

Sir Ralph Abercromby

Bootle Street,
Manchester

Heritage Statement

Prepared by



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Prepared for:

**St Michaels UK
Propco 2 Limited**

February 2026

Sir Ralph Abercromby, Bootle Street, Manchester - Heritage Statement

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Issued: February 2026.

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1. INTRODUCTION

1.1 Purpose of the Heritage Appraisal

This Heritage Statement has been written by Heritage Architecture Ltd., a practice of conservation architects, surveyors, planners, and heritage consultants which specialises in the historic environment.

Heritage Architecture Ltd. have been commissioned to assess the heritage interest of the Sir Ralph Abercromby Public House, Bootle Street, Manchester (the Site), to inform its refurbishment and incorporation into the wider St Michaels development (**Figure 1**).



Figure 1: View of the Site looking west down Bootle Street. The St Michaels development can be seen to the rear. (Source: Site Visit, January 2026.)

The Site has been assessed for listing by Historic England in 1989, 1994 and 2016 and has been rejected each time as it does not yield sufficient heritage interest at a national level to meet the criteria. The Site is located within the Peter Street/ Deansgate Conservation Area and is considered to be a positive contributor to the character and appearance of the area.

A pub was first licensed on the site in 1780 but the building that exists today primarily dates to c.1820s. The Site has been altered and extended, most notably incorporating two former back-to-back dwellings to the north-east side. The clear historic and communal interest of the Site, at a local level,

is assessed within this report in order to confirm its heritage status and inform a heritage-led refurbishment.

Visual survey of the Site was conducted in January 2026.

1.2 General Methodology – Focus on Proportionality

The following Heritage Appraisal has been written in accordance with local and national planning policy. The key planning policy documents are, respectively, the: National Planning Policy Framework 2024 (NPPF), and Manchester City Council's Core Strategy (2012).

This report utilises the guidance set out in Historic England's Advice Note 12: Statements of Heritage Significance: Analysing Significance in heritage Assets (October 2019). The guidance calls for a staged approach, which provides relevant and proportionate information sufficient to inform decision-making by the local planning authority.

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

1.3 Authorship

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

Author:

- Kirsten McKnight – BA (Hons), MA, MSc, IHBC – Associate Director

2. THE SITE & HERITAGE CONTEXT

2.1 Location

The Site is located on the north side of Bootle Street in the city centre of Manchester (**Figure 2**).

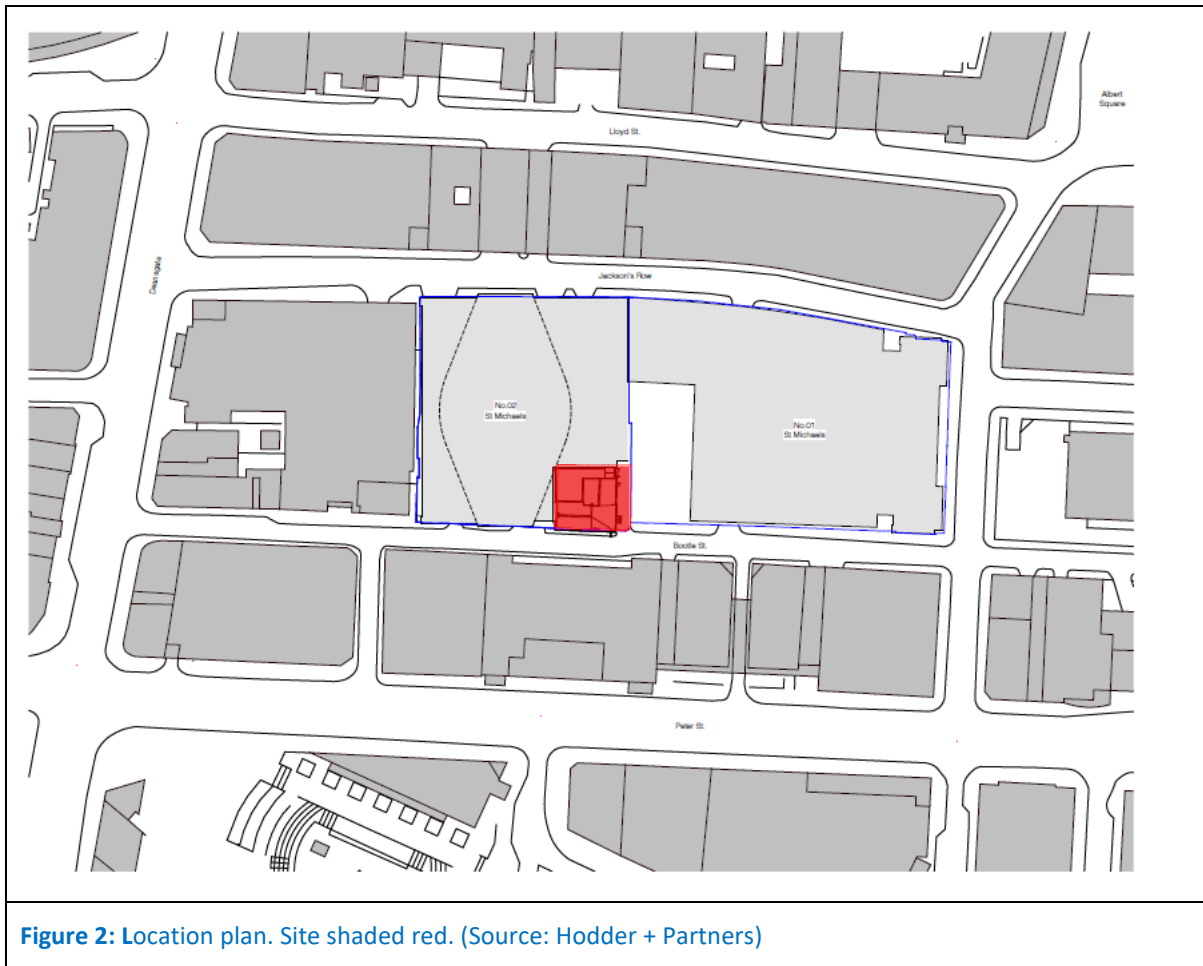


Figure 2: Location plan. Site shaded red. (Source: Hodder + Partners)

2.2 Listed Buildings & Conservation Areas

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

The Site does not contain any statutorily listed buildings. The nearest designated buildings to the Site are highlighted in **Figure 3** below; it is considered that the nature of the proposed works to the Site are such that there will be no material heritage impact on any of the surrounding listed buildings.

The Site is within the Peter Street/ Deansgate Conservation Area (see **Figure 4**).

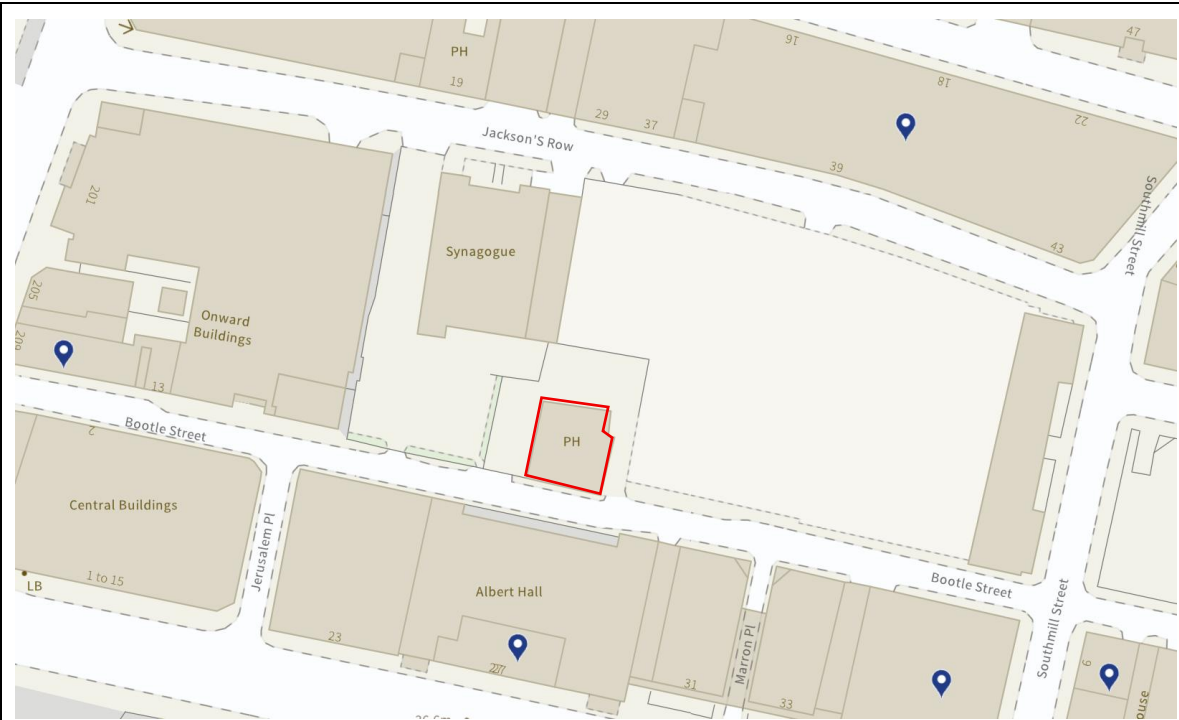


Figure 3: The Site (outlined red) is located to the rear of the Grade II listed Albert Hall, which is the nearest listed building.

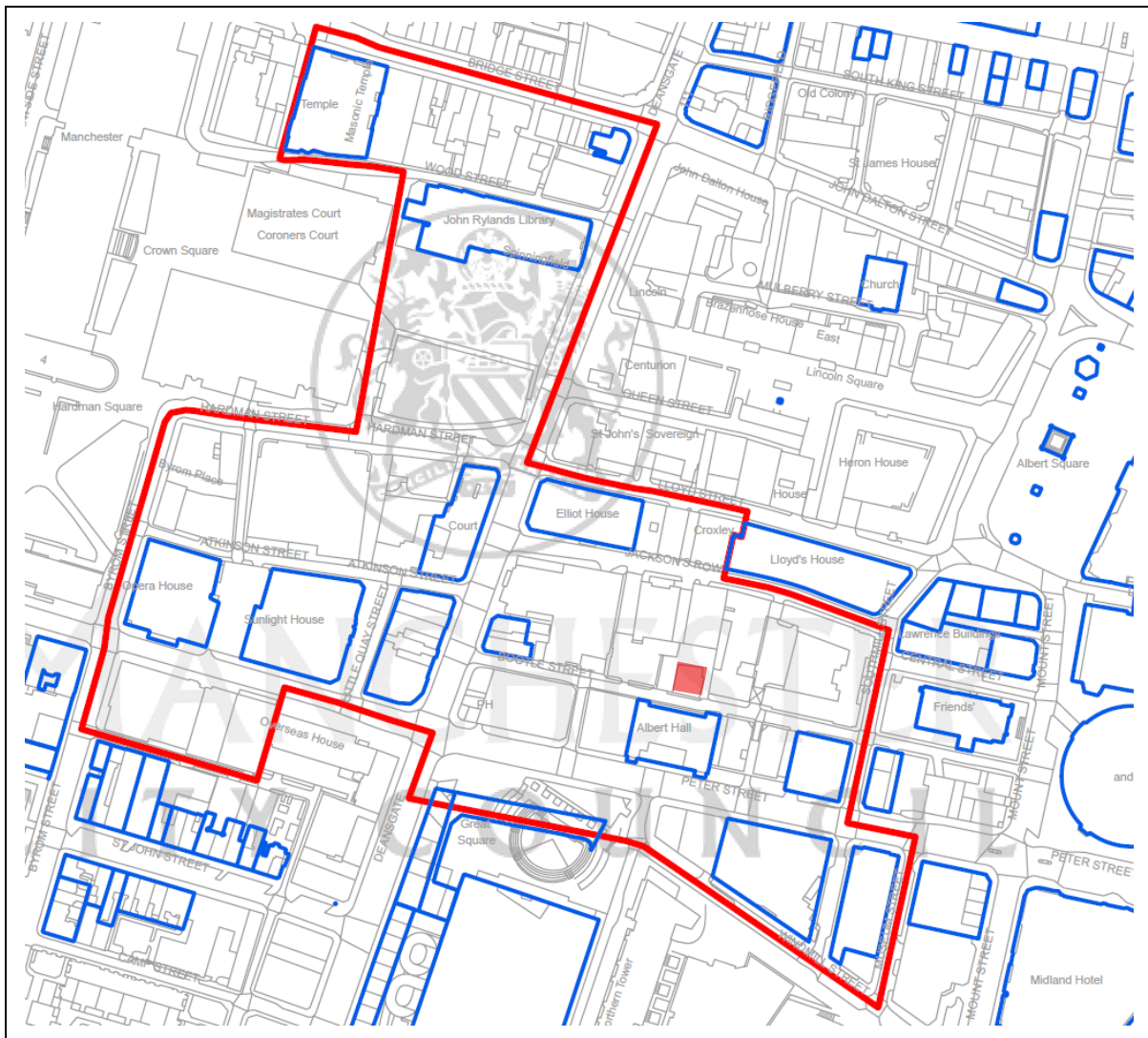


Figure 4: Location of the Site (shaded red) within the Peter Street/ Deansgate Conservation Area. (Source: Manchester City Council.)

2.3 Non-designated heritage assets

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

Designated Heritage Assets are defined as:

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

Non-designated heritage assets (sometimes known as ‘Locally Listed’ buildings) are defined within the Planning Practice Guidance as:

“buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets”.

Local planning authorities may identify buildings, monuments, sites, places, areas, or landscapes as ‘non-designated heritage assets’ (NDHA). These sites are understood as having a degree of significance, which merits consideration in planning decisions, but which are not formally designated heritage assets (i.e. listed). In some areas local authorities identify non-designated heritage assets as ‘locally listed’.

Some non-designated heritage assets, such as buildings of good local character or sites of archaeological interest, are of heritage significance but not at a level that would pass the threshold for national designation (Listing). Such assets can, singularly and collectively, make an important, positive contribution to the local environment. It is important to note that *not all* non-designated heritage assets will necessarily feature on a local list, and may be identified by the Local Planning Authority at any time during the planning process.

If the building is considered to be a NDHA the following **Paragraph 216** of the **National Planning Policy Framework 2025 (NPPF)** should be considered when progressing development for the Site:

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

3. POLICY CONTEXT

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

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

As the Site is within the Peter Street/ Deansgate Conservation Area, **Section 72** of the Act is of relevance, as it requires that, with respect to any buildings or other land in a conservation area, *“special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

3.2 National Planning Policy Framework (‘NPPF’) (2024)

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

The NPPF identifies the protection and enhancement of the built and historic environment as a key component of one of three overarching objectives (an environmental objective) of the planning system required to achieve sustainable development (**Paragraph 8, point c**).

Chapter 16 (Conserving and Enhancing the Historic Environment) sets out the Government’s detailed approach and policies relative to the historic environment in a planning context, its conservation and enhancement.

The focus of the Government’s planning policy guidance is to ensure that account is always taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation (**Paragraph 210, point a**).

Paragraph 207 stipulates that Local Authorities should require applicants to describe the significance of any assets that have the potential to be affected by development proposals, including any contribution their setting makes to an appreciation of their significance. The NPPF determines that this description should be proportionate to the assets’ significance and *“no more than is sufficient to understand the potential impact of the proposal on their significance.”*

In **Paragraph 212**, the NPPF stresses that *“great weight”* should be given to the conservation of designated heritage assets in the planning balance, defining that the *“more important the asset, the greater the weight should be.”* The fundamental objective is to ensure that the balance of the proposed impact on the heritage asset is demonstrably beneficial, minimising any negative impact on their significance.

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

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

Paragraph 039 is of relevance to this Heritage Statement as it provides greater clarification on the definition and planning status of NDHAs:

“Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.”

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets”.

Of particular relevance in this instance is the PPG’s commentary upon the importance of ‘significance’ in decision taking (**Paragraph 7**). This section advises that *“being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”*

3.4 Local and Regional Planning Policy

3.4.1 Manchester Core Strategy (2012)

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

Policy EN3 (Heritage) states that throughout the City, MCC will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed to support MCC in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance. This policy also encourages proposals which enable the re-use of heritage assets in accordance with their significance.

The Council’s key regeneration objective is tempered by the need to ensure that: *“historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced for their own heritage merits and as part of wider heritage regeneration proposals”* (paragraph 12.21, **Policy EN3**). The policy thus evidently requires development proposals to be sensitive to the inherent values of heritage assets, with any impact justified by clear, documentary evidence.

Manchester City Council do not have an adopted Local List or a related policy. However, this report will determine whether the Site should be considered a non-designated heritage asset.

3.4.2 Unitary Development Plan for the City of Manchester, 1995

The Unitary Development Plan (the 'UDP') for Manchester was adopted by the Council in 1995. The Core Strategy, adopted in 2011 and referred to above, replaced significant elements of the UDP, though there are saved policies which are extant, and which are relevant to a consideration of the impact of development proposals on heritage assets.

Development Control Policies 18.1 and 19.1 are saved from the UDP and address conservation areas and listed buildings, respectively. The policies stipulate the careful consideration is given to development proposals which affect heritage assets, providing a series of provisions to consider such as relationships between new and old buildings, and promote their preservation and enhancement.

3.4.3 Places For Everyone (PfE) (2024)

Places for Everyone (PfE) is the long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. The plan sets out a strategic policy framework for the nine boroughs and helps these areas to meet their local housing and employment needs by identifying land and infrastructure to support growth. Objective 4 of the PfE seeks to: - Enhance our cultural, heritage and educational assets; - Improve sustainable transport and active travel access to these locations; - Improve access for local people to jobs in these locations.

Policy JP-P 2 addresses 'Heritage', states: *Through this Plan we will proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for safeguarding and enhancing in the future, and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings' This knowledge should be used to inform the positive integration of our heritage by:*

- 1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;*
- 2. Utilising the heritage significance of a site or area in the planning and design process, providing opportunities for interpretation and local engagement;*
- 3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;*

4. *Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and*
5. *Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.*

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

Development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area should conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

3.5 Historic England's Guidance

This Heritage Appraisal accords with the requirements of the NPPF, and the guidance set out in **Historic England's Advice Note 12, 'Statements of Heritage Significance: Analysing Significance in heritage Assets'** (October 2019). The recent guidance calls for a staged approach, which provides relevant and proportionate information sufficient to inform decision-making by the Council.

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

In January 2021, Historic England issued a revised guidance note on **Local Heritage Listing: Identifying and Conserving Local Heritage, Advice Note 7 (2nd Edition)**. As the Site has not yet been identified by the LPA to be a non-designated heritage asset (NDHA), the aforementioned guidance note has been utilised within this appraisal report in order to assess whether the Site would be considered a NDHA by the LPA.

4. HISTORY AND DEVELOPMENT

4.1 Introduction

This section of the report briefly analyses and interprets historic maps and primary and secondary information in order to provide a sound evidence base, placing the building in the context of the immediate and wider area.

4.2 Historical Development of the area surrounding the Site

The area bounded by Jackson's Row to the north, Bootle Street to the south, Deansgate to the west and Southmill Street to the east was largely developed by 1787 with tightly-packed slum dwellings.

By the mid-19th century the area had been fully developed with back-to-backs (see **Figure 5**). A Quakers church and churchyard occupied the western end of Jacksons Row. This southern end of Deansgate remained partially occupied by slums until the c1880's when most the buildings facing Deansgate, and indeed some leading off into more minor roads, such as Bootle Street and Jacksons Row, were replaced with commercial buildings such as office blocks, small-scale industrial sites and shops.

It is unknown when the back-to-back houses surrounding the Site were demolished but some of the courts had been redeveloped by the late 1880's and replaced with small-scale industrial sites, with other courts being removed during the nation-wide slum clearance programme of the early 1930's.

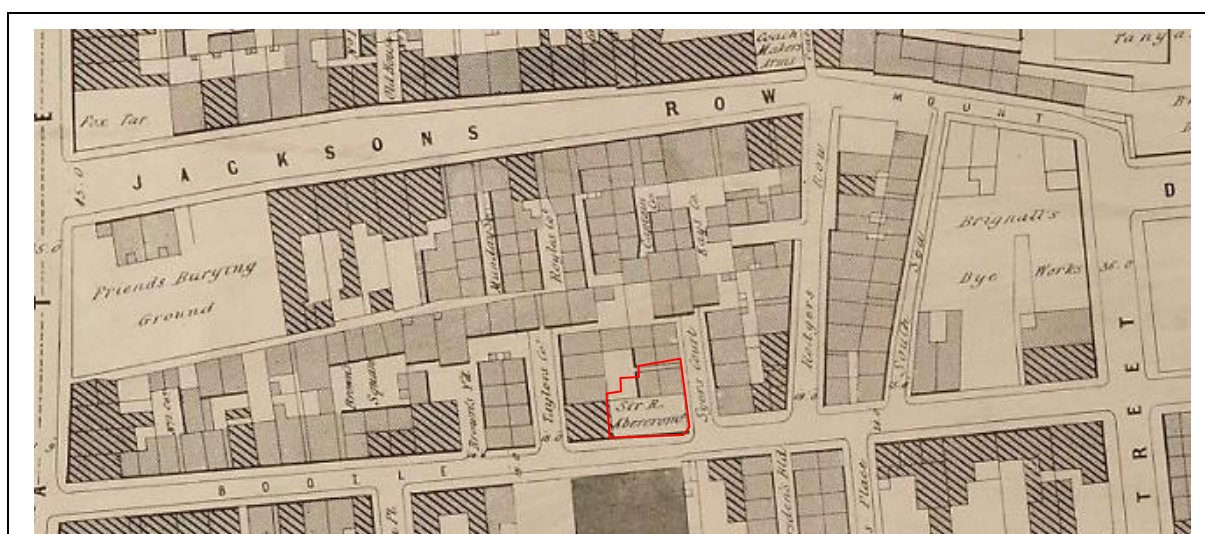


Figure 5: Adshead's plan of 1851, showing the building uses and layouts of the densely packed slum dwellings and communal courtyards surrounding the Site. The current footprint of the Abercromby pub is outlined in red, which illustrates that at this date the north of the Site was occupied by two back-to-back dwellings and a ginnel to the central yard from Syers Court. (Source: Manchester University Archive)

As an area within the city centre of Manchester, perhaps the key historical event proximate to the Site that took place was the Peterloo Massacre; eleven people died and over 400 were injured at St Peter's Fields on 16 August 1819 when soldiers charged through the crowd of 60,000 demonstrating

peacefully for parliamentary reform. **Figure 6** is a contemporary plan of the location of the crowds on the day; the demonstration and ensuing massacre took place in and around the Site.

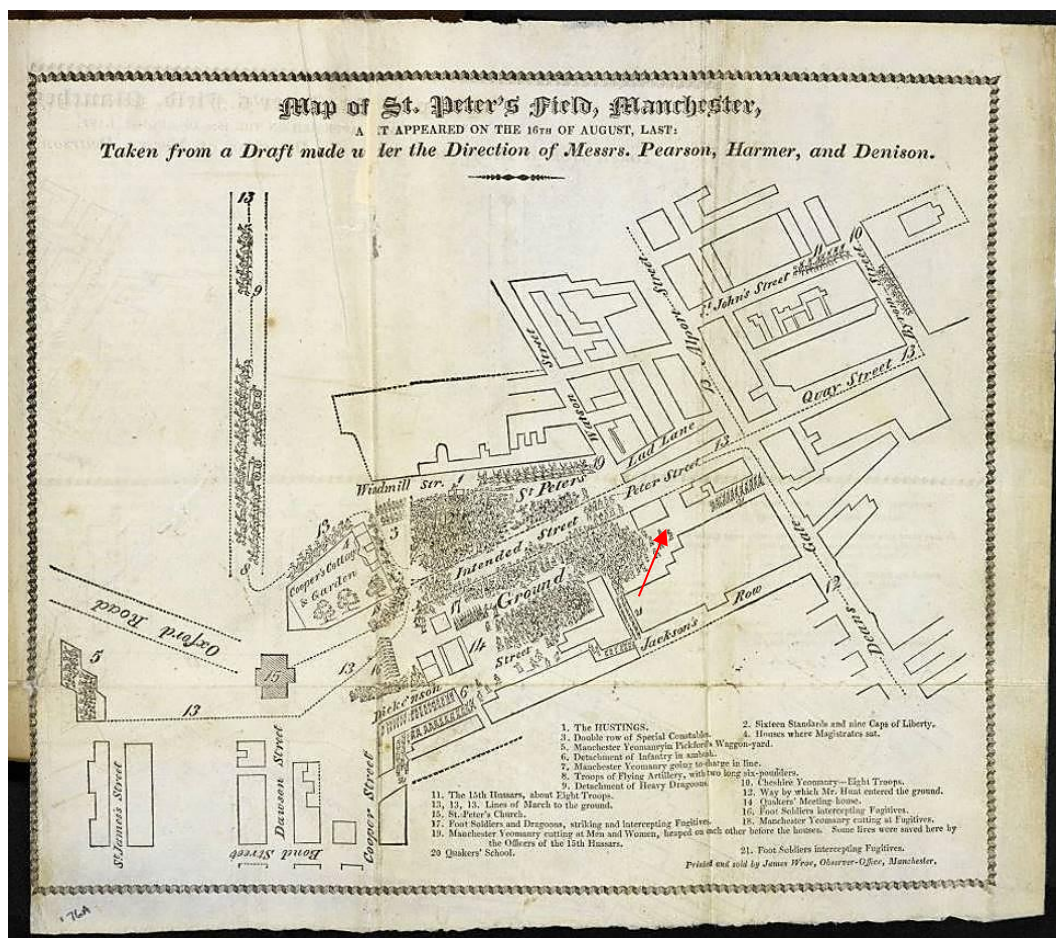


Figure 6: Contemporary map illustrating the Peterloo Massacre, c.1820. The red arrow illustrates the location of the Abercromby, which although is not shown to be present is likely to have existed by this time. (Source: Manchester University Archive)

4.3 Historical Development of the Site

On stylistic grounds, the present Abercromby pub is thought to date to the early decades of the 19th Century and originally stood in an area of slum dwellings and small-scale industrial buildings. Although the earliest map to show the pub marked as a public house dates to 1851 (**Figure 5**), early cartographic sources for the site are ambiguous. However, the 1st November 1905 edition of the Manchester Courier states that the pub received its first licence in 1780, although it is likely this early pub was a converted dwelling(s) on the site.

Figure 5 above illustrates what is believed to be the earliest footprint of the Abercromby Pub, illustrated on Adshed's map of 1851. The pub is shown to sit on the junction of Syers Court and Bootle Street and is joined to the west by a three-storey commercial building (indicated by the hatched lines) and on its north side (Syers Court) by two back-to-back dwellings and an entry "ginnel."

Onsite survey and historic floorplans suggest that the western part of the current footprint of the pub may have originally formed a dwelling that was later incorporated into the pub before the date of the 1851 map in **Figure 5** above.

Syers Court originally contained three terraced back-to-back dwellings of one room deep. A narrow ginzel led from the street and into a rear paved yard which originally contained the fronts of 8 back-to-back dwellings, all facing into the yard and the rear of the Abercromby.

At some time between 1851 and 1886 the back-to-back dwellings to the north of the Site and surrounding streets/courts, had largely been refurbished, with each pair of back-to-backs being combined to form single "through houses" (see **Figure 7a**).

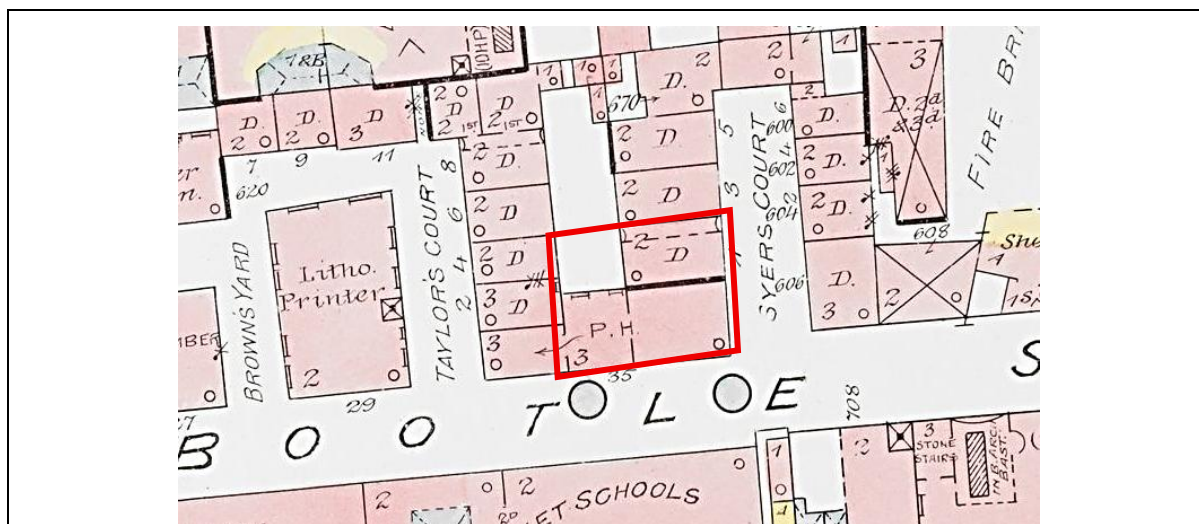
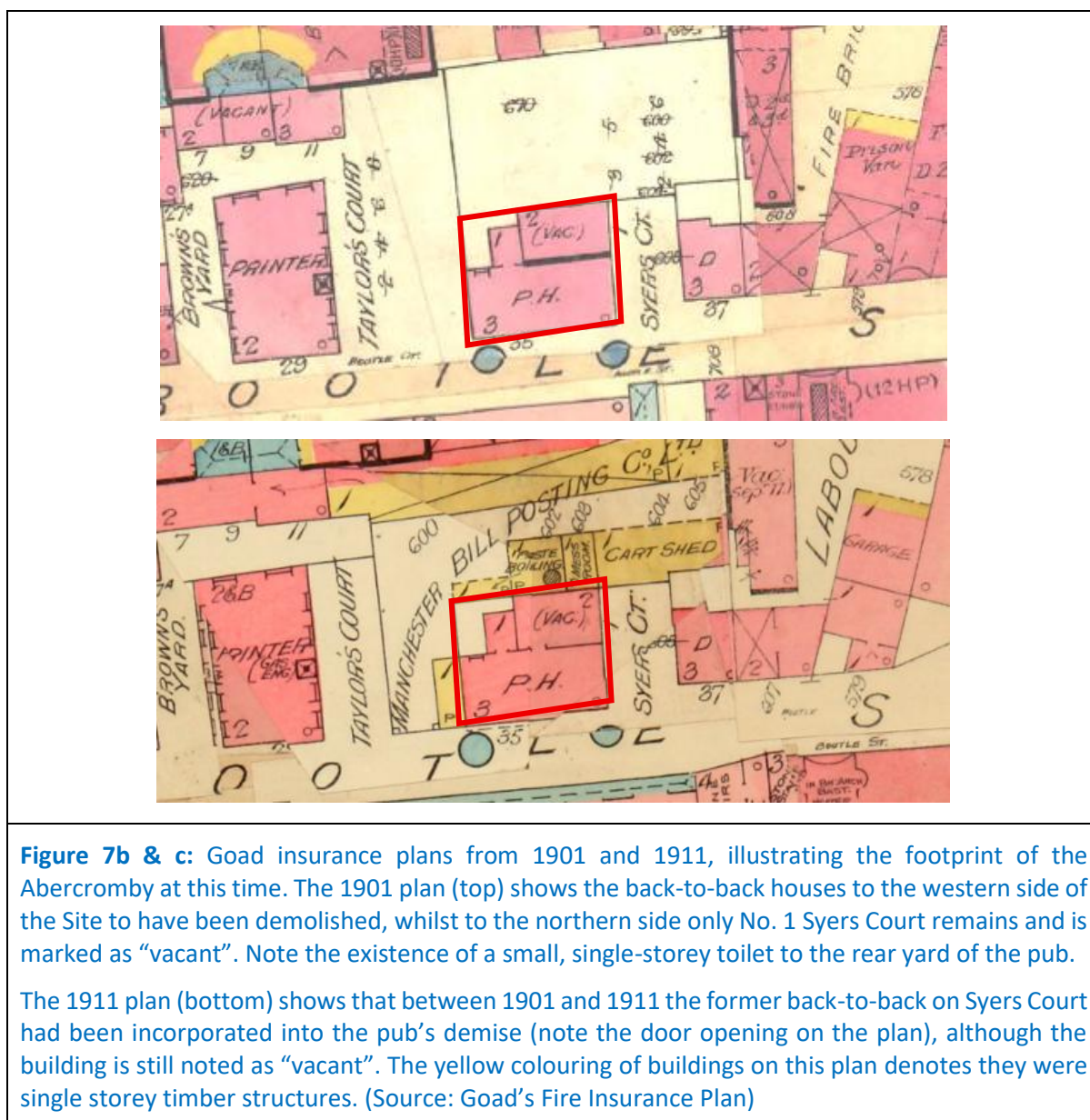


Figure 7a: Goad insurance plan from 1886 illustrating the footprint of the Abercromby to include the pub (bottom-right) and the former commercial premises (bottom-left) which has been incorporated into the pub's demise. Note that the two back-to-back dwellings to the top (see **Figure 5**) have now been combined to form a single "through house" dwelling, which does not part of the pub's demise at this time. (Source: Goad's Fire Insurance Plan)



Cartographic sources illustrate that between 1850 and 1886 the Abercromby was extended west into the commercial building next to it, and then between c1901-11 the back-to-back that joined the Abercromby to the north (No. 1 Syers Court) was incorporated into the pub (**Figures 7b & 7c**).

Archive plans of the pub from the early 1950s (**Figures 8 and 9**) show the proposed alterations to the toilet block at the rear of the building but allow for the different phases of the building to be clearly read. The area highlighted in red/blue denotes the extent of the original c1820s pub footprint; the area highlighted in green denotes the footprint of No. 1 Syers Court, the former back-to-back that was knocked through to extend the pub in the late 19th Century; and the area highlighted in purple denotes the toilet block that was present by the early 1900s and was subject to alteration in the 1950s.



Figure 8: The ground floor of the Abercromby, as existing in 1952, showing the internal layout of the parlour to the left and the vault (bar) to the right which were entered through the cantilevered corner entrance. The area outlined red denotes the extent of the original pub footprint; the area highlighted blue denotes what is presumed to be a former dwelling incorporated into the pub before c1851.

The area highlighted in green denotes the footprint of No 1 Syers Court, the pair of former back-to-back dwellings that were knocked through to extend the pub. The area highlighted in purple highlights the location of the former toilets/ yard that was incorporated into the pub to make an additional room – further extensions were then added to the north to provide kitchen and toilet facilities. Note the early back-to-back courtyard ginnel at the top right. (Source: Manchester Archives)

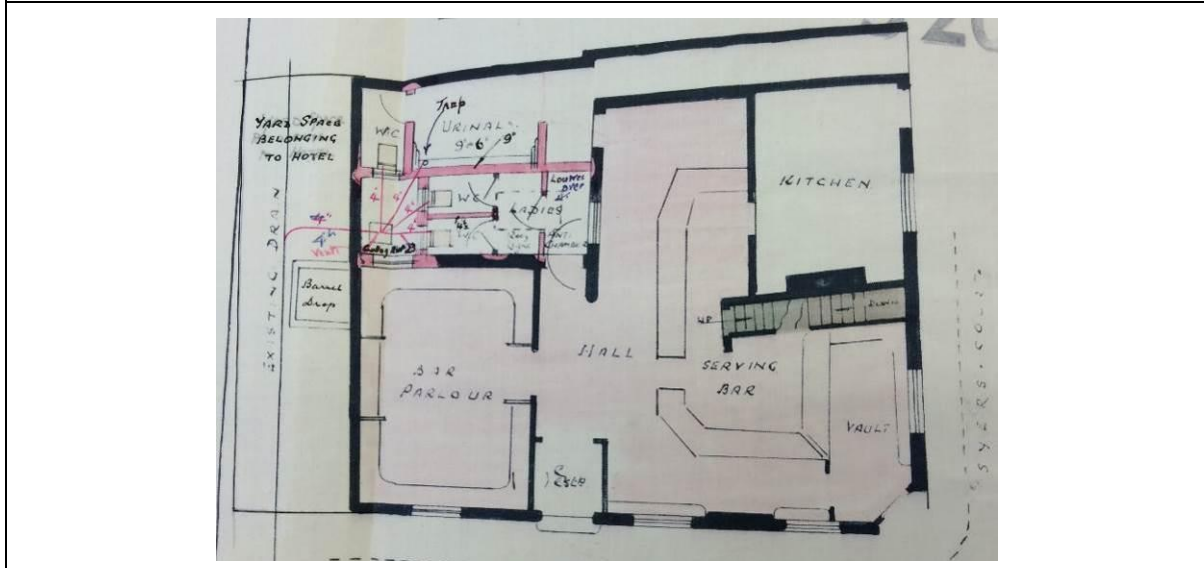


Figure 9: The ground floor of the Abercromby showing proposed toilet alterations in 1952. The rear yard toilet extensions are located in what was the yard of the westernmost former back-to-back dwelling. (Source: Manchester Archives)



Figure 10: A view looking west along Bootle Street towards Deansgate in 1908 The corner of the Abercromby can be seen on the extreme right, showing a member of staff sweeping out the attached barrel-run lean-to. Note the early window sills and windows on the ground floor. These were replaced in the c-early 1900s/1910s.



Figure 11: The Sir Ralph Abercromby as seen in 1970.



Figure 12: The same view as seen in October 2014, note change of spelling from Abercrombie

	to Abercromby and the blocked ground floor window to the right of the corner entrance
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The south elevation of the pub is constructed in red brick in a Flemish Bond. This elevation is divided into three equal bays, each containing a wide, tripartite sash window at first and second floors; these windows appear to be original to the early 1820s. Each window is set within a shallow reveal and each has a shallow round-headed arch and a stone sill. The first and second floors of the third bay, contain blind windows. The westernmost bay appears to have originally formed part of a dwelling, that was absorbed into the pub before c1851.

The ground floor forms the public entrance into the pub from an off-centre doorway on Bootle Street and a canted entrance on the corner of Bootle Street and Syers Court (now blocked internally). The windows, doors and window sills on the ground floor were altered at some point after c1908.

The east elevation is narrow in comparison to the main frontage of the building and consists of one bay with two tripartite sash windows to the first and second floor. The second floor tripartite window has had its central sash removed and has been replaced with two inward opening casements; this happened before 1946. The ground floor had an original window opening which was in-filled at some point during the last 10-20 years. The east elevation today combines the Abercromby pub building to the south, with the former No. 1 Syers Court to the north.

The former No. 1 Syers Court back-to-back building now forms the rear of the pub and comprises of a 19th century, single two-over-two sash window to the ground and first floors. To the right is a door opening, now blocked, which would have led into the single ground floor room of No. 1 Syers Court. To the right of this is the original narrow, round-headed ginnel which originally led into the rear courtyard of the surrounding 8 slum dwellings.

The west and north elevations have been substantially rebuilt, probably following bomb damage during the Second World War, which appears to have damaged the rear of the building. No original features remain on these two elevations, and later ground floor extensions accommodating a modern kitchen and toilets substantially altered the floor plan and any remaining original elements (now demolished).

Internally, whilst elements of the floor plan denote the historic development of the pub, especially the incorporation of the back-to-back's to the north-east side, there are no internal features of note.

Figures 13-16 illustrate the morphology of the building and elements of the plan form that remain today.

Section 5 below provides more details of historic features that survive in externally and internally.

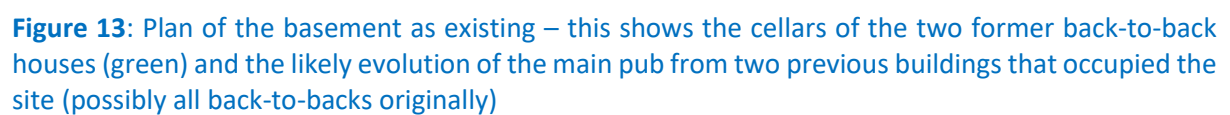




Figure 14: Ground floor plan as existing – the area highlighted in purple was the former yard/ toilet area and ginnel alley way (see Figures 8 & 9) which was incorporated into the ground floor of the pub in the second half of the 20th century. The area highlighted in green was the two former back-to-back dwelling that were incorporated into the pub between 1901-11.



Figure 15: First floor plan as existing – the area highlighted in purple was the former yard/ toilet area (see Figures 8 & 9) which was incorporated into the ground floor of the pub in the second half of the 20th century. The area highlighted in green was the two former back-to-back dwellings that were incorporated into the pub between 1901-11.

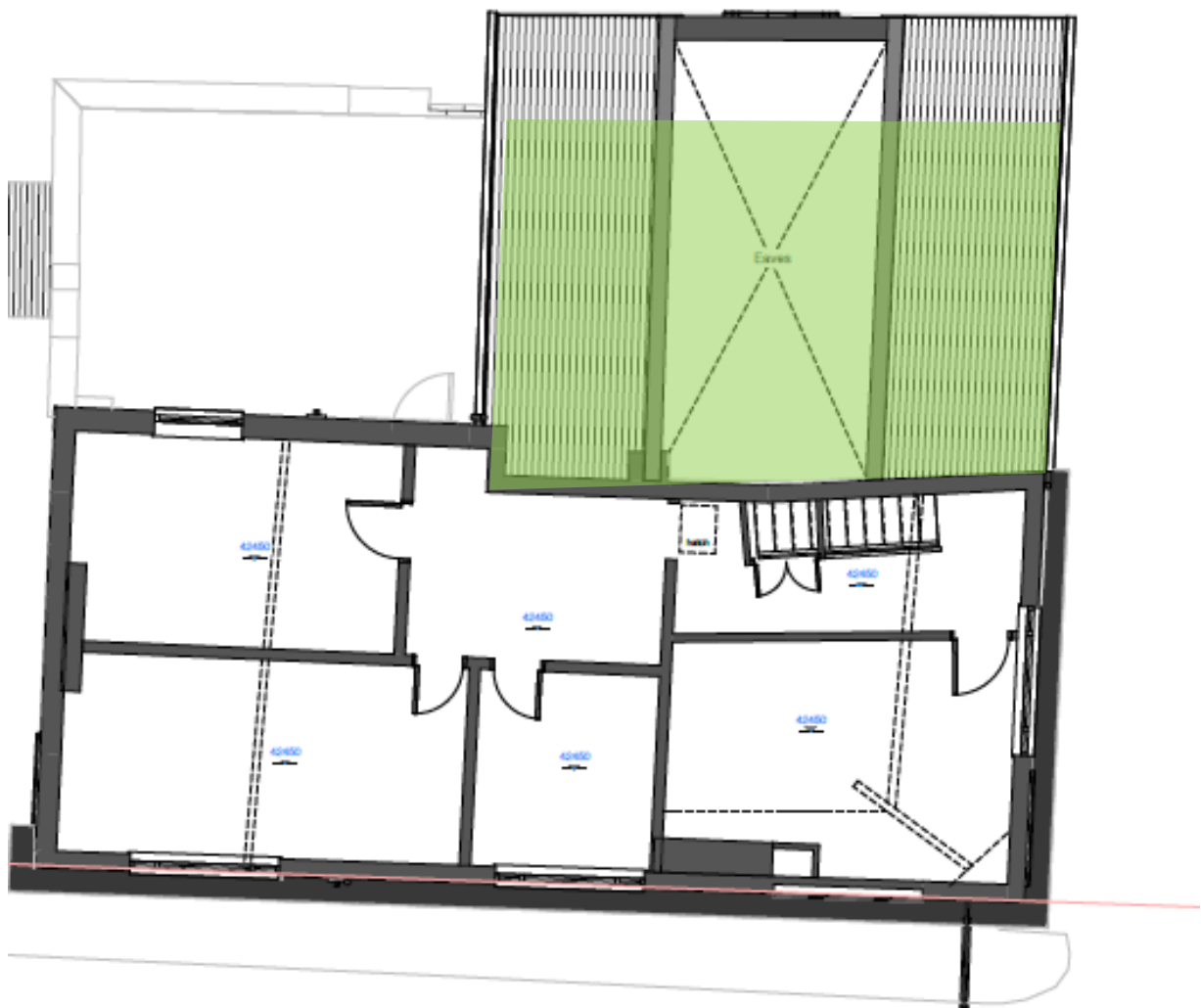


Figure 16: Second floor plan as existing –The area highlighted in green denotes the two former back-to-back dwellings that were incorporated into the pub between 1901-11. Note the crude partitioning of this floor which bisects a fireplace (west side) and a window (east side)

5. DESCRIPTION OF THE SITE

The following table provides an illustrated description of the Site using photos taken by SLHA in January 2026.

Table1: Building Description - Exterior

South elevation – c.1820s pub elevation with original tripartite sash windows to the first and second floors (window to top left has been altered). The ground floor windows were altered in the early 20th Century. Entrance door has c.1930s steps and late 19th C door. Signage is new.



East elevation – c.1820s pub elevation. Original tripartite sash windows to the first and second floor (second floor window has been altered). Ground floor window has been blocked up in last c.15 years (area outlined yellow). Corner entrance retains late 19th C door but is blocked internally with seating.

The red dashed line highlights the line between the former back-to-back dwelling to the right that was incorporated into the pub in the early 20th C. It retains a 2:2 sash windows to the ground and first floor to the south – the first floor window to the north side is a modern replacement. Below the northern window is a doorway into the rear of the pub which was the entrance to the former covered ginnel to the yard.



^ **North elevation** – west side first and second floor. This c.1820s elevation contains a modern doorway and window. The brickwork is in poor condition and has been repointed in cement and had areas of brick replacement.

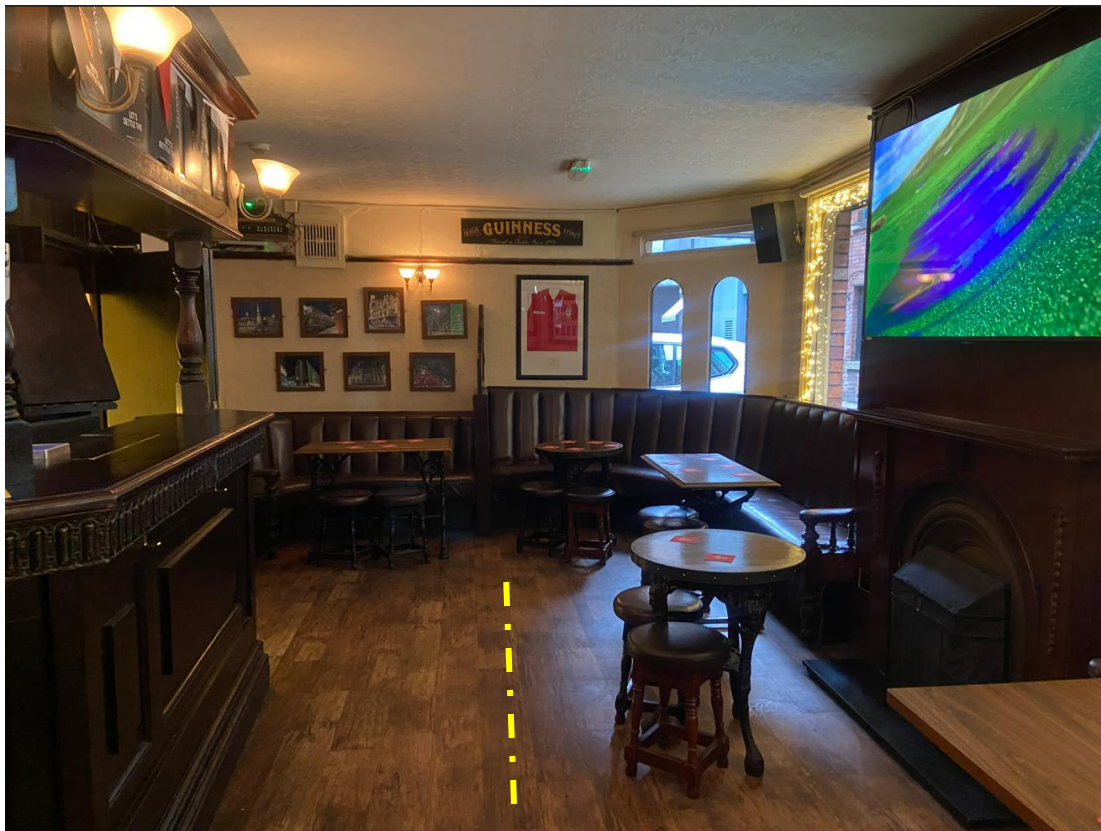


West elevation to first floor of eastern range illustrating areas of new brick to the left (north) end due to possible bomb damage

Table 2: Building Description – Interior



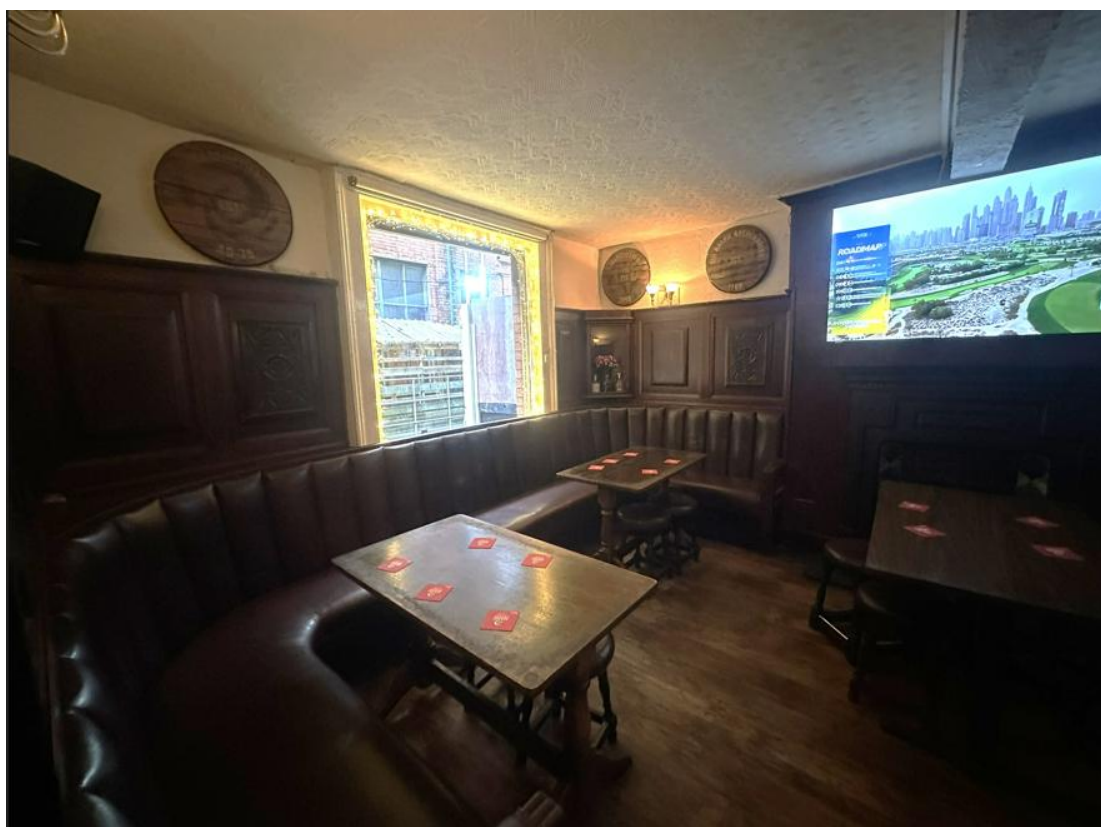
Ground floor bar area – general view looking north from Bootle Street entrance. The modern (c.1960s) bar is to the right. The opening to the former bar parlour room, to the left, has been increased to allow for a more open plan arrangement. The opening in the wall through to the rear, north western room, is the site of the former yard/ toilets which was incorporated into the pub in the second half of the 20th C. All flooring, panelling and bench seating is modern



Ground floor bar area – general view looking east from the Bootle Street entrance. The former corner entrance can be seen behind the bench seating; the original window opening has been blocked up to the area left of the door. A modern reproduction fireplace and surround is to the right. The c.1960s bar is to the left. The approximate line of the original bar is highlighted by the dashed yellow line.



Ground floor bar area – This room to the north-west corner of the pub was formerly a yard/ toilets and was incorporated into the pub in the second half of the 20th C when further extensions were added to the north side to provide kitchen and toilet facilities (now demolished).



Ground floor bar area – general view looking west from the Bootle Street entrance (top photo). This area was the former bar parlour room. All the panelling and bench seating, as well as the fireplace and surround, are not original and date to the second half of the 20th C.



Cellar – the plan form of the cellar denotes the development of the site.



Stairs – The stairs from the ground floor to first floor (left), and ground floor to second floor (right) date to the early 20thC and are simple timber structures with plain spindles/ handrails



First floor – Room to the south-east corner which has been fitted out as a kitchen.



First floor – General view looking south-west across the southern rooms. The walls have been covered in thick plaster/ Artex and there is a late 20thC gas/electric fire installed. The floor is c.1960s/70s.



First Floor – View looking north-west of the room to the north east end of the building which has been converted into a bathroom.



Second Floor – View looking south-west of the room to the south-eastern corner. The fireplace has been blocked.



Second Floor – room to the north-west corner; the wall to the left bisects the historic fireplace/ chimney breast.

6. SIGNIFICANCE APPRAISAL

6.1 Introduction

The purpose of the significance assessment is to use recognised criteria to assess the heritage significance and interest of the Site in order to determine its heritage status and summarise its heritage interest.

6.2 Methodology

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

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

➤ **Archaeological interest**

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

➤ **Architectural and artistic interest**

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

➤ **Historic Interest**

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

The focus is on providing necessary and proportionate amount of information based on the perceived level of heritage significance (refer to **Table 4, Appendix II** for full definitions of heritage significance as defined in this present report).

6.3 Potential Heritage Interest of the Site

It has been confirmed by Historic England, who have assessed the Site for listing, that the heritage interest is not sufficient to meet the criteria for statutory listing. However, in Historic England's assessment they note the Site yields heritage interest at a local level and that it is a positive contributor to the Conservation Area (**Appendix I**).

Historic England's '**Local Heritage Listing, Historic England Advice Note 7**' (January 2021), recommends LPAs prepare local lists of heritage assets to identify non-designated heritage assets in their area. These local lists identify structures which are not significant enough to qualify for national designation, but which the LPA believes have some local significance.

At the time of writing, Manchester City Council have not yet published a local list, nor the criteria used for deciding what structures might qualify as non-designated heritage assets. Consequently, this assessment has been carried out with reference to the criteria provided by Historic England's guidance:

Table 3: Criteria for assessing suitability of heritage assets for inclusion in a local list (tailored from Historic England guidance)	
Criterion	Description.
Asset Type	Public House
Age	c.1820
Rarity	Not a rare building type, but remnants of the former back-to-back incorporated into the building in the early 20 th C is a rare survival within Manchester
Architectural and Artistic Interest	The south and east elevations are of architectural interest due to their age and the features they retain (i.e. the brick work and windows) The rear and west elevations have been much altered following bomb damage during the Second World War, and subsequent reconstruction/ alteration. The ground floor internal plan form has been much altered with the extension into the former No. 1 Syer's Court to the rear and the creation of an open plan floor plate. The floor plans to the upper floors have also been altered and are of limited interest. Despite this, the building line between the c.1820s pub and the back-to-back is legible. The internal spaces retain no fixtures and fittings of note.
Group Value	Limited
Archaeological Interest	Not known

Historic Interest	On stylistic grounds, the present Abercromby pub is thought to date to the early-decades of the 19 th Century. Historically the building stood in an area of slum dwellings and small-scale industrial buildings. Although it first appears marked on historic mapping as a public house in c.1851, early cartographic sources for the site are ambiguous; what is clear, however, is that the building's footprint changed throughout the early 19 th century. An article in the Manchester Courier, dated 1 November 1905, states that the Abercromby was first licensed in 1780 meaning a pub was operational on this site during the Peterloo Massacre. The north of the early-19 th Century Inn retains two former slum back-to-back dwellings from the same period. This forms the last fragment of this former slum area of Manchester City centre and is of historic interest.
Landmark Status	The building occupies a prominent position in the streetscape, projecting forward from the back of pavement line of Bootle Street, consequently it is of local townscape value.

The building is deemed to **yield sufficient local historic interest to be considered as a 'non-designated heritage asset'** when assessed against the recognised Historic England Criteria.

6.4 Contribution to the Peter Street/ Deansgate Conservation Area

The focus of the Deansgate/Peter Street Conservation Area is on the high architectural interest of the commercial development of these two principal streets during the Victorian period.

Deansgate is one of Manchester's most historic streets, and one which is celebrated as a Roman road, used during the Roman occupation of Manchester. The street was formed to link two river crossings; the River Medlock to the south and the River Irwell to the north.

At the centre of the conservation area is the busy intersection of Peter Street, Quay Street and Deansgate. These streets make up a large portion of Manchester City Centre's commercial district which was capitalized during the late-Victorian and Edwardian periods with the construction of many large, tall, highly decorative office buildings.

Bootle Street runs west-to-east from Deansgate (west end) to Mount Street (east end). The west end of the street lies within the Deansgate/ Peter Street Conservation Area; the east end is within the St Peter's Square Conservation Area. The key heritage asset within the street is the Grade II Onward Buildings which marks the entrance into the street from the west. Additional heritage assets such as the Grade II Albert Hall, Grade II Harvester House, and Grade II Lancashire House have their rear or secondary elevations to the street, which alongside other elements, contribute to the character of the street as a 'back street' or tertiary route within the city.

Moving along the street, from west to east, the western end of the street presents an enclosed vista which is interspersed with areas of greenery. On moving east, it becomes clear that the areas of greenery are around negative areas such as poor quality surface car parks. The lack of active street frontages along the street is another negative element but is understood to allow the servicing of the

surrounding streets and buildings. The exception to this is the presence of the Abercromby pub and the completed elements of the St Michaels development adjacent to the site, the latter of which is set back from the general building line and allows for a more open feel to the enclosed street character.

The architectural and historic interest of the conservation area is considered to be high.

The Site is considered to make a positive contribution to the character and appearance of the conservation area.

6.5 Statement of Significance

The statement of significance below provides a summary of the Site's relative architectural and historic interest.

- The building is considered to yield sufficient local historic interest to be considered as a 'non-designated heritage asset' when assessed against the recognised Historic England Criteria.
- The building is not listed but is considered to be a positive contributor to the Peter St/ Deansgate Conservation Area.
- A pub was first licenced in this location in 1780 and was likely to have been a converted dwelling before being rebuilt in the c.1820s. A pub was operational on this site during the Peterloo Massacre which occurred nearby.
- The building is considered to have high communal value as a source of identity to the people of Manchester.
- The building that exists today dates from c.1820s and was extended at various times - in the early-1900s the two former back-to-back slum dwellings to the north of the Site were incorporated into the pub's demise. The north-west side of the pub was extended in the second half of the 20th C into the former yard/ toilets with further extensions then added for toilet and kitchen facilities (now demolished).
- The building retains elements of its historic plan form which allow for its historic interest to be appreciated – in particular the building line of the former back-to-backs.
- None of the fireplaces/ surrounds are historic and are modern replicas or, in the case of the upper floors, are mid-late 20th C gas fires or blocked up
- All the existing wood panelling and bench seating is mid-late 20th Century and not of historic interest
- The bar is not original and dates to the c.1960s
- There are no historic fixtures or fittings of note to the upper floor.

7. IMPACT ASSESSMENT

7.1 The Proposed Development

It is proposed to refurbish the existing building to convert it for bar/restaurant use as part of the wider St Michaels development. The proposals include:

- Repointing and localised cleaning of the existing external brickwork
- Replacing the existing windows with double glazed timber windows that replicate the existing ones
- Reinstatement of the ground floor window to the eastern elevation
- Relaying the roof
- New signage
- Internal reconfiguration to the ground, first and second floors to accommodate use and access
- New protected stair serving all floors, including the basement.
- New glazed link to the north-east side to provide access/ connection to No.2 St Michaels.

Hodder & Partners have prepared the architectural drawings and Design and Access Statement (DAS) which illustrate the details of the Proposed Development. This material should be read in conjunction with the Heritage Impact Assessment below.

7.2 Measuring heritage impact

In the interests of proportionality, this impact assessment provides a narrative description of the Proposed Development and the direct and indirect impacts of these works on both the heritage interest of the non-designated Abercromby Pub and on the character and appearance of the Deansgate/ Peter Street Conservation Area.

There is no recognised standard methodology for the appraisal of impact on heritage assets. Therefore, the method used below is a synthesis of Historic England's guidance, the policy requirements of the NPPF, and the ICOMOS methodology for evaluating impact.

The magnitude of impact is a product of the extent of change which is likely to result from the Proposed Development on the significance of the Site and on the settings of the identified surrounding heritage assets. Where proposed changes are considered to *enhance* the setting or appreciation of a heritage asset, the impact on its significance will be deemed to be *beneficial*. Conversely, where

changes are considered to *compromise* positive heritage values, the impact on the significance will be deemed *adverse*.

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

Measuring the heritage impact of the Proposed Development is essentially an evaluation of change to the: setting, fabric, character, and appearance of the identified heritage assets, balanced against their relative significance. Please refer to **Table i, Appendix II** for relative significance / values used in this Heritage Statement which notes that non-designated heritage assets are generally of local value only and at the lower end of the significance 'spectrum'. i.e. 'low value'.

The criteria for assessing the magnitude of change and significance of impact follows the recommended approach to evaluating heritage impact derived by ICOMOS (2011) and the tests set by Historic England in the 2017 guidance on the evaluation of: 'The Setting of Heritage Assets' (*Historic Environment Good Practice Advice in Planning. Note 3*). Refer to **Table ii, Appendix II**.

Mitigation in respect of any adverse impact upon the heritage assets is formulated upon the overall benefits of the Proposed Development. Benefits relate to both the place in which the development is located as well as benefits to the wider community or society as a whole. Discussion of such benefits fall outside the scope of the Heritage Statement and are expounded in the Planning Statement prepared by Zerum.

7.3 Heritage Impact Assessment – discussion

As a non-designated heritage asset, the Abercromby Pub's heritage interest primarily lies in its historic interest. It is of historic interest due to the fact a public house has operated on this site since the 1780s and because of what the surviving historic fabric tells us about the development of the site, incorporating a former back-to-back dwelling.

Internally, the building has been substantially altered and does not contain any notable features of note, other than the partial remains of the historic plan form between the c.1820s pub building and the former back-to-back.

The building is a positive contributor to the Deansgate/ Peter Street Conservation Area. The historic form and architectural expression of the building is clearly legible on the Bootle Street and Syers Court elevations and this allows for an appreciation of the building as a historic component within the street scene.

Currently the building is underutilised, with the upper floors in a deteriorating condition. Ultimately, the proposals seek to retain the building and refurbish it in order that the whole building can be put back into an active, viable use.

The proposals will ensure that the external expression of the building will be maintained/ enhanced by replacing the windows so they all reflect the early c.1820s/ 19th century design, the roof is repaired/ re-laid like-for-like, and the brickwork is repointed/ cleaned locally. Whilst the replacement of the windows will result in the loss of historic fabric (minor adverse harm), the proposals will, overall, provide some enhancement to the building's external appearance and in turn, have a positive impact on the street scene.

The proposals will also necessitate localised removal of the existing internal plan form, largely to ensure enhanced vertical access and to ensure safety in the event of a fire (minor adverse harm).

The proposed glazed link to the north and the insertion of a new fire escape to the south west corner will result in a neutral impact on the building and Conservation Area.

While the proposals will result in minor adverse harm to the non-designated asset, it will be clear the proposals have sought to retain the fundamental, historic character of the building and will deliver a long-term, active use. The impact on the Conservation Area is considered to be beneficial.

8. CONCLUSIONS

- The Abercromby pub has been identified as a non-designated heritage asset, consequently, in line with recognised ICOMOS guidance, the building is subsequently deemed to yield low heritage interest. As stated within the ‘hierarchy and definition of heritage significance’ table (Table i, Appendix II).
- The balance of impact of the Proposed Development, both directly and indirectly, and taking into consideration the low heritage interest of the site itself (recognised in its status as a NDHA as opposed to a designated listed building), is considered to give rise to a Minor Adverse impact on this NDHA.
- As a non-designated heritage asset, it is necessary that the Proposed Development of is subject to the tests as set out in para.216 of the NPPF (2024). The relevant planning policy guidance states that *“In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”*.
- In making a balanced judgement it will be necessary to consider the fact that the instances of harm are considered necessary in order to bring the underutilised building back into viable, active use and that the Proposed Development is considered to result in a beneficial impact on the Conservation Area (a designated heritage asset).
- The NPPF requires that all planning proposals contribute to the achievement of “sustainable development” (paragraph 8), which in this case means the preservation of the fabric, character and appearance of the identified heritage assets. This requires a clear and proportionate evaluation of the significance and impact on the identified heritage asset as has been outlined in this Heritage Statement.
- The NPPF establishes a clear hierarchy of significance for heritage assets, derived from their designated status. The fundamental objective is to avoid compromising designated heritage assets, such that any potential ‘harm’ from a development must be balanced against the potential advantages of the public benefits that may outweigh any harm (paragraphs 215).

9. APPENDICES

Appendix I: Historic England's 2016 Assessment

Decision Summary

This building has been assessed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. The asset currently does not meet the criteria for listing. It is not listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.

Name: Listing and Designation Online application

Reference Number: 1438728

Location

The Sir Ralph Abercrombie Inn, 35 Bootle Street, Manchester, Manchester, M2 5GU

The building may lie within the boundary of more than one authority.

County:

District: Manchester

District Type: Metropolitan Authority

Parish: Non Civil Parish

National Park: Not applicable to this List entry.

Decision Date: 15-Aug-2016

Description

Reasons for currently not Listing the Building

CONTEXT Historic England has received an application to assess the Sir Ralph Abercromby public house for listing. The site stands within the Peter Street/Deansgate Conservation Area. The application has been prompted by proposals for demolition of the pub along with the adjacent synagogue and former Police Headquarters and Police Station, as part of a redevelopment scheme. The building was assessed as not listable in 1989, during a re-survey published in 1994. This was on the basis of a full inspection, but the additional historical information submitted with this application warrants reassessment.

HISTORY AND DETAILS The pub is thought to be early C19; it is first recorded in an 1828 trade directory, and first marked on Adishead's map of 1851. It is a three-storey brick building with a street frontage (facing south) of three equal bays (a single room deep), and a rear outshot comprising a two-storey former back-to-back dwelling at the rear, plus C20 rear extensions. The north and west elevations have been substantially rebuilt following Second World War bomb damage and the internal plan-form has been altered.

The application cites the historical interest of one of the victims of the Peterloo Massacre of 1819 being laid on the bar counter to die. More recent claims to notoriety include associations with the origins of TV's "Coronation Street", the 'punk poet' John Cooper Clarke, and with the TV drama "Life on Mars".

As buildings of early C19 origins, the pub and the back-to-back house are of some interest, and strong design quality could overcome the degree of rebuilding required by bomb damage. However, the building is relatively

plain and does not retain its early-C19 public house frontage. The association with the events of Peterloo is also of interest, although not substantiated in the application. However, there is no manifestation of the historical interest in the physical fabric of the licensed premises; the ground-floor windows and doors have been altered during the C20, and the interior does not retain substantial fittings dating from the period of Peterloo, or early-C19 public house use (it is not included on CAMRA's inventory of historic pub interiors). The late-C20 associations are not sufficiently strong to be of special interest in a national context.

CRITERIA AND DISCUSSION The statutory criteria for a building being included on the List are that it holds special architectural or historic interest. The general principles the Secretary of State applies when deciding whether a building is of special architectural or historic interest are set out in the 'Principles of Selection for Listing Buildings' (DCMS, 2010). Further detailed guidance is published in Historic England's Selection Guides for specific building types, in this case the most relevant being 'Commerce and Exchange Buildings' (2011). Relevant factors include design quality, date and the degree of alteration.

Based on the information provided and judged against the published criteria and guidance the Sir Ralph Abercromby public house is not recommended for listing for the following principal reasons: * Degree of alteration: the building has been altered externally and internally, and in particular does not retain a substantial early-C19 plan-form or features; * Historical interest: the application does not substantiate historical associations with the Peterloo massacre and these are not manifest in the extant fabric. Other historical associations are not sufficiently strong to be of special interest in a national context.

CONCLUSION Although not considered to be of national interest, the building has been identified as making a positive contribution to the conservation area. This assessment should not be taken to undermine the building's regional or local interest.

SOURCES Steven Levrant Heritage Architecture, draft heritage appraisal for the Jackson's Row site (October 2015).

National Grid Reference: SJ8365498005

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Appendix II: Definition of Terms used

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

Table ii: Criteria for defining the effect and degree of direct and indirect heritage impact		
Definition of magnitude and nature of heritage impact.	Direct heritage impacts (<i>physical alteration or change to character</i>)	Indirect heritage impact (<i>visual change to the experience or setting of the building and its context</i>).
Major adverse <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage interest of the identified heritage assets in the view, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse <i>less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate those values.
Minor Adverse <i>The negative impact will need to be balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage interest of the assets in the view, or the ability to appreciate those values.
Negligible adverse <i>This does not mean that there will be no physical or visual change, rather that the resultant difference</i>	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest.

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

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

Table iii Assessing the Significance of Impact (taken from ICOMOS guide for Heritage Impact).

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

For Other Heritage Assets or Attributes	Significance of Impact (Either Adverse or Beneficial)				
Very High	Neutral	Slight	Slight/ Moderate	Large/very Large	Very Large
High	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/ Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

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