rochdale Road development, with the exception of one building which upon further investigation is not considered to merit inclusion as a non-designated heritage asset, namely the former Victoria Hotel, located within the Site (for the reasons set out in paragraph 3.3.2 below). Given that there have been no material changes in planning policy or the Site's context since this application was submitted, it is considered that these identified non-designated heritage assets remain an appropriate selection for this Heritage Statement.

3

DESCRIPTION, SIGNIFICANCE AND SETTING OF HERITAGE ASSETS



3 DESCRIPTION, SIGNIFICANCE AND SETTING OF HERITAGE ASSETS

3.1 INTRODUCTION

- 3.1.1. This section describes the significance and setting of the heritage assets that need to be considered as part of this assessment. It should be read in conjunction with **Appendix B: Historical Mapping and Old Photographs**, **Appendix C: Heritage Assets Maps** and **Appendix D: Site Photographs**. This section starts with a summary of the historical development of the Site and its context.

3.2 HISTORICAL DEVELOPMENT

- 3.2.1. The Site is captured on OS mapping from the mid-nineteenth century (contained in Appendix B). The late eighteenth century and early nineteenth century saw the Site develop into housing for local workers generally in the form of back-to-back, twin rows of one-up one-down houses sharing a common rear wall. The majority of the surrounding housing types and condition of living standards in the area were widely reported by Engels and other commentators at the time as comprising one of the worst slums in the region.
- 3.2.2. During the industrial period, commercial processes for coal gas manufacture progressed rapidly and a gas works was opened at Gould Street in 1824 (later known as Rochdale Road Gas Works) with the further gasometer erected in 1850, allowing the storage and the controlled release of their contents into the networks of gas-mains and pipes.
- 3.2.3. The Rochdale Gas Works expanded throughout the nineteenth century across the Site, which necessitated the demolition of the majority of the terraced houses from the late eighteenth and early nineteenth centuries. The arrival of railway lines significantly upscaled the production of gas by allowing an increase of coal movements onto the premises resulting in a rise from 50,000 cubic feet to 7,000,000 cubic feet of gas production output. Working conditions at the Site were reported to be precarious with frequent fatal accident and explosions on site recorded.
- 3.2.4. By 1950, OS mapping shows that the warehouse within the Site had been partially dismantled with railway lines still prominent. Additional depots were constructed along the southern boundary of the Site after 1950, however by 1989 the gas works to the north of the Site had closed and a nearby former Gould Street School demolished.

3.3 IDENTIFIED HERITAGE ASSETS

The Site

- 3.3.1. A search of the National Heritage List for England (NHLE) – a register of all nationally protected historic buildings and sites (listed buildings, Scheduled Monuments, protected wrecks, Registered Parks and Gardens, Registered Battlefields and World Heritage Sites) – has revealed that there are no nationally protected heritage assets within the Site.
- 3.3.2. There is just one building within the Site: 85 Rochdale Road, which was formally known as the Victoria Hotel. It dates from the nineteenth century. The building was last used as a shop but is now vacant. The building was highlighted as a non-designated heritage asset as part of the planning application at 87 Rochdale Road, which was the first phase of the wider Rochdale Road development. However, a search of the Greater Manchester Historic Environment Record has

shown that this building is not recorded within its database. Furthermore, Manchester City Council does not have an adopted list of locally listed buildings.

- 3.3.3. The building has been significantly altered over time, with important exterior features, such as the chimneys and windows, removed along with almost all of its original internal features. Its heritage significance is considered to be negligible, and it is not considered to be a non-designated heritage assets for the purposes of this application.

Site Surroundings

- 3.3.4. There are five listed buildings located within a 250m radius of Site boundary:
- Marble Arch Inn, Rochdale Road, which is Grade II listed (NHLE: 1247604);
 - Ragged School, Sharp Street, which is Grade II listed (NHLE: 1254650);
 - Cooperative Press, 23 New Mount Street, which is Grade II listed (NHLE: 1291013);
 - Former Police and Ambulance Station, Goulden Street, which is Grade II listed (NHLE: 1292052); and
 - Warehouse on West Corner of Junction with Simpson Street, which is Grade II listed (NHLE: 1270681).
- 3.3.5. The Site is not located close to any conservation areas. The nearest conservation areas (within a 500m radius of the Site) are as follows:
- Smithfield Conservation Area – located approximately 320m to the south-west of the Site;
 - Ancoats Conservation Area – located approximately 370m to the south of the Site;
 - Shudehill Conservation Area – located approximately 380m to the south-west of the Site; and
 - Stevenson Square Conservation Area – located approximately 400m to the south of the Site.
- 3.3.6. There are three non-designated heritage assets within the surroundings of the Site:
- CWS Tobacco Factory, Gould Street;
 - Particular Baptist Chapel, Rochdale Road; and
 - Alexandra Place, 18-20 Rochdale Road.
- 3.3.7. The heritage assets identified above are described in more detail below. The heritage assets with the potential to be impacted by the proposed development are then assessed in *Section 5: Impact Assessment* of this Heritage Statement.

3.4 LISTED BUILDINGS

Marble Arch Inn, Grade II listed (NHLE: 1247604)

Description

- 3.4.1. The Marble Arch Inn was constructed in 1888. It is built of buff brickwork with polished pink granite to the ground floor level. The entrance to the public house is on the junction of Rochdale Road and Gould Street and it has two further entrances located at the centre and left end of Gould Street. The pub stands two storeys in height with a slate roof and very tall corniced chimneys.

- 3.4.2. The Marble Arch Inn was historically part of a row of properties along Rochdale Road running through the Site (image contained within Appendix B). These have since been demolished which is evident from the lack of decoration and windows to the eastern elevation of the public house, with it now presenting a blank façade.

Heritage significance

- 3.4.3. The heritage significance of the Marble Arch Inn is considered to derive primarily from its historical and aesthetic (architectural) value as a surviving public house from the late nineteenth century. It also holds communal value from its use as a public house. The Marble Arch Inn was first listed on 20th June 1988. As a Grade II listed building it is of national importance.

Contribution of setting to significance

- 3.4.4. The Marble Arch Inn is located on the corner of Rochdale Road and Gould Street. Its setting is defined by its roadside location which contributes to its function as an establishment that relies on passing trade. Its setting is limited to the surrounding streets, particularly Rochdale Road and Gould Street, from where the asset is viewed and experienced. As a two storey building with taller buildings to the west, north and east, the immediate proximity of the Site means that it does contribute to the setting of the public house. There is a historic relationship between the Site and the public house in that the Site used to contain buildings attached to the eastern side of the Marble Arch Inn. Indeed, historic mapping shows that the Marble Arch was always surrounded by built development including the large gas works and warehouses. It was always abutted by buildings, until more recent years as the area has undergone clearance as part of its regeneration, this explaining why its facades facing the Site are blank. The setting of the Marble Arch Inn is considered to extend into the Site given the proximity and intervisibility, however the Site is currently vacant and consists of a car park and advertisement hoardings. The Site therefore does not make a positive contribution to the setting of the Marble Arch Inn or contribute to the understanding of its historic context as part of a series of buildings along Rochdale Road.

Sharp Street Ragged School, Grade II listed (NHLE: 1254650)

Description

- 3.4.5. The Sharp Street Ragged School was established 1853 and rebuilt 1869. It was originally a Sunday School and Boys' Club. It is built of red brick and has a slate covered roof. The building is two storeys and rectangular in plan. The façade onto Sharp Street comprises eight bays, which are defined by pilasters. The ground floor has a round-headed doorway to the first bay, with a panelled door and fanlight with semi-circular tracery. Most bays are characterised at ground floor levels by segmental-headed windows and at first floor level by round-headed windows. The rear elevation onto School Street is similar to the façade.

Heritage significance

- 3.4.6. The heritage significance of the Sharp Street Ragged School is considered to derive primarily from its historical and aesthetic (architectural) value as a surviving school from the second half of the nineteenth century. It also has communal value from its use as a school. The Sharp Street Ragged School was first listed on 6th June 1994. As a Grade II listed building it is of national importance.

Contribution of setting to significance

- 3.4.7. The Sharp Street Ragged School forms part of a dense grid of urban streets to the west of the Site. Its setting is limited to the surrounding streets – Sharp Street, School Street and Naples Street – from where it is viewed and experienced. As a two-storey building surrounded by taller buildings, there is no intervisibility between the listed building and the Site. Furthermore, there is no historical or functional relationship between the Sharp Street Ragged School and the Site. As a result, the Site is not considered to form part of the listed building's setting. There would be no harmful impact on the setting of the Sharp Street Ragged School from the proposed development, and the heritage asset is not considered further as part of this assessment

Warehouse on West Corner of Junction with Simpson Street, Grade II listed (NHLE: 1270681)

Description

- 3.4.8. The warehouse at the junction of Simpson Street and Sharp Street is a small four-storey warehouse. It is thought to date from the mid-nineteenth century and is slightly altered. The warehouse is built of brick and has an almost square shaped plan form. Its elevations are characterised by three bays, containing segmental-headed windows.

Heritage significance

- 3.4.9. The heritage significance of the warehouse is considered to derive primarily from its historical and aesthetic (architectural) value as a surviving small warehouse from the mid-nineteenth century. According to the official list description the warehouse also has group value with the Sharp Street Ragged School. The warehouse was first listed on 6th June 1994. As a Grade II listed building it is of national importance.

Contribution of setting to significance

- 3.4.10. As with the aforementioned Sharp Street Ragged School, the warehouse forms part of a dense grid of urban streets to the west of the Site. Its setting is limited to the surrounding streets – Sharp Street, School Street and Simpson Street – from where it is viewed and experienced. Views from the warehouse are limited and there is no intervisibility between the listed building and the Site due to intervening medium-rise development. Furthermore, there is no historical or functional relationship between the warehouse and the Site. As a result, the Site is not considered to form part of the listed building's setting. There would be no harmful impact on the setting of the warehouse from the proposed development, and the heritage asset is not considered further as part of this assessment.

Cooperative Press, Grade II listed (NHLE: 1291013)

Description

- 3.4.11. The Cooperative Press was originally built for the Co-operative Printing Society, which was formed in Manchester as the North of England's Co-operative Printing Society in 1869. The building is four-storeys with a basement. It is built of brick with sandstone dressings. An extension was added to the original building in the early 1900s in an Edwardian Baroque style. It is also of brick with red brick and yellow terracotta dressings. The building has a rectangular plan form. It has been converted into apartments.

Heritage significance

- 3.4.12. The Cooperative Press has historical and aesthetic (architectural) interest as a surviving printing press building from the second half of the nineteenth century. However, according to the official

listing description it has been listed for its group value with other buildings in the area. The Cooperative Press was first listed on 6th June 1994.

Contribution of setting to significance

- 3.4.13. As with the aforementioned Sharp Street Ragged School and warehouse, the Cooperative Press forms part of a dense grid of urban streets to the west of the Site. Its setting is limited to the surrounding streets – New Mount Street, Ludgate Street, School Street and Naples Street – from where it is viewed and experienced. Views from the Cooperative Press are limited and there is no intervisibility between the listed building and the Site due to intervening medium-rise development. Furthermore, there is no historical or functional relationship between the Cooperative Press and the Site. As a result, the Site is not considered to form part of the listed building's setting. There would be no harmful impact on the setting of the Cooperative Press from the proposed development, and the heritage asset is not considered further as part of this assessment.

Former Police and Ambulance Station, Grade II listed (NHLE: 1292052)

Description

- 3.4.14. This listing relates to the former Ancoats Police and Ambulance (also known as the Goulden Street Police and Fire Station), dating from the second half of the nineteenth century. The building was severely damaged by a fire in 2002, and large parts of the building have been demolished with only parts of the elevations and a tall chimney stack remaining. The remaining walls around the edge of the Site are a combination of red brick and stone. The chimney stack is characterised by brick with panelled sides and a stone cornice with brackets. New structures are currently being built around the remaining listed elements.

Heritage significance

- 3.4.15. The former Ancoats Police and Ambulance has historical and aesthetic (architectural) interest as a surviving emergency services building from the second half of the nineteenth century, albeit its heritage interest has been reduced through the demolition of large parts of the building. The former Ancoats Police and Ambulance Station was first listed on 20th January 1992. The remaining parts of the building are Grade II listed and of national importance.

Contribution of setting to significance

- 3.4.16. The former Ancoats Police and Ambulance Station forms part of a dense grid of urban streets to the south/south-west of the Site. Its setting is mainly limited to the surrounding streets – Cross Keys Street, Chadderton Street and Goulden – from where it is viewed and experienced. However, there are wider views of the tall chimney. But there is no intervisibility between the former Ancoats Police and Ambulance Station and the Site due to intervening development. Furthermore, there is no historical or functional relationship between the former Ancoats Police and Ambulance Station and the Site. As a result, the Site is not considered to form part of the listed building's setting. There would be no harmful impact on the setting of the former Ancoats Police and Ambulance Station from the proposed development, and the heritage asset is not considered further as part of this assessment.

3.5 CONSERVATION AREAS

- 3.5.1. There are four conservation areas within 500m of the Site, comprising:

- Ancoats Conservation Area;

- Stevenson Square Conservation Area;
- Smithfield Conservation Area; and
- Shudehill Conservation Area.

- 3.5.2. Three of these conservation areas were designated by Manchester City Council in 1987 with Ancoats Conservation Area following two years later in 1989. The conservation areas reflect the development of Manchester, with Ancoats Conservation Area featuring a high concentration of mill buildings from the industrial revolution, Stevenson Square Conservation Area maintaining a significant proportion of the city's Victorian buildings, Smithfield Conservation Area reflecting the nineteenth century food markets and Shudehill Conservation Area featuring large scale twentieth century properties with earlier small scale development.
- 3.5.3. The Site is not considered to contribute to the ability to appreciate and understand the interest and character of the conservation areas. There may be some incidental glimpses of the Site, particularly from Ancoats Conservation Area when looking north-west from the northern boundary of the conservation area and from the A664 between Shudehill and Smithfield Conservation Areas. These glimpses are incidental and do not form part of the setting of the conservation areas. There would be no harmful impact on the setting of these four conservation areas from the proposed development, and the heritage assets are not considered further as part of this assessment.

3.6 NON-DESIGNATED HERITAGE ASSETS

CWS Tobacco Factory

Description

- 3.6.1. The Co-operative Wholesale Society (CWS) Tobacco Factory is located approximately 95m to the northwest of the Site. The former factory is brick built and still displays the factory's name, 'C.W.S Tobacco Factory', along its eastern and western elevations. The factory opened in 1898. An extension in an art deco style, which included a warehouse and offices, was added in 1933. The building has been converted into apartments.

Heritage significance

- 3.6.2. The heritage significance of the CWS Tobacco Factory is considered to derive primarily from its historical and aesthetic (architectural) value as a surviving Victorian tobacco factory. It is also important due to its former associations with the CWS that operated extensively from Manchester. As a non-designated heritage asset, it is considered to have a low level of heritage significance.

Contribution of setting to significance

- 3.6.3. The setting of the CWS Tobacco Factory mainly comprises the surrounding streets – Old Mount Street, Gould Street, Simeon Street and Ludgate Hill – and Angel Meadow Park, which the building helps to define and from where it is viewed and experienced. There are views towards the Site from parts of the former factory, but buildings currently being constructed to the north of the Site (as part of the consented scheme at 87 Rochdale Road) interrupt these views. Views towards the Site do not contribute to understanding the heritage significance of the former factory and the Site will continue to be screened from view by intervening new development, with only glimpsed views of the proposed new building on the Site being possible. There would be no harmful impact on the setting of the CWS Tobacco Factory from the proposed development, and the heritage asset is not considered further as part of this assessment.

Particular Baptist Chapel

Description

- 3.6.4. The Particular Baptist Chapel is located approximately 130m to the south-west of the Site. It is recorded on the Greater Manchester Historic Environment Record. The chapel is built of red brick with sandstone dressings and faces onto Rochdale Road. It was built in 1907 and replaced an earlier chapel on the same site. The new chapel was designed by the architect firm of John Wills and Sons from Derby and was constructed by Messrs. John Bland and Son of Salford.

Heritage significance

- 3.6.5. The heritage significance of the Particular Baptist Chapel is considered to derive primarily from its historical and aesthetic (architectural) value as a surviving early twentieth century chapel. It also has some communal value as a place of worship. As a non-designated heritage asset, it is considered to have a low level of heritage significance.

Contribution of setting to significance

- 3.6.6. The setting of the Particular Baptist Chapel largely comprises Rochdale Road, which it fronts onto and from where it is viewed and its heritage significance appreciated. It can also be viewed from Dyche Street to the rear, although views of the north elevation are not as important as those of its façade. The buildings surrounding the chapel are not contemporaneous with the chapel and do not contribute towards its heritage significance. The Site is not visible from the chapel due to intervening high-rise development, and it is not considered to form part of its setting. Furthermore, there is no historical or functional relationship between the chapel and the Site. There would be no harmful impact on the setting of the chapel from the proposed development, and the heritage asset is not considered further as part of this assessment.

18-20 Rochdale Road, Alexandra Place

Description

- 3.6.7. 18-20 Rochdale Road, which formerly formed part of a building complex known as Alexandra Place, is located on the opposite side of Rochdale Road to the Site at the junction with Sudell Street. A photograph taken in 1906 (contained in Appendix B), shows the full extent of the building prior to its partial demolition. The building is thought to date from the late nineteenth or early twentieth century. The building comprises red brick, with red and yellow terracotta dressings on two of its elevations.

Heritage significance

- 3.6.8. The heritage significance of 18-20 Rochdale Road is considered to derive primarily from its historical and aesthetic (architectural) value as a surviving residential building from the late nineteenth/early twentieth century that incorporated shops at the ground floor. Its heritage significance has been diminished by the removal of a large part of the building. As a non-designated heritage asset, it is considered to have a low level of heritage significance.

Contribution of setting to significance

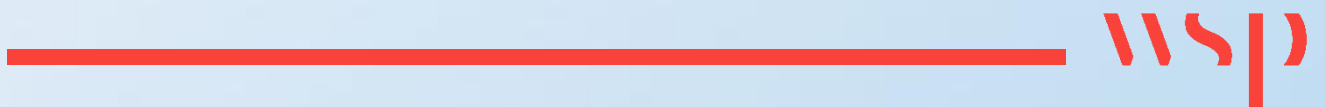
- 3.6.9. The setting of 18-20 Rochdale Road largely comprises Rochdale Road, which it fronts and sides onto and from where it is viewed and its heritage significance appreciated. It can also be viewed from Sudell Street, although views of the south elevation along Sudell Street were never intended to be as important. This is reflected by the simpler detailing and lack of terracotta dressings on the



south elevation. The Site is visible from 18-20 Rochdale Road, and it is considered to form part of the setting of the non-designated heritage asset. However, views of Site do not contribute to understanding the heritage significance of 18-20 Rochdale Road.

4

RELEVANT LEGISLATION AND PLANNING POLICY



4 RELEVANT LEGISLATION AND PLANNING POLICY

4.1 THE PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990

- 4.1.1. The statutory test remains the starting point for the consideration of proposals affecting heritage assets.
- 4.1.2. Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states: “In considering whether to grant planning permission (or permission in principle) for development which affects a Listed Building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.
- 4.1.3. Section 72 (1) of the Act states that with respect to any buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 4.1.4. A legislative change brought about by the Levelling Up and Regeneration Act 2023, is the insertion of a new section 58B into the Town and Country Planning Act 1990. Whereas previously, the statutory duty on local planning authorities to have special regard to the preservation of heritage assets extended only to Listed Buildings and Conservation Areas under the Listed Building Act, section 58B of the TCPA 1990 extends the duty to preserve or enhance to any “relevant asset”, namely Scheduled Monuments, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and World Heritage Sites.

4.2 NATIONAL POLICY

NATIONAL PLANNING POLICY FRAMEWORK (NPPF) (2024)

- 4.2.1. Chapter 16 of the NPPF (2024) sets out national planning policy on the historic environment.
- 4.2.2. Paragraph 202 states that heritage assets range from buildings of local historic value to those of international significance.
- 4.2.3. Paragraph 210 provides a framework for decision making on proposals that could have an impact on heritage assets setting out that:
 - “In determining applications, local planning authorities should take account of:*
 - a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.”*
- 4.2.4. Paragraph 207 states that:
 - “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by*

their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposals on their significance."

4.2.5. Paragraphs 212 to 221 set out how potential impacts should be considered in the determination of applications. Paragraph 212 requires *"great weight to be given to the (heritage) asset's conservation"* with Paragraph 206 stating that *"any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification"*. Paragraph 214 sets out matters to be considered where proposed works would lead to substantial harm. Paragraph 215 states that where proposals would result in less than substantial harm, the harm *"should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."*

4.2.6. Paragraph 216 states that:

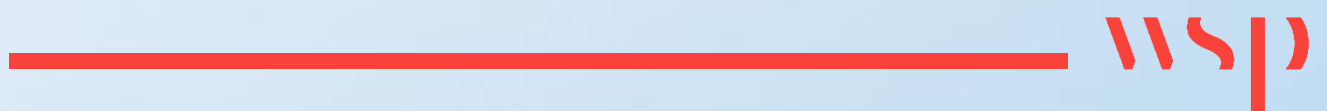
"The effect of an application of the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

4.3 LOCAL POLICY

- 4.3.1. The Manchester City Council Core Strategy outlines the Council's vision for Manchester from 2012 to 2027. The Greater Manchester Places for Everyone Joint Development Plan Document (2022-2039) was adopted in 2024 and provides policy guidance for development within nine out of ten Greater Manchester Metropolitan Boroughs until 2039. An addendum to the Manchester Core Strategy has been produced which outlines policies within Places for Everyone which have partially replaced or superseded policies within the Core Strategy.
- 4.3.2. The Site is in the "Northern Gateway Strategic Regeneration Framework" (SRF) area now known as Victoria North and lies within the 'New Town' area which is identified as being a high density residential-led development area. The Victoria North SRF was adopted in 2019 but does not form part of the Development Plan, nor is it a Supplementary Planning Document.
- 4.3.3. Relevant policies relating to the historic environment are:
- Policy CC9: Design and Heritage
 - Policy EN3: Heritage
 - Policy JP-P2 (Places for Everyone)
- 4.3.4. Policy CC9: Design and Heritage – expects the design of new buildings to be of the highest standard in terms of appearance and function. Development should preserve or enhance the heritage assets that have been identified, including listed buildings and conservation areas.
- 4.3.5. Policy EN3: Heritage – requires development to support the Council in preserving or enhancing the historic environment including the character, setting and accessibility of areas and buildings.
- 4.3.6. Policy JP-P 2: Heritage of Places for Everyone – replaces the second paragraph of Policy EN3 and ensures development proposals conserve and enhance Greater Manchester's heritage assets, including their settings. Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessments.

5

IMPACT ASSESSMENT



5 IMPACT ASSESSMENT

5.1 INTRODUCTION

- 5.1.1. As set out in Section 3, the Site is not within a conservation area and there are no heritage assets within it. Therefore, the proposals will not cause direct harm to the significance of any heritage assets. Any harm that could be caused will only arise if the development falls within the setting of any heritage assets, and then only if the proposals harm the contribution that the setting makes to the significance of the identified heritage assets or the ability to appreciate that significance.
- 5.1.2. 'Setting' is the surroundings in which an asset is experienced. Historic England's guidance states that setting itself is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes towards the significance of the heritage asset or the ability to appreciate that significance. Furthermore, Historic England's guidance in relation to the setting of heritage assets states that, 'Conserving or enhancing heritage assets by taking their settings into account need not prevent change' (Historic England, 2017, paragraph 18).
- 5.1.3. This section assesses the impact of the development proposals on the heritage assets that have the potential to be affected by the development proposals:
- Marble Arch Inn; and
 - 18-20 Rochdale Road, Alexandra Place.

5.2 MARBLE ARCH INN

- 5.2.1. As set out in Section 3, the Marble Arch Inn is located directly to the west of the Site. There will be no direct impact on the fabric of the Marble Arch Inn due to the separation and all reasonable precautions have been undertaken to avoid direct impacts during construction through the submitted Structural Report and CEMP. The structural integrity of the Marble Arch Inn will be preserved throughout the proposed development.
- 5.2.2. The Site is visible within views of the listed building from both Gould Street and Rochdale Road. The Site forms part of the setting of the Marble Arch Inn, however, given the Inn's function and design which addresses the corner of Gould Street and Rochdale Road (it originally backing on to the gas works and other development), views of the Site do not contribute strongly to the heritage significance of the Marble Arch Inn. Attracting passing trade from within the City is reflected in the architectural (aesthetic) value of the Marble Arch Inn's decorated fronts facing both Rochdale Road and Gould Street. This would not be affected by the proposed development due to its high-quality design and material choices. In some limited views looking west from Rochdale Road, the proposed development would block the eastern view of the public house. However, this is not a designed front of the public house and was never intended to be seen due to the attached buildings running east along Rochdale Road. Therefore, the proposed development would not obscure the public house's architectural interest. The ability to appreciate the fronts of the public house that face Rochdale Road and Gould Street would not be altered by the proposed development. The high architectural (aesthetic) value of the Marble Arch Inn would be preserved by the proposed development.
- 5.2.3. The communal and historic value of the Marble Arch Inn would also not be affected by the proposed development. Whilst the views of the public house would change, this would not result in a change in the ability to appreciate or understand the historic interest of the public house, nor would it change

the collective experience of the Marble Arch Inn. Furthermore, the *85 Rochdale Road Wind Microclimate* report submitted with this application demonstrates that the proposed development meets wind safety and comfort criteria and, therefore, it would not adversely impact the way in which the pedestrian-level environment around the public house is experienced or appreciated.

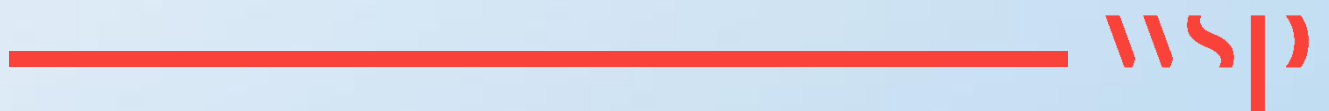
- 5.2.4. The setting of the Marble Arch Inn includes the Site as it is experienced along Rochdale Road. The proposed development would introduce a new street frontage to what is a currently a vacant site next to the Marble Arch Inn. There was a historic building line along Rochdale Road, and the proposed development would restore this to some degree, improving upon the currently vacant Site that does not contribute to the historic understanding of the public house which was part of a series of buildings along Rochdale Road, particularly when experienced from street level at the Marble Arch Inn. The scale of the proposed development, whilst significantly taller than the Marble Arch Inn, would, to some degree, change the setting of the public house, however this must be considered in the context of existing tall development that is constructed or consented in the close vicinity to the Marble Arch which already influences how the building is viewed. The proposed building is not uncharacteristic of the taller development that forms the general context to the Marble Arch. Indeed, the TVIA fully assesses the impact on views and concludes that in the context of views of the Marble Arch that the proposed development is not entirely uncharacteristic within the evolving street scene and would preserve the main frontage of the Marble Arch Inn. Whilst there would be a temporary adverse impact during construction in some views of the Marble Arch Inn, the TVIA concludes that the proposed development would be beneficial once constructed. The impact would therefore result in less than substantial harm to the Marble Arch Inn and this would be at the lower end of the scale.

5.3 18-20 ROCHDALE ROAD, ALEXANDRA PLACE

- 5.3.1. As set out in Section 3, 18-20 Rochdale Road is located on the opposite side of Rochdale Road to the Site at the junction with Sudell Street. The Site is visible from the building and forms part of its setting. But views of the Site do not contribute to the heritage significance of 18-20 Rochdale Road, which derives primarily from its historical and architectural interest. The proposed development would result in views looking towards the Site from the 18-20 Rochdale Road changing. However, there would be no harmful impact on the heritage significance of 18-20 Rochdale Road from the changes that would result to these views. Furthermore, the proposed development would not block views towards 18-20 Rochdale Road, nor be seen within key views of the non-designated heritage asset. As a result, there would be no harmful impact on how 18-20 Rochdale Road is understood, appreciated and experienced, and its heritage significance would be preserved.

6

CONCLUSION



6 CONCLUSION

6.1 INTRODUCTION

- 6.1.1. In accordance with Paragraph 207 of the NPPF (2024), this report has identified and described the significance of the heritage assets that have the potential to be affected by the development proposals. It has also considered the impact of the development proposals on the significance of these heritage assets.

6.2 KEY FINDINGS

- 6.2.1. This assessment has found that:
- There are no statutory listed buildings within the Site, and the Site does not fall within a designated heritage asset (for example, a conservation area).
 - There are five listed buildings located within a 250m radius of Site boundary: Marble Arch Inn, Rochdale Road, which is Grade II listed (NHLE: 1247604); Ragged School, Sharp Street, which is Grade II listed (NHLE: 1254650); Cooperative Press, 23 New Mount Street, which is Grade II listed (NHLE: 1291013); Former Police and Ambulance Station, Goulden Street, which is Grade II listed (NHLE: 1292052); and Warehouse on West Corner of Junction with Simpson Street, which is Grade II listed (NHLE: 1270681). With the exception of Marble Arch Inn, the Site does not form part of the settings of these listed buildings. The Site would remain visually divorced from these four listed buildings due to sufficient distance and intervening development. As a result, there would be no harmful impact on how the four listed buildings are understood, appreciated and experienced, and their heritage significance would be preserved.
 - In terms of the Marble Arch Inn, its historical, architectural (aesthetic) and communal value would not be adversely impacted by the proposed development. It is considered that the proposed development would result in a noticeably taller composition within the setting of the listed building, but one that must be considered in context of the existing taller built and consented development which lies in close proximity to the Marble Arch and already influences how it is viewed. The proposal also seeks to partly restore the built street frontage along Rochdale Road which contributed to the historic setting of the Marble Arch Inn. The proposal therefore would result in less than substantial harm at the lower end of the scale. This very minor less than substantial harm would need to be weighed and balanced against the public benefits of the scheme.
 - There are four conservation areas within a 500m radius of the Site. The Site does not form part of the setting of these conservation areas. The Site would remain visually divorced from the conservation areas due to sufficient distance and intervening development. As a result, there would be no harmful impact on how the conservation areas are understood, appreciated and experienced, and their heritage significance would be preserved.
 - There are non-designated heritage assets within a 250m radius of the Site. The Site is not considered to form part of the setting of the Particular Baptist Chapel and the CWS Tobacco Factory. It is considered to form part of the setting of 18-20 Rochdale Road, but it does not contribute to its heritage significance. As a result, there would be no harmful impact on how these non-designated heritage assets are understood, appreciated and experienced, and their heritage significance would be preserved.

- 6.2.2. It is, therefore, considered that the very minor less than substantial harm to the setting of the Grade II listed Marble Arch Inn will need to be weighed and balanced against the public benefits of the proposed development.

Appendix A

REFERENCES





British Standards Institute (BSI) (2013) Guide to the Conservation of Historic Buildings (BS 7913: 2013).

English Heritage (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment.

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

Historic England (2017) Historic Environments Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2nd Edition).

Historic England (2019) Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12.

Historic England (2022) Tall Buildings: Historic England Advice Note 4.

Historic England (2024) National Heritage List for England (NHLE).

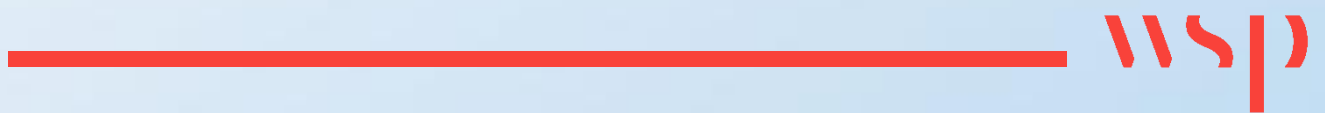
Manchester City Council (2012) Core Strategy.

Manchester City Council (2024) Core Strategy Addendum.

Greater Manchester Combined Authority (2024) Places for Everyone 2022-2039.

Appendix B

HISTORICAL MAPPING AND IMAGES

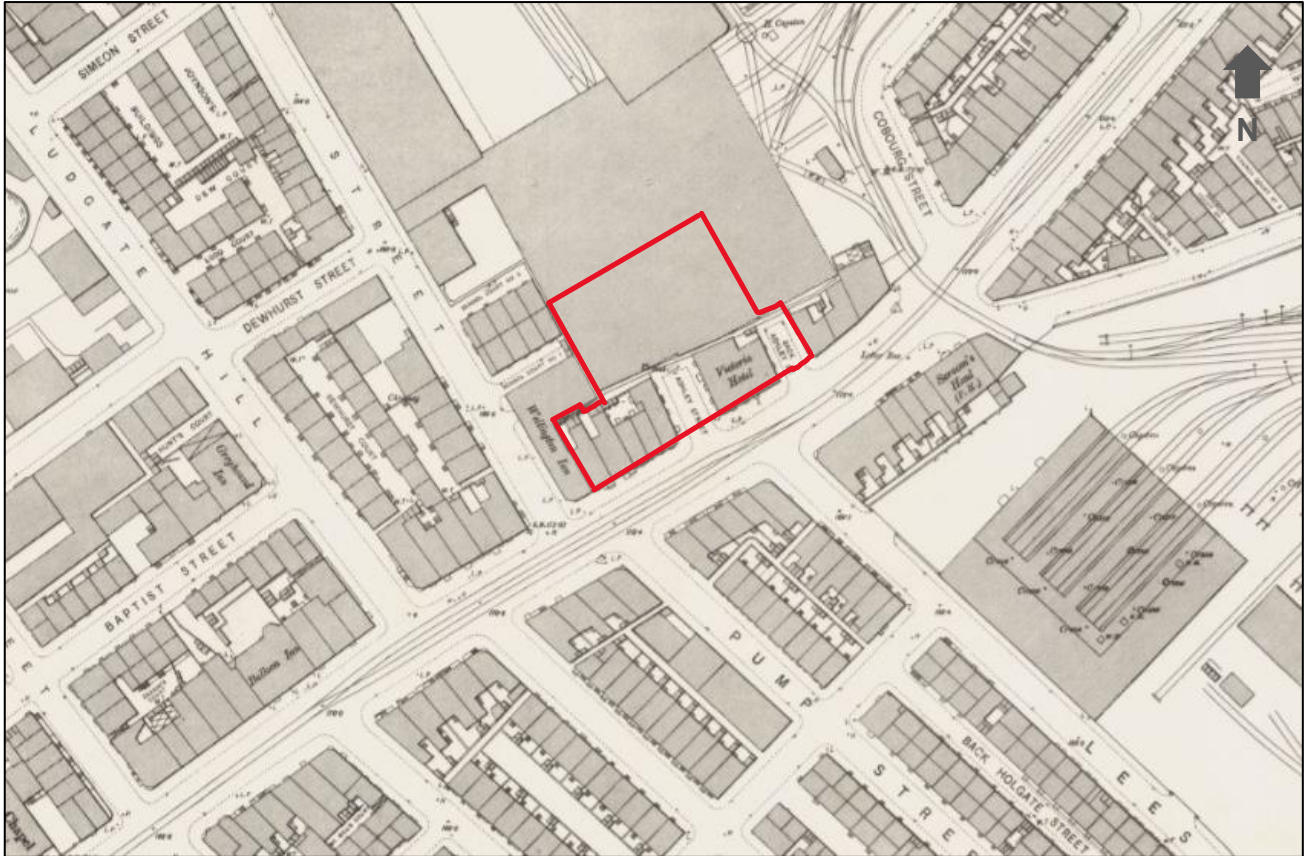




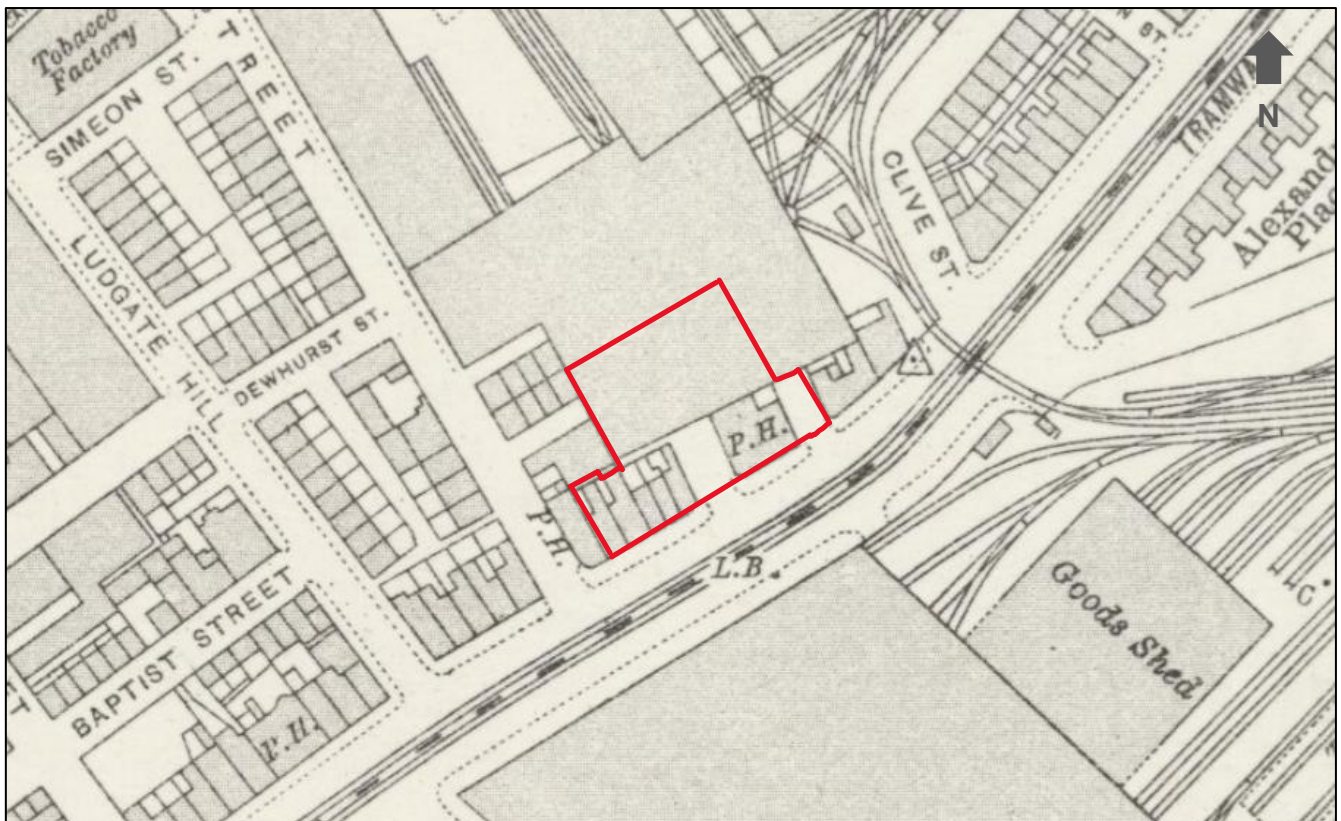
Historical Map, Ordnance Survey, Published in 1848, Source: National Library of Scotland – Ref: Lancashire Sheet 104. The site boundary is shown in red (approximate only)



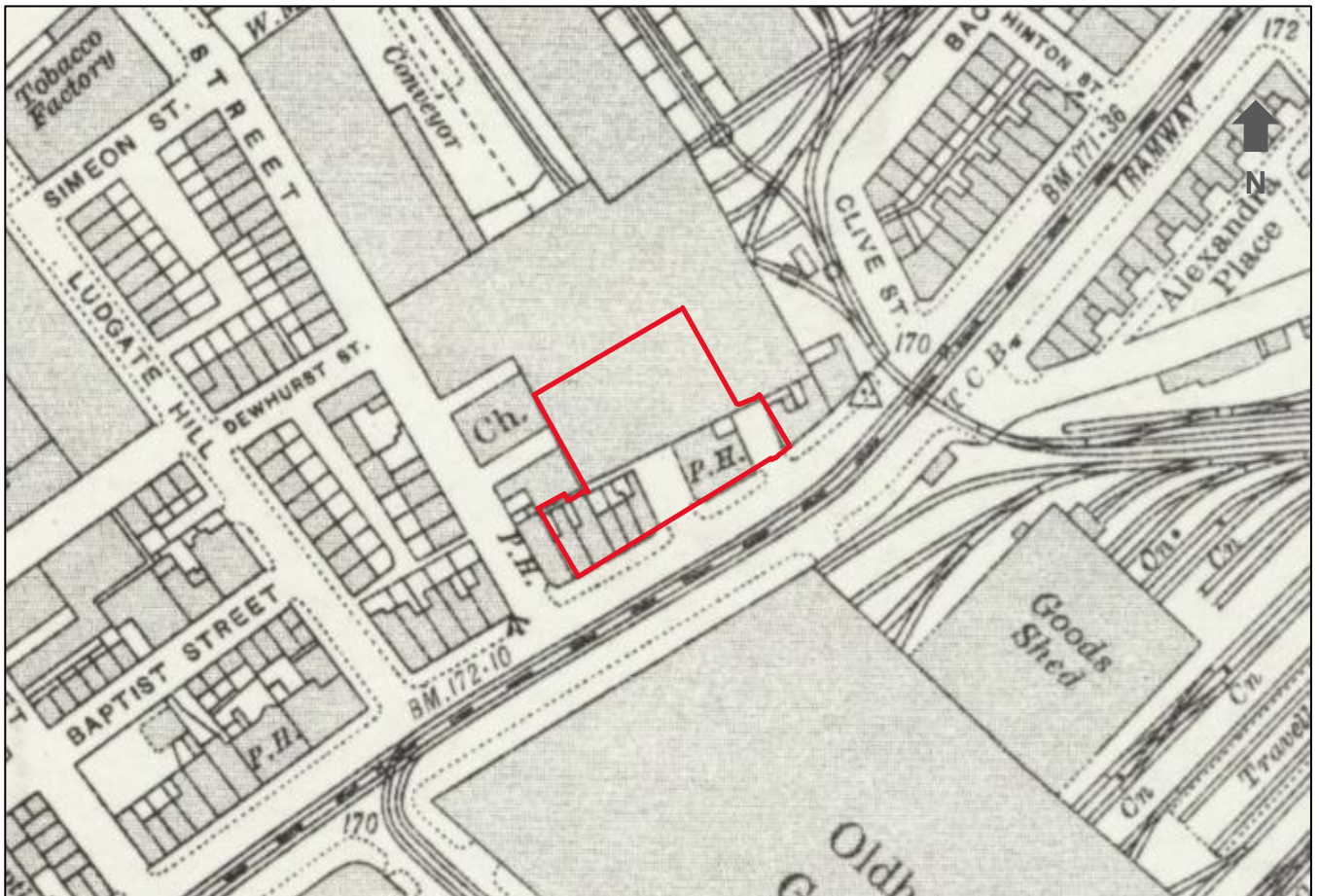
Historical Map, Ordnance Survey, Published ca.1850, Source: National Library of Scotland. Ref- Manchester and Salford Sheet 24. The site boundary is shown in red (approximate only)



Historical Map, Ordnance Survey, Published in 1891, Source: National Library of Scotland – Ref: Manchester – Lancashire CIV.7.11. The site boundary is shown in red (approximate only)



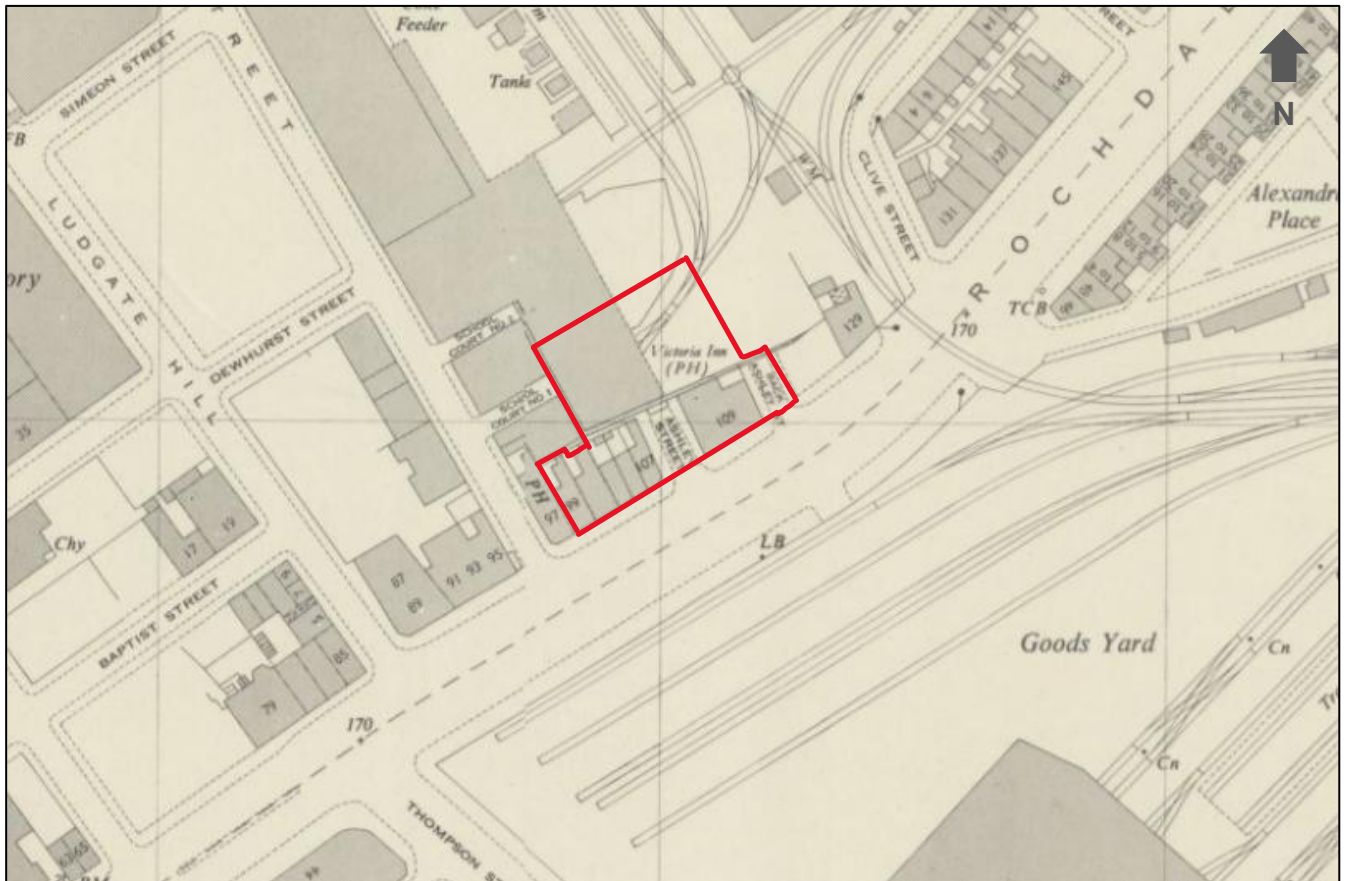
Historical Map, Ordnance Survey, Published in 1922, Source: National Library of Scotland – Ref: Lancashire CIV.7 The site boundary is shown in red (approximate only)



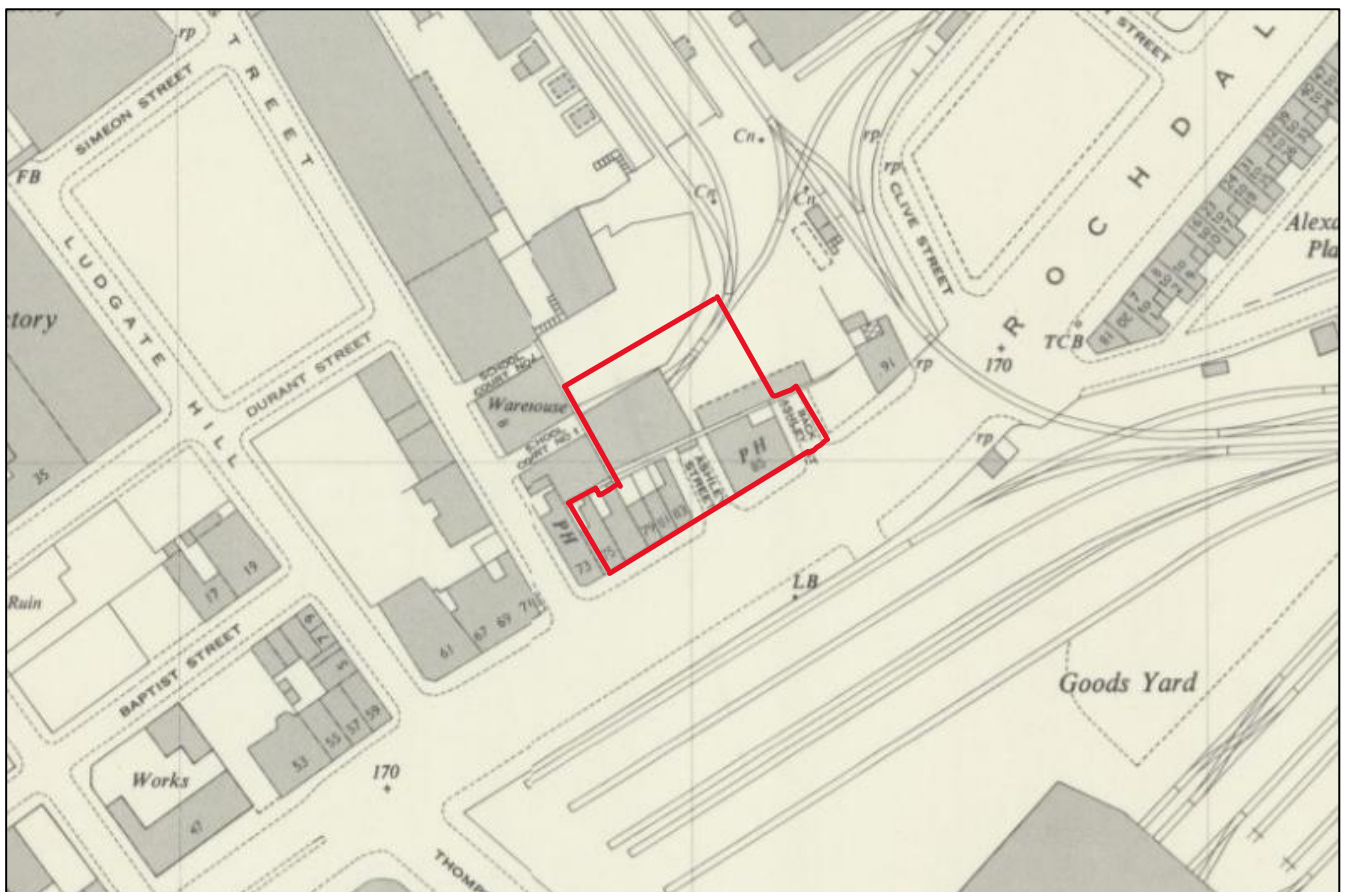
Historical Map, Ordnance Survey, Published in 1934, Source: National Library of Scotland, Ref: Lancashire CIV.7. The site boundary is shown in red (approximate only)



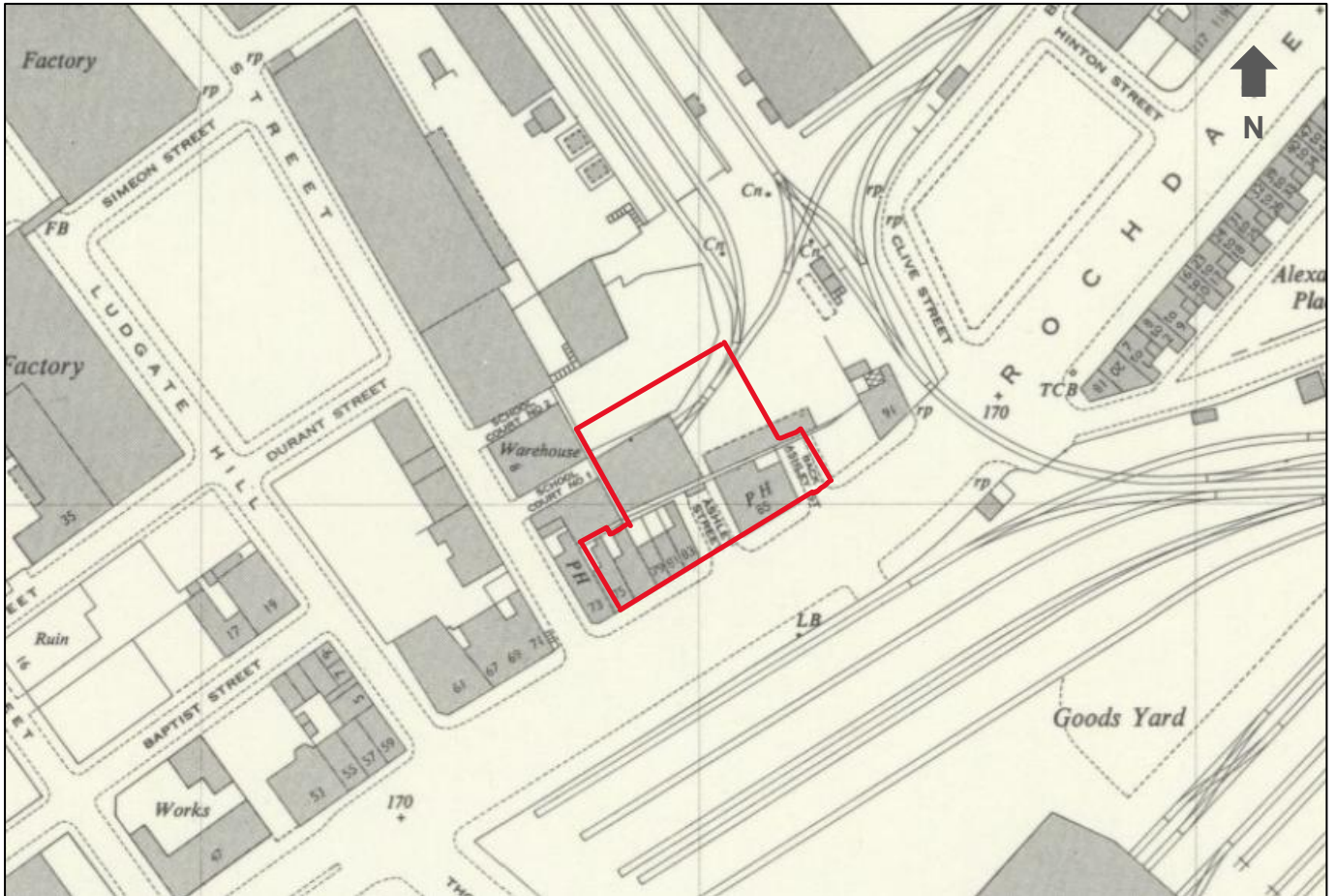
Historical Map, Ordnance Survey, Published in 1947, Source: National Library of Scotland, Ref: Lancashire Sheet CIV.NE. The site boundary is shown in red (approximate only)



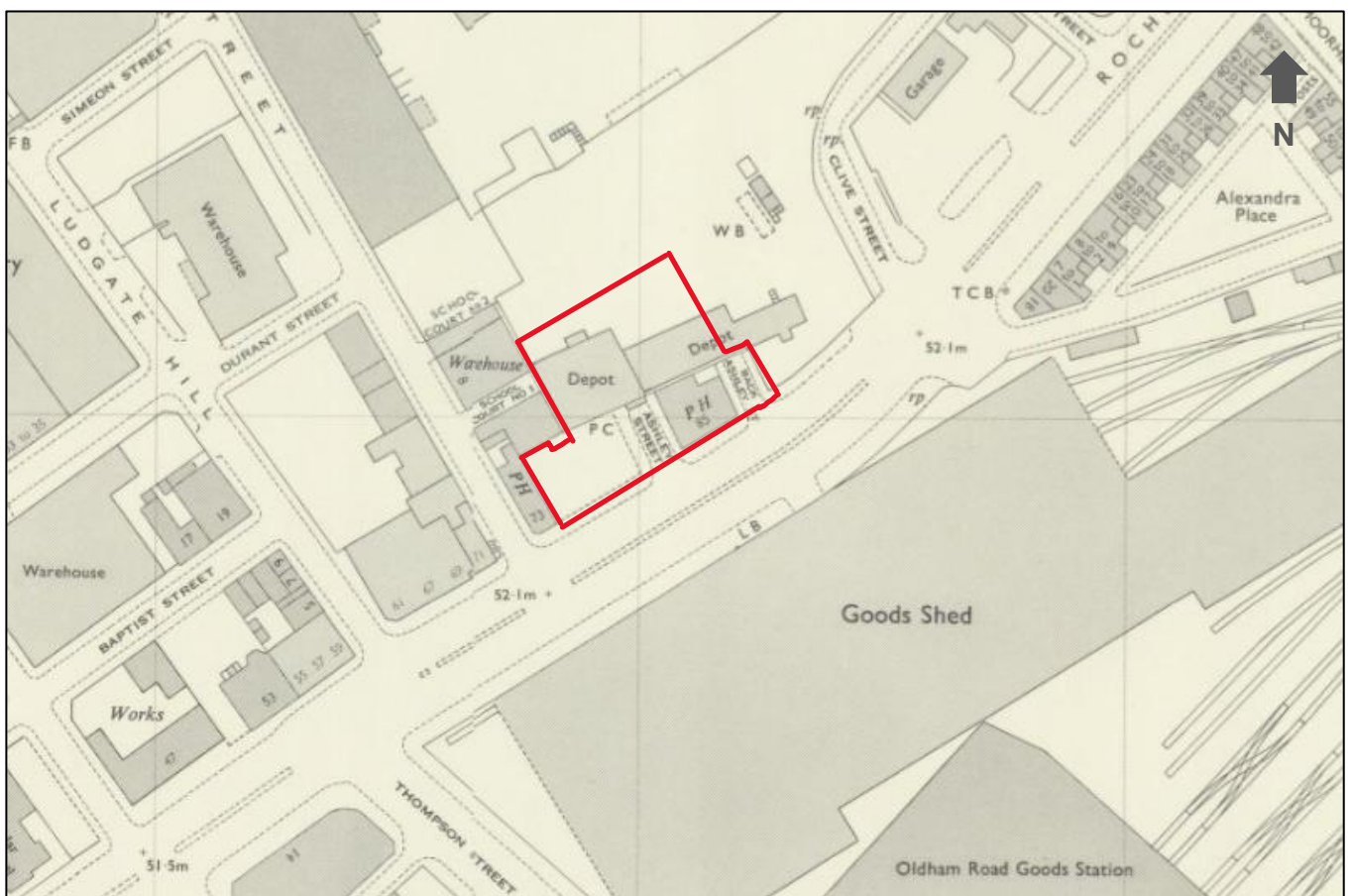
Historical Map, Ordnance Survey, Published in 1950, Source: National Library of Scotland, Ref: SJ8499SE – A.
The site boundary is shown in red (approximate only)



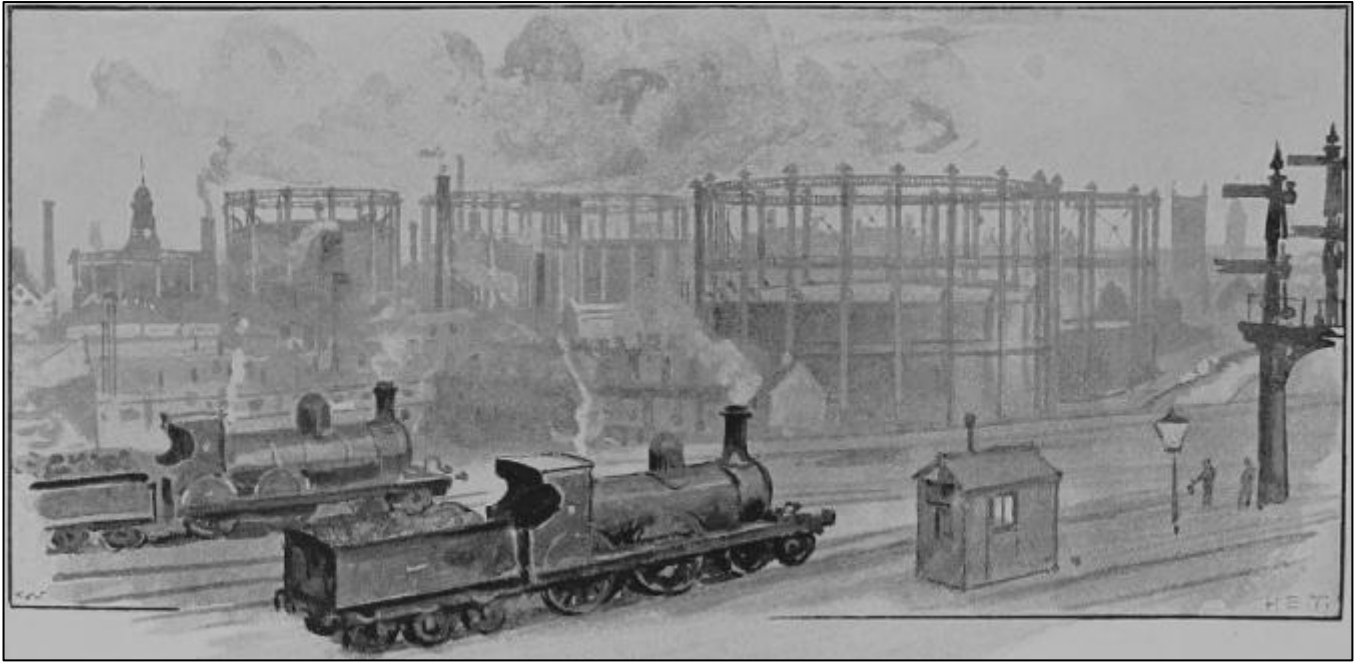
Historical Map, Ordnance Survey, Published in 1958, Source: National Library of Scotland, Ref: SJ8499SE – C.
The site boundary is shown in red (approximate only)



Historical Map, Ordnance Survey, Published in 1966, Source: National Library of Scotland, Ref: SJ8499-SJ8599 - DC. The site boundary is shown in red (approximate only)



Historical Map, Ordnance Survey, Published in 1970, Source: National Library of Scotland, Ref: SJ8499SE - D. The site boundary is shown in red (approximate only)



The Rochdale Road Gasworks from the Lancashire and Yorkshire Railway



Photograph taken in 1901 showing Gould Street School to the right, the warehouse formerly located within the Site in the background and another building associated with the works to the left



Joiner's Workshop at Rochdale Road Gas Works in Gould Street, Manchester, 1907



Aerial photograph of the Site taken in 1939



*Wellington Hotel (now known as the Marble Arch Inn) with an adjacent row of terraces, 1958
Image courtesy of Manchester Libraries*



Rochdale Road Gas Works in Gould Street, Manchester 1907



Victoria Hotel, Rochdale Road, 1958

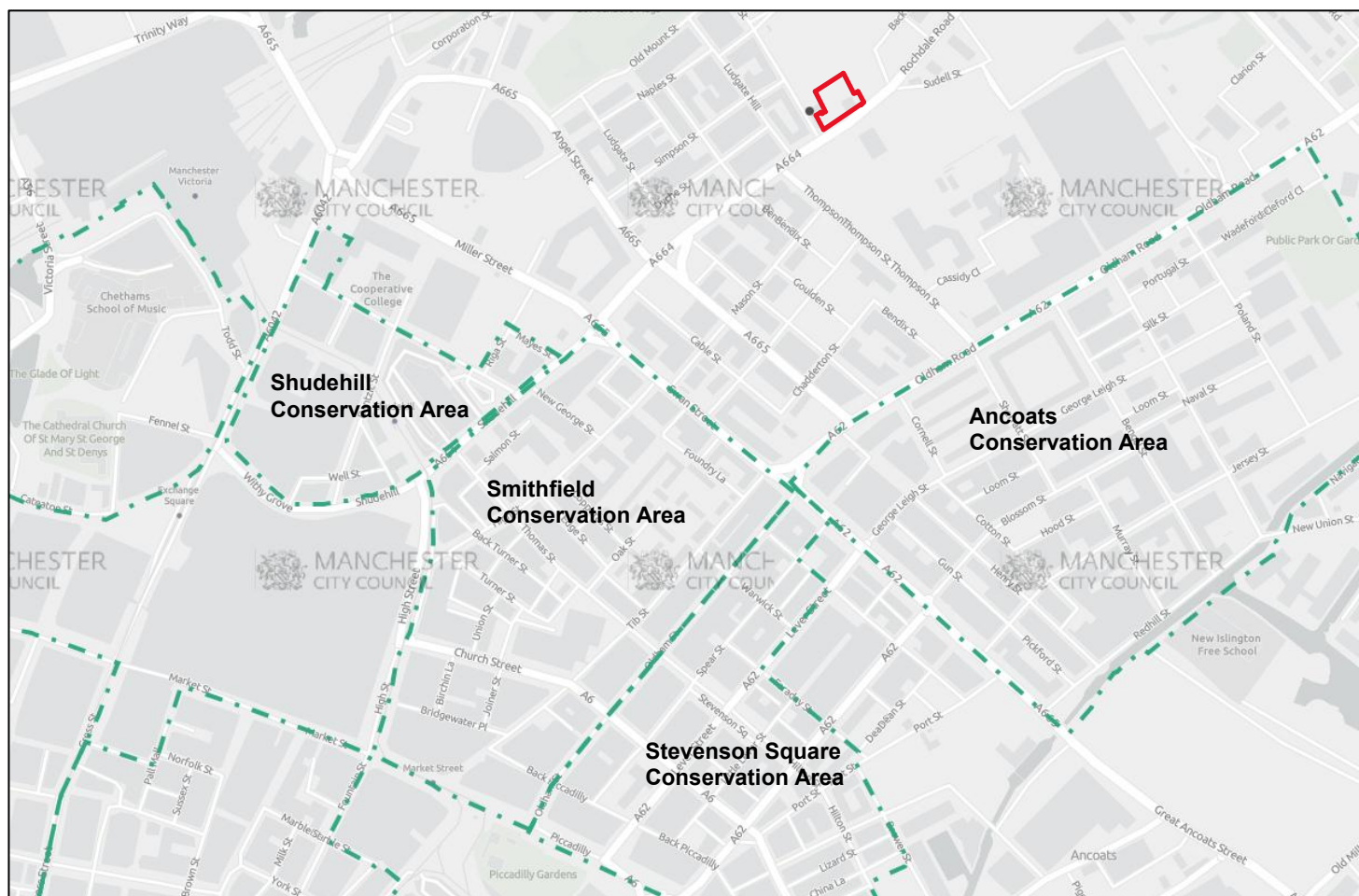


Alexandra Place at 18-20 Rochdale Road, 1906

Appendix C

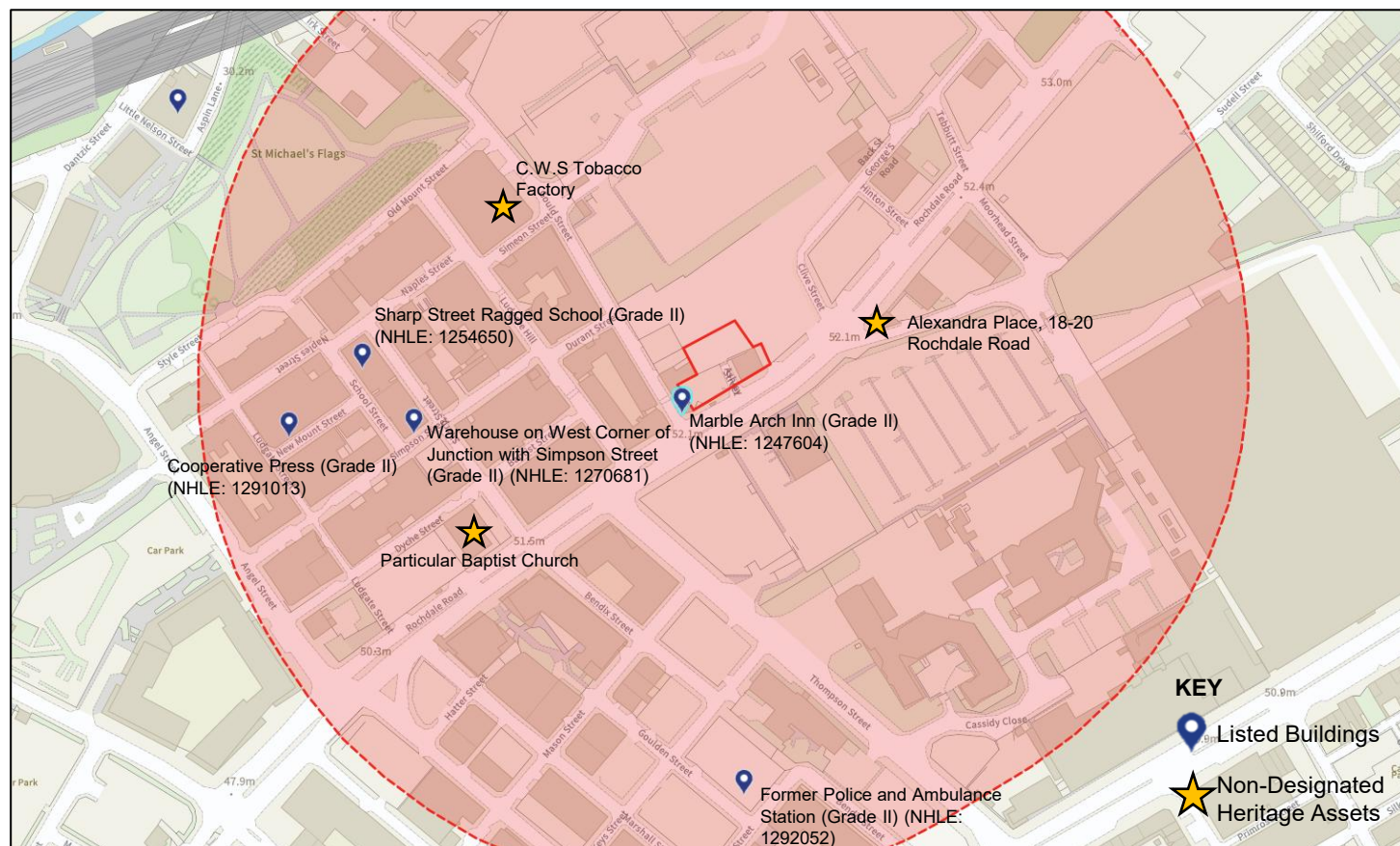
HERITAGE ASSETS MAPS





Conservation Areas

Basemap Source: Interactive Map Manchester City Council (Local Development Framework Area Map Browser, Manchester City Council). The site boundary is shown in red (approximate only) with conservation areas indicated by the green dashed line.



Designated Heritage Assets and Non-Designated Heritage Assets Map

Basemap Source: Heritage England Map Search, 2026. The site boundary is shown in red (approximate only) with the red dotted line indicated a 250m radius.

Appendix D

SITE PHOTOGRAPHS



85 Rochdale Road: Heritage Considerations

Conservation Areas



Photo 1: View from the edge of the Shudehill Conservation Area looking north-east along Rochdale Road towards the site.



Photo 2: View from the edge of the Smithfield Conservation Area at the junction of Swan Street and Mason Street looking north along Mason Street towards the site.



Photo 3: View from the edge of the Stevenson Square Conservation Area at the junction of Great Ancoats Street with Oldham Street looking north towards the site.



Photo 4: View from the edge of the Ancoats Conservation Area at the junction of Oldham Street with Thompson Street looking north-west towards the site.

Designated and Non-Designated Heritage Assets



Photo 5: Former Police and Ambulance Station (Chimney shown), located along Goulden Street.



Photo 6: Viewpoint from the Former Police and Ambulance Station looking north-east towards the site.



Photo 7: Particular Baptist Church, located along Rochdale Road.



Photo 8: Viewpoint from Particular Baptist Church looking east towards the site.



Photo 9: Warehouse located on the corner of Sharp Street and Simpson Street (converted to residential dwellings).



Photo 10: Viewpoint from the Warehouse on the corner of Sharp Street and Simpson Street looking east towards the site.



Photo 11: Sharp Street Ragged School, located along Sharp Street / Naples Street.



Photo 12: Viewpoint from Sharp Street Ragged School along Sharp Street, looking east towards the site.



Photo 12: Coop Printing Society, located along New Mount Street.



Photo 13: Viewpoint from Coop Printing Society along School Street, looking east towards the site.

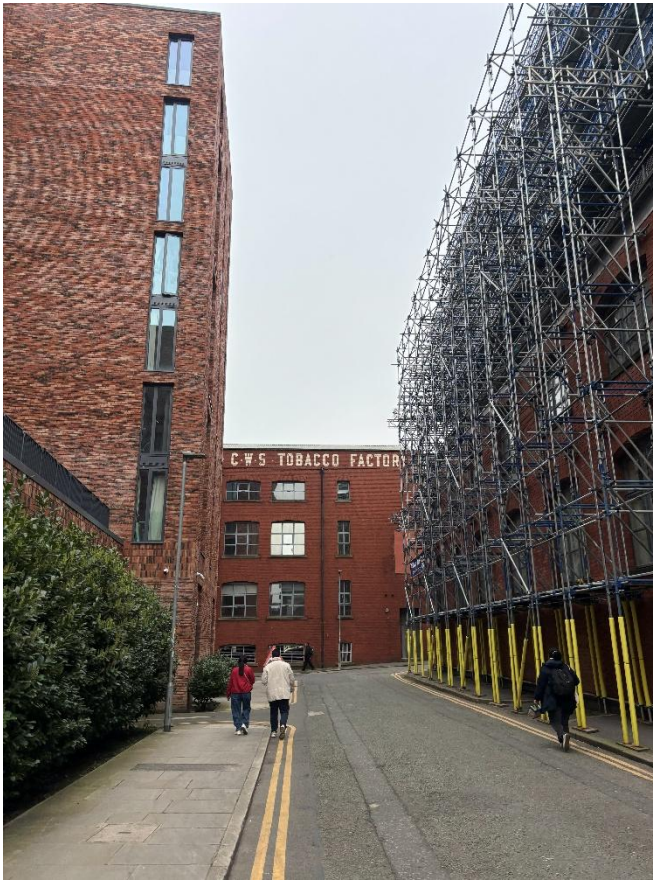


Photo 13a and 13b: C.W.S Tobacco Factory (a. Western façade and b. Eastern façade), located along Simeon Street and Gould Street.



Photo 14: Viewpoint from C.W.S Tobacco Factory along Gould Street, looking east towards the site.

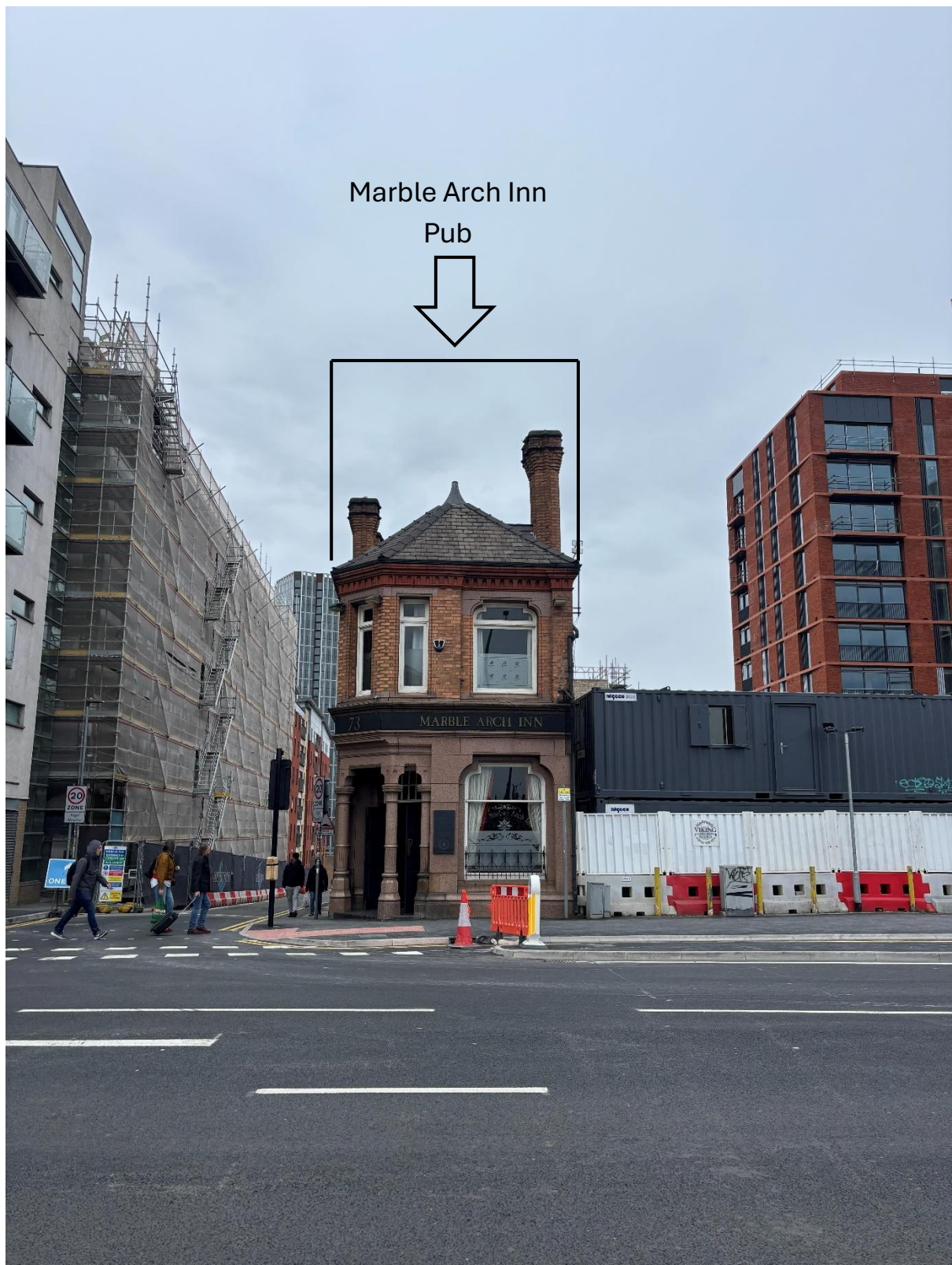


Photo 15: Front façade (south elevation) of the Marble Arch Inn Pub, located along Rochdale Road.



Photo 16: Western facing façade of the Marble Arch Inn Pub.



Photo 17: View of the site frontage along Rochdale Road, looking north-west.



Photo 18: Alexandra Place, located at 18-20 Rochdale Road.



Photo 19: View from Alexandra Place looking west towards the site, with the Marble Arch Inn Pub beyond.



Photo 20: View looking west of Alexandra Place from the site.



WSP
3 Wellington Place
Leeds
LS1 4AP

wsp.com

PUBLIC