Paul Butler Associates
Planning, Development & Heritage Consultants

Wittington Investments (Properties) Limited

1 Balloon Street, Manchester

Heritage Statement

02 April 2026

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Members of the Royal Town Planning Institute (RTPI). Recognised by the Institute of Historic Building Conservation (IHBC) as a Historic Environment Service Provider (HESPR).

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1. Introduction

1.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf of Wittington Investments (Properties) Limited. The statement has been provided in support of a planning application for works at ground floor level at No.1 Balloon Street, Manchester, M4 4BE. The building is an office building, with a Cooperative food store within part of the ground floor.

1.2 The works include installation of two large chiller units at ground level within an existing recessed area at the side of the building overlooking Balloon Street. This accommodates a section of Metrolink track and pedestrian access. The proposals also include for the erection of a screen to obscure the chillers from view.

Structure of the Statement

1.3 In order to provide a clear understanding of the proposed development and its relationship with the surrounding area, this statement includes:

- A description of the application site and surrounding area;
- A review of the application site's planning history;
- An overview of the proposed scheme;
- A review of the relevant national and local planning and heritage policy guidance; and
- A Heritage Appraisal of the proposed scheme including the significance and expected impact on heritage assets.

Supporting Information

1.4 The planning application should be read in conjunction with a series of plans prepared by Bridge Architects.

2. The Application Site and Surrounding Area

Application Site

2.1 No.1 Balloon Street is located on Corporation Street within Manchester City Centre, close to Victoria Station. The application proposals relate to the ground floor level of the building which are currently in office and retail use. The building was constructed in 1979 as the new headquarters of the Cooperative Bank, and this broadly remains the building's purpose to the present day. Cooperative Food also have a convenience store at ground floor, opening out on to Corporation Street, with a service access on Balloon Street.

2.2 The building is freestanding but is located immediately adjacent to the rear of The Printworks leisure complex. The building is bounded to the west by Corporation Street, to the north by Balloon Street, and to the south and east by The Printworks.

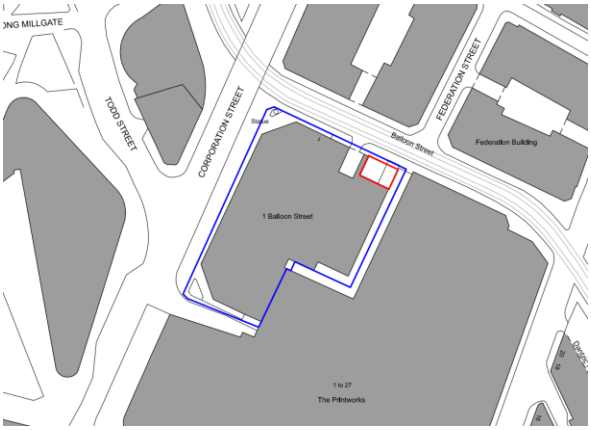


Image 1: Site location in red, 1 Balloon Street curtilage in blue.



Image 2: Aerial Plan (Approx. boundary of No.1 Balloon Street in red).

2.3 No.1 Balloon Street is a six-storey office building, constructed in a combination of buff red brick and brick slip panels, with the three upper floors in an aluminium cladding set inward in a mansard style. Although of limited architectural merit, the building has been well maintained and is in good condition.



Image 2: View of building from south



Image 3: View of building from north

2.4 At street level, the ground floor of the building facing Corporation Street and Balloon Street (the 'visible elevations') features external green panelling, with inset glazed windows at the top of the reveals.

2.5 At ground and first floors the building is broadly rectangular shaped and occupies the majority of the plot, with an undercroft vehicle access into the building off Balloon Street providing servicing access. Bins are also stored in this area. There is no car parking on site. The upper floors are set back from the southern perimeter of the site and form a U-shaped type block enclosing a roof terrace area. Two plant areas are also accommodated at the southern and western parts of the roof terrace, enclosed by timber fencing.

2.6 There is a further compound at street level which is fenced by metal railings and where one large chiller is currently located. This is the application site.

Planning History

2.7 A search of MCC's online planning register was undertaken on 24th March 2026, with no applications found to be relevant to the subject application. The full planning history can be found in Appendix A.

3. The Proposed Scheme

3.1 The project comprises the addition of two chillers, and their respective plinths, to the side / rear of the building on the Balloon Street side. These will be within an existing recessed 'plant compound'. It is also proposed to replace the existing metal railings with a screen so as to obscure the existing and proposed chillers from view.

3.2 The proposed screen will be made from perforated metal and would comprise a mural, depicting elements of the street's history. This is likely to be based around James Sadler and the first hot air balloon flight by an Englishman of the late 18th century, from which the street takes its name (see below). It will also incorporate an access gate.

3.3 The proposed chillers will be constructed from galvanised and painted steel sheets with associated pipework. Each chiller unit weighs 3800kg, and has a physical overall dimension of 3608mm(l) x 2238mm(w) x 2555mm(h). One chiller will sit on a steel frame, whilst the other will be placed on top of a concrete slab. The existing hard landscaping will be retained. The existing brickwork will be repaired as required, with the wall to be kept. The works will not affect the adjacent access way which provides means of escape for The Printworks.

3.4 No trees will be removed during the proposed works.

4. Planning Policy Context

4.1 Planning policy guidance of relevance to the proposed development, and which provides the context for its assessment, is set out within national and local planning policy guidance.

National Planning Policy Guidance

National Planning Policy Framework (NPPF)

4.2 The Revised NPPF which was most recently updated in December 2024, sets out the Government's planning policies regarding the conservation of the historic environment.

4.3 Section 16, Conserving and Enhancing the Historic Environment, and policies 202-221 of the NPPF sets out the heritage context. The NPPF states that heritage assets are 'an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.

4.4 Paragraphs 207 and 208 require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting; and that the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance; local planning authorities should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

4.5 Paragraph 210 sets out three considerations which local planning authorities should consider when determining applications-

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;

- the desirability of new development making a positive contribution to local character and distinctiveness.

4.6 Paragraph 212 notes that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 213 follows that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

4.7 Paragraph 214 identifies a series of criteria that must be met where substantial harm to or total loss of significance will be caused to a designated heritage asset; it has to be demonstrated that substantial loss or harm is necessary to achieve substantial public benefits that outweigh that harm or loss. Paragraph 215 states that where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

4.8 The effect of an application on 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 (para 216).

4.9 Paragraph 219 states that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance; and, that proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

National Planning Practice Guidance (NPPG)

4.10 The NPPG was published in March 2014 (updated 2023). The Guidance includes a section on the historic environment. Relevant paragraphs from the Guidance are set out below:

4.11 All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.

4.12 What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.

4.13 Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework apply.

4.14 The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal. Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives.

4.15 With regard to assessing substantial harm, National Planning Practice Guidance advises: 'Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.' (Paragraph: 018 Reference ID: 18a-018-20190723).

Local Planning Policy Guidance

Development Plan for Manchester

4.16 The Development Plan for Manchester comprises the following documents: Section 38(6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the Development Plan unless material

considerations indicate otherwise. In the case of Manchester City Council, the adopted Development Plan consists of the Places for Everyone (adopted March 2024), the Core Strategy (adopted 2012) and the Saved Policies of the Manchester Unitary Development Plan (adopted 1995). Due consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) which represents a significant material consideration.

Manchester City Council Core Strategy (2012)

4.17 The policies of the Core Strategy in relation to heritage are outlined below –

Policy EN 3 Heritage

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

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

Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)

4.20 The UDP was superseded by the Core Strategy. However, a number of UDP polices have been 'saved'. Extant polices contained within the UDP which are relevant to the proposed scheme include:

Policy DC19 'Listed Buildings'

4.21 Which seeks to ensure that development does not have a detrimental impact upon the setting of listed buildings.

Places for Everyone (2024)

4.22 The Places for Everyone Plan (2024) has been adopted by Manchester City Council in March 2024, the policy relevant to heritage states (Policy JP-P2: Heritage) –

We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place....This knowledge should be used to inform the positive management and integration of our heritage by: Setting out a clear vision that recognises and embeds the role of heritage in place-making; Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised; Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place; Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.

Historic Environment Good Practice Advice 2: 'Managing Significance in Decision-Taking in the Historic Environment' (2015)

4.23 This document provides advice to local authorities, planning and other consultants, owners, applicants and other interested parties. It sets out practical guidance to assist interested parties in making an assessment of the impact of proposals on the significance of heritage assets.

Historic England Advice Note 3: The Setting of Heritage Assets (2nd Edition)

4.24 Published in December 2017, this document sets out guidance on managing change within the setting of heritage assets, including historic buildings, sites, areas and

landscapes. Building on the historic environment provisions of national planning policy, the document provides advice on the definition of 'setting' before setting out key principles for assessing the implications of development proposals on the settings of heritage assets.

Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets

4.25 This Guidance was published in October 2019 and covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for changes to heritage assets.

Historic England: Conservation Principles Policies and Guidance

4.26 This Guidance was published by Historic England (then English Heritage) in April 2008. The Document is designed to provide a logical approach to making decisions and offering guidance on all aspects of England's historic environment. Guidance is provided on understanding heritage values (evidential, historical, aesthetic, and communal) and assessing heritage significance.

Shudehill Conservation Area

4.27 The application site is located on the western perimeter the Shudehill Conservation Area. And the relevant policy concepts are listed below:

'Applications may require the preparation of designs which show the proposals in relation to an entire street or vista, particularly if the proposals are visible from the junction of two streets. In such locations, the architectural emphasis of the corner of the building is often advisable.'

'New development proposals should generally be aligned to the back of the pavement, in order to preserve the linear character of the streets.'

5. Historic Development

Development of the Site

5.1 The site is situated on the corner of Balloon Street and Corporation Street. The name Balloon street can be seen on maps from at least 1850 and is understood to have been named as such in tribute to James Sadler and the landing of a hot air balloon in this area in c.1785[1].

5.2 Sadler was the first Englishman to fly a hot air balloon and was part of a small group of European enthusiasts. It is said that on Sadler's fifth flight, his balloon landed in the back garden of a house, that later became a pub known as the Manchester Arms. A pub by this name can be seen on maps from at least 1851 to 1955, with the building subsequently closed and demolished in c.1980.



Image 6, Manchester and Salford Sheet 23, Published 1850. Outlined in blue is the Manchester Arms and Balloon Street is visible to the bottom of the map. Site outlined in red.

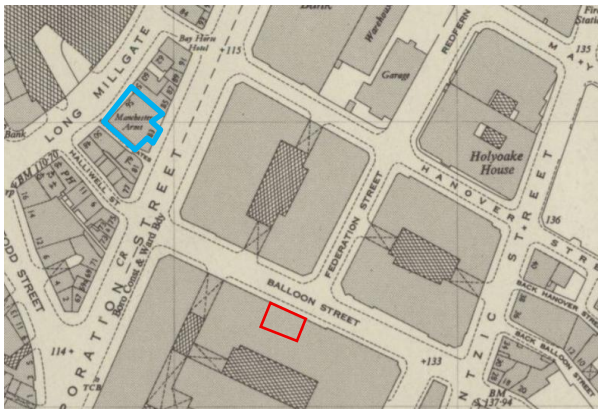


Image 7, SJ8498-B, published 1955. The Manchester Arms has been outlined in blue, and Balloon Street is visible. Site outlined in red.

5.3 Sadler was a national celebrity of the period, possibly drawing crowds of between 20-30,000 people[2]. It is even recorded that entire towns would close for the day when he was said to be landing nearby[3]. Despite his groundbreaking achievements in science, Sadler has been largely forgotten. This may be due to him being a possibly illiterate, baker from

[1] https://www.bbc.co.uk/news/uk-england-oxfordshire-28094742
[2] https://www.mancunianmatters.co.uk/life/16122014-manchester-library-commemorate-balloon-flight-of-fancy-by-uneducated-chef/
[3] https://www.manchestersfinest.com/news/sky-dragons-heroes-cats-the-extraordinary-english-aeronaut-of-balloon-street/

Oxford who did not write any surviving papers on the subject and therefore not being revered by the university[4].

5.4 The application site had already been densely developed by the mid-19th Century, prior to the laying out of this section of Corporation Street in 1848. In 1850 the site accommodated a network of streets and alleys, with the area primarily appearing to be in residential use with back-to-back housing.

5.5 By the time of the 1891 OS Map, Corporation Street is visible, and much of the previously occupied the site has made way for new development.

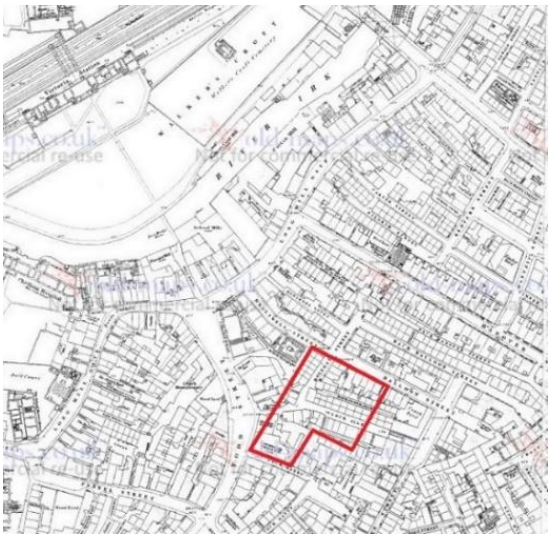


Image 8: 1891 OS Map



Image 9: Former CWS building to occupy site (1969)

5.6 Aside from the sole remaining section of Holgate Street, the site is entirely developed by 1908, with the White Lion Inn and a bank visible. Significantly, to the north, the now Grade II Listed Hanover House, the first of the Co-Op's grand buildings has been completed. As reported within the Manchester Guardian (15 October 1909), construction would shortly commence on the site to the south on which now stands 1 Balloon St and surrounding land. It reported:

'The new building now in course of erection has frontages to Corporation Street, Balloon Street and Mark Lane of 242 feet, 80 feet and 97 feet respectively, and with the new central premises (Hanover House), the frontage to Corporation Street amounts to 418 feet.'

[4] https://www.bbc.co.uk/news/uk-england-oxfordshire-28094742

5.7 The building is visible on the 1922 OS Map, with the 'ground floor banking department' clearly visible. The Printing Works to the south of the site has also expanded into previously vacant land. Between 1922 and 1971, the site does not significantly change. There has also been significant development to the north across the Co-Operative campus, and across several decades of redevelopment.

5.8 This included the building of the Federation Building, between the years 1937-42. It was designed by the chief architect of the Co-operative wholesale Society (CWS), W. A. Johnson and was built to be used as further offices within the Co-op.

5.9 Construction is understood to have been completed on No.1 Balloon Street in 1979. This had followed demolition, likely in the early-to-mid 1970s of the 1909 building. The current building is visible on the 1986 OS Map along with a surface car park to the east of the site. Significant change is also visible to the south with the Arndale Centre having replaced an entire inner section of the city.

Shudehill Conservation Area

5.10 During the medieval period, Manchester was largely centred around the meeting of the rivers Irk and Irwell, where the parish church of the period was located. This church has since become Manchester Cathedral. From the mid-18th century, the town then began to expand from around the church and up into the Shudehill area, which until this point had remained largely rural.

5.11 Also in the 18th century, this area was known for providing Manchester's main water supply, as is referenced in the street names of 'Wells Street' and 'Spring Alley.' However, with the building of the Holt Town reservoir in 1808 and the Gorton reservoir in 1826, this source was no longer needed.

5.12 Before the creation of Corporation Street in 1848, this part of the city was originally the medieval core and in the 1800s is likely to have had buildings from a variety of periods. The 1850 map (see image 6) illustrates the small scale of buildings present at this time.

5.13 With the widening of Corporation Street in the early 20th century, came the clearance of the older, smaller buildings and allowed for more modern developments to take precedence.

5.14 The beginning of the 20th century saw the area become heavily redeveloped. Throughout the century, the street became home to many Co-operative buildings and the society as a whole. Some of the buildings remain in use by the Co-operative today, although, as is the case with the site, some of the earlier buildings have been replaced with more modern ones.

6. Significance of Heritage Assets

6.1 Significance can be defined as the value of a heritage asset to this and future generations because of its heritage interest. The interest may be a combination of archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. The understanding of the significance of a place is vital to inform sensitively managed change. In accordance with Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets the following criteria are employed within this report to assess significance:

6.2 **Archaeological interest** – Where the heritage asset holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

6.3 **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.

6.4 **Historic interest –** An interest in past lives and events (including pre-historic) which heritage assets can illustrate or be associated with. 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.

6.5 The criteria for relative levels of significance of each asset is outlined below –

Significance	Criteria
Very High	Sites, buildings, landscapes and remains of 'exceptional', 'more than special interest' or sometimes considered nationally or internationally important. These include World Heritage Sites; Grade I Listed and Grade II* Listed assets; Scheduled Ancient Monuments or archaeological remains of equivalent significance.
High	Sites, buildings, landscapes and remains of acknowledged 'special interest' and sometimes considered nationally important. These include Conservation Areas; Grade II Listed Assets; and archaeological remains of national importance.
Medium	Sites, buildings, landscapes and remains of 'some interest' and generally considered of local or regional importance. These include Non-Designated Heritage Assets; Locally Listed Assets and archaeological remains of regional interest.
Low	Sites, buildings, landscapes and remains of 'limited interest'. These include historic sites that through level of alteration or typology are of insufficient significance to be considered Non-Designated Heritage Assets or Locally Listed.
Neutral	Sites, buildings, landscapes and remains of 'no or negligible interest'. These include sites or landscapes of no (or very minor) interest.
Intrusive / Detrimental	Sites, buildings, landscapes and remains of 'no or negligible interest' that harm the setting or significance of wider assets.

Shudehill Conservation Area

6.6 The historic significance is largely derived from the area's association with the Co-operative movement. From the early 20th century, various branches built their main offices here, including the insurance, wholesale and co-operative bank. Whilst some of the early co-op buildings have been demolished, some remain, such as the Old Bank Building and the Co-operative Insurance Society building (although this is just outside of the conservation area).

6.7 The Co-operative movement is important in both regional and national terms as it started in Rochdale in the 1840s before moving its headquarters to Manchester in the late 1860s. it then went on to become an international brand, seen all around the world and continues with this legacy today.

6.8 The architecture of the conservation area is varied with examples from the 18th century through to the late 20th century, although it is somewhat defined by the large co-operative buildings, as these line the main throughfare on Corporation Street. These affect both the visual and physical experience when passing through as they have a collective impact and are situated in close proximity to each other.

6.9 The main material is red brick; this is something which aligns with the remaining Georgian and Victorian buildings and is common across the city. Stone and terracotta are also used in substantial quantities, as can be seen with the Hanover building.

6.10 It is of note that there is not a common architect for these buildings, or one whose work adds to the significance, although several were designed by Francis Elderd Lodge Harris, who was the chief architect for the Co-operative Wholesale Society (CWS).

6.11 Whilst the conservation area would once have been part of the medieval core of the city, there is little to no evidence remaining of this due to the multiple phases of redevelopment since at least the mid-19th century.

6.12 Ultimately, the conservation area derives its significance from its association with the co-operative movement, which still exists today, and the dominant architecture that this provides. **Therefore, the significance of the conservation area is high.**

Co-operative Wholesale Society Building (Grade II Listed)

6.13 The significance of this building is mostly derived from its association with the Co-operative movement. The Hanover building as it is also known, was purpose built with both office and warehouse space for the Wholesale Society. It was designed by Francis Eldred Lodge Harris, who was the chief architect for the CWS. This furthers the importance of the Co-operative connection and contributes to the element of group value, which exists amongst the co-op buildings.

6.14 It is also one of the main buildings within Shudehill conservation area, particularly in the section along Corporation Street. Having been built in two halves, the first in 1903 and the latter in 1907, it is one of the earlier buildings related to the Co-op. Therefore, **the significance of the building is high.**

Federation Building

6.15 The federation Building was constructed between 1913 and 1917, having also been designed by the Chief CWS architect, Francis Eldred Lodge Harris. It was a purpose-built drapery warehouse for the CWS and it is this association, and the aspect of group value, from where it primarily draws its significance. Although it is not nationally Listed, it is also a good example of a surviving late Edwardian building thanks to its design being in the classical style. It is regarded to be a Non Designated Heritage Asset.

6.16 Therefore, **the significance of the building is medium.**

7. Heritage Impact Assessment

7.1 Heritage impact is defined as the potential level of harm or benefit to the special architectural or historic interest caused by a proposed development. The NPPF does not prescribe a format for analysis of heritage significance and/or impact.

7.2 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. Change can be either harmful or beneficial to heritage significance.

7.3 The following methodology is based on the guidance set out by ICOMOS (2011) Guidance on Heritage Impact Assessments for Cultural World Heritage Properties, although intended for World Heritage Sites it provides a sliding scale of impacts that can be applied to assets on all significance levels.

Impact Grading	Criteria
High Beneficial	Comprehensive changes to an asset or its setting resulting in a major enhancement of significance.
Medium Beneficial	Significant changes to an asset or its setting resulting in a notable enhancement of significance.
Low Beneficial	Modest changes to an asset or its setting resulting in a slight enhancement of significance.
Neutral	No or negligible change to an asset or its setting resulting in no or negligible change to significance.
Low Adverse	Modest changes to an asset or its setting resulting in slight harm to significance.
Medium Adverse	Significant changes to an asset or its setting resulting in notable harm to significance.
High Adverse	Comprehensive changes to an asset or its setting resulting in major harm to significance.

Impact upon Shudehill Conservation Area

7.4 The application site is located within a less sensitive location within the Shudehill Conservation Area, enclosed as it is by the side / servicing elevations of modern development (No.1 Balloon St and the modern rear part of the Printworks).

7.5 The removal of the railings, and installation of two new chiller units alongside an existing one will not affect the significance of the conservation area. This is due to the location of the site and its immediate surroundings; the railings being modern; and the existing and proposed chillers being substantially obscured by a proposed metal screen. The obscuring of the chillers mitigates their visual impact, and will enhance the general streetscape of Balloon Street, improving views within the conservation area. The removal of the railings and installation of additional chillers will have a **neutral impact**.

7.6 The installation of the metal screen will have a **low beneficial impact** on the conservation area, as the metal perforation design will reference the origins of the Balloon Street name, specifically the landing of a hot air balloon nearby by James Sadler. Whilst a standard louvred screen would have obscured the chillers from view, the opportunity is being taken to install a screen which is both visually pleasing and references the history of the area. This in turn enables a wider audience to engage with the surrounding heritage and history of the area.

Impact upon other Heritage Assets

7.7 The application site is visible in views of the side elevation of the Grade II Listed Hannover Building, and in views of the primary corner / entrance to the Federation Building which is a non-designated heritage asset. Despite the close proximity of these assets, the limited size of the site, scale of the proposals, and the separation provided by Balloon Street and its tram infrastructure, means that any impact upon the buildings' settings is regarded to be extremely minor.

7.8 Overall, the proposals will have a positive impact upon the significance of the Grade II Listed Hanover Building and the Federation Building, as their settings will be marginally enhanced by the existing and proposed chillers being largely obscured, along with the innovative design of the proposed screen. Therefore, the impact is considered to be **low beneficial** to both heritage assets.

Summary of Impact

7.9 The above impact assessment has concluded that the application proposals will either have a neutral or low beneficial impact upon affected heritage assets including the

Grade II Listed Hanover Building, and the Shudehill Conservation Area which are designated heritage assets. In accordance with national policy and guidance, a balanced judgement is required where any harm to a designated heritage asset is weighed against the public benefits of the proposal. Whilst no adverse harm to any designated heritage assets has been identified, in the event that any minor harm was perceived, it would still be vastly outweighed by the public benefits of the proposal. These include:

- The installation of a perforated metal screen with an inset mural referencing an historic event within the locality, thereby acting as a clear visual link between the City today, and its past.

- The screen will be designed to a high standard utilizing high quality materials, thereby enhancing views of what is currently a recessed street level plant area, resulting in general streetscape benefits.

- In addition to the proposed chillers being obscured by the proposed screen, the screen will also obscure views of the existing chiller. The existing chiller and the plant compound generally (which can become a rubbish trap) detract from the streetscene and Conservation Area.

- The installation of the chillers is vital to the ongoing operation of No.1 Balloon Street, an established mixed use office building in the heart of the City Centre. These works are therefore important in helping the City to retain and attract high quality office tenants.

- Investing in a building which is within a highly accessible location, therefore encouraging the use of sustainable modes of transport.

- Creating temporary employment during construction works.

8. Conclusion

8.1 The proposals relate to a recessed plant compound to the side / rear of No.1 Balloon Street. It comprises the removal of existing railings, the installation of two new chillers, and erection of a decorative perforated metal screen to obscure the compound from view.

8.2 The site is located within the Shudehill Conservation Area. Along with this designated heritage asset, the site is also within the settings of The Hanover Building (Grade II listed) and The Federation Building (non-designated heritage asset).

8.3 Overall, the impact of the proposals upon the affected heritage assets has been identified as low beneficial. The installation of the proposed metal screen will both obscure the chiller compound from view, whilst also featuring a design referencing an aspect of the area's history.

8.4 Whilst the heritage impact assessment did not identify any harm to any heritage assets, in any case, any perceived harm would be significantly outweighed by the public benefits of the proposals which in addition to the visual benefits identified above, also include the continued successful operation and occupation of No.1 Balloon Street, an employment generating office building within the heart of the City Centre.

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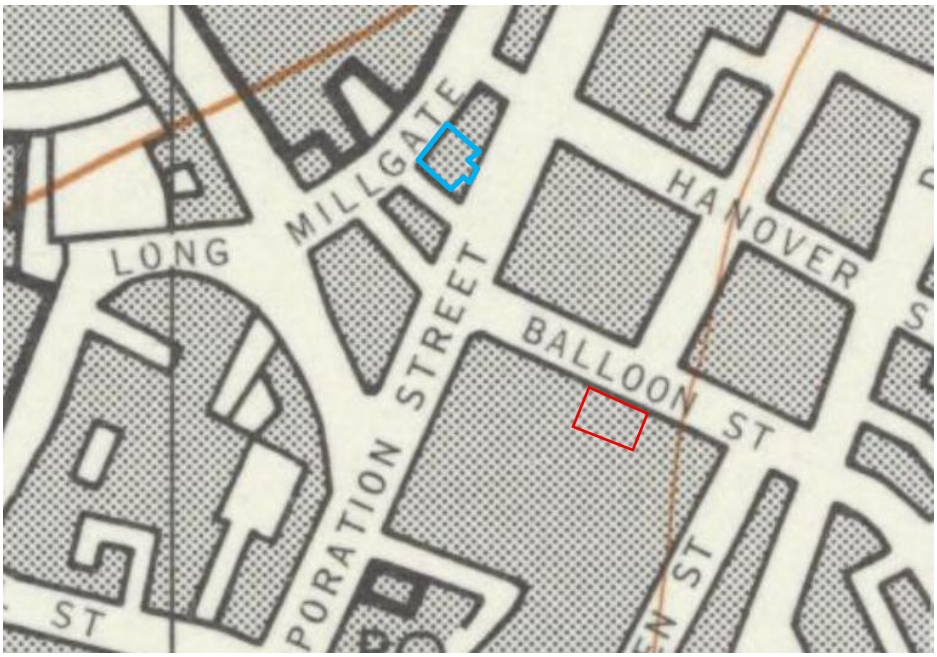
Appendix A : Planning History

Address	Application Ref	Description	Decision
Site bounded by Corporation Street/Dantzic Street & Withy Grove	F04635	Construction of office buildings and associated car parking space.	**Withdrawn** 27 May 1976
Site fronting Balloon Street and Garden Street	F10064	Use of land as a temporary public car park including 10 operational parking spaces for use in connection with the new Head Office of the Co-operative Bank Limited.	Approved 4 April 1979
Site bounded by Corporation Street, Balloon Street, Garden Street	F/AD01636	Seven 48 sheet and one 16 sheet advertisement boards around development site.	Approved 26 March 1978
Corporation Street, Balloon Street	F/AD01717	Non-illuminated developers notice board on Corporation Street frontage of building site.	Approved 23 May 1978
Site fronting Balloon Street and Garden Street	F10064	Use of land as a temporary public car park including 10 operational parking spaces for use in connection with the new Head Office of the Co-operative Bank Limited.	Approved 4 April 1979
Corporation Street/Balloon Street	F/AD02126	Two illuminated box signs, projecting over the highway, on new Co-operative Bank Building.	Approved 11 June 1979
site fronting Balloon Street and Garden Street	020100	Continuance of use of land as a public car-park including 10 operational parking spaces for the Co-operative Bank (previously approved under F10064).	Approved 23 Sept 1983
Co-operative Bank, 1, Balloon Street	023753	Installation of an automatic teller machine to Corporation Street elevation	Approved 7 March 1985
1, Balloon Street	035228	Erection of 3 flagpoles on Corporation Street elevation	Approved 18 Jan 1990
The Co-operative Bank Head Office, Corporation Street	044527/FO/CITY 1/93	Siting of bronze statue of Robert Owen on the corner of Corporation Street and Balloon Street	Approved 23 Dec 1993
Co-operative Bank, 1, Balloon Street, City	048154/FO/CITY 1/95	Proposed conservatory, gazebo and parapet boundary treatment	Approved 2 August

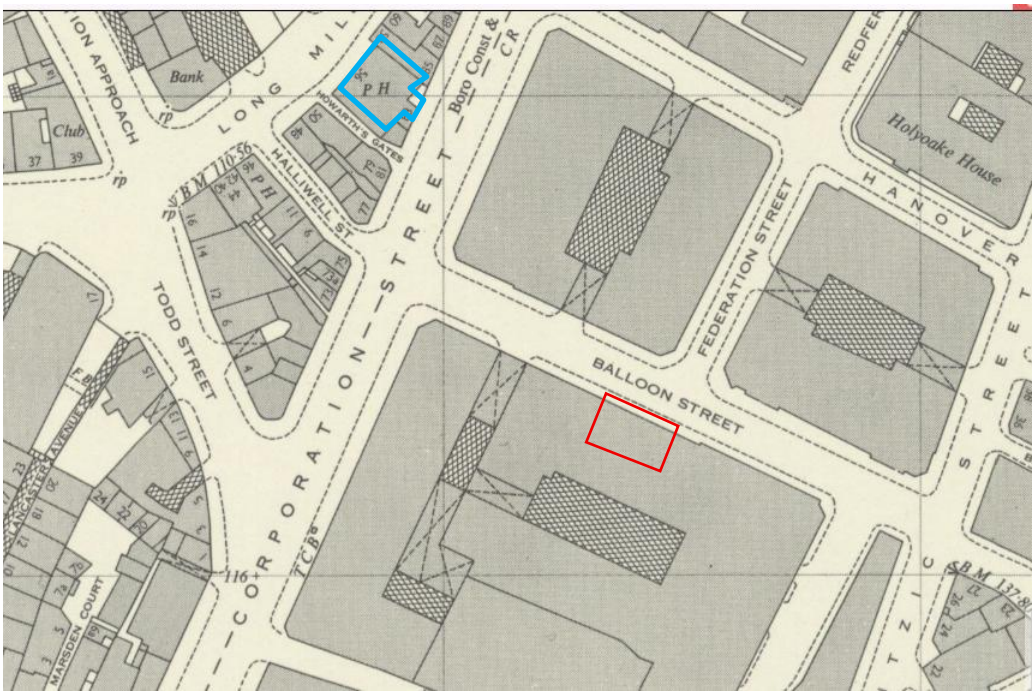
Address	Application Ref	Description	Decision
			1995
Co-operative Bank, 1, Balloon Street	051921/FO/CITY 1/97	Erection of a ramp for access for the disabled	Approved 7 July 1997
1, Balloon Street	062731/FO/CITY 1/01	Removal of raised brick feature and creation of brick pavoir area and steps	Approved 17 Sept 2001
1, Balloon Street, City	066222/FO/CITY 1/02	Installation of new shopfront windows, revolving door and pass doors, 1 No. automatic sliding door and canopy over main entrance	Approved 23 Oct 2002
Co-operative Bank Plc 1 Balloon Street Manchester M4 4BE	081993/FO/2007/C1	Installation of new shop front including a customer entrance and repositioned ATM	Approved 25 April 2007
The Cooperative Food Store 1 Balloon Street Manchester M4 4BE	110153/FO/2015/C1	Elevational alteration to include the painting of the window and door frames.	Approved 11 Nov 2015
1 Balloon Street Manchester M4 4BE	112233/AO/2016	1 x internal illuminated projecting sign, 2 x internal illuminated logos and 1 x non-illuminated acrylic letter sign	Approved 8 Sept 2016
Co-Operative Bank Plc 1 Balloon Street Manchester M4 4BE	113281/FO/2016	Replacement of Corporation Street front entrance sliding doors and existing revolving doors to North-West elevation (junction of Corporation Street and Balloon Street) with new glazed panels and single leaf escape door.	Approved 5 Sept 2016
1 Balloon Street Manchester M4 4BE	132101/FO/2021	Recladding of existing ground floor brickwork with new aluminium cladding; replacement of existing ground floor windows and doors; works to second floor terrace level including demolition of existing conservatory, construction of a single storey extension, installation of new access door and works to terrace surface; removal of glazed canopy over main entrance; removal of redundant plant; and replacement of a section of paving at street level.	Approved 5 December 2021

Appendix B: Historic Maps

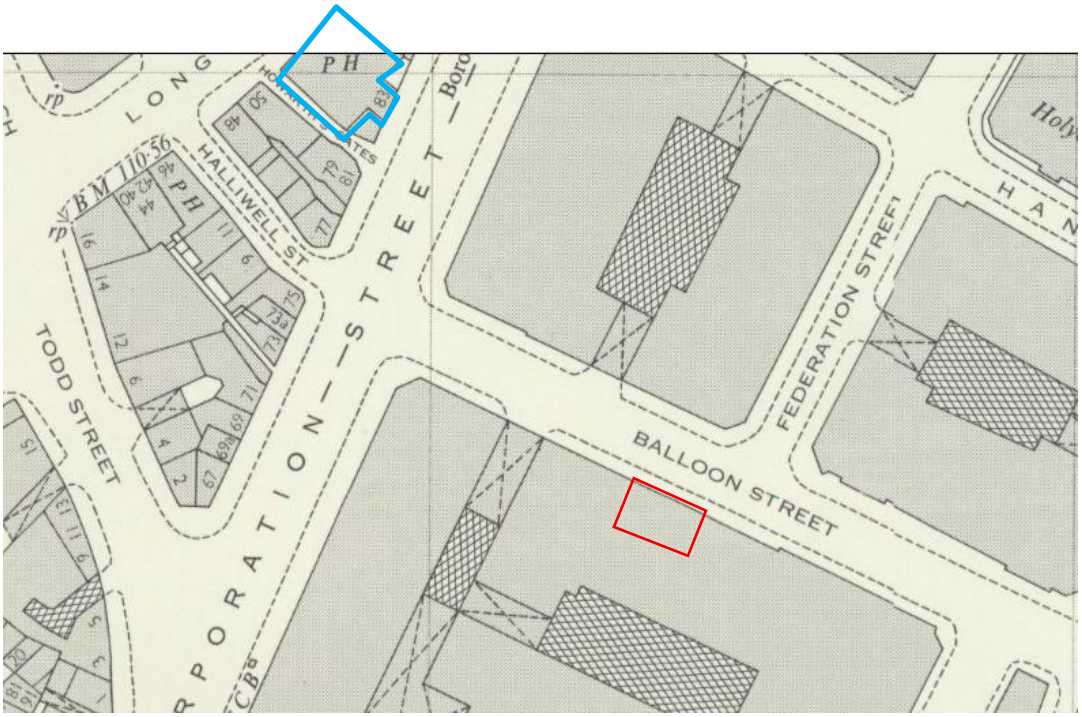
Site is shown with a red edge and the site of the Manchester Arms (approx. position of balloon landing), is shown in blue.



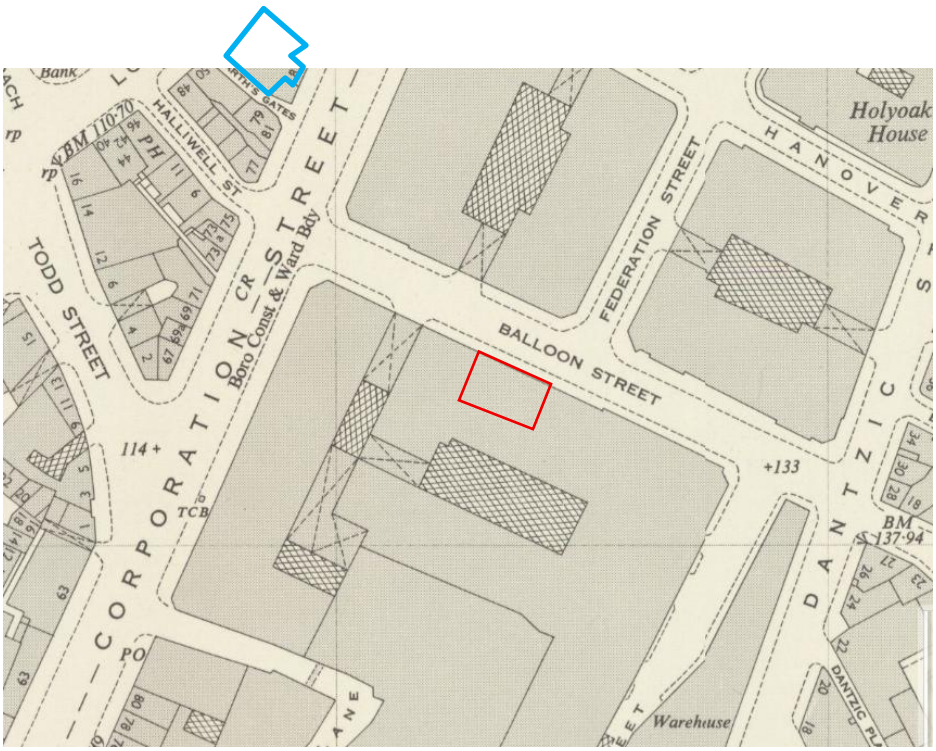
SJ89NW – A Surveyed / Revised: 1949 to 1972, Published: 1972



SJ8498-SJ8598 – DD Revised: 1953 to 1967, Published: 1969



SJ8498NW – C Revised: 1962, Published: 1963



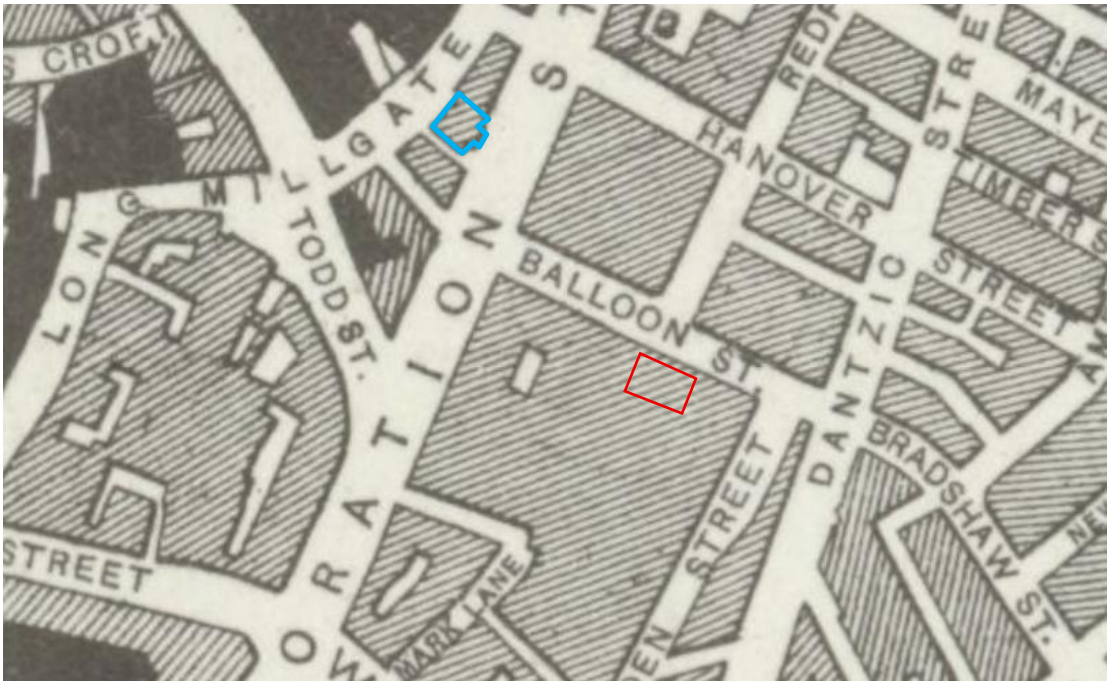
SJ8498NW – B Revised: 1951, Published: 1952



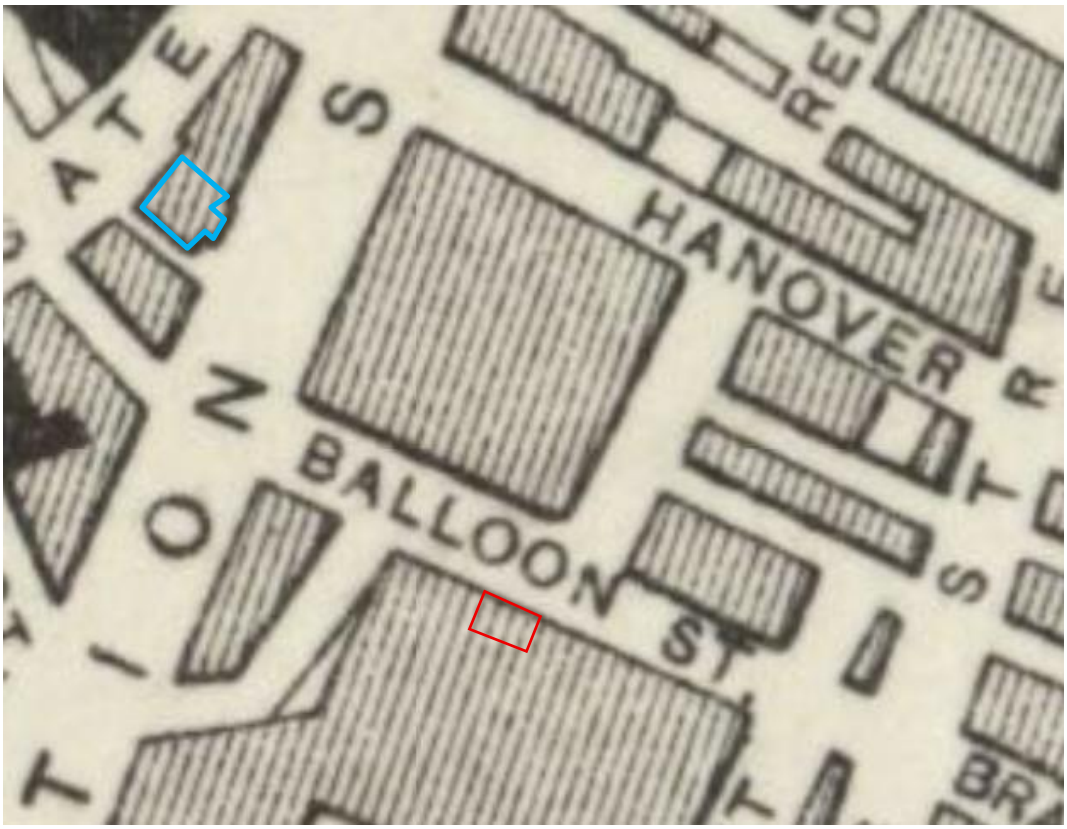
Lancashire Sheet CIV.NW Revised: 1938, Published: 1946



Lancashire CIV.6 Revised: 1931, Published: 1933



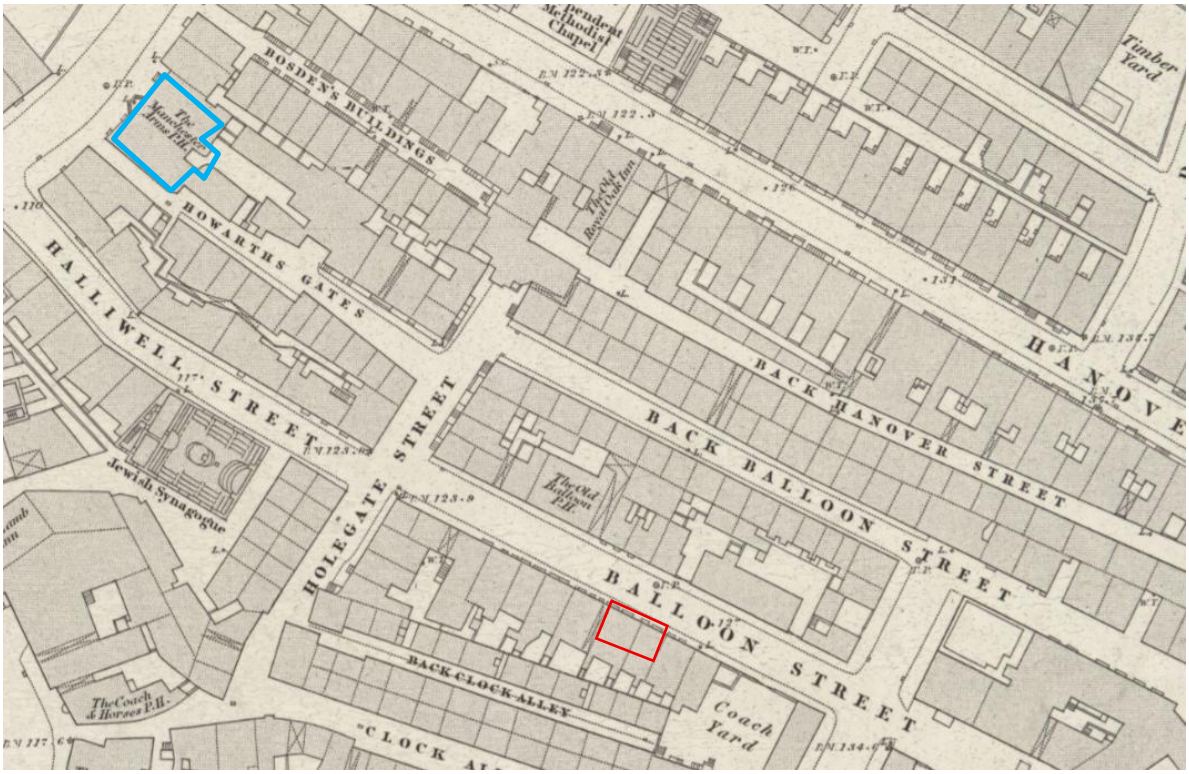
Lancashire Sheet CIV.NW Revised: 1915 to 1916, Published: 1923



Lancashire Sheet CIV.NW Revised: 1905 to 1906, Published: 1909



Manchester - Lancashire CIV.6.20 Surveyed: 1888, Published: 1891.



Manchester and Salford Sheet 23 Surveyed: 1849, Published: 1850.