Deloitte.



All Saints Library, Manchester Metropolitan University

Heritage Statement

December 2025

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1. Introduction

1.1 This Heritage Statement accompanies an application to Manchester City Council (MCC) for Full Planning Permission for the development of a library building on Manchester Metropolitan University's All Saints Campus located in Manchester City Centre.

1.2 The Applicant is Manchester Metropolitan University ('the Applicant').

1.3 The description of the Proposed Development on the application for Full Planning Permission is set out below:

"Pursuant to application ref. 143943/FO/2025, Full Planning Permission for the development of a library building (Use Class F1) of varied height (part 7 storeys and part 9 storeys to accommodate an additional 2 storeys of enclosed plant), public realm, access and servicing arrangements and other associated works."

1.4 This report should be read in conjunction with the Design and Access Statement prepared by Hawkins Brown Architects and the Planning Statement prepared by Deloitte.

1.5 Manchester Metropolitan University's proposals to redevelop the Site have been subject to a previous planning application, submitted in October 2023 (application ref. 138424/FO/2023). This application sought consent for the refurbishment of the existing library building, and the demolition of the adjacent building to make way for a new 12 storey development fronting Oxford Road.

1.6 Building upon the foundations of the 2023 scheme, the Applicant is now advancing a refreshed approach to shape the future vision for the library and cultural services at the heart of the All Saints Campus, in line with the University's current estates strategy.

1.7 The Site is subject to a planning application (ref. 143943/FO/2025, submitted August 2025) for the partial demolition of the extant All Saints Library building. This application is currently being determined.

1.8 Additionally, a separate planning application for the refurbishment of the retained element of the extant All Saints Library, to create a separate educational building, is to be submitted in early 2026.

Report Structure

1.9 The National Planning Policy Framework (NPPF) provides the Government's national planning policy on the conservation of the historic environment. In respect of the information required for applications, it 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 proposal on their significance"[1].

1.10 In light of these requirements this Statement is structured as follows:

- Section 2: Site context, including a site history. This Section also delineates the heritage assets potentially affected by the Proposed Development.
- Section 3: Legislative and policy context for this assessment.
- Section 4: Scoping of assets.
- Section 5: Assessment of significance.
- Section 6: Assessment of impact.
- Section 7: Policy assessment.
- Section 8: Summary and conclusion.

[1] DCLG (last updated 2025) National Planning Policy Framework (NPPF), Paragraph 207.

Research methodology

1.11 The assessment has been carried out in accordance with the statutory duties of The Planning (Listed Buildings and Conservation Areas) Act 1990 and the policies of the National Planning Policy Framework (NPPF).

1.12 The baseline assessment has been undertaken using a combination of desk-based study and fieldwork to identify and assesses the heritage significance of the potentially impacted heritage assets and to establish the impact on their significance. The following survey and data sources have been used:

- National Heritage List for England (Historic England (HE));
- Manchester City Council (MCC);
- Manchester Libraries, Information and Archives;
- Detailed visual site inspections carried out in November 2025; and
- Other published sources of information which are referenced where relevant.

Authorship

1.13 This report has been prepared by Deloitte LLP, a real estate consultancy comprising planning and surveyors. The authors are Ragini Dutta (MRTPI), Eleanor Scrafton (MRTPI), and Katie Wray (MRTPI).

2. Site Context

The Site

2.1 The Site is located within the Manchester Metropolitan University's (hereafter referred to as "the University") All Saints campus in Manchester City Centre. The Site and wider University Campus are located at the heart of Manchester's Oxford Road Corridor, which is a long-established priority location for higher education and a key focus of the City's knowledge economy.

2.2 The Site currently comprises the vacant All Saints Library building, a seven storey brick building. The building on site is considered no longer fit for purpose and has been vacant since summer 2024.It is bound by a public footpath and All Saints Park to the south, the Manchester Metropolitan University Business and Law School and retained element of the extant All Saints Library to the west, the elevated Mancunian Way directly to the north and Oxford Road to the east. Please refer to Figure 2.1 for the Site Location Plan.

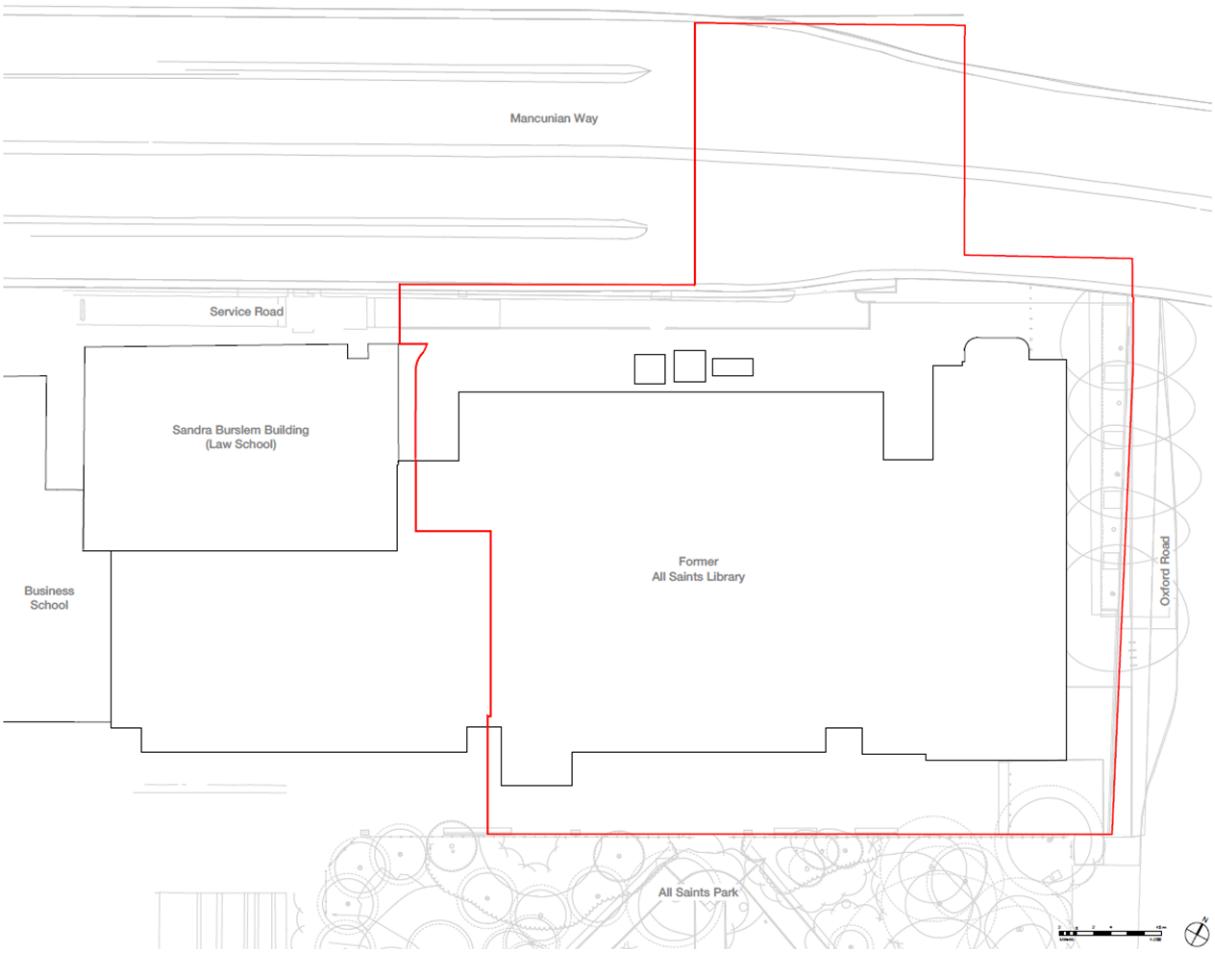


Figure 2.1: Site Plan (Source: Hawkins Brown Architects, 2025)

Wider Context

2.3 East of the Site, across Oxford Road, are low-rise buildings containing shops, commercial properties, and residential units above. To the south lies All Saints Park, bordered by various Manchester Metropolitan University buildings, St Augustine's Church, and structures of differing scale and height.

2.4 University buildings and student accommodation are located to the west. To the north, the elevated Mancunian Way runs east-west, beyond which lies the Manchester Metropolitan University John R Dalton Building and the high-density Circle Square development. Circle Square features a mix of commercial, residential (including student accommodation), and food and beverage uses.

2.5 The Site is located within the Hulme ward, and the Piccadilly Ward is located just to the north on the opposite side of Oxford Road.

2.6 The Site's prominent position within the Corridor presents a unique opportunity to create an entranceway to the main University district within Manchester City Centre, reinforcing the area's status as a hub of academic and economic activity.

2.7 There are several listed buildings within a 200m radius of the All Saints Library, listed below:

1. Former Manchester Ear Hospital (Grade II, Listing ID 1197922);
2. Roman Catholic Church of St Augustine (Grade II, Listing ID 1392331);
3. Ormond Building (Grade II, Listing ID 1219718);
4. Righton Building (Grade II, Listing ID 1197781);
5. Grosvenor Building (Grade II, Listing ID 1293192);
6. Former Town Hall Façade to Mabel Tylecote Building (Grade II, Listing ID 1283062);
7. Former Grosvenor Picture Palace (Grade II, Listing ID 1218431);
8. Former Adult Deaf and Dumb Institute (Grade II, Listing ID 1200839);
9. Chatham Mill (Grade II, Listing ID 1293040);
10. Dalton Statue in Forecourt of Dalton College (Grade II, Listing ID 1197791); and
11. Dancehouse Theatre Including Numbers 6-14 (Grade II, Listing ID 1384997).

Manchester Metropolitan University

2.8 Manchester Metropolitan University traces its origins to the Manchester Mechanics Institute and the Manchester School of Design, which formed Manchester Polytechnic in 1970 and secured university status becoming the Manchester Metropolitan University in 1992. Manchester Metropolitan University is one of the largest universities in the country. Historically it was spread across a number of sites and more recently has consolidated these in to the campuses at All Saints and Birley Fields. Its development, alongside other major institutions, has been central to establishing Oxford Road as a prominent education corridor in Manchester.

All Saints Campus

2.9 The main buildings of the All Saints campus occupy the area north of the University of Manchester between Oxford Road (east), Cambridge Street (west), Rosamond Street West (south) and Chester Street (north). The Site is the All Saints Library.

2.10 The area was designated a cultural centre in the City of Manchester Plan of 1945 and confirmed as the main campus for the city's colleges in the 1967 Wilson & Womersley plan for the educational precinct. This strategic planning laid the groundwork for the concentrated educational development that defines the Oxford Road corridor today.

2.11 Sheppard Robson were appointed architects for the new polytechnic in 1971, with Gordon Taylor in charge of the project. Their Development Plan of 1972 identified sites for new buildings around the Square. As part of these works, St Andrews Chapel was demolished and only the College of Art building (now known as the Grosvenor Building) and the façade of the Chorlton-on-Medlock Town Hall (located to the south of the Site and Grosvenor Square) were to be retained, along with the recently completed St Augustine Church. What is now the Mabel Tylecote Building, constructed in 1973 was one of the few purpose-built colleges of adult education in the country at this time. After the college closed in 1991, the

building was acquired by Manchester Metropolitan University (then Manchester Polytechnic) and renamed in honour of Dr Dame Mabel Tylecote, a Manchester born politician, activist and adult educationist.

2.12 The City Council was already in possession of large parcels of land in the area, partly as a result of acquisitions for the construction of the Mancunian Way, which divides the All Saints area from the College of Technology buildings to the north. The plans were never fully realised and more of the existing buildings around the square were retained and converted.

2.13 As the university has continued to expand, buildings have been added to the campus, including the Sandra Burslem building - opened in 2003 - constructed to house the Manchester Law School; and the Manchester Metropolitan University Business School built in 2012[2] . This continuous expansion reflects the ongoing growth and consolidation of educational institutions along Oxford Road, reinforcing its status as a major academic hub.

History of the Site and Surrounding Area[3]

2.14 The area where Manchester Metropolitan University is now located remained as open agricultural fields until the early 18th century when the area was speculatively laid out with streets and squares. Oxford Road itself was opened in 1790, connecting the town centre of Manchester to the suburb of Rusholme and further south. The ear

2.15 The sale of the large Chorlton Hall estate in the 1790s, which was located close to the subject site, saw the land being laid out with speculative streets, largely following a grid pattern. Gradually small clusters of exclusive townhouses began to be constructed along these streets, including Grosvenor Square, which was constructed as part of a planned expansion.

[2] MMU, History and Heritage (https://www2.mmu.ac.uk/about-us/history/). Accessed 26 November 2025

[3] The principal sources for this section are:
Hartwell, Clare, *Manchester Pevsner Architectural Guides*, Yale University Press, London
Kidd, Alan, *Manchester: A History*, Carnegie Publishing Ltd, Lancaster
Makepeace, Chris, *A Century of Manchester,* Sutton Publishing Ltd, Stroud
Mason, Amanda, *The Manchester Blitz,* Imperial War Museum, http://www.iwm.org.uk/history/the-manchester-blitz. Accessed 30 June 2017.
Schofield, Jonathan, *My Guide to Manchester*, Manchester Books Ltd, Manchester

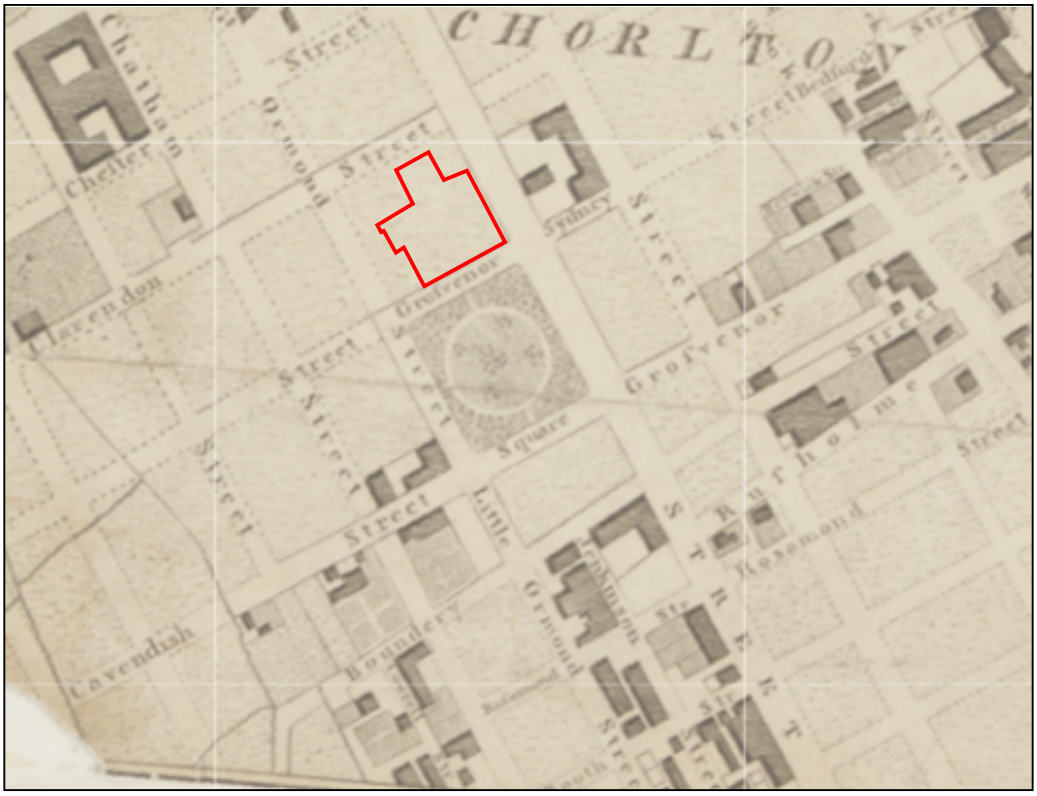


Figure 2.2 - Excerpt from Pigot map 1813 (Sourced from manchester.publicprofiler.org, on 21 November 2025)[4]. The Site is empty at this point (outlined in red), though surrounded by roads laid out in a grid pattern. The plots of land surrounding the site are large and most remain vacant.

2.16 As can be seen in Figure 2.2, the Site was vacant in 1813, while to the south Grosvenor Square (now All Saints Park) had developed into a formal public space with landscaping. This indicates a time when development in Manchester was moving southward towards the Site, and areas like Chorlton-on-Medlock became prime targets for southward development, initially for more affluent residents[5]. Considering the size of the plots around the square, including the Site, it is likely the intention was to develop large Georgian houses that would overlook the public space, similar to other areas in Manchester City Centre such as the terraces on St John's Street which were built between 1770 and 1850 as homes for the upper class.

[4] Dr Martin Dodge, '*Manchester Historical Maps'*, Accessible at: Manchester Historical Maps
[5] Kidd, Alan. Manchester: A History. Manchester University Press, 2017

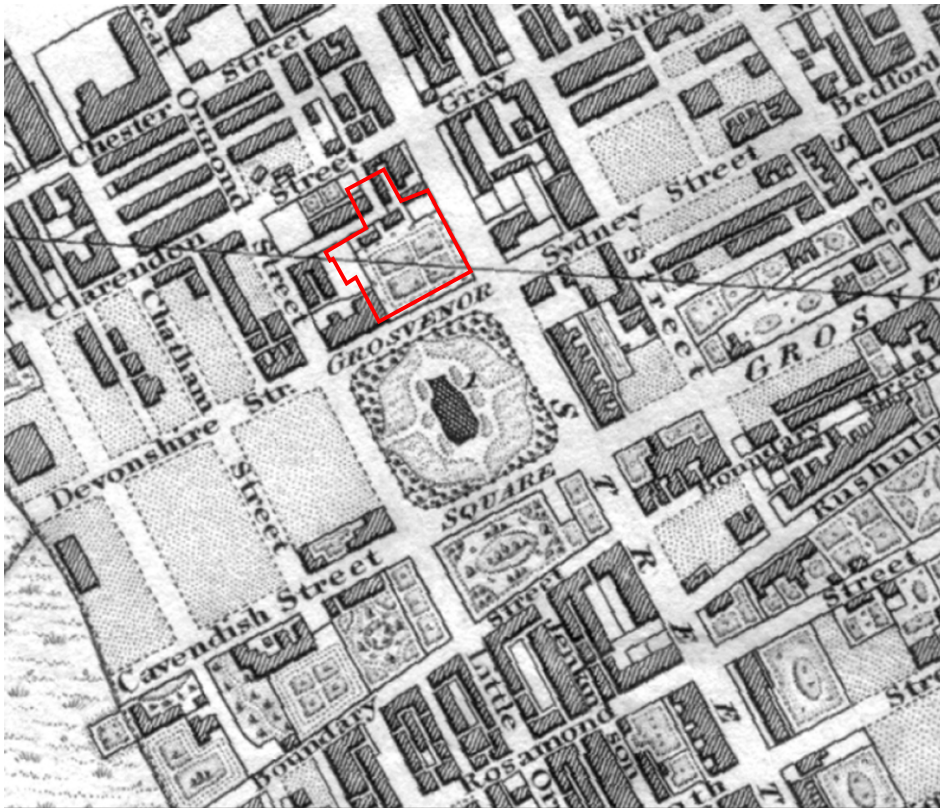


Figure 2.3 - Excerpt from Swire map 1824 (Sourced from manchester.publicprofiler.org, on 21 November 2025). There is some development on the Site, with the All Saints Church visible with a very distinct square and paths leading to the church. [6]

2.17 During the eighteenth and nineteenth century, Manchester was experiencing unprecedented growth, driven by industrialisation. This rapid expansion led to a significant increase in population, reaching 76,788 by 1801 and soaring to 165,967 by 1831. Such demographic shifts placed immense pressure on existing infrastructure, particularly burial grounds, with the Collegiate churchyard becoming overwhelmed. This necessitated the establishment of new churches and associated burial sites across the burgeoning city.

2.18 It is within this context that All Saints Church, located within Grosvenor Square located to the south of the Site was consecrated on 12th April 1820, with its foundation stone laid just a year prior. It saw its burial ground established within the square, to cater for the parishioners of All Saints. The Site can be seen separated from Grosvenor Square by Devonshire Street.[7]

2.19 As can be seen in Figure 2-3, the Site and other areas surrounding the church are relatively built at a low density. There is a distinct grid pattern visible in the area, with rows of residential terraces built on either side of Oxford Road.

[6] Dr Martin Dodge, '*Manchester Historical Maps'*, Accessible at: Manchester Historical Maps
[7] Encountering the dead in All Saints,(2017) Encountering Corpses, https://encounteringcorpses.wordpress.com/encountering-the-dead-in-all-saints-park/

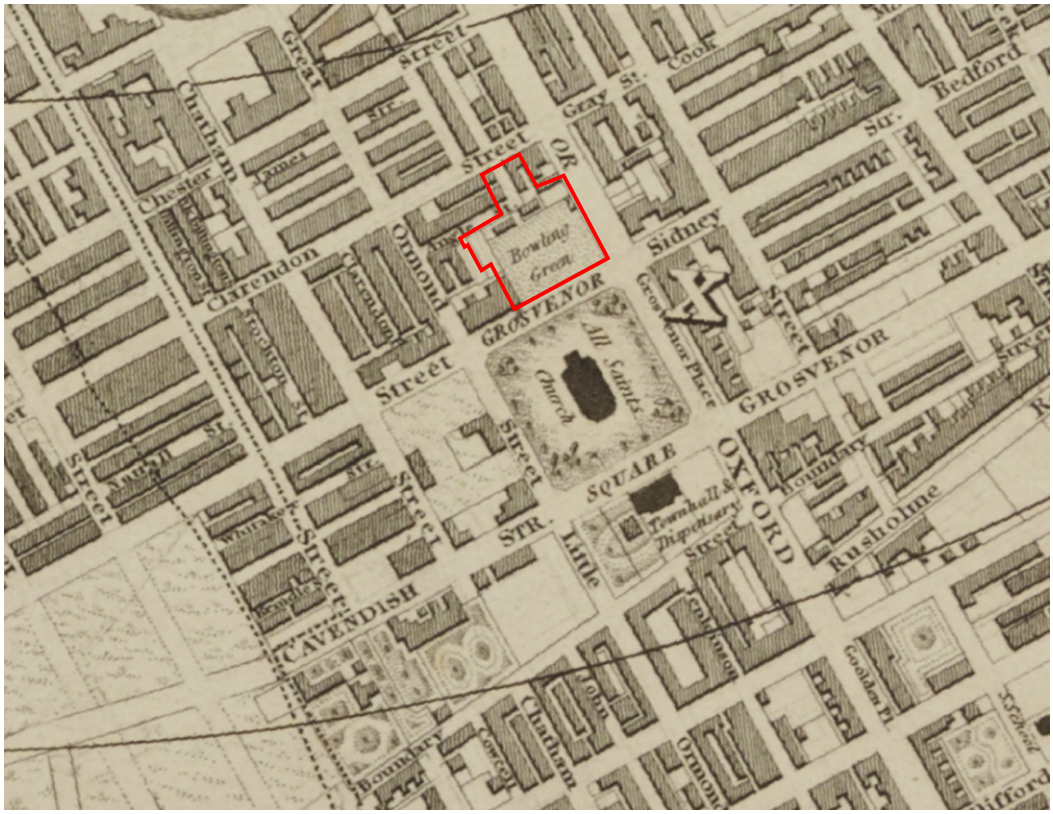


Figure 2.4 - Pigot 1836, showing the area around All Saints significantly more built up (Site is outlined in red) (Sourced from Manchester University Archives, in November 2025)[8]

2.20 The area by 1836 is significantly more built up than in Figure 2.3 dominated by residential property, shown in the terraced rows. The Site also includes a Bowling Green (see Figure 2.4) which would have been a popular recreational amenity for the local community. It would have catered to the needs of the growing population in the developing area around Oxford Road and Grosvenor Square, offering a social hub amidst the emerging residential fabric.

2.21 The Chorlton-on-Medlock Town Hall (located to the south of the Site and Grosvenor Square) was commissioned in 1830 by the Police Commissioners of Chorlton Row. Manchester-born architect Richard Lane (1795-1880) was appointed Surveyor to the Police Commissioners and Chorlton Town Hall and it is one of his earliest works, shown in Figure 2.4[9].

2.22 The building had only a short life as a Town Hall, but it also served as the home of the Chorlton-on-Medlock Poor Law Guardians Dispensary, which had been established in 1825 as a welfare and medical charity to meet the needs of the growing working-class population. By 1842, the area was transferred to the newly formed municipal Borough of Manchester and the Town Hall was reduced to a support role as a local jail.

2.23 The Manchester New College stood on the site of what is now the Ormond Building, to the west of the park. This marked an early presence of dedicated educational institutions contributing to Oxford Road's future as an academic hub.

[8] Dr Martin Dodge, '*Manchester Historical Maps'*, Accessible at: Manchester Historical Maps
[9] Parkinson-Bailey, Jo. Manchester: an Architectural History. Manchester University Press. 2000. 978-0719056062 . 61.

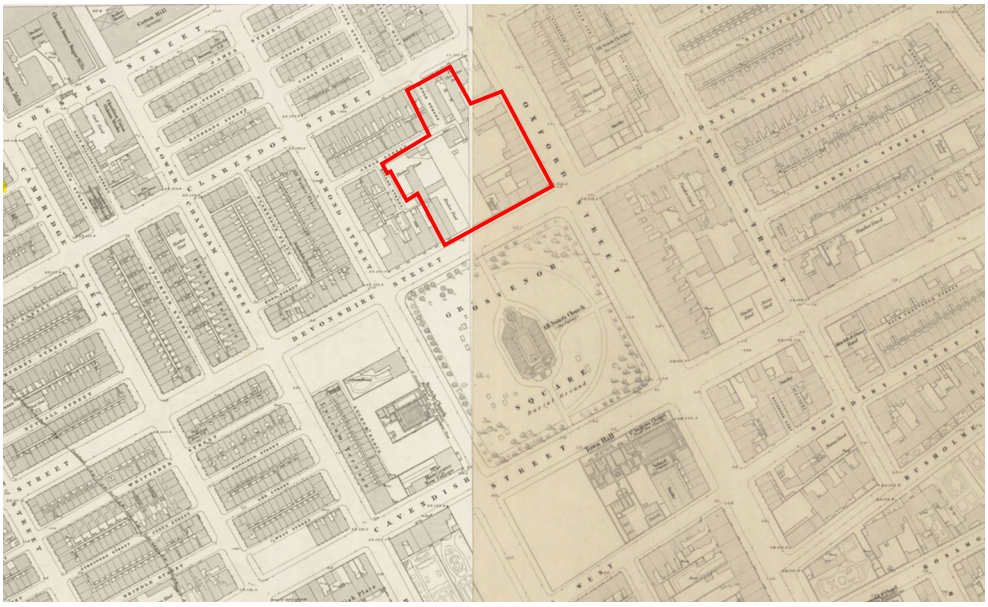
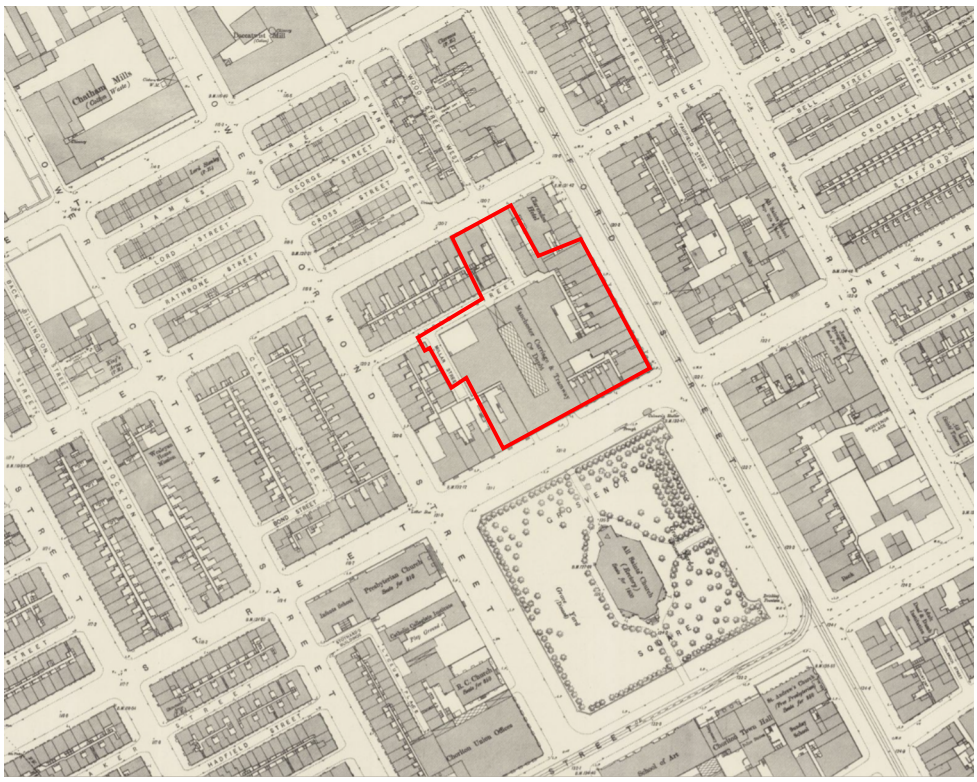


Figure 2.5 - Manchester and Salford Sheet 38, surveyed 1844 and published 1851, showing the area around the Site (Site is outlined in red) (Sourced from Manchester University Archives, in November 2025)[10]

2.24 By 1844 (see Figure 2.5), there was further development in the area with predominantly residential uses. While the Site also had terrace housing, we can also see Timber yards within the red line boundary, hinting at the influence of growing industrialisation of Manchester. The Scotch Church occupied the site of what is now known as the Roman Catholic Church of St. Augustine to the west of the park. The Bellhouse Building (former Manchester Ear Hospital) was built in 1831 to the west of the park.



[10] National Library of Scotland, Accessed at: View map: Ordnance Survey, OS town plan - Manchester and Salford - sheet 38 - Ordnance Survey Town Plans of England and Wales, 1840s-1890s

Figure 2.6 - Manchester - Lancashire CIV.10.20, surveyed 1888 and published 1891, showing the area around the Site (Site is outlined in red) (Sourced from Manchester University Archives, in November 2025)[11]

2.25 As can be seen in Figure 2.6, the Site had the Manchester Carriage and Tramway Company's Grosvenor Street Depot in 1888, which was a prominent operator of horse drawn trams introduced in Manchester in 1877. Figure 2.7 shows the image of the depot.

2.26 By 1888, the Grosvenor Square burial ground in Manchester was disused due to severe overcrowding and public health concerns. This led to its closure under 19th-century legislation aimed at improving urban sanitation. Along with the Site hosting essential public infrastructure, the area around the Site can be seen getting developed with a growing number of educational and institutional buildings, further solidifying Oxford Road's emerging role as an education corridor. Ormond Building which opened as Offices of the Poor Law Guardians and a Registry Office was established in 1881 to the south west of the Site. The Grosvenor Building opened in 1880 to the south of the park as the Manchester School of Art, a key institution in the development of creative education. A Presbyterian Church can be seen occupying the site next to the Former Manchester Ear Hospital in 1888 in Figure 2.6. This church existed until the 20th Century, and was demolished in the early 1970s[12]

2.27 The Congregational Church was built between 1844 and 1888 on Cavendish Street at a cost of £30,000, designed by Edward Walters a prominent Manchester architect. It was described by the architectural historian, Henry-Russell Hitchcock as, "*Perhaps the first dissenting church to appear like a contemporary Anglican church*." Most prominently, the church had a 171 foot spire which was visible over all surrounding buildings, dominating the area. The church closed in 1969 and was demolished in 1973[13]. This building and the Town Hall were both constructed in sandstone but of varying designs (Greek Revival and Gothic Revival). They were part of a series of institutional and religious uses set around Grosvenor Square.

2.28 During the mid-to-late-19th century, the dominant residential use of the immediate area and further south along Oxford Road, shifted with the opening of Owen's College (now Manchester University) in 1851, further south to the Site along Oxford Road. This marked a pivotal moment in the establishment of Oxford Road as a premier education corridor. This institution, initially located on Quay Street, relocated to a purpose-built campus on Oxford Road (then Oxford Street) in 1873, establishing the first major educational institution on the thoroughfare. Owens College became the first constituent college of the federal Victoria University in 1880, and later, in 1904, received its own Royal Charter, becoming the independent Victoria University of Manchester. Concurrently, the Manchester Mechanics' Institute (founded 1824) evolved into the Manchester College of Technology, which also established a significant presence in what is now the Oxford Road Corridor area, focusing on applied science and engineering. These institutions saw a vast and sprawling campus being developed and extended throughout the 19th and 20th centuries, attracting students and academics and fundamentally altering the character of the area.[14]

2.29 Manchester Royal Infirmary's relocation from Piccadilly Gardens to Oxford Road in 1908 and its ongoing expansions resulted in it being one of the largest hospitals in England and now occupies large swathes of Oxford Road to the south of the site. This also contributed significantly to the education corridor, as major hospitals are integral for medical education and research, creating a strong link between healthcare and academia along the thoroughfare.[15]

2.30 The expansion and growth of these institutions witnessed dramatic change to the area which, alongside commercial growth, saw the gradual erosion of the historic street pattern to the area around the subject site and the change in the built urban form from buildings of predominantly small residential footprints to

[11] National Library of Scotland, Accessed at: View map: Ordnance Survey, OS town plan - Manchester - sheet CIV.10.20 - Ordnance Survey Town Plans of England and Wales, 1840s-1890s

[12] Manchester Victorian Architects. Presbyterian Church: Grosvenor Square, All Saints, Manchester. https://manchestervictorianarchitects.org.uk/index.php/buildings/presbyterian-church-grosvenor-square-all-saints-manchester.

[13] Manchester History. Congregational Church. Available https://manchesterhistory.net/manchester/gone/cavendishchurch.html.

[14] University of Manchester, 'History of the Victoria University of Manchester', Accessed at: History of the Victoria University of Manchester | The University of Manchester

[15] University of Manchester, 'History of the Victoria University of Manchester', Accessed at: History of the Victoria University of Manchester | The University of Manchester

large institutional blocks. This transformation shows Oxford Road's evolution into a dedicated academic and medical precinct.



Figure 2.7 - This view is from Oxford Road looking north west before 1908 (Manchester History, accessed November 2025)[16]. The Manchester Carriage and Tramway Company's Grosvenor Street Depot on the Site (Site marked in red) can be seen behind the All Saints Church. This structure was eventually replaced by the Cavendish School. The All Saints Drinking Fountain was still standing at this point.

[16] Jason Kennedy, as seen in Manchester History, '*Cavendish Street School-The Forty Seventh Municipal School - All Saints'*, Accessible at: The Forty Seventh Municipal School - All Saints. The website mentions it is the Cavendish School. However, the building seems vastly different from photographs of the school, and more closely aligns with the Victorian functional architecture of the Manchester Carriage and Tramway Company's Grosvenor Street Depot

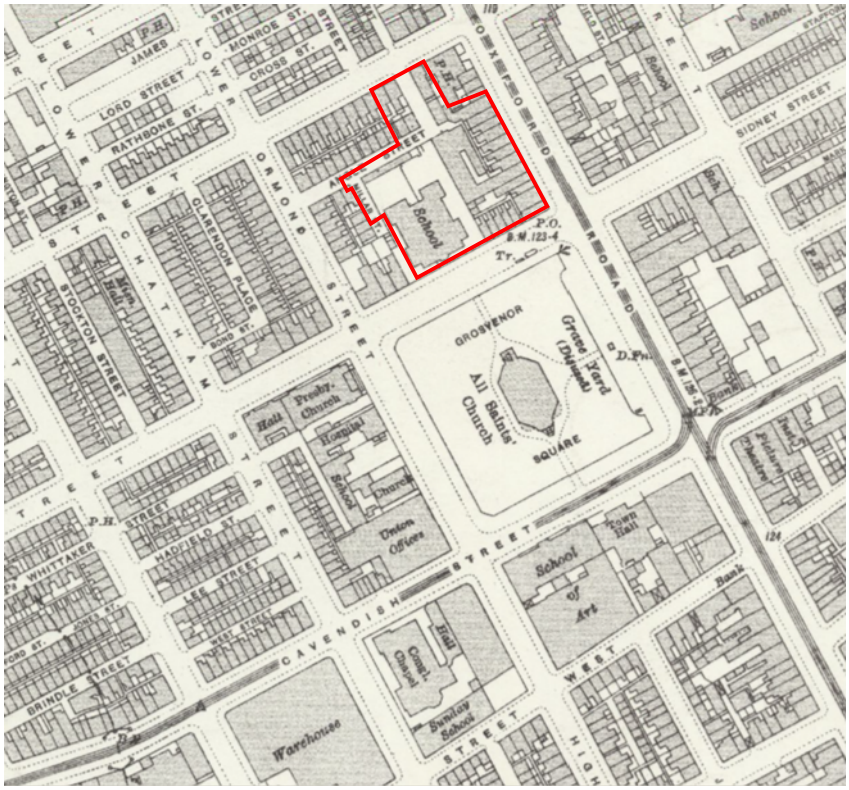
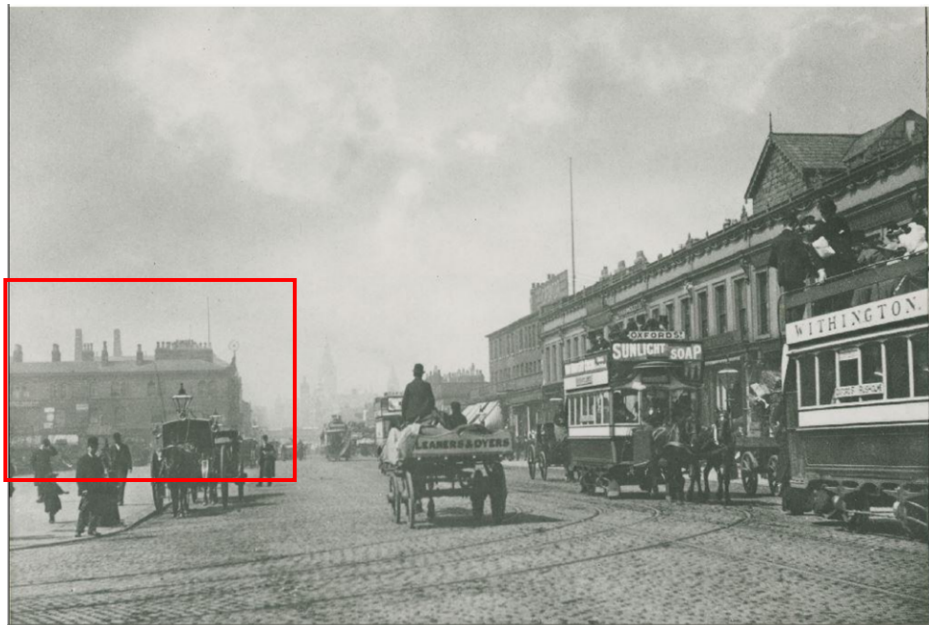


Figure 2.8 - Lancashire CIV.10, surveyed 1915 to 1916 and published 1922, showing the area around the Site (Site is outlined in red) (Sourced from Manchester University Archives, in November 2025)

2.31 By 1915, electric trams replaced horse drawn trams in Manchester. The Manchester Corporation Tramways, which took over from the Manchester Carriage and Tramways Company and began introducing electric trams from 1901 onwards, built or significantly expanded several new, purpose-built electric tram depots across the city to house and maintain their modern fleet.[17]



[17] Brown, A (2024), 'How Did Public Transport in Manchester Begin?', Accessed at: The History of Public Transport Development in Manchester: Manchester Corporation Transport - manchester-future.com

Figure 2.9 - Oxford Road at the start of the 20th Century (Manchester City Council 'GM Lives', accessed November 2025). Looking north up Oxford Road (Site seen in the left side of the image bound by red box). This photo shows the newly built tram lines, which ran along both Oxford Road and Cavendish Street (now Lower Ormond Street). These were built around 1901 and would run through the city for the next half of the century. As can be seen in this image, Oxford Road was already a busy thoroughfare by the start of the century, heavily used by pedestrians and public and private vehicles.

2.32 Oxford Road and Cavendish Roads close to the Site had newly built electric tram lines as can be seen in Figure 2.9. The new tram depots needed vastly different infrastructure and therefore the depot on the Site was eventually replaced by the school (as can be seen in Figure 2.8). A memorial stone on the front of the school, laid on June 17th 1908 indicated that it was the Forty Seventh Municipal School (also known as Cavendish School on maps).[18] It was well positioned amidst a number of terraced housing which had substantially increased in the area. The Site had residential buildings with the Cavendish school in the centre of the block, standing taller than the terraced houses. The background also shows a chimney of a mill in the background, evidence of the industrialisation of Manchester at this point.

2.33 The Righton Building can also be seen established to the south west of the park as a draper's shop and showroom.

2.34 Figure 2.10 shows the extent of bomb damage to the immediate area surrounding the Site during the 'Christmas Blitz' of December 1940. The residential buildings within the Site seem to have been damaged with fire bombs, while the Cavendish school remained intact. However, high explosives struck All Saints Church which remained in a ruined state until its demolition in 1949.



[18] Manchester History, '*Cavendish Street School-The Forty Seventh Municipal School - All Saints*', Accessible at: The Forty Seventh Municipal School - All Saints

Figure 2.10: Manchester City Council Architect's Department (Building Surveyors Division) (1940-1941) Record of location of aerial bombs on the City of Manchester. Site denoted by blue line[19]

2.35 Following the Second World War, the Manchester Corporation published the City of Manchester Plan 1945, which aimed to regenerate the city centre with proposals for wide scale redevelopment, following the model of a modern, planned city favouring the car over the pedestrian.

2.36 In the 1960s, there were large scale slum clearances in Manchester, including houses in Grosvenor Square and nearby in Hulme. Most of the Victorian dwellings and terraced houses in the area, including those on the Site were demolished and the community in Grosvenor Square were moved to prefabricated mid-rise deck access flats. These dwellings proved to be unpopular and were soon demolished in the early 1990s, making way for a number of private and social housing developments. Figure 2.11 below shows the school standing alone on the site area, while surrounding housing has been demolished.

2.37 The 1960s also saw the construction of the Mancunian Way (A57), officially opened on May 5, 1967. This was the first elevated motorway built in the UK outside London and dramatically changed the Site's surroundings. This period also saw significant developments in the educational landscape of the area; the Manchester College of Technology, which had a substantial presence on Oxford Road, gained university status in 1966, becoming the University of Manchester Institute of Science and Technology (UMIST). Concurrently, various educational institutions, including the Manchester School of Art, began to consolidate, eventually forming Manchester Polytechnic in 1970, further cementing Oxford Road's role as a major education corridor. Manchester Polytechnic would later achieve university status itself, becoming Manchester Metropolitan University in 1992.



Figure 2.11: Arial view looking North before 1978, showing Cavendish School adjacent to All Saints Park (Grosvenor Square), before it was demolished (Manchester Metropolitan University Archives). The houses surrounding the school had already been demolished by then. The Mancunian Way can also be seen just north of the Park, having opened in May 1967. The Mancunian Way dramatically changed the urban space around All Saints Park. As can be seen in the picture above, much of the surrounding area remained empty and underutilised. This was just prior to the Manchester Metropolitan University redevelopment of the area which would start to bring the area back to life

2.38 The most notable change to the area around All Saints Park came in 1978 with the construction of the All Saints Building. This building, initially built for Manchester Polytechnic, was designed to house its library, replacing the Cavendish School and residential developments on the Site. The closing of Lower Oxford Street around this time and the development of this significant building substantially altered the setting

[19] Manchester Bomb map, 1940, available from - Maps Collection (manchester.ac.uk), accessed 25 June 2024

of All Saints Park, transforming it from a historic closed Square surrounded by streets on all four sides to an amenity space integral to the university campus.

2.39 In 2012, the Business School and Student Hub was opened, which can be seen directly to the west of the Site, once again changing the character of the immediate area to one of increasingly larger institutional buildings, moving away from historic closed square to an amenity space within a University Campus.

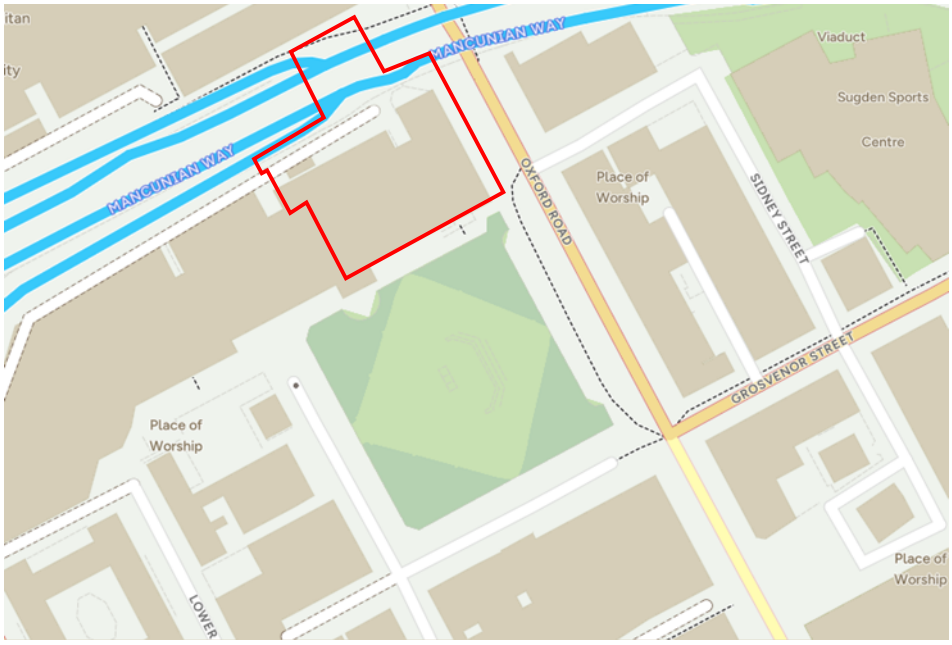


Figure 2.12: Current Map of Site, 2025. Site shown in red. (Ordnance Survey Online Mapping)

2.40 The map above shows the Site in its current context. It shows the relationship it has with Mancunian Way to the south, and close proximity to Oxford Road to the east. It also shows the surrounding built up nature of the area. Today, Oxford Road stands as one of Europe's largest urban university campuses and a leading education and innovation corridor. It hosts the main campuses of Manchester Metropolitan University (which gained university status in 1992 from Manchester Polytechnic) and the unified University of Manchester (formed by the 2004 merger of the Victoria University of Manchester and UMIST). Alongside these, major teaching hospitals like the Manchester Royal Infirmary, the Royal Northern College of Music, and numerous research institutes contribute to its vibrant academic and research ecosystem.

3. Policy and Guidance

The Planning (Listed Building and Conservation Areas) Act 1990

3.1 The existing All Saints Library building is not listed and is not located within a Conservation Area.

3.2 However, the Site is located within the setting of a number of listed buildings, of which some are directly relevant to the Proposed Development.

3.3 There are a total of eleven listed buildings within a 200m radius of the Proposed Development as set out in Section 4 of this report. Section 66 of the Planning (Listed Building and Conservation Areas) Act requires the Local Planning Authority to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses when considering whether to grant planning permission.'

National Policy

National Planning Policy Framework (NPPF) (last updated December 2024)

3.4 The National Planning Policy Framework (NPPF) is a material consideration in the determination of planning applications and articulates the priorities of The Plan for Growth within planning policy. The NPPF introduces a 'presumption' in favour of sustainable development and supports proposals that are in accordance with policies in an up-to-date Development Plan. Sustainable development is about positive growth which supports economic, environmental and social progress for existing and future generations.

3.5 Section 6 (paragraphs 85 to 89) is titled 'Building a strong, competitive economy'. It emphasises the Government's commitment to support economic growth, including that the planning system should help create conditions in which businesses can thrive.

3.6 Section 12 (paragraphs 131 to 141) is titled 'Achieving well-designed places. It states that the planning process in fundamental to creating high-quality buildings and places. Good design is key to sustainable development and contributes to creating better places in which to live and work. It outlines that planning policies should ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users51; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

3.7 Section 16 (paragraphs 202 to 221) is titled 'Conserving and enhancing the historic environment'. Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. When determining a planning application, the local planning authority should take account of the desirability of sustaining and enhance the significance of heritage assets and consider if a new development makes a positive contribution to the local character and distinctiveness.

3.8 A heritage asset is defined as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets identified by the local planning authority (including local listing). A designated heritage asset is defined as a World Heritage Site, Scheduled Monument, listed building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

3.9 Paragraph 207 states that when determining a planning application, local planning authorities will require the application to describe the significance of any heritage asset affected, including any contribution made by their setting. It goes on to state that the level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on the asset's significance.

3.10 The NPPF defines significance as "the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance." (NPPF, Annex 2).

3.11 Paragraph 203 states that in determining planning applications, local authorities are required to take account of:

- the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

3.12 The NPPF stresses that 'great weight' should be given to the conservation of designated heritage assets (NPPF paragraph 212), irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

3.13 The NPPF requires any harm or loss to have clear and convincing justification. With substantial harm to or loss of a Grade II listed building to be the exception and any substantial harm to Grade I or II* listed buildings to be wholly exceptional. Less than substantial harm to any designated heritage assets must be weighed against the public benefits of the proposal, including securing the asset's optimum viable use. The fundamental objective is to ensure that the balance of the impact on the heritage assets is demonstrably beneficial, minimising any negative impact on their significance.

3.14 The NPPF defines setting at Annex 2 as "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."

3.15 Paragraph 216 also requires the effect on the significance of a non-designated heritage asset to be considered during determination, with a balanced judgement required having regard to the scale of any harm or loss of the significance of the asset.

3.16 In regard to Conservation Areas and sites within the setting of heritage assets, the NPPF directs local authorities to look for opportunities for new development which enhance or better reveal their significance. Paragraph 219 states 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 Guidance

National Planning Policy Guidance

3.17 The Historic Environment Planning Practice Guidance (PPG) which was last updated in July 2019 is a live web-based resource to support the NPPF. It brings together planning practice guidance for England in an accessible and usable way and is a material consideration in assessing this application.

3.18 The PPG recognises that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach to get the best out of assets. It states that:

'Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals'.

3.19 In considering the setting of a heritage asset, PPG considers that a thorough assessment should be 'proportionate to the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it'.

3.20 The PPG acknowledges that substantial harm is a high test, and that it is the degree of harm to the significance of an asset, rather than the scale of the development, which is to be assessed.

Historic Environment Good Practice Advice in Planning, Note 3 – The Setting of Heritage Assets (2nd Edition) (2017)

3.21 This document sets out guidance, against the background of the NPPF and the related guidance given in the Planning Practice Guide (PPG), on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.

3.22 It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets.

3.23 It replaces The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 – 1st edition, (2015) and seeing the History in the View: A Method for assessing Heritage Significance within Views (English Heritage, 2011).

3.24 The guidance recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to the complexity of the case, from straightforward to complex:

- **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.
- **Step 5:** Make and document the decision and monitor outcomes.

3.25 The Note confirms at paragraph 9 that setting itself is not a heritage asset, nor a heritage designation; rather, its importance lies in what it contributes to the significance of the relevant heritage asset itself.

3.26 Importantly, the Note highlights when views contribute the most to the significance of a place:

- those where the composition within the view was a fundamental aspect of the design or function of the heritage asset.
- those where town- or village-scape reveals views with unplanned or unintended beauty.
- those with historical associations, including viewing points and the topography of battlefields.

- those with cultural associations, including landscapes known historically for their picturesque and landscape beauty, those which became subjects for paintings of the English landscape tradition, and those views which have otherwise become historically cherished and protected.
- those where relationships between the asset and other heritage assets or natural features or phenomena such as solar or lunar events are particularly relevant.

3.27 Of relevance to this proposal is the following commentary from the Note:

- Cumulative change – Where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset.
- Change over time – Settings of heritage assets change over time. Understanding this history of change will help to determine how further development within the asset's setting is likely to affect the contribution made by the setting to the significance of the heritage asset.
- Setting and urban design – The numbers and proximity of heritage assets in urban areas mean that the protection and enhancement of setting is intimately linked to townscape and urban design considerations, including the degree of conscious design or fortuitous beauty and the consequent visual harmony or congruity of development, and often relate to townscape attributes such as lighting, trees and verges, or the treatments of boundaries or street surfaces.

Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)

3.28 This Historic England advice note covers the National Planning Policy Framework requirement for applicants, where relevant, to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.

3.29 The guidance suggests a staged approach to decision making in regard to heritage assets would usually embrace the following stages, informed by the scope of the proposal:

1. Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits.
2. Understand the significance of the asset(s).

   These two stages fulfil the requirement in paragraph 189 of the NPPF and are undertaken by the applicant.
3. Understand the impact of the proposal on that significance.

   This stage fulfils the requirement in paragraph 190 of the NPPF and is undertaken by the LPA. However, the applicant needs to be aware of impacts so that the analysis of significance submitted to the LPA, under paragraph 189, is sufficient in its level of detail.
4. Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF.
5. Look for opportunities to better reveal or enhance significance.

Local Policy

Manchester Core Strategy (2012)

3.30 The Manchester Core Strategy was adopted in July 2012 and is the key, overarching DPD within the LDF. The Core Strategy has replaced significant elements of the Manchester UDP as the document that sets out the long-term strategic policies for Manchester's future development and forms the framework that planning applications will be assessed against. The most relevant Core Strategy policies are set out below:

- Policy SP1 includes improving access to education should be a core development principle. It also outlines the need to protect and enhance the built and natural environment.
- Policy CC9 states that development in the City Centre should preserve or enhance the heritage assets identified including listed buildings. Buildings should be of the highest standard in terms of

appearance and function with particular attention to be given to the City Centre context and character.

- Policy EN1 describes the City Centre character area, including noting the city's heritage and promoting a rich pattern of activity. Proposals should consider the City's heritage and continue the rich pattern of activity in the core area. It also describes the Corridor Character Area as having remnants of the historic past such as the grid iron street pattern dating principally from the 19th Century. It further outlines that any new development needs to reflect the significant scale and form expected from major City institutions and opportunities will exist for more innovative and contemporary built forms, which have regard to the historic context. A balance between built form and open space which allows for easy movement through and across the area will also be required.
- Policy EN3 encourages development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. It outlines that new developments must be designed so as to support the Council in enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

Draft Manchester Local Plan (September 2025)

3.31 The Draft Manchester Local Plan (Regulation 18) was published in September 2025 for consultation. It will be consulted on again in Summer 2026 under Regulation 19. The draft plan seeks to provide spatial policies that can address growth, inclusivity, poverty, health, housing, climate change and transport.

- Policy SP1 (Spatial Principles) outlines Oxford Road Corridor as part of the Core Growth Area which will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high-quality residential development.
- Policy D2 (Character Areas) states that development in the City Centre should enhance and complement the historic legacy and provide skyline interest. Developments in the Higher Education Precinct should enhance and complement the historic context with innovative contemporary buildings and high-quality public realm.
- Policy D5 (Heritage) requires development affecting heritage assets to positively conserve or enhance their significance as an integral part of sustainable growth. Proposals must describe and assess the significance of the heritage asset which will inform proposals for their positive conservation.
- Policy DM1 (Development Management) advises that all development should have regard to issues including effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. They should also consider impact on the surrounding areas in terms of the design, scale and appearance of the proposed development and heritage.

3.32 Whilst the consultation draft may be indicative of a potential direction of travel of the local authority's planning policy, it does not yet constitute policy. For these reasons the consultation draft has been afforded limited weight.

Corridor Manchester Strategic Spatial Framework (2018)

3.33 The Site forms part of a wider regeneration priority area known as 'Corridor Manchester'. On 14 November 2018, Manchester's Executive Committee endorsed the principles set out within Corridor Manchester Strategic Spatial Framework (SSF), which sets out a clear ambition to guide the redevelopment, transformation and future development within the SSF boundary.

3.34 The Corridor Manchester SSF covers an area of approximately 243-hectares running south from St Peter's Square to Whitworth Park along Oxford Road, overlapping with the core of Manchester's Central Business District. Overall, the SSF area is identified as key to supporting opportunity sites for future potential growth up to 2025. It recognises that the rationalisation of the Universities' estates provides opportunities to support the growth of business clusters and Higher Education Institutions.

"The SSF sets out a vision to create a world-class innovation district, which attracts talented people from the city and across the world to learn, create, work, socialise, live and do business; contributing to the economic and social dynamism of one of Europe's leading cities".

3.35 The Corridor Strategy places culture at the heart of Corridor Manchester in terms of supporting the development of world class arts and cultural organisations (including specifically the Holden Gallery). MMU's Benzie Building is also identified as a key cultural asset, serving as a showcase for art and design. Furthermore, MMU's Phase II Masterplan and the development of a new Arts and Culture Centre (replacing the Mabel Tylecote Building) demonstrate a continued commitment to enhancing the cultural offer. From a spatial framework point of view, cultural venues, performances and activities have a central role to play as part of a broader leisure, sport, entertainment and lifestyle offer.

3.36 The strategy recognises the presence of long-standing institutions and areas that contribute to the area's character such as existing cultural anchors like The Whitworth, the Royal Northern College of Music (RNCM), and the transformed St Peter's Square with its civic and cultural buildings.

3.37 A key principle of the SSF is the need to showcase the activities within the Oxford Road Corridor, which includes its cultural and heritage offerings. The strategy aims to enhance the public realm and streetscape, which would naturally interact with and potentially highlight existing heritage elements, including those linked to MMU's cultural facilities.

3.38 In May 2019, the SRFG document was endorsed in relation to four key sites: Upper Brook Street, Former Elizabeth Gaskell Campus, Wilmott Street, and Birchall Way. None of the sites referenced in the SRFG include the All Saints Library Building and therefore are not assessed.

4. Scoping of Assets

Introduction

4.1 As directed by legislation and policy, consideration must be given to the desirability of preserving or enhancing the character or appearance of a Conservation Area; to the preservation of the setting of a listed building; to the contribution setting has to the significance of that listed building; and to the balance of negative impact from a development on that significance against any public benefits the development may bring.

4.2 The Proposed Development is of medium height, in relation to other areas of recently built development along the Oxford Road Corridor, such as Circle Square. As such, it was decided that a 200m radius of the Site is acceptable to comprehensively assess the Proposed Development's impact on heritage assets; beyond this, it is highly unlikely that the proposals would be visible in conjunction with any heritage asset due to the topography and existing urban form.

4.3 Following a search of the Historic Environment Record, several non-designated assets were identified; however, all are below-ground and have therefore been discounted from this report, which examines built heritage only.

4.4 The section below identifies the setting of the buildings to understand whether there is any potential for this to be impacted. Where there is absolutely no potential for impact (usually because the asset along with its setting, and the Proposed Development, cannot be viewed or understood at the same time), assets can be discounted from further assessment.

4.5 Section 5 of this report undertakes a more detailed analysis of the significance of the identified included assets, specifically the contribution setting makes to that significance.

4.6 Finally, section 6 assesses the impact the development has on the setting and ultimately the significance of the asset.

Scoping of Assets

4.7 This section of the report identifies the heritage assets that may be impacted by the proposals, taking into account factors regarding character and inter-visibility with the Site, and the scale of the proposals.

4.8 A desk-based study was undertaken in November 2025 to delineate the area of analysis, identifying which heritage assets would be included for further assessment, and assessing the potential impact on the identified heritage assets.

Area of Analysis

4.9 An indicative area of analysis has been selected, comprising a 200m radius around the Site, to assist in identifying the potential impact of the development on heritage assets. There are 11no. Grade II listed buildings and 1 no. non-designated heritage asset within this area of analysis.

4.10 There is a conservation area (Whitworth Street West) 270metres to the north of the Site, from where the Site is visible. While visible, the significant intervening development of height and density in between effectively prevents a meaningful appreciation of the Site from within or nearby this Conservation Area. However, its close proximity and established heritage significance remain an important contextual consideration for any new development.

4.11 The 'Search the List – Map Search' by Historic England was then utilised to identify what assets may be affected. This desk-based assessment identified eleven listed buildings and one non designated heritage asset, detailed below:

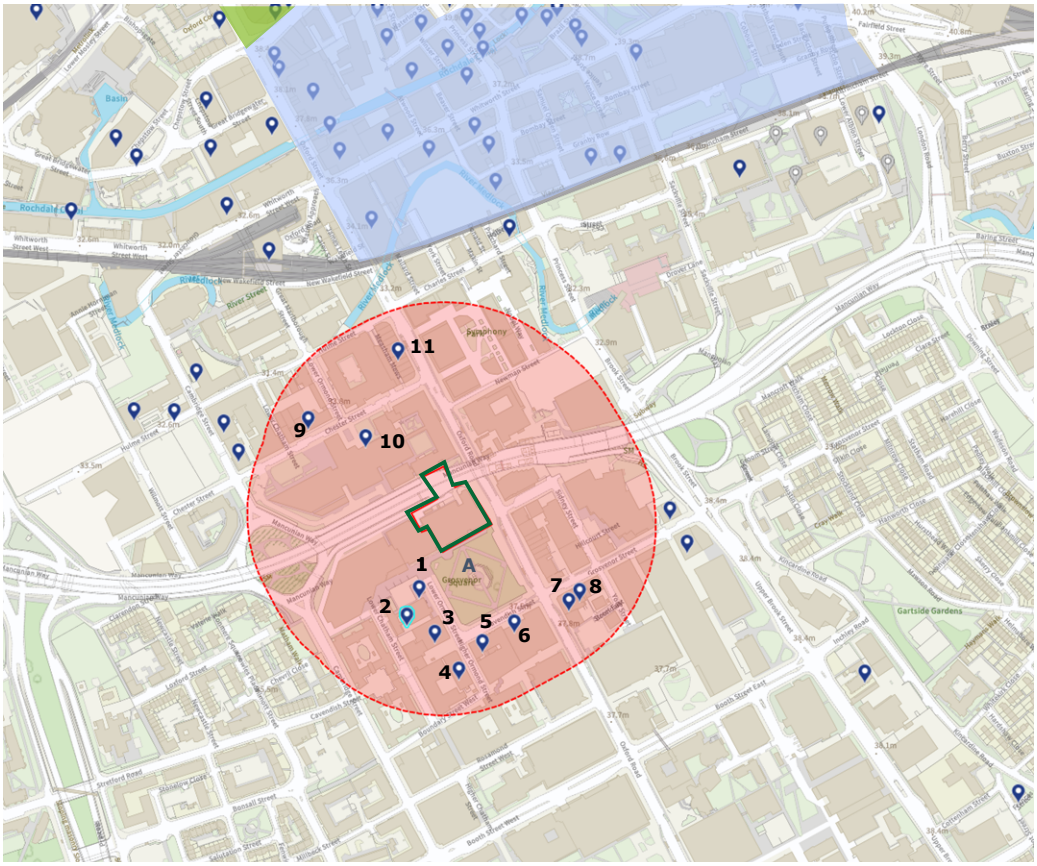


Figure 4.1 – Heritage assets within a 200m radius. The Site is shown in dark green. Whitworth Street Conservation Area is shown in purple and George Street Conservation Area is shown in green. Sourced from Historic England's 'Search the List - Map Search' feature on 19 November 2025.

Whitworth Conservation Area

4.12 The Whitworth Street Conservation area was designated by the City Council in September 1974, and was bounded by Oxford Street, Portland Street, Abingdon Street, Bloom Street, Chorlton Street, Cobourg Street and the Piccadilly to Oxford Road railway viaduct. It was extended in June 1985 to include an area bounded by Whitworth Street, London Road and the above viaduct.

Listed Buildings

4.13 There are eleven no. listed buildings identified within the area of analysis. The location of each listed building is illustrated on Figure 4-1.

4.14 The listed buildings are as follows:

1. Former Manchester Ear Hospital (Grade II, Listing ID 1197922);
2. Roman Catholic Church of St Augustine (Grade II, Listing ID 1392331);
3. Ormond Building (Grade II, Listing ID 1219718);
4. Righton Building (Grade II, Listing ID 1197781);
5. Grosvenor Building (Grade II, Listing ID 1293192);
6. Former Town Hall Façade to Mabel Tylecote Building (Grade II, Listing ID 1283062);
7. Former Grosvenor Picture Palace (Grade II, Listing ID 1218431);
8. Former Adult Deaf and Dumb Institute (Grade II, Listing ID 1200839);
9. Chatham Mill (Grade II, Listing ID 1293040);
10. Dalton Statue in Forecourt of Dalton College (Grade II, Listing ID 1197791); and
11. Dancehouse Theatre Including Numbers 6-14 (Grade II, Listing ID 1384997).

Non-Designated Heritage Assets

4.15 There is one non-designated assets within proximity of the Site, the location of which is illustrated in Figure 4.1:

A. All Saints Park

4.16 Any impact on archaeology within the Site boundary is covered by the Archaeological Note, prepared by the Greater Manchester Archaeological Advisory Service.

Assets to be Assessed

Whitworth Street Conservation Areas

4.17 The Site is located approximately 270 m away from the south-western edge of the conservation area. The library is slightly visible when viewing down south Oxford Road from the south west corner of the conservation area. Additionally due to its close proximity to the Site, the conservation area has been scoped in.

Listed Buildings

4.18 A site visit was undertaken in November 2025 to understand the relationship of the identified heritage assets with the Site. Following the visit, the assets to be taken forward for full assessment were identified. The scoping exercise and list of assets are detailed below.

Former Manchester Ear Hospital, Lower Ormond Street looking west



Figure 4.2 – Listed Building 1: Former Manchester Ear Hospital, looking east (Author's own, November 2025)

4.19 Figure 4-2 looks away from the Site to the west, to show the closest façade, facing the Site of the closest listed building, the Grade II listed former Manchester Ear Hospital. The building sits to the south west of the Proposed Development Site and fronts onto All Saints Park.

4.20 Due to the asset's close proximity to the Site, the asset will be taken forward for further assessment.

Roman Catholic Church of St Augustine, from Lower Ormond Street looking west



Figure 4.3 - Listed Building 2: Roman Catholic Church of St Augustine (Authors own, November 2025)

4.21 Figure 4-3 looks away from the Site to the west, showing the listed church's façade. The building sits to the south west of the Proposed Development Site and fronts onto All Saints Park.

4.22 Due to the asset's close proximity to the Site, the asset will be taken forward for further assessment.

Ormond Building, taken from Lower Ormond Street looking west

Figure 4.4 - Listed Building 3: Ormond Building (Authors own, 2025)



Figure 4.4 - Listed Building 3: Ormond Building (Authors own, November 2025)

4.23 Figure 4-4 looks away from the Site, to the west, to show the façade of the listed asset to the south-west of the Site. The Site fronts onto All Saints Park to the east.

4.24 This listed building does not share a visual relationship at ground level with the Site due to the built up character of the surrounding area. It is therefore considered the setting of the asset will not be directly affected by the proposals.

4.25 Due to the asset's close proximity to the Site, the asset will be taken forward for further assessment.

Righton Building, taken from Higher Ormond Street looking south-west



Figure 4.5 – Listed Building 4: Righton Building (Authors own, November 2025)

4.26 Righton Building is shown in Figure 4-5. Whilst it does have a visual link with the Site, it is a considerable distance to the south west, with All Saints Park located in between.

4.27 At present, it is considered there will potentially be an impact from the Proposed Development on this asset, therefore it will be assessed further.

Grosvenor Building, taken from Cavendish Street



Figure 4.6 – Listed Building 5: Grosvenor Building (Author's own, November 2025)

4.28 Figure 4.6 shows the façade of the Grosvenor Building, which sits directly south of the Site, across All Saints Park.

4.29 Although the listed asset is separated from the Site by All Saints Park, the façade of the Grosvenor Building faces the current library building and as such, the building will be taken forward for further assessment.

Former Town Hall Façade to Mabel Tylecote Building, taken from Cavendish Street



Figure 4.7 – Listed Building 6: Former Town Hall Façade, taken from Cavendish Street looking south (Author's own, November 2025)

4.30 Figure 4.7 shows the former Town Hall Façade to Mabel Tylecote Building. The image shows the façade of the building that looks towards the development site across All Saints Park.

4.31 Although the listed asset is separated from the Site by All Saints Park, the façade of the Grosvenor Building faces the current library building and as such, the building will be taken forward for further assessment.

Former Grosvenor Picture Palace, taken from Oxford Road



Figure 4.8– Listed Asset 7: Former Grosvenor Picture Palace (Author's own, November 2025)

4.32 Figure 4.8 shows the former Grosvenor Picture Palace. The image shows the façade of the building that looks towards the development site across All Saints Park.

4.33 Whilst there is a distance between the asset and the new building, including the All Saints Park, the height of the new build element of the proposals, and straight road connecting the two, means that there will potentially be an impact and therefore this asset will be taken forward for further assessment.

Former Adult Deaf and Dumb Institute, taken from Grosvenor Street



Figure 4.9– Listed Asset 8: Former Adult Deaf and Dumb Institute (Author's own, November 2025)

4.34 Figure 4.9 shows the Former Adult Deaf and Dumb Institute. The image shows the façade of the building that looks north onto Grosvenor Street.

4.35 The listed asset is separated from the Site by All Saints Park and Oxford Road and the façade is not visible from the Site. The asset and Proposed Development are not appreciated tangibly or intangibly together, especially given the variance in architecture and use of the two buildings. As such, the asset has been discounted from further assessment.

Chatham Mill, taken from Chester Street



Figure 4.10– Listed Asset 9: Chatham Mill (Author's own, November 2025)

4.36 Figure 4.10 shows the façade of Grade II Chatham Mill. The image shows the building which fronts Chester Street to the south.

4.37 The listed asset is separated from the Site by the Engineering Building and the Mancunian Way and the façade is not visible from the Site. The asset and Proposed Development are not appreciated tangibly or intangibly together, especially given the variance in architecture and use of the two buildings. As such, the asset has been discounted from further assessment.

Dalton Statue in Forecourt of Dalton College, taken from Chester Street



Figure 4.11– Listed Asset 10: Dalton Statue in Forecourt of Dalton College, looking south towards the Site (location indicated by red arrow) (Author's own, November 2025)

4.38 Figure 4.11 shows the façade of Dalton Statue in Forecourt of Dalton College. The image shows the asset which fronts onto Chester Street to the north.

4.39 The listed asset is separated from the Site by the Engineering Building and the Mancunian Way and the and is appreciated within its grassed setting as close quarters due to its scale. This appreciation and understanding of the asset are unaffected by the Site, as indicated in Figure 4-11.4.11, it is considered the statue sits within its own (green) square, within an urban environment and can be appreciated as such. The asset has therefore been discounted from further assessment.

Dancehouse Theatre Including Numbers 6-14, taken from Oxford Road



Figure 4.12– Listed Asset 11: Dancehouse Theatre Including Numbers 6-14, and looking south down Oxford Road to the site (location marked by red arrow), from the asset (outlined in green) (Author's own, November 2025)

4.40 Figure 4.12 shows the façade of Dancehouse Theatre. The image shows the asset which fronts onto Oxford Road to the east.

4.41 The Grade II Listed asset is located to the north of the Site, along Oxford Road, and as such can be appreciated intangibly. The asset is separated from the Site by some distance, as well as built up urban form consisting of the Engineering building and the Mancunian Way. The Proposed Development may be visible from the heritage asset (as shown in Figure 4-12) , however from this distance it will settle into the heights of the surrounding urban form and barely be perceptible, particularly at Circle Square. It is therefore discounted from further assessment.

Non Designated Heritage Assets

All Saints Park



Figure 4.13– Non Designated Heritage Asset A: All Saints Park in front of the Site (location marked by red arrow), Author's own, November 2025)

4.42 Figure 4.13 shows All Saints Park adjacent to the Site. While it is not listed, it is a non-designated heritage asset due to its enduring historical, social, and design significance. Laid out in the mid-19th century by Joshua Major, it was originally part of the All Saints district, which included the prominent All Saints Church (now demolished), and is evidential of Victorian urban planning.

4.43 Due to the asset's close proximity to the Site, the asset will be taken forward for further assessment.

Views

4.44 A number of verified and block massing views are submitted with this application (please refer to Townscape and Visual Impact Views, prepared by Virtual Planit). Views 1,2,3 and 5 have been considered useful in assessing the impact on the identified heritage assets as they show the Site and relevant heritage assets in relation to their context and wider area. The other views are useful to show the context of the Proposed Development in the cityscape, however, they are not useful in heritage terms. These views are shown in Figure 4-13.



Figure 4.14: Key Views

Summary

4.45 In summary the following assets will be taken forward for further assessment:

1. Whitworth Street Conservation Area
2. Listed Building 1: Former Manchester Ear Hospital (Grade II);
3. Listed Building 2: Roman Catholic Church of St Augustine (Grade II);
4. Listed Building 3: Ormond Building (Grade II);
5. Listed Building 4: Righton Building (Grade II);
6. Listed Building 5: Grosvenor Building (Grade II);
7. Listed Building 6: Former Town Hall Façade to Mabel Tylecote Building (Grade II);
8. Listed Building 7: Former Grosvenor Picture Palace (Grade II); and
9. Non-Designated Heritage Asset A: All Saints Park

5. Assessment of Significance

5.1 This Section describes the significance of the heritage assets located within the surrounding context of the Proposed Development site identified in Section 4, and where relevant, what contribution their setting makes to this significance. This assessment takes into consideration both the significance of the relevant heritage assets and the contribution of the setting to the asset's significance.

Whitworth Street Conservation Area

5.2 MCC provide a comprehensive summary of the history and townscape of Whitworth Conservation Area on their website and much of the information below is taken from this source. A map of the Conservation Area in included at Appendix 2.

History

5.3 Manchester's humid climate proved a significant advantage in its emergence as a global textile powerhouse during the 19th century. This naturally humid environment was ideally suited for working with cotton, a key factor in the city's rapid growth. The earliest cotton mills were established in the Ancoats district, and as production soared, so did the demand for storage. This led to the construction of purpose-built warehouses, specifically designed to accommodate the industry's needs, closer to Manchester's city centre. By the mid-1800s, Manchester had earned its place as the world's leading textile centre[20].

5.4 This booming industry fuelled an ever-increasing need for warehousing. The warehouses, grander in scale and architectural detail than their predecessors, define the character of the Whitworth Street/Princess Street conservation area today. Their design reflected both practicality and the burgeoning wealth of the warehouse owners. Imposing street-facing facades often housed offices, while the rear sections were dedicated to storage and the inspection of cotton goods under natural light. This resulted in buildings of six or seven storeys, with ornate and intricately designed frontages in brick and terracotta, contrasting with predominantly glazed rears, either in a vertical or stepped formation. This architectural style reached its pinnacle in the early 1900s, culminating in the majestic Edwardian commercial buildings that stand on Whitworth Street. [21]

5.5 Although the textile industry's dominance has diminished since the cotton industry downturns of the 1920s, the architectural legacy of textile marketing remains largely preserved around Princess Street and Whitworth Street.

5.6 At the industry's peak, the transportation of vast quantities of cotton, from its raw form to finished products, was paramount. The Rochdale Canal, initially conceived in 1765 by James Brindley, played a crucial role. Completed in 1804, it linked to the Ashton Canal north of the city centre. John Rennie's engineering in 1805 connected it to the Bridgewater Canal, built in 1760, south of the city centre. This network facilitated the affordable transportation of coal to power the mills, a pivotal factor in the cotton industry's explosive growth. Once a bustling commercial artery, the canal now caters primarily to leisure craft. However, it remains a significant element in the ongoing regeneration initiatives shaping this part of the city.

Townscape

5.7 The great height of the warehouses along Princess Street, and especially on Whitworth Street, give the area its most obvious physical character of a canyon-like atmosphere[22].

5.8 The warehouses on Princess Street, constructed relatively early in the area's development, exhibit a more restrained aesthetic. Their designs are largely straightforward interpretations of the Italian palazzo style,

[20] Source: 'History- Whitworth Street Conservation Area, URL: History | Whitworth Street Conservation Area | Manchester City Council, accessed 27 November 2025
[21] Source: 'History- Whitworth Street Conservation Area, URL: History | Whitworth Street Conservation Area | Manchester City Council, accessed 27 November 2025
[22] Source: 'History- Whitworth Street Conservation Area, URL: History | Whitworth Street Conservation Area | Manchester City Council, accessed 27 November 2025

lacking elaborate ornamentation. By the time construction reached Whitworth Street, the Edwardian era's penchant for decorative flourishes was in full swing. Advancements in building technology, particularly the use of steel and reinforced concrete frames, allowed for greater heights, further enhancing the grandeur of these later warehouses. Traditional brickwork fell out of favour, replaced by the fashionable faience and glazed terracotta, materials that readily lent themselves to intricate detailing.

5.9 While slate is the predominant roofing material for these warehouses, their considerable height and gently pitched roofs often obscure this detail from street level.

5.10 The windows, typical of Manchester architecture from this period, are primarily vertical sliding-sash types. They appear individually but are more commonly grouped in pairs, threes, or even fours.[23]

5.11 The Whitworth Street Conservation Area is therefore architecturally significant for its grand warehouses and historically important as a testament to Manchester's textile industry and distinctive architectural styles of the late 19th and early 20th centuries.

South-west periphery of Conservation Area

5.12 The Site lies approximately 270 m away from the south-western edge of the Whitworth Conservation Area. This particular area of the Conservation Area has been considered for the purpose of this report.

5.13 The edge is bound by the railway viaduct and by Oxford Road- a central road into Manchester City Centre. The viaduct as a physical barrier to the Whitworth Street Conservation Area and diminishes the relationship between the surroundings.

5.14 As can be seen in Figure 5.1 the townscape around the south-western edge of the Conservation Area is characterised by high density urban fabric, which would restrict the visibility of the Proposed Development from the Site.



Figure 5.1- Looking towards the Site from the south-western edge of Whitworth Street Conservation Area, with the Site marked by red arrow (Author's Own, November 2025)

[23] Source: 'History- Whitworth Street Conservation Area, URL: History | Whitworth Street Conservation Area | Manchester City Council, accessed 27 November 2025

Listed Buildings

1. Former Manchester Ear Hospital, Lower Ormond Street (Asset #1)

5.15 The above is Grade II listed (list entry 1197922) and the listing description is:

GV II Town house, now office. Early C19, rebuilt except for the facade 1987. Red brick with sandstone dressings and slate roof. Double-depth double-fronted plan. Three storeys over cellar, 3 bays, symmetrical; with stone plinth, 1st-floor sill-band, renewed eaves cornice; central doorway (up 4 steps) with panelled double doors, 3-pane overlight, and doorcase of engaged Ionic columns with corniced entablature joined to the apron of the window above, which has a pedimented architrave; 12-pane sashed windows to ground and 1st floors, 9-pane sashes to 2nd floor, with flat-arched heads (except that over the door). Gable chimneys. Interior not inspected.



Figure 5.2 - Former Manchester Ear Hospital (Author's Own, November 2025)

Significance

5.16 The former ear hospital has low architectural value primarily due to the fact that the building has been wholly rebuilt, save for the façade. The façade shown in Figure 5-2 is currently the primary entrance to the building and faces onto All Saints Park. The building is now used by the Manchester Centre for Gothic Studies.

5.17 The building has moderate historical significance due to its history as an ear hospital, demonstrating the advancements of medicine, part funded and made possible by the huge growth of Manchester as an important city in the Industrial Revolution.

5.18 Its significance is however buoyed by its relationship to the Park and the surrounding historical building, hinting at the Georgian and early Victorian history of the area.

Contribution of Setting to the Asset's Significance

5.19 Overall, the setting of this building makes a moderate contribution to the asset's significance. It is situated adjacent to a number of other Grade II listed buildings situated around All Saints, reflecting the original setting of these buildings, which collectively are of high historic significance. However, the areas to the north, east and west have undergone a vast amount of change over time, especially taking into account the Business School, All Saints Library and Park development to date.



Figure 5.3 - Former Manchester Ear Hospital outlined in green and location of Site in red arrow (Author's Own, November 2025)

Contribution of Site to Setting

5.20 The Site, situated to the north of the asset, is outdated and incongruous in relation to the historic buildings and urban grain. The Site detracts from the setting of the asset, which would have originally been surrounded by similar townhouse, brick, Georgian and early Victorian buildings associated with its era (as seen in Figure 5-3).

5.21 Overall, the existing Site makes a minor negative contribution to the setting of the asset.

2. Roman Catholic Church of St Augustine, from Lower Ormond Street looking west (Asset #2)

5.22 This asset (list number 1392331) is Grade II listed, with the listing description as follows:

II Roman Catholic Church 1967-8, by Desmond Williams & Associates. Load-bearing dark brown brick construction with felt roofs supported on Vierendeel girders, with rear range in brick and timber cladding.

EXTERIOR: Body of church virtually square, with corridor at rear right leading to cross wing containing offices and accommodation. Windowless façade with floating service projection to the left and four full height brick fins to the right of wide recessed central entrance reached by low flight of steps. On the projection a ceramic plaque with star and mitre and on the inner face of the left hand fin a figure of the Madonna, both by Robert Brumby. Set back returns of 6 bays, divided by pairs of projecting slim brick piers. Openings between the pairs of piers filled with coloured chipped French glass. Secondary entrance beneath large cantilevered canopy in first bay of left hand return. Slender linking block containing sacristy. The rear presbytery range, containing first floor hall, meeting rooms, kitchen, chaplaincy offices and accommodation for four priests (only one in residence) is of lesser interest. Bell tower rising from parish rooms block.

INTERIOR: Orientation reversed in simple box plan with ceiling of steel trusses clad with timber and clerestory north lights. Sanctuary of three stepped platforms with white marble altar set forward. Large ceramic reredos sculpture of Christ in Majesty by Robert Brumby of York. Bays containing either projecting confessionals or chapel recesses are divided by pairs of projecting slim brick piers. Deeply recessed within the full height narrow slot in each pair are windows of coloured glass chips in free abstract designs by the Whitefriars Studio, with tones ranging from blue at the West end through yellow, to red at the East end. Fixed seating in angular U-shape surrounding Sanctuary. Side chapel to left. Narthex. West gallery above originally with seating, now housing organ. Unified scheme of decoration by Brumby including the external

plaque and statue, holy water stoups, wall light brackets, circular font with ceramic inset and aluminium lid, altar table with bronze inset and, probably, Stations of the Cross sculptures. Also by Brumby, a memorial plaque fashioned from mangled plate, damaged in the Blitz, commemorating the earlier parish church which this replaced. Interiors of the ancillary rooms are not of special interest.

HISTORY: The original St Augustine's was one of the oldest Roman Catholic churches in Manchester, having been established at Granby Row in 1820. This church was sold in 1905 to make way for the Manchester Municipal Technical College, and a new church built on York Street. This church was destroyed in the Manchester Blitz of 1940. The present site previously housed a chapel of ease in a building bought from the Methodists in the 1870s. It had briefly been a separate parish, but in 1908 was amalgamated with St Augustine's parish. After the War it was the only surviving church in the parish. The new St Augustine's was built here with the help of a grant from the War Damage Commission, at a cost of £138,000, when it was clear that the original building was inadequate. The new building was opened in 1968 and consecrated in 1970. Robert Brumby, born 1934, also created a sculpture for the Lady Chapel at the Metropolitan Cathedral of Christ the King in Liverpool.

SOURCES: Dawson, Rev. Christopher P.P. unpub. notes Hartwell, Clare Pevsner Architectural Guides - Manchester, 2001, pp310-311 Sharp,Dennis,ed., Studio Vista 'Manchester', 1969, p52. Unknown Architecture North West, No 33, 1969, pp 18-20

SUMMARY OF IMPORTANCE The Roman Catholic Church of St Augustine was built in 1967-8, using money from the War Damage Commission to help fund both the building and its artistic scheme. It meets the criteria for listing by virtue of its strong modern design by Desmond Williams, imaginative use of the constricted site, innovative internal arrangements in keeping with the recommendations of the Second Vatican Council of 1962-5, and outstanding artwork by Robert Brumby. The special interest of the church is not sustained throughout the ancillary buildings which are attached, and, while forming part of the overall ensemble, possess a much lesser degree of special interest.



Figure 5.4 – Roman Catholic Church of St Augustine (Author's Own, November 2025)

Significance

5.23 Although asset is later and distinctively modern compared to surrounding heritage assets, it is historically significant due to its historical role and presence in this area of Manchester. The Church of St Augustine is one of the first Roman Catholic churches in Manchester City Centre, though it has relocated to this Site in 1851.

5.24 The front section and interior of the asset are of high architectural significance. This is not sustained through the ancillary buildings attached.

5.25 Overall, the asset is of moderate to low historical significance and moderate architectural significance.

Contribution of Setting to the Asset's Significance

5.26 Overall, the setting of this building makes a negligible contribution to the asset's significance. It is situated adjacent to a number of other Grade II listed buildings situated around the Park, which collectively are of high historic significance, although this building is of a different era and as such does not hold the same collective value. It's location here is more by accident than design, being a Site that was available and owned by the Catholic Church and so could house a new Church after the War. The areas to the north, east and west have undergone a vast amount of change over time, especially taking into account the Business School, All Saints Library and Park development to date.



Figure 5.5 – Roman Catholic Church of St Augustine outlined in green and location of Site in red arrow (Author's Own, November 2025)

Contribution of Site to Setting

5.27 Both the existing Site and the asset were constructed within the twentieth century and are closer in architectural language that the other surrounding listed buildings and the Site. Figure 5-5 shows the view of the Site marked by a red arrow with the heritage asset to the left marked in green. The asset is modest in scale and set back from the street. It is best appreciated close-up (as seen in Figure 5-4) and a lot of its significance lies in its interior.

5.28 The existing Site currently is therefore considered to make a negligible contribution to the setting of the listed building.

3. Ormond Building, from Lower Ormond Street (Asset #3)

5.29 This asset (list number 1219718) is Grade II listed, with the listing description as follows:

GV II (Formerly Listed as Ormond Building, Manchester Polytechnic (formerly Municipal Offices)) (Formerly Listed as LOWER ORMOND STREET (West side) Chorlton-On-Medlock Former Municipal Offices (Manchester Polytechnic))

Chorlton Union Offices, in use as premises of Manchester Polytechnic at the time of listing. 1880, by Mangnall and Littlewood; altered. Red brick with sandstone dressings, slate roofs. Rectangular plan on corner site. Two storeys over basement, facades of 3:5:1 windows to Lower Ormond Street and 2:5:1 windows to Cavendish Street, hinged on an octagonal corner turret; with a band over the basement windows, sill-bands to both floors, string-course over ground floor, pilasters at the junctions, brick corbel

tables, moulded stone cornices and brick parapets (part balustraded). The corner block has a symmetrical 3-bay façade to Lower Ormond Street, including a segmental-headed doorway which has an elaborate stone architrave and divided panelled doors (up 4 steps), round-headed 2-light windows at ground floor with shafts, round-headed lights and moulded stone heads with mask keystones, round-headed sashe[s] at 1st floor with corniced architraves, and a balustraded parapet with pedimented panel in the centre and urn finials. Its corner turret to the left, of rusticated stone and panelled ashlar at ground floor, has 2 narrow sashes and a central cartouche, a gadrooned and dentilled cornice, above this a 3-sided oriel with narrow sashed windows in corniced architraves, and an octagonal turret with a small round-headed window and a pediment to each side, and a domed roof with a lantern. The 2-bay left return is similar, but with a tall segmental-pedimented pair of chimneys rising from the parapet. The outer ranges of both facades are similar but slightly lower and simpler, and the end bays have tripartite window[s] to 1st floor and pedimented attics. Various paired chimneys, coupled to form arches, with cornices.



Figure 5.6 – Ormond Building (Author's Own November 2025)

Significance

5.30 The asset is architecturally significant due to its sandstone and red brick materiality and red hues, which are reminiscent of Manchester's industrial past. It holds some historic significance through its connection to the rich history of the University and educational facilities in this location, although the building has not always been an educational one; when built, it was offices.

5.31 Overall, the asset is of moderate historical and architectural significance.

Contribution of Setting to the Asset's Significance

5.32 The immediate setting of the other surrounding buildings makes a major contribution to the asset's significance, due to their collective situation surrounding the Park, which provides space to appreciate the assets individually and collectively. The surrounding buildings are mostly of a similar era and architectural style. Its prominent location on the corner also contributes to its significance.

5.33 The wider setting and that to the west and north detracts from the asset's significance, comprising of predominantly modern buildings and some of low architectural quality.

5.34 Overall, the setting has a positive impact on the asset's significance.



Figure 5.7 – Ormond Building outlined in green and location of Site in red arrow (Author's Own November 2025)

Contribution of Site to Setting

5.35 The Site and the asset are visible looking across All Saints Park to the north-east.

5.36 The use of the Site and that of the asset are historically linked due to their situation around All Saints Park, and both being in educational use historically, and today. However architecturally they have no relationship in scale or massing, albeit the current site is a relatively bland backdrop

5.37 Overall, the existing Site currently is therefore considered to have a negligible contribution to the setting of the listed building.

4. Righton Building, from Higher Ormond Street (Asset #4)

5.38 This asset (list number 1197781) is Grade II listed, with the listing description as follows:

GV II Formerly known as: Cavendish House CAVENDISH STREET Chorlton-On-Medlock. Draper's shop and showrooms, now annex to school of art. 1905, altered. White glazed brick and buff terracotta, slate and glass roof. Rectangular plan on corner site, with chamfered corner. Two storeys over cellars, 5 windows to Cavendish Street plus the corner to the left; ground floor altered; terracotta sill-band, frieze, cornice and shaped parapet, the centre arched with a finial and displaying a banner with raised lettering "A.D. RIGHTON 1905"; transomed canted oriel windows of 8 lights to the centre and 6 lights to the outer bays and the corner. Left return side (to Higher Ormond Street), 11 bays, the first 5 altered at ground floor as the front, the next 3 with oval windows at ground floor, and the last 3 with oriel windows and a doorway, all with a plain frieze and dentilled cornice, and at 1st floor canted 8-light oriels alternating with transomed 6-light windows, a segmental-arched upstand to the parapet over each of the latter, with moulded terracotta decoration. Interior: central atrium with gallery of superimposed cast-iron columns, the lower with open-work brackets forming elliptical arches and the upper with Corinthian capitals supporting a panelled frieze, with set-back glazed screen walls to both floors, Art Nouveau wrought-iron balustrades to the gallery, and a glazed roof supported by slender iron trusses with open-work spandrels.



Figure 5.8 – Righton Building, (Author's Own November 2025)

Significance

5.39 The asset has some historic significance due to its historical use as a draper's shop, which links more widely to Manchester's role within the cotton industry, and locally to the growth and development of this area, originally as an early residential neighbourhood.

5.40 Architecturally, the façade is interesting with its distinctive use of two-tone faience tiling and elaborate detailing, particularly at the cornice.

5.41 Overall, the asset is of moderate historical and architectural significance.

Contribution of Setting to the Asset's Significance

5.42 The immediate setting of the other listed buildings around the Park makes a major contribution to the asset's significance. These buildings are mostly of a similar era and architectural style. Its prominent location on the corner also contributes to its significance.

5.43 The wider setting and that to the west and north detracts from the asset's significance, comprising of predominantly modern buildings and some of low architectural quality. The building also feels overshadowed by adjacent later developments.

5.44 Overall, the setting has a positive impact on the asset's significance.



Figure 5.9 – Righton Building outlined in orange and location of Site in red arrow, (Author's Own November 2025)

Contribution of Site to Setting

5.45 The Site is visible from the asset, across All Saints Park (as seen in Figure 5.9). The Site is therefore deemed to be a part of the setting of the asset.

5.46 The use of the Site and that of the asset are historically linked due to their situation around All Saints Park. As the Site is no longer of historical significance to this asset, this has in turn reduced the asset's overall historical and architectural context. The materiality of the asset and building that currently occupies the Site do not relate.

5.47 Therefore, overall the existing Site is considered to make a neutral contribution to the setting of the listed building.

5. Grosvenor Building, from Cavendish Street (Asset #5)

5.48 This asset (list number 1293192) is Grade II listed, with the listing description as follows:

GV II (Formerly Listed as Manchester Polytechnic School of Art) Manchester Municipal School of Art. 1880-1, by G.T.Redmayne, with 1898 addition to rear by J.G.Sankey. Sandstone ashlar, and red brick with buff terracotta dressings (respectively), slate roofs with glass skylights. The original building is a rectangular block, parallel to the street, 2 storeys over a basement, 1:3:1:3:1 bays, in Gothic style, with large gabled and pinnacled wings flanking a buttressed and arcaded main range. The centre has a chamfered doorway with moulded arched head and carved spandrels, and over this a small canted oriel with 4 small arched lights and steep weathered roof against a crocketed gable with corner pinnacles and apex finial; the flanking arcaded bays have rectangular windows set under 2-centred blank arches and corbel tables; a parapet runs across the whole range, as does a continuous skylight to the lower half of the roof. The gabled wings have giant depressed arches containing tripartite windows to both floors, the upper composed of tall 2-centred arched lights. Behind the ridge of the main ridge rises an octagonal chimney with machicolated and embattled top. The right-hand return wall has 5 bays of giant arches with windows to both floors. The addition to the rear has 3 gabled bays with broad pilasters to almost full height with a dentilled band over, a string-course stepped over a terracotta panel in the centre of each bay, and at ground floor of each bay an arcade of 3 round-headed 2-light windows with raked sills, moulded surrounds and 2-centred arched lights with central shafts and carved spandrels, those of the 2nd and 3rd bays with much higher sills, and beneath the centre of the 2nd bay a terracotta tablet with Art Nouveau enrichment and raised lettering commemorating the gift by the Council and Guarantors of the Manchester Royal

Jubilee Exhibition 1887 of the sum of »10,000 towards the erection of the Royal Jubilee Exhibition Wing of the Manchester Municipal School of Art. Interior not inspected.



Figure 5.10 – Grosvenor Building (Authors Own November 2025)

Significance

5.49 The asset is architecturally significant due to its intricate Gothic architectural style and materiality.

5.50 The Grosvenor Building is home to Manchester University's School of Art and has had notable students such as Sylvia Pankhurst and LS Lowry. The School was also at the forefront of the Arts and Crafts movement, showcasing a national and international reputation. The building sits in a prominent location within the heart of All Saints campus, a university that has led the educational progress of the city since 1824.

5.51 Overall, the asset is of moderate historical significance and high architectural significance.

Contribution of Setting to the Asset's Significance

5.52 The immediate setting of the other surrounding historic buildings, make a key contribution to the asset's significance, due to their collective situation surrounding the Park, which provides space to appreciate the assets individually and collectively. The surrounding buildings are mostly of a similar era and architectural style, and many are also in educational use historically and present day.

5.53 The wider setting and that to the west and north detracts from the asset's significance, comprising of predominantly modern buildings and some of low architectural quality.

5.54 Overall, the setting has a positive impact on the asset's significance.



Figure 5.11 – Grosvenor Building outlined in green and location of Site in red arrow (Authors Own November 2025)

Contribution of Site to Setting

5.55 The Site is visible from the asset, across All Saints Park; and the Site and the asset are experienced together, albeit this experience is lessened by the green break of the Park.

5.56 The use of the Site and that of the asset are historically linked due to their situation around All Saints Park and the fact they are both in educational use for the University and always have been. The materiality of the asset and building that currently occupies the Site do not relate.

5.57 Overall, the existing Site is considered to make a negligible contribution to the setting of the listed building.

6. Former Town Hall Façade to Mabel Tylecote Building, from Cavendish Street (Asset #6)

5.58 This asset (list number 1283062) is Grade II listed, with the listing description as follows:

GV II (Formerly Listed as Manchester Polytechnic Refectory) (Formerly Listed as Chorlton Town hall)

Town hall, facade to Polytechnic Refectory at the time of listing. 1830-1, by Richard Lane; recently demolished and rebuilt except the facade. Sandstone ashlar. Greek Revival style. Two storeys, 1:2:3:2:1 bays, symmetrical, with outer bays breaking forwards very slightly and 3-bay portico to the centre, channelled rustication to ground floor, pilasters to the end bays, entablature with plain frieze, cornice and parapet. Tetrastyle portico of fluted Doric columns with four paterae on the frieze, mounted on a base of three steps; central doorway with moulded architrave, panelled double doors, and rectangular 2-pane overlight; smaller doorways to the 2nd and 8th bays, in similar style; 12-pane sashed windows to both floors with plain reveals. Forms group with the former Manchester Polytechnic School of Art to the right (q.v.).



Figure 5.12 – Former Town Hall Façade to Mabel Tylecote Building (Author's Own, November 2025)

Significance

5.59 The asset is historically significant due to its role as Chorlton Town Hall. However, the asset has been partly demolished and rebuilt, aside from the original façade, which has eroded a large part of the value of the Site.

5.60 The sandstone materiality of the asset links in with the detailing of the adjacent assets situated around All Saints Park, and the grand portico belies the building and area's history and prominence at the time of development and construction.

5.61 Overall, the asset is of moderate historical and architectural significance.

Contribution of Setting to the Asset's Significance

5.62 The immediate setting makes a positive contribution to the significance of the asset due to its history as Chorlton Town Hall and therefore a lot of its significance is rooted in its location. The significance is also enhanced by the setting on the Park allowing the architecture to be appreciated. Significance is also enhanced by other historic buildings in the immediate vicinity.

5.63 The wider setting detracts from the asset's significance, comprising mainly of modern buildings which have no historical relationship to the asset.

5.64 Overall, the setting has a positive impact on the asset's significance.

Contribution of Site to Setting



Figure 5.13 – View of the Site taken from the Former Town Hall Façade to Mabel Tylecote Building (Author's Own, November 2025)

5.65 The Site is visible from the asset, across All Saints Park (as seen in Figure 5-13); and the Site and the asset are experienced together, albeit this experience is lessened by the green break of the Park.

5.66 The Site and asset have a relationship due to their educational use, but they have no real historical relationship and the materiality of the asset and building that currently occupies the Site contrast significantly. They are however both buildings of mass that do anchor the Park on the north and south sides.

5.67 Overall, the existing Site is considered to make a negligible contribution to the setting of the listed building.

7. Former Grosvenor Picture Palace (Asset #7)

5.68 This asset (list number 1218431) is Grade II listed, with the listing description as follows:

Cinema, now snooker club. 1912, altered. Green and white faience tiles, slate roof. Rectangular plan on corner site, with chamfered corner. Two storeys plus corner pavilion and small attic, with facades of four bays to Grosvenor Street and six bays to Oxford Road, hinged on a wide 3-bay canted corner surmounted by the pavilion. Ground floor of channelled green tiling, protected by an added flat metal and glass canopy suspended on metal ties; green Ionic pilasters to the Oxford Road facade, channelled green pilasters to the corner, white pilasters to Grosvenor Street, with a green frieze and cornice to all; white parapet with 4-bay attic to Grosvenor Street, upstands over centre and right-hand end of Oxford Street facade. The corner has a 3-bay entrance with Ionic columns distyle in antis (but now crossed by the canopy), at first floor a large panel in the centre with raised lettering "THE GROSVENOR PICTURE PALACE" and swagged roundels in the flanking bays; and a 3-bay open-fronted pavilion with coupled Ionic columns, geometrical metal railings, cornice, balustraded parapet and domed roof. The Oxford Road facade has panels with green aprons and keyed oculi, but the Grosvenor Street facade is less regular. Interior: glazed tiling and geometrical banding to the stairs (etc); auditorium altered by insertion of suspended ceiling, but most of original decoration survives, including gallery with moulded cartouches, swags, raised panels, etc. History: said to be the largest cinema outside London at that date.



Figure 5-14 Primary façade of Grosvenor Picture Palace looking away from the Site (Author's Own November 2025)

Significance

5.69 The asset is historically significant as it was the largest cinema outside of London at the time of construction. This continues to indicate the importance of Manchester as a sizeable city with influence and a cultural scene. It is currently in use as a bar.

5.70 The striking channelled green tiling and green ionic pilasters make the building stand out on Oxford Road and provides notable architectural interest.

5.71 Overall, the asset is of moderate historical significance and high architectural significance.

Contribution of Setting to the Asset's Significance



Figure 5-15 Grosvenor Picture Palace (Author's Own November 2025)

5.72 The setting of the building on the corner and how its architecture responds to this enhances the significance. It was constructed on a busy thoroughfare in a rapidly densifying city and this context as a whole has not much changed. It is surrounded by buildings of various ages, styles and architectural interest, but holds its own due to its architectural flair.

5.73 Overall, the setting has a positive impact on the asset's significance.

Contribution of Site to Setting

5.74 The Site and the asset both sit on Oxford Road, adjacent to the Park, albeit they are probably experienced relatively separately due to their different usage and scale and the separation of the road. As can be seen in Figure 5-14, the heritage asset is best appreciated looking away from the Site. The existing building on Site makes a relatively bland contribution to the built form on Oxford Road.

5.75 Overall, the existing Site is considered to make a neutral contribution to the setting of the listed building.

Non-Designated heritage Assets

All Saints Park (Grosvenor Square) (Asset #A)

Significance

5.76 Grosvenor Square was created in the late eighteenth century, as part of the expansion of Manchester South. The potential of a new upmarket residential square however was quickly subsumed with the intensity and density of the industrial revolution. The Square was put into much needed use as a burial ground with All Saints Church consecrated in 1820. Chorlton-on-Medlock grew up around the Square over the next century with Town Hall, schools, amenities and industry. The burial ground quickly became full and was closed in 1856, with the grounds then becoming gardens and a playground in the early twentieth century, reflecting local demands and needs. Change came again with the demolition of the Church following bombing during the Blitz. The Square served a different use again from the 1990s when Manchester Metropolitan University took a long lease and it became a key amenity space within the All Saints Campus.

5.77 Historically the use of the Square has changed over the centuries, reflecting local demands and needs and its form and function has changed with it, albeit several key elements have remained:

- It's largely square form.
- Open to the general public with some green elements.

- It has been enclosed with stone plinth and some form of railing.

5.78 Apart from the above elements, and the footprint of the Church which interprets and recognises important local history, the architectural interest of the Square / Park is relatively low. The All Saints public realm was recently refurbished and expanded through the closure of Cavendish Street and Lower Ormond Street to normal vehicle traffic. New trees, soft planting, and street furniture were added as well. The historical interest, however, given its changing historical role in the area, reflecting the wider history, is moderate.

Contribution of Setting to the Asset's Significance

5.79 The setting of All Saints Park has highly shaped its significance, reflecting the dynamic urban development of Manchester. The Business School to the north west of the park is a modern addition to the immediate setting. Its importance is largely derived from its continuous adaptation and response to the changing needs and character of its immediate surroundings and the wider city.

5.80 Initially a residential square, it became a burial ground due to industrialisation, then public gardens and a playground reflecting community needs. Post-Blitz, it transformed into a key amenity for Manchester Metropolitan University.

5.81 Overall, the setting has a positive impact on the asset's significance.

Contribution of Site to Setting

5.82 The Site and the asset both sit on Oxford Road. The Site's presence reinforces the park's contemporary role as a vital amenity space for the university community. While its architectural style of the Site is contemporary, it contributes to the sense of enclosure and definition of the Park within the campus. It acts as a backdrop, framing the green space and integrating it into the wider university fabric.

5.83 Overall, the existing Site is considered to make a neutral contribution to the setting of the non-designated heritage asset.

6. Assessment of Impact

The Proposed Development

6.1 The Proposed Development features a ceramic façade with a neutral palette, complemented by generous double-height glazing at the lower levels and an expansive entrance colonnade, creating transparency and openness.

6.2 The design carefully addresses its relationship with the surrounding heritage, landscape, and established a strong presence on Oxford Road. The main entrance is strategically oriented to draw visitors from both the City and All Saints Park, creating a welcoming threshold and enhancing pedestrian routes across the campus. Extensive glazing at lower levels fosters visual and physical connections with the Park's tree canopy and the vibrant activity of Oxford Road, while upper levels offer sweeping views across the City.

6.3 The building's material palette, featuring glazed ceramic, subtly captures the changing light and colours of the Manchester skyline and landscape, and the University's 'Spades' crest is integrated into the façade, providing a unique identity. This considered approach ensures the new library not only stands as a modern academic hub but also harmoniously integrates with and enhances its diverse urban and natural surroundings. The University's All Saints campus is evolving with a high level of investment into new and refurbished buildings leading to a high-quality campus environment.



Figure 6-1: Grosvenor East (Manchester Metropolitan University, 2023) which sits on western side of All Saints Park opposite the Proposed Development

Use and Quantum

6.4 The proposal will deliver a building consisting of the following key elements:

Quantum	Amount
Site Area	0.6 Ha
Building Height (AOD/Storey)	74 m / GF + 6 Storeys + 2 storeys rooftop plant
Total Floorspace (GIA)	12,021 sqm

Total Floorspace (GEA)	13,080 sqm
Use	Use Class F1 (Learning and non-residential institutions)

Table 2-1: Quantum of Proposal

Scale and Massing

6.5 The Proposed Development is nine storeys, inclusive of two storeys of rooftop plant.

6.6 The scale of the development takes into account its strategic location and the heritage assets around the site.

6.7 In the submitted Design and Access Statement, a massing analysis of the area has been carried out to ensure that the Proposed Development is considered in the context of the surrounding buildings and key views.

Layout and Orientation

6.8 A key consideration for the layout of the proposal is the historic urban grid and the alignment with the street pattern.

6.9 Full details on the layout and orientation can be found in the Design and Access Statement.

Landscape

6.10 New public realm is proposed in the associated planning permission and surrounds the Site, which will be a continuation of the existing public realm in the wider University campus. The public realm is intended to improve the existing pedestrian environment and to enhance permeability between the Site, wider All Saints campus and Manchester City Centre. Please refer to submitted Landscaping Strategy, prepared by Planit, for further details.



Figure 6-2: CGI of Proposed Development viewed north west from Oxford Road (source Hawkins Brown, Design and Access Statement, 2025)

Assessment of Impact on Conservation Area

6.11 The Proposed Development is a significant distance from the Whitworth Street Conservation Area and so will likely have limited direct impact on their character and appearance.

View 3



Figure 6-3- View 3 (Existing) towards Whitworth Street Conservation Area to the right and Site to the left (Virtual Planit, 2025)



Figure 6-4- View 3 (Proposed) from Oxford Road towards Whitworth Street Conservation Area to the right, showing the location of the Proposed Development outlined in red (Virtual Planit, 2025)

6.12 As depicted in Figure 6-4, the view from Oxford Road towards the Site and the Whitworth Street Conservation Area in the north confirms that the Proposed Development is not intervisible with the Conservation Area. Being concealed by the existing built environment, the Proposed Development will therefore have no adverse visual impact on the appreciation of the Conservation Area.

View 5



Figure 6-5- View 5 (Existing) from Whitworth Conservation Area. (Virtual Planit, 2025)



Figure 6-6- View 5 (Proposed) from Whitworth Conservation Area, showing the location of the Proposed Development outlined in red (Virtual Planit, 2025)

6.13 Figure 6-6 shows that while the Proposed Development will be visible from within the Whitworth Street Conservation Area, it will be of a reduced scale in comparison to surrounding buildings and therefore form part of the evolving cityscape. It will not dominate the appreciation of the Conservation Area from this location.

6.14 Therefore, it is concluded that the Proposed Development does not have any impact on the significance of this conservation area.

Assessment of Impact on Identified Heritage Assets

6.15 This Section describes the potential impacts that the Proposed Development will have on the significance of the heritage assets identified in section 5.

Asset 1: Former Manchester Ear Hospital – Grade II



Figure 6-7- View 2 showing the Former Manchester Ear Hospital (Asset #1) outlined in green, and the Proposed Development outlined in red (Virtual Planit, 2025)

6.16 The Grade II Former Manchester Ear Hospital sits to the immediate south-west of the Site facing north-east towards All Saints Park. The asset and Proposed Development Site can be seen together in Figure 6-7 and both share the setting of the Park.

6.17 The Business School just to the north of the asset is a modern addition to the immediate setting, leading to the setting of the building already being changed. There are limited pedestrian locations where both this listed building and the Proposed Development will be fully appreciated at a pedestrian level due to the layout of the pavements.

6.18 The Proposed Development features a glazed ceramic façade, defined by a neutral palette, which will tonally complement the surrounding heritage buildings, allowing the heritage asset to retain its distinct character while the new structure provides a harmonious backdrop.

6.19 This is the closest listed building to the Proposed Development and it will result in a notable change to the setting. Overall, however this change is considered to have a negligible (very low end of 'less than substantial harm') impact on the significance of the asset. This conclusion is drawn because the setting of the asset has already significantly evolved over time and it does not draw its significance much from its setting, however the new building is notably different, albeit provides a higher quality setting for the listed building.

Asset 2: Roman Catholic Church of St Augustine



Figure 6-8- View 2 showing the Roman Catholic Church of St. Augustine (Asset #2) outlined in green, and the Proposed Development outlined in red (Virtual Planit, 2025)

6.20 The Grade II Roman Catholic Church of St Augustine faces north-east towards All Saints Park. The building sits to the south-west of the Proposed Development Site and fronts onto All Saints Park. The asset and Proposed Development Site can be seen together in Figure 6-8.

6.21 The Church is appreciated in an intimate way, due to its position set back from the road. The architectural interest is largely relating to the interior of the church.

6.22 As such, although the Proposed Development changes the setting of the asset this is not considered to cause any harm to the asset's significance.

Asset 3: Ormond Building



Figure 6-9- View 2 showing the Ormond Building (Asset #3) outlined in green, and the Proposed Development outlined in red (Virtual Planit, 2025)

6.23 The Grade II Listed Ormond Building faces north-east towards All Saints Park and is almost diagonally opposite the tower element of the Proposed Development. It is experienced most prominently along Cavendish Street and as a corner building and this will not be altered by the Proposed Development.

6.24 Perception of the buildings across the Park when experiencing Ormond Building, including the Business School and the Proposed Development Site, is limited due to the foliage of the Park.

6.25 As can be seen in Figure 6-9, the Proposed Development will be intervisible with the heritage asset. However, the Proposed Development's neutral palette facade will tonally complement the surrounding heritage buildings, allowing the heritage asset to retain its distinct character while the new structure provides a harmonious backdrop. Overall, it is considered that the Proposed Development will not have any impact on the significance of this listed building.

Asset 4: Righton Building



Figure 6-10- View 2 showing the Righton Building (Asset #4) outlined in green, and the Proposed Development outlined in red (Virtual Planit, 2025)

6.26 The Grade II Listed Righton Building is located diagonally opposite across All Saints Park from the tower element of the Proposed Development.

6.27 Although the asset and the Proposed Development share the setting of the Park there are very limited instances of them being experienced tangibly together, as can be seen in Figure 6-10. The Proposed Development does not impact the immediate setting of this asset as a corner building, which is most appreciated when looking south east away from the Site.

6.28 It is concluded that the Proposed Development does not have any impact on the significance of this listed building.

Asset 5: Grosvenor Building



Figure 6-11- View 2 showing the Righton Building (Asset #5) outlined in green, and the Proposed Development outlined in red (Virtual Planit, 2025)

6.29 The Grade II Listed Grosvenor Building sits to the south of the Proposed Development Site. The asset is located a distance away from the Site, on the opposite side of All Saints Park, and directly faces the Proposed Development, as can be seen in Figure 6-11. The Park foliage tangibly breaks up the relationship between the two. The asset is best appreciated when looking south, away from the Proposed Development Site.

6.30 The neutral palette façade of the Proposed Development will tonally complement the surrounding heritage buildings, allowing the heritage asset to retain its distinct character while helping the Proposed Development to integrate with the surrounding building context.

6.31 It is concluded that the Proposed Development does not have any impact on the significance of this listed building.

Asset 6: Former Town Hall Façade to Mabel Tylecote Building (Grosvenor Building East)



Figure 6-12- View 1 showing the Proposed Development outlined in red, with the Former Town Hall (Asset #6) out of frame to the left of the image (Virtual Planit, 2025).

6.32 The Grade II Listed Former Town Hall Façade to Mabel Tylecote Building sits to the south of the Proposed Development Site. The asset is located a distance away from the Site, on the opposite side of All Saints Park, and directly faces the Proposed Development, as seen in Figure 6-12. The Park foliage tangibly breaks up the relationship between the two. The asset is best appreciated when looking south, away from the Proposed Development Site.

6.33 The neutral palette façade of the Proposed Development will tonally complement the surrounding heritage buildings, allowing the heritage asset to retain its distinct character while helping the Proposed Development to integrate with the surrounding building context.

6.34 It is concluded that the Proposed Development does not have any impact on the significance of this listed building.

Asset 7: Former Grosvenor Picture Palace



Figure 6-13- View 1 showing the Proposed Development outlined in red, taken from the Former Grosvenor Picture Hall (Asset #7) (Virtual Planit, 2025)

6.35 The Grade II Listed Former Grosvenor Picture Palace is located a distance away from the Site, across All Saints Park, to the south east. This is seen in Figure 6-13 which has been taken from right in front of the heritage asset.

6.36 The asset is best appreciated as a corner building looking along Oxford Road to the south and the Proposed Development will not change this appreciation.

6.37 As such, although the Proposed Development changes the wider setting of the asset this is not considered to not have any impact on the significance of this listed building.

Assessment of Impact on Identified Non Designated Heritage Assets

All Saints Park (Grosvenor Square)



Figure 6-14- View 1 showing the Proposed Development outlined in red, adjacent to the All Saints Park ((Virtual Planit, 2025)

6.38 All Saints Park sits directly south of the Site. The asset and Proposed Development Site can be seen together in Figure 6-14

6.39 The Business School to the north west of the asset is a modern addition to the immediate setting, leading to the setting of the park already being changed. The park and the Proposed Development will be appreciated at pedestrian level from Oxford Road and Grosvenor Square, especially close to the Site.

6.40 The Proposed Development will result in a notable change in the setting of the park. However, the park and surrounding public realm recently underwent refurbishment and was expanded through the closure of Cavendish Street and Lower Ormond Street. Overall, this change is considered to have a neutral impact on the significance of the asset. This conclusion is drawn because the setting of the asset has already significantly evolved over time and it does not draw its significance much from its setting, however the new building is notably different, albeit provides a higher quality setting for the park.

Summary Impact on Designated and Non-Designated Buildings

Asset	Significance of Asset	Contribution of Setting	Contribution of Site to Setting	Impact on Significance
Former Manchester Ear Hospital – Grade II	Moderate	Moderate	Minor negative	Negligible (very low end of 'less than substantial harm')

Asset	Significance of Asset	Contribution of Setting	Contribution of Site to Setting	Impact on Significance
Roman Catholic Church of St Augustine – Grade II	Moderate	Negligible	Negligible	No impact
Ormond Building – Grade II	Moderate	Positive	Negligible	No impact
Righton Building – Grade II	Moderate	Positive	Neutral	No impact
Grosvenor Building – Grade II	Moderate – high	Positive	Negligible	No impact
Former Town Hall Façade to Mabel Tylecote Building, Manchester Metropolitan University – Grade II	Moderate	Positive	Negligible	No impact
Former Grosvenor Picture Palace– Grade II	Moderate – high	Positive	Neutral	No impact
All Saints Park- NDHA	Moderate to Low	Positive	Neutral	Neutral

Table 6-1: Summary Table of Impact

7. Planning Policy Assessment

7.1 The NPPF stresses that 'great weight' should be given to the conservation of designated heritage assets (NPPF paragraph 212), irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

7.2 The Proposed Development will not have a direct impact on a designated or non-designated heritage asset, either through alteration or demolition, or from development within its setting.

7.3 In accordance with the requirements of the NPPF, the significance of the designated heritage assets which have the potential to be affected by the application proposals have been described within the Heritage Statement. This included an assessment of the contribution the setting and the Site makes to this significance. The impact on this significance has been assessed.

7.4 It has been concluded that the proposal will largely result in no impact (no harm) on the identified heritage assets, with 2 instance of negligible harm (very low end of 'less than substantial harm').

7.5 Paragraph 215 of the NPPF states that:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use"

7.6 The National Planning Practice Guidance (NPPG) defines 'public benefits' as follows:

"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework. Public benefits should flow from the Proposed Development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits."

7.7 Public benefits may also include heritage benefits, such as:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- reducing or removing risks to a heritage asset; and
- securing the optimum viable use of a heritage asset in support of its long term conservation.

7.8 The Proposed Development will result in a number of public benefits and these are summarised as follows:

- Economic Benefits:
    - There is a finite amount of land available within Manchester City Centre and the proposed development positively uses available land to deliver a highly sustainable education and library development, which supports the primary economic function of the city centre identified in planning policy.
    - The proposals will deliver an improved experience for students which are not commonly available elsewhere in the city centre due to the aforementioned constraints on available land supply.
    - Opportunity to attract and retain students in the city. The proposed improved offer will support other uses across the campus and Oxford Road Corridor, promoting the area as a 'destination' and ensuring a sense of place is fostered.
    - The proposed development is projected to retain c.100 FTE jobs when operational, and will create more through the construction phase.
    - A Statement of Intent is submitted as part of this application to set the groundwork for a Local Labour Agreement to be drawn up post determination, subject to further dialogue with MCC.

- Environmental Benefits:
    - Improving visual amenity of the site.
    - Incorporating high quality public realm and landscaping.
    - Improving biodiversity of the site by increasing the amount and type of vegetation.
    - Enabling an accessible pedestrian route promoting sustainable and active travel.
    - Utilising sustainable technologies where appropriate and practical.
- Social and Cultural Benefits:
    - Enhancing pedestrian linkages through the Site to existing communities in Hulme, the campus, and the Wider City Centre.
    - Job creation at a local level for Manchester residents.
    - Providing high quality, highly visible, well-designed buildings in a key gateway location into the city centre from Oxford Road and under the Mancunian Way, which signalise the entrance to the city centre and highlight Manchester's high quality ambition towards the city townscape.

7.9 It is therefore concluded that these public benefits significantly outweigh the minor instance of 'less than substantial harm'. The Proposed Development therefore accords with national planning policy.

7.10 Paragraph 210 of the NPPF directs local planning authorities to consider 3 key factors when determining planning applications concerning the historic environment. These are considered below in light of the Proposed Development.

- The Proposed Development will sustain the significance of the identified heritage assets.
- The Proposed Development will not affect the positive contribution that the heritage assets can make to their community.
- The Proposed Development will make a positive contribution to local character and distinctiveness.

7.11 The Proposed Development is also in full compliance with MCC's Core Strategy Policy EN3 (preserving and enhancing the historic environment) and Saved UPD Policies Citywide Development Control Policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings).

7.12 The proposals are fully in accordance with national and local planning policy regarding heritage considerations. For a broader planning assessment, please refer to the Supporting Planning Statement submitted with this application.

8. Summary

8.1 In accordance with the requirements of the NPPF, and, in order to assess the proposals against Manchester's Development Plan, the significance of the designated heritage assets which have the potential to be affected by the application proposals have been described within this Heritage Statement. This included an assessment of the contribution the setting and the Site makes to this significance. The impact on this significance has been assessed.

8.2 There are no World Heritage Sites or Scheduled Ancient Monuments within the immediate vicinity nor is the Site within a Conservation Area. The Site has eleven listed buildings within 200m of it, with the closest asset being c. 24 metres to the south-east of the site. The site is c. 270m south of the Whitworth Street West Conservation Area boundary. Following a scoping exercise, it was concluded that there was potential for the Proposed Development to impact 7no. listed buildings, 1no. non-designated heritage asset and 1no. conservation area.

8.3 This Statement has considered the impact of the Proposed Development on the 9 heritage assets as per table 6-1.

8.4 It was concluded that the Proposed Development would cause no harm to 6 of the identified listed buildings and 1 non-designated heritage asset, and very minor (lower end of) 'less than substantial harm' to 1 of the identified listed buildings.

8.5 In accordance with planning policy the public benefits of the proposals have been considered and outweigh the lower end of less than substantial harm that has been identified.

8.6 The Proposed Development therefore accords with planning policy with regard to heritage matters. For a full planning assessment, please refer to the Supporting Planning Statement submitted with this application.

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