

Store Street

Manchester

Heritage Statement: Significance Appraisal & Impact Assessment



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Prepared for:

M1 Developments Ltd.

November 2025

Store Street, Manchester - Heritage Statement

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EXECUTIVE SUMMARY

This updated **Heritage Statement** has been prepared on behalf of M1 Developments Ltd. by Heritage Architecture Ltd, a practice of conservation architects, surveyors, and heritage consultants which specialise in the built historic environment.

The proposals seek to introduce a 16-storey residential development of 73 no. apartments upon a currently vacant plot of land situated to the east of Manchester City Centre. Heritage Architecture previously provided a Heritage Statement in support of the 2021 scheme to develop a 15-storey tower on this site (132626/FO/2022). Following the lapse of the previous scheme's planning approval, the Proposed Development has been designed using a similar form to the previous building design; however, a new materiality has been incorporated to better harmonise the Proposed Development with its surrounds. This report has thus been updated to reflect the revised mix, and materiality of the Proposed Development.

The Site is bounded by Store Street to the north, the 'Piccadilly Village' development to the east and low-rise industrial units to the south and west sides. A stone retaining wall (c.1990s) forms a definitive boundary to the northern part of the Site, providing a buffer from Store Street.

The Grade II* listed Store Street aqueduct, established in the late-18th century, is located approximately 130ft northeast of the Site. A Heritage Statement is therefore required to understand the potential heritage impact upon the Grade II* listed building. Furthermore, there are a number of designated heritage assets which have the potential to be indirectly impacted by the Proposed Development, including: 12 Listed Buildings, the Stevenson Square Conservation Area, and the Ancoats Conservation Area.

Non-intrusive site surveys have demonstrated the vacant plot of land (inclusive of the late 20th century stone boundary walling) yields **no heritage interest**. As there will be **no physical (direct) impact** upon the adjacent Grade II* aqueduct, the focus of the HIA has been on the potential visual (indirect) heritage impact. The Visual Impact Assessment (VIA) demonstrates that the Proposed Development would result in 2 instances of minor adverse impact, 2 of negligible and 10 instances of neutral impact upon the settings of designated heritage assets around the site. Resulting in an **overall minor adverse visual impact.**

Whilst the proposed height and scale of the development will result in some adverse impact, this will be mitigated by the enhancement of the pedestrian environment at Store Street, which at present, is devoid of historic context and makes a detrimental contribution to the setting of the adjacent aqueduct. The Proposed Development will create active frontages and introduce a sense of place and a welcoming environment within the immediate setting of the Grade II* listed structure. These benefits are subsequently reflected in the overall significance of effect value.

Therefore, in accordance with the NPPF and MCC's Core Strategy Policy EN3, the proposed development would demonstrably make a positive contribution to the character of the Piccadilly Basin area and instigate further improvement within the setting of the Grade II* listed Aqueduct. In these terms, the proposed development would fully meet the requirements of the 1990 Act, the NPPF and Manchester City Council's local planning policy.

1. INTRODUCTION

1.1 Purpose of the Heritage Statement.

This updated **Heritage Statement** has been prepared on behalf of M1 Developments Ltd. by Heritage Architecture Ltd, a practice of conservation architects, surveyors, and heritage consultants which specialise in the historic environment.

The proposals seek to introduce a 16-storey residential development of 73 no. apartments upon a currently vacant plot of land situated to the east of Manchester City Centre. Heritage Architecture previously provided a Heritage Statement in support of the 2021 scheme to develop a 15-storey tower on this site (132626/FO/2022). Following the lapse of the previous scheme's planning approval, the Proposed Development has been designed using a similar form to the previous building design; however, a new materiality has been incorporated to better harmonise the Proposed Development with its surrounds. This report has thus been updated to reflect the revised mix, and materiality of the Proposed Development.

The following report should be read in conjunction with the design and access statement prepared by Four Architects, and the Planning Statement prepared by Nexus.

The development proposals seek to create a 16-storey, high-quality residential development on an underutilised plot of land next to the Ashton Canal in the Piccadilly area of Manchester City Centre. The land which comprises the proposed development Site is situated directly adjacent to the 18th century Store Street aqueduct (Grade II*) (**Figure 1**).



Figure 1: Site at Store Street, Manchester (approximate site boundary indicated in red). The Site comprises a vacant plot of land, largely bound by Store Street to the north, the Gateway Industrial estate to the west / south and Piccadilly Village to the east (Nos.19-26). The wider area is shown to be characterised by pockets of residential development focused on the Ashton Canal, which is raised above street level via the Grade II* Store Street Aqueduct.

A Heritage Statement is therefore required in order to assess the residual heritage interest of the Site and identify nearby designated heritage assets which have the potential to be affected by the development proposals. The conclusions of this initial assessment will be outlined in **Section 5.6: Statement of Significance**. This baseline assessment will inform the ensuing Heritage Impact Assessment (**Section 6**). The content and level of detail of the document accords with the NPPF (2024) requirements, as well as Historic England's October 2019 guidance on the structure and form of Heritage Statements.

1.2 General Methodology – focus on proportionality.

This Heritage Impact Assessment is framed by the requirements of the **Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66 and 72** ("the 1990 Act"). The 1990 Act requires that the Local Planning Authority (LPA) must treat the desirability of preserving the character, fabric, and settings of designated heritage assets (including conservation areas) as issues which are afforded great weight (rather than simply as material considerations).

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

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

1.3 Research sources.

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

Visual surveys of the Site were conducted in order to map out and identify the relative heritage interest of the Site and its contribution to the setting of the adjacent Grade II* aqueduct and heritage assets within the wider townscape.

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

1.4 Authorship

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

2. THE SITE AND HERITAGE CONTEXT

2.1 Location and site description

The Site is located to the southeast side of Store Street, in Manchester City Centre a short distance north-east from Piccadilly Station. The Site comprises a vacant plot of land, largely bound by Store Street to the north, the Gateway Industrial estate to the west / south and Piccadilly Village to the east.

The Site is bound by a stone wall to the north side, that segregates the land from Store Street. The vacant plot slopes up to higher land to the south where it meets the Ashton Canal, which is raised above street level.

2.2 Area of Analysis

Consideration has been given to the relevant part of Manchester City centre that surrounds the Site. The choice of study area has been made following consideration of the impact the redevelopment of this Site would have on significant short- and long-range views across the townscape.

Due to the proposed scale of the Proposed Development, an initial study area of a 500m radius was proposed. Following on-site surveys and the information provided by the views study, the study area was reduced to 250m.

This is considered to be proportionate due to the dense urban environment which characterises the city centre and subsequently limits views across the townscape.

The **250m study area** provides a focus for assessment but is not intended to be prescriptive; listed buildings outside of the study area which have the potential to be affected by the proposals will be included within the Visual Impact Assessment (VIA) where relevant.

2.3 Statutory Designations

2.3.1 Listed Buildings

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

It will be clear that the redevelopment of the Site will have a visual impact upon the settings of a number of listed buildings in the surrounding area. These have been identified in **Figure 2 (below)** and listed in **Table 1**.

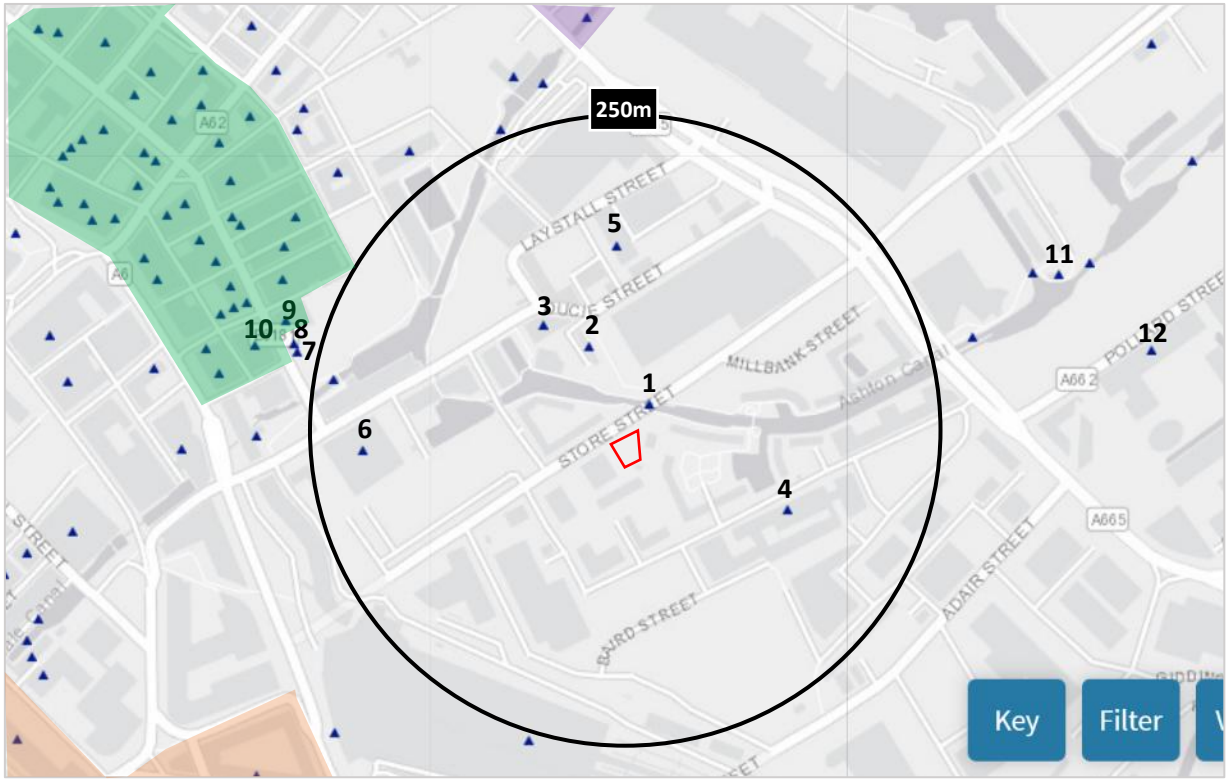


Figure 2: Heritage Asset Plan. Approximate site boundary indicated in red. The study area (250m radius) is indicated by the black circle, with the Site at its centre. Listed Buildings are indicated by blue triangles, those which are considered to have the potential to be impacted by the proposed development are numbered (corresponding with Table 1, below). Conservation Areas in the wider townscape are limited to the Stevenson Square Conservation Area (shaded green); the Ancoats Conservation Area (shaded purple) and the Whitworth Street Conservation Area (shaded orange). **Source:** Historic England NHLE and MCC website: Conservation Areas.

2.3.2 Conservation Areas

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

As demonstrated in **Figure 2**, above, the Site is not situated within a designated Conservation Area. Due to the proposed scale of the development, however, it will be clear there is some potential for the development to be viewed from select points within the wider townscape. Furthermore, there will be **no visibility** of the Proposed Development from the Whitworth Street Conservation Area.

The height and scale of the Proposed Development has some potential to be viewed from the southern periphery of both the Stevenson Square Conservation Area and the Ancoats Conservation Area. The potential impact upon their character and appearance will thus be tested within the Heritage Impact Assessment (HIA).

Table 1: Listed Buildings which have the potential to be indirectly (visually) impacted by the Proposed Development		
Number, Figure 3 (above)	**Designated Heritage Asset**	**Grade**
1	**Store Street Aqueduct**	Grade II*
2	**Stable block to south east of Junction Works at Paradise Wharf**	Grade II
3	**No.40 Ducie Street, former Junction Works at Paradise Wharf**	Grade II
4	**Crusader Works**	Grade II
5	**32 and 34 Laystall Street**	Grade II
6	**London Warehouse**	Grade II
7	**Entrance Archway and Lodge to Yard of the Rochdale Canal Company**	Grade II
8	**Rochdale Canal Company Office**	Grade II
9	**Dale Warehouse**	Grade II*
10	**Former Horrocks, Crewdson and Company Warehouse**	Grade II
11	**Ashton Canal Lock Keepers Cottage beside Lock Number 2 at Islington Branch Junction Basin**	Grade II
12	**Cooperative Warehouse**	Grade II
Green	**Stevenson Square Conservation Area**	CA
Purple	**Ancoats Conservation Area**	CA

2.4 Archaeological potential

A desk-based study for potential below-ground archaeology will be required prior to any commencement works.

3. POLICY CONTEXT

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

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

As the Site is within the setting of a number of listed buildings, **Section 66** of the 1990 Act is of relevance, as it requires the LPA to "*have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*," when considering whether to grant planning permission.

Section 72 of the 1900 Act must also be recognised in line with the proposals, as it embodies the '*general duty as respects conservation areas in exercise of planning functions*.' **Section 72** states that local authorities should ensure while carrying out their planning function that '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that* [conservation] *area*.' This duty is therefore applicable to the present proposals.

3.2 National Planning Policy Framework (NPPF) 2024

The revised NPPF was published in December 2024. The NPPF constitutes the Government's view of what sustainable development in England means in practice.

Design

Chapter 12 (Design) of the NPPF establishes the Government's framework and approach towards design. The NPPF states at **Paragraph 131** that "*good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."*

At **Paragraph 135**, the NPPF establishes a set of principles that Local Authorities should ensure are at the forefront when considering planning policies and development proposals. These principles stipulate that developments should: function well and contribute to the overall quality of the area; be visually attractive through the use of high quality architecture, successful layouts and effective landscaping; be sympathetic to local townscape character and history (including the built environment and landscape setting); reinforce and maintain sense of place through considered arrangement of streets, spaces, typologies and materiality; optimise the potential of sites and create a sustainable mix of developments; and create spaces that are safe, inclusive and accessible to all.

Paragraph 139 states that developments that are that not well designed should be refused by Local Authorities (including and especially where proposals fail to reflect local design policies and government design guidance). Conversely, the NPPF states in the same paragraph that "*significant weight"* should be given to schemes that reflect local policy requirements and government guidance on design, and those that reflect *"innovative designs which promote high levels of sustainability."*

Read together, **Paragraphs 134** and **139** demonstrate the Government's encouragement of Local Authorities to support schemes which embody high quality sustainable design.

Heritage

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."* This report fulfils this requirement by providing an appraisal of the significance and settings of key heritage assets in the environs of the Site.

Paragraphs 212-218 of the NPPF should be read together. 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."*

Paragraph 213 determines that *"any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification."*

Paragraph 214 establishes that *"where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm."*

Paragraph 215 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."*

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

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

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

3.4 Local Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

3.4.1 Local Plan (2012)

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

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

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

The Council's key regeneration objective is tempered by the need to ensure that: *"historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced for their own heritage merits and as part of wider heritage regeneration proposals"* (**paragraph 12.21, Policy EN3***).* The policy thus evidently requires development proposals to be sensitive to the inherent values of the designated heritage asset, with any impact justified by clear, documentary evidence. This report aims to demonstrate how this requirement is addressed by the current proposal.

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 2012 and referred to above, replaced significant elements of the UPD, 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 UPD and address conservation areas and listed buildings respectively. The policies stipulate that careful consideration is to be given to development proposals which affect the respective 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)'. 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; and
- Improve access for local people to jobs in these locations.

Policy JP-P2 addresses 'Heritage,' and states that:

> *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

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

In 2015 Historic England released three Good Practice Advice notes supporting the implementation of national policy and the related guidance in the PPG. The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology or particular data sources. **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 particular, the present report takes account of the advice contained within the revised version of Advice Note 3 on understanding what constitutes the setting of a Listed Building, Conservation Area or other heritage asset, and the selection of assets the settings of which may be considered to be affected by development in a particular location, as well as the approach to the selection of indicative key views of a proposed development in context with existing heritage assets.

Regarding the approach to the impact assessment itself, the report takes account of Historic England's revised advice to the effect that "*as setting and views are matters of qualitative and expert judgement […] technical analyses […] should be seen primarily as material supporting a clearly expressed and non-technical narrative argument that sets out 'what matters and why' in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them."* This advice has informed the approach taken to the present report.

4. HISTORY AND DEVELOPMENT

4.1 Introduction

In order to understand the relative significance of the Site and its contribution to surrounding historic environment, it is first necessary to understand its historical development.

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 Site in the context of the development of Manchester's city centre.

4.2 Brief history and development of the area

Prior to the construction of the Ashton Canal in the late 18th century, the area surrounding the Site (at present day Store Street) largely comprised open fields either side of the water course Shooters Brook. With the passing of the Act in 1792 for the Ashton Canal, the area was to be transformed. The Ashton Canal was built to transport coal from the Ashton/ Oldham area into Manchester. Hartwell (2004) notes:

> "*Unlike most of the inland waterways in the North, it was for narrow boats of 7ft (2m) beam. Benjamin Outram was responsible for the pat between Great Ancoats Street and the basin [at Piccadilly]. Further north-east along Ducie Street the canal passes beneath the road to join the Rochdale Canal Basin. Just beyond, Jutland Street runs to* ***Store Street****, which is crossed just to the north by Outram's aqueduct, c.1794-9. Skewed construction, derived from William Chapman's pioneering designs for the Grade Canal at Naas in County Kildare, Ireland, of a decade before.* ***It is the earliest surviving example of the improved 'English System' of building skewed bridges****, since the Irish examples and those by Jessop on the Rochdale Canal have all been demolished. Karl Friedrick Schinkel, the Prussian court architect, considered it sufficiently interesting to measure and sketch it when he visited Manchester in 1826."*[1]

The growth of Manchester following the construction of the canals and latterly the railways, led to unprecedented development of the city. The effects from the decline of industry in the 1920s, following the First World War, and later the Second, were felt throughout the 20th Century and culminated in the closure of the canals in the early 1960s. However, by the 1970s efforts were being made to re-open and regenerate the canals for leisure use. The development of the Piccadilly Village, from the late 1980s/ early 1990s, is one of the first examples within Manchester City Centre of residential-led regeneration.

Whilst focus was given to enhancing the area immediately adjoining the canal, streets such as Store Street, still retain many gap sites and a fragmented urban form. Surrounding large developments, along Great Ancoats Street and towards Piccadilly Station in particular, have created the anticipation of further development and regeneration.

[1] Hartwell, C. et al. (2001). *'Manchester: Pevsner's Architectural Guides.'* New Haven and London. p.218.

4.3 Map Regression

In order to understand further how the Site has developed from its conception in the late-19th century to present day, historic maps and photographs are interrogated.

Through discursive commentary the identification of salient features and useful contextual and interpretative information can then be analysed, which will inform the assessment of the development of the buildings and features that remain today.

Table 2: Historic Map / Image Regression



Figure 3: William Green Map 1787 – 1794 – this map illustrates the area of the Site before the construction of the canal or Store Street. The water course seen on the map is Shooters Brook. The Store Street Aqueduct was constructed to cross over Shooters Brook, before it was culverted in 1805 and Store Street was constructed over the top of it. The red circle identifies, approximately, the location of the Site.

Table 2: Historic Map / Image Regression



Figure 4: Pigot 1813: By the early 19th century, Store Street is shown to have been established to the north of the site and the canal to the northeast. The Site appears to remain undeveloped and there is no evidence of the earlier Shooters Brook. Grid plots appear to have been established, with a spare collection of buidlings, espeically to the south west of the Site.

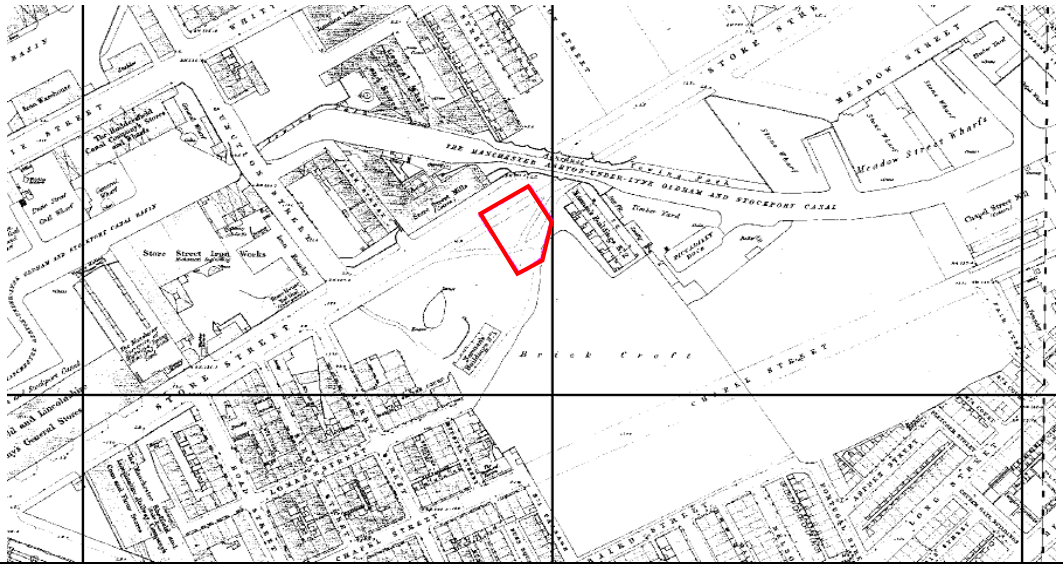


Figure 5: 1851 OS Map – this map of the mid-19th century illustrates how the area surrounding the Site had become increasingly developed with plots of industrial mills and workers housings. Whilst the Site, and many other plots along Store Street have yet to be developed, rows of works housing, wharfs and mills can be seen in the immediate environs. Source: https://maps.nls.uk/os/.

Table 2: Historic Map / Image Regression

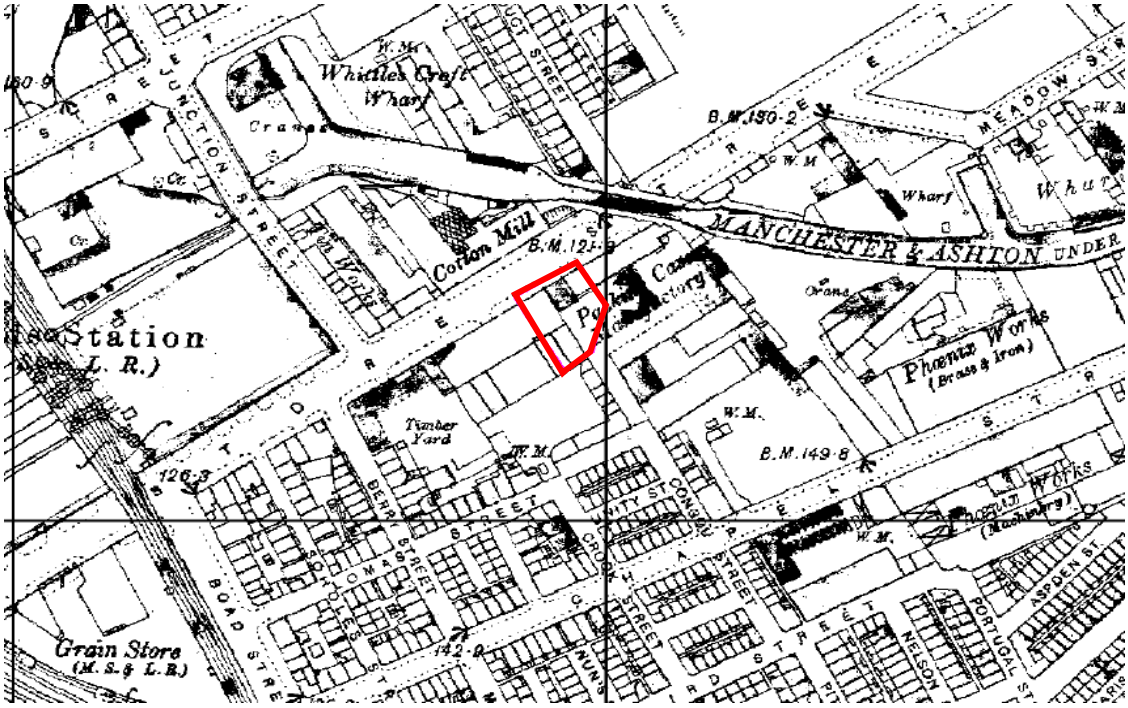


Figure 6: c1893 OS Map – towards the end of the 19th century a number of buildings have been constructed on the Site, comprising a 'Packing Case Manufactory' to the east. Source: https://maps.nls.uk/os/.

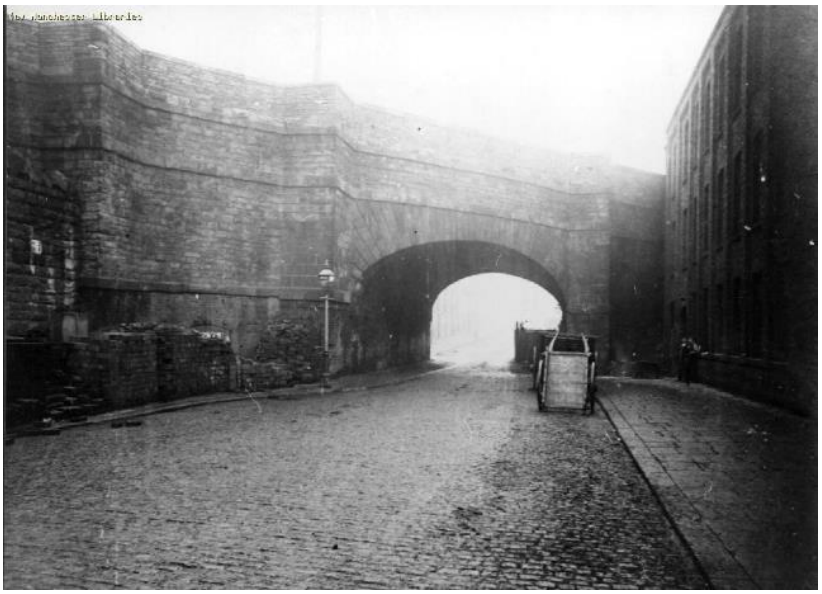


Figure 7: 1896 Photograph of south west side of Aqueduct – this early photograph illustrates the north façade of the Packing Case Manufactory works which histroically occupied the Site (right side of image) and illustrates that buildings were built hard-up alongside the aqueduct,canal, and to the back of pavement line. The late-19th century photo of the aqueduct looking south along Store Street allows for its architectual experssion to be fully appreciated. Source: Manchester Libraries Collection.

Table 2: Historic Map / Image Regression

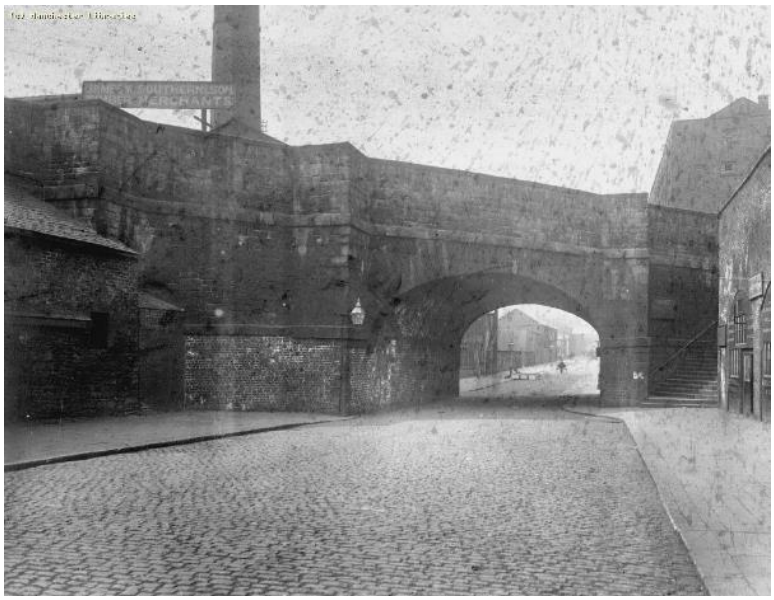


Figure 8: *1903 photograph of north side looking south – this photo from the turn of the century illustrates the other side of Store Street, looking south towards the Site (excluded from view behind the aqueduct). The character of the area continued to be dominated by industrial buildings and arches. Note the signage and chimney at canal level.* Source: Manchester Libraries Collection.



Figure 9: 1906 Photograph looking east across the aqueduct – this photo illustrates the industrial character of the area in the early 20th century with industrial buildings hard-up against the edge of the canal. Note the range and variety of building heights and forms. Source: Manchester Libraries Collection.

Table 2: Historic Map / Image Regression



Figure 10: 1906 photograph looking west back towards the aqueduct – as in the photo above, this photo illustrates the industrial character of the area in the early 20th century with industrial buildings hard-up against the edge of the canal. Note the range and variety of building heights and forms. Source: Manchester Libraries Collection.

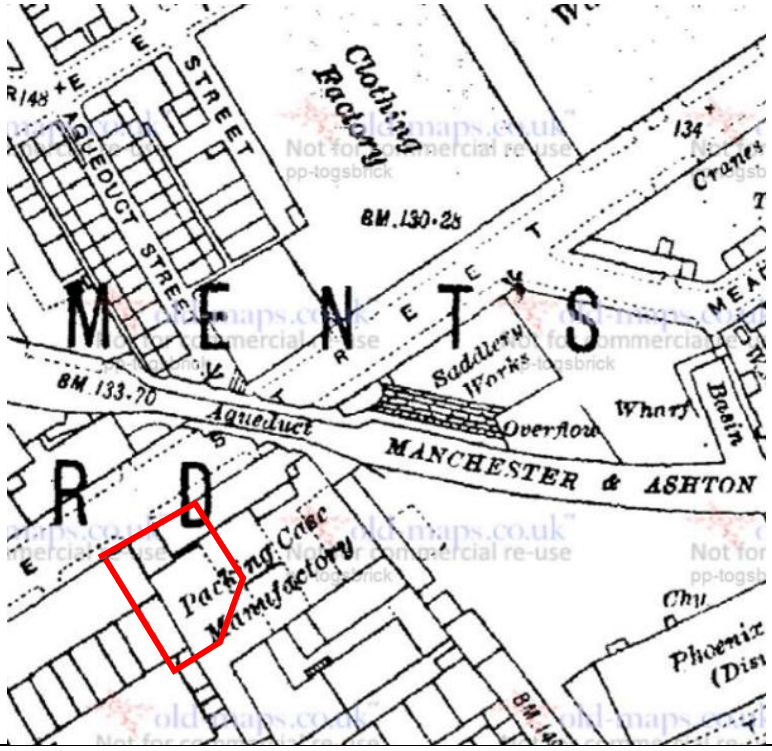


Figure 11: 1920s OS map – The 1920s map labels the use of the Site as still being utilised as a Packing Case Manufactory. The area is still largely in use for a range of industrial and commerical uses, although the effects of the decline in industry can start to be seen; the Phonenix works site, to the south, is no longer in use. Some of the earlier housing in the surrounding area is shown to have been cleared as the pressure for large industrial sites and uses becomes dominant – buildings are now being constructed up to the edge of the canal. Source: https://maps.nls.uk/os/.

Table 2: Historic Map / Image Regression

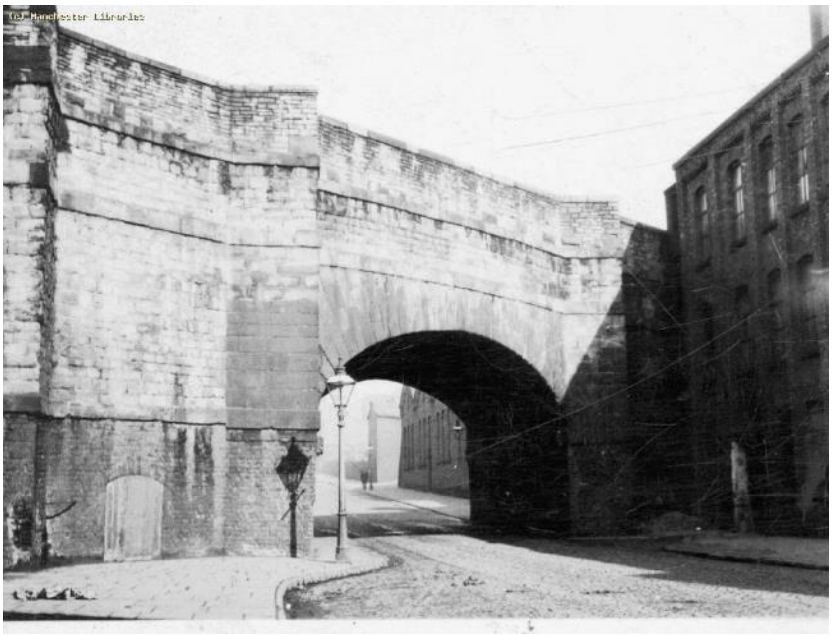


Figure 12: 1920s photograph of the south side looking north-east – this photo looking through the aqueduct (with the site obscured from view to the right) illustrates that the area / site context appears to be unchanged from the 1890s/1900s. Source: Manchester Libraries Collection.

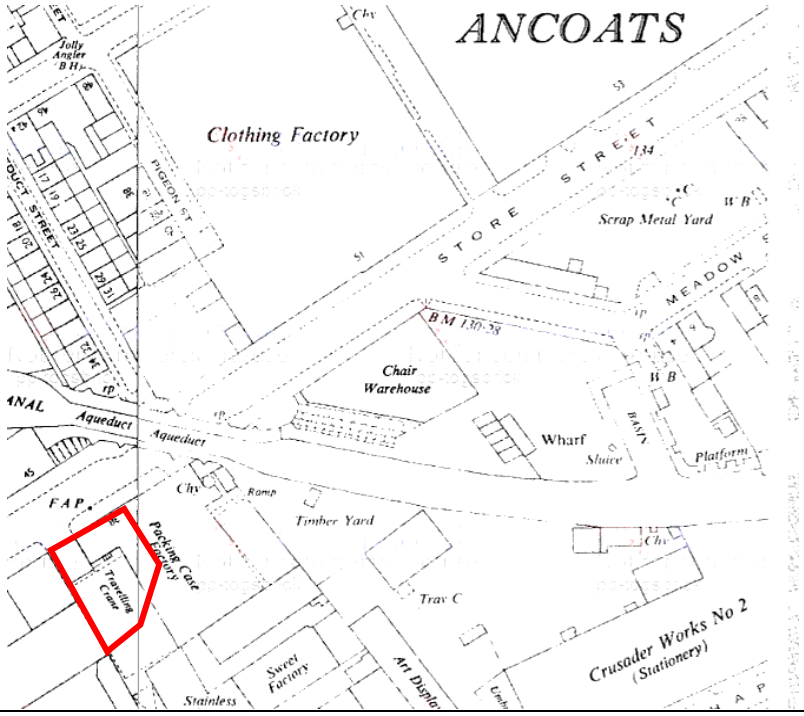


Figure 13: 1950s OS map - by the middle of the 20th century, the Site is still partly occupied by the Packing Case Manufactory, with the centre of the Site denoted on the map as having a travelling crane. Whilst the use of the canal, for industrial use, as become largely redundant, the former industrial sites in the area are still in various light-industrial and commerical uses. The Site continues to be in the same use throughout the 1960s and into the 1970s. Source: https://maps.nls.uk/os/.

Table 2: Historic Map / Image Regression

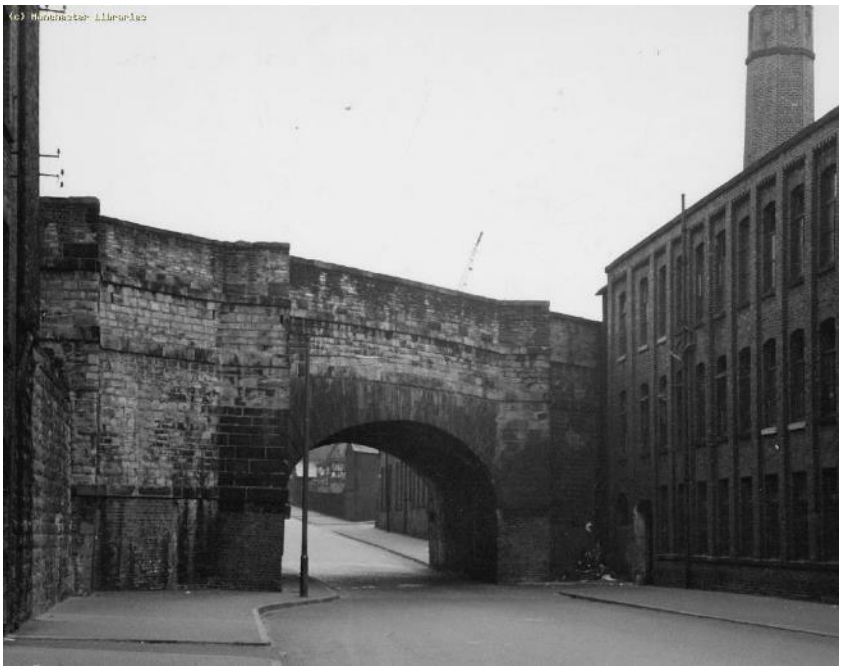


Figure 14: 1960 photograph of south side of Aqueduct looking north-east towards the Site – As per the photo in the 1920s, this image from 1960 illustrates how the character around Store Street has little changed since the late-19th century, with the Packing Case Manufactory works still extant (right). Source: Manchester Libraries Collection.

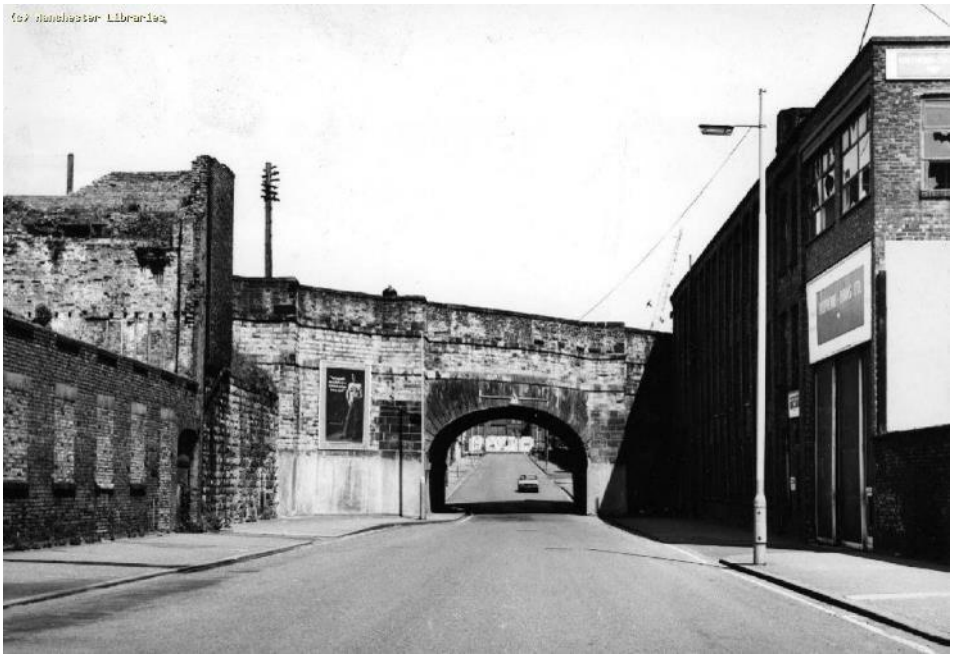


Figure 15: 1977 photograph of the south side of the aqueduct looking north – This photo illustrates the inactivity and dereliction of the area enclosing the Site by the late 1970s. Source: Manchester Libraries Collection.

Table 2: Historic Map / Image Regression

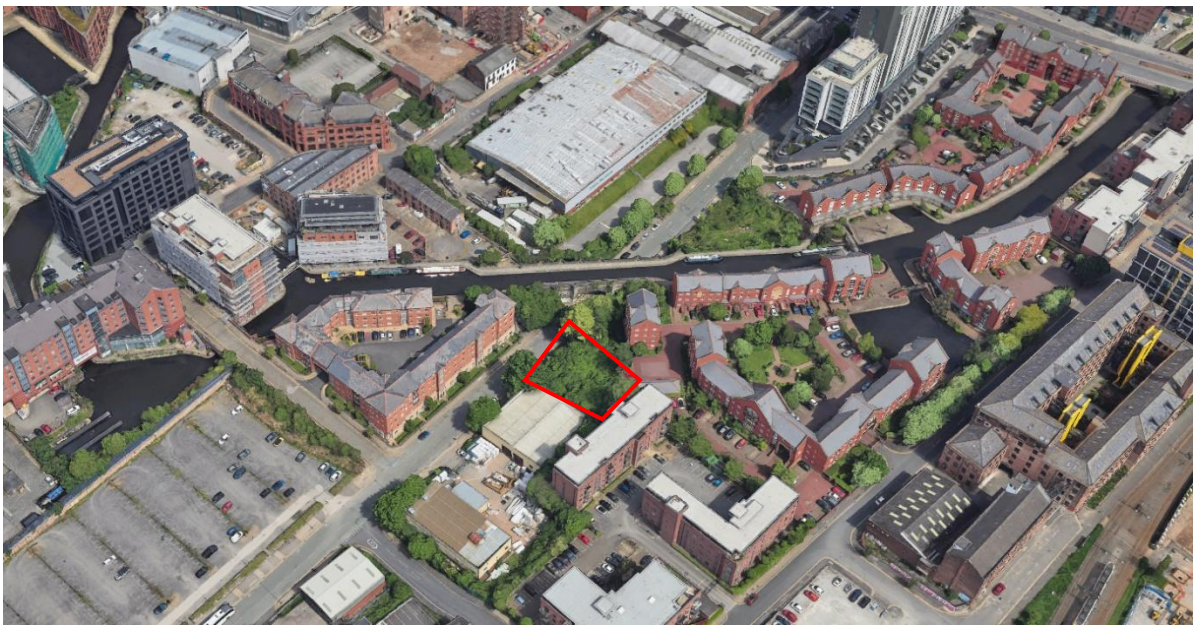


Figure 16: 2025 Aerial Image of the Site – Google Maps. Aerial imagery of the area today illustrates the once derelict plots surrounding the Site have been redeveloped with mid-rise residential apartment blocks (Piccadilly Wharf, c.1990s). The Site at Store Street, however, is shown to have become devoid of built form, with the Packing Case Manufactory having been demolished and the land now comprising overgrown shrubbery. No historic buildings remain within the Site area.

The 18th century aqueduct / canal continues to distinguish the character of the area, forming a key positive contributor to the developing residential and commercial environment in this part of the city.

4.4 Summary of History and Development

- The Site today comprises an undeveloped plot of land filled with overgrown shrubbery adjacent to the canal and Grade II* aqueduct (**Figure 16**, above). There are no buildings within the defined Site area.
- The Store Street Aqueduct was established c. 1794-99 by Benjamin Outram. The architectural and historic interest of the Grade II* listed building is intrinsically connected with the development of the urban and industrial expansion of Manchester in the late 18th – early 19th century.
- The distinctive skewed construction of the aqueduct derived from William Chapman's pioneering designs for the Grand Canal at Naas in Country Kidare, Ireland. It is the earliest surviving example of the improved 'English System' of building skewed bridges adapted from earlier examples in Ireland.

- The plot of land which forms the present-day Site was largely defined by the introduction of the aqueduct structure / canal in the late 18th century.
- The historic map regression above illustrates the present Site at Store Street originally developed in the mid-late 19th century with a large, Packing Case Manufactory and associated tower crane. The Site was owned by James W. Southern & Sons Ltd. prior to its demolition in the late-20th century.
- Throughout the 19th century, the character of the Site and the surrounding area was consequently defined by industrial buildings along Store Street and those fronting onto the canal above. This character drastically changed in the 1990s when the indistiral works were replaced with the Piccadilly Wharf development.
- Whilst the area surrounding the Site has undergone various stages of change and regeneration from its inception in the late-18th century to present day, the retention of the Grade II* aqueduct structure / Ashton Canal maintains the integrity of the areas former historic character.
- The Proposed Development must therefore be considered in this context and be demonstrably sensitive to the significance of the identified heritage assets and surrounding historic environment.

5. SIGNIFICANCE APPRAISAL

5.1 Introduction

The purpose of the significance assessment is to use recognised criteria to assess the relative heritage significance of designated heritage assets which have the potential to be impacted by the Proposed Development.

The existing Site will also be assessed, with particular regard to the contribution the Site makes to the ability to understand and appreciate the heritage significance of surrounding Listed Buildings and Conservation Areas. This will provide a baseline for the relative 'magnitude of change' and 'scale of impact' which is to be assessed within the subsequent Heritage Impact Assessment (HIA).

This in turn allows, in a planning policy context, the extent of "harm" upon any heritage asset incurred by the proposals to be established within the terms defined by the NPPF. In particular, the assessment of significance of setting informs the choice of heritage views which form a key part of the following Visual Impact Assessment.

5.2 Methodology

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

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

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

- ***Archaeological interest***

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

- ***Architectural and artistic interest***

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

- ***Historic Interest***

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

The focus is on providing necessary and proportionate amount of information based on the perceived level of heritage significance (refer to **Table 3, below** for full definitions of heritage significance as defined in this present report).

Table 3: Definition of significance terms used in this Heritage Statement
High heritage significance relates to those components of the site deemed to be of special interest. They are important to the understanding of the site's design concept and play a considerable role in reflecting their archaeological, architectural, artistic or historic interest.
Medium heritage significance relates to those components of the site deemed to be of some interest. They will make a modest contribution to the understanding of subject site's design concept and play a minor role in reflecting their archaeological, architectural, artistic or historic interest.
Low heritage significance relates to those components of the site deemed to be of more modest interest. They make a relatively insignificant contribution to the understanding of the architectural design concept and retain a slight role in revealing the site's archaeological, architectural, artistic or historic interest.
No significance /Detrimental features and elements that do not contain any special interest. These can *detract from the significance* of the site and maybe evidence of poor craftsmanship or ad-hoc refurbishments.
Unknown heritage significance features or components where the relative importance or interest requires determination by further investigation.

5.3 Significance Appraisal - The Site

The Site comprises a vacant plot of land to the south side of Store Street, adjacent to the Grade II* Store Street Aqueduct. Historically, the Site housed a Packing Case Manufactory *owned by James W. Southern & Sons Ltd, prior to its demolition in the late-20th century*.

As the Site no longer contains any evidence of built form or historic fabric, it yields **no heritage interest** and makes a **neutral** contribution to the setting of the Grade II* aqueduct. The boundary wall (**Figure 17 below**) was established in the late-20th century following the demolition of the Packing Case Manufactory, and does not yield any historic interest.



Figure 17: Site photo. Late-20th century stone boundary wall and mature vegetation.

5.4 Listed Buildings – Contribution of setting to significance

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

The scope of potential impact upon heritage assets can involve impacts upon their setting as well as any physical impact. The importance of 'setting' lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance. Therefore, it is the contribution of setting to the significance of the heritage asset which should be established at this stage in the process. For these purposes, the contribution of setting to the significance of any given heritage asset is considered to be either **high, medium, low, negligible or neutral** (refer to **Table 3** above for complete definitions).

Table 4: Contribution of setting to significance.			
Number given on Figure 3	**Grade**	**Summary of Architectural and Historic Interest**	**Contribution of setting to significance**
1	**Grade II***	**Store Street Aqueduct:** Canal aqueduct. c.1794-99. Coursed squared sandstone. Straight aqueduct approx.70m long, crossing Store Street at approx.45 degrees, with skewed semi-elliptical archway (the soffit now rendered), with 6 triangular buttresses (like cutwaters with refuges) on the north side and 4 on the south side; radiating voussoirs to the arches, 2 bands on the south side and one on the north side, coped parapets. Probably one of the earliest canal aqueducts with a skewed arch.	The Store Street Aqueduct is a canal aqueduct which dates to the late 18th century (c.1794-99) and is constructed from coursed squared sandstone. The structure is approximately 70m long, crossing Store Street with a skewed semi-elliptical archway (the soffit of which is now rendered). The arch incorporates radiating voussoirs to each side with stone banding (two bands to the south and one to the north) and adorned with a coped parapet. To the immediate north and south is the associated Ashton Canal towpath. To the west and east of the structure are the Rochdale Canal and various modern residential developments. The structure is principally experienced along Store Street where its robust form and architectural interest can be appreciated. It can also be appreciated along the Ashton Canal towpath, allowing for an appreciation of the scale and height of the structure when viewed from above. The structure is also appreciated in long distant views along Store Street, particularly at the junctions of Sparkle Street and Boad Street. The overall contribution of the setting to significance of the heritage asset is thus considered to be **medium.**
2	**Grade II***	**Stable block to south east of Junction Works at Paradise Wharf:** Stable block to former lead works, restoration in progress at time of survey. Early to mid C19, altered. Red brick in English garden wall bond, slate roof. Rectangular plan. Two storeys, 4+5 windows, the further portion slightly lower; 3 segmental-headed stable doorways to the first portion and 2 in the other, all with altered doors; segmental-headed windows at 1st floor of the first portion, square-headed windows to the other, all with restored sills and the latter with restored lintels (glazing removed at time of survey). Small segmental-headed blind window at right-hand end of first portion. Left (north) gable wall has 2 low segmental-headed windows set high to ground floor and restored or inserted loft doorway above. Included for group value.	The former Stable Block to the Junction Lead Mills is bounded by Paradise Walk to its east, the Ashton Canal to its south and a large area of hardstanding utilised as a car park to its west. To the north of the building is Ducie Street. The building is constructed from red brick in English garden wall bond under a pitched slate roof. The listed building is best understood and appreciated from Ducie Street looking west where it can be viewed in conjunction with the Grade II listed Former Junction Works at Paradise Wharf. Views of the former Stable Block are otherwise limited. The overall contribution of the setting to significance of the heritage asset is thus considered to be **medium.**
3	**Grade II**	**No.40 Ducie Street, former Junction Works at Paradise Wharf:**	The Junction Lead Mills dates to the early to mid-19th century and consists of a former lead works. The building is four storeys, trapeziform in plan form and constructed

		Lead works, unoccupied and conversion in progress at time of survey. Probably early to mid C19. Red brick, roof concealed. Tapeziform plan with triangular east end. Four storeys, 11-window facade to the wharf, with segmental-headed windows and some loading doorways; parapet. West end under 3 gables and probably 6 windows but only 4 visible (left end covered by large advertising hoardings); outer gables flat-topped. Interior: cast-iron columns, timber floors. Forms group with former stable block to south east (q.v.).	from red brick. The building is principally experienced from along Ducie Street to the west, allowing for an appreciation of the architectural detailing and roofline of the listed building. The signage to the southwest elevation is visible in distant views along Ducie Street from the southwest. The overall form and extent of the building is more directly appreciated from the junction of Ducie Street and Laystall Street to the north. The building is also visible in views from the canal pathway to the south, allowing for both the former lead works and stable block to be appreciated together. The overall contribution of the setting to significance of the heritage asset is thus considered to be **medium.**
4	**Grade II**	**Crusader Works:** Probably cotton spinning mill, now works. Mid C19, altered. Red brick with some sandstone dressings, roof not visible. Very long rectangular plan parallel to street. A six-storey 28-window range with three-storey four-window continuation at west end; panelled corner pilasters with stone cornices, parapet with stone coping, eight-window centre breaking forwards very slightly; vertical-rectangular windows with raised sills and flat-arched heads, those in the west portion mostly four-pane sashes but the others with altered glazing; inserted doorway in second bay of centre; round-headed doorways in first and fourth bays of right-hand portion, that to the right altered as a window.	The building is of historic interest as a former cotton spinning mill dating from the mid-19th century. The Site is current being redeveloped to form new city centre apartments and are thus obscured by scaffolding at the time of writing. The building is principally experienced from Chapeltown Street, allowing for the scale and height of the building to be viewed within its townscape context. The historic setting of the former mill has been largely eradicated, now formed of modern buildings and housing developments (Piccadilly Wharf). The overall contribution of the setting to significance of the heritage asset is thus considered to be **low.**
5	**Grade II***	**32 and 34 Laystall Street:** Garment warehouse. Dated 1838; altered. Red brick in Flemish bond with dressings of moulded buff and white terracotta; roof not visible. Rectangular plan. Eclectic style with Romanesque elements. Three storey 5-window facade, symmetrical, centre bay breaking forwards. Centre has segmental-headed waggon doorway with terracotta surround enriched with shafts, keystone, etc., 1st-floor oriel with window of 2 round-headed lights, Tudor-flower band, arcaded 3-light window at 2nd floor and above this attached lettering "ESTABLISHED 1838". Flanking the centre, round-headed doorways at ground floor, round-headed windows at 1st floor, square-headed windows at 2nd floor, and beyond these coupled windows on all floors, those at ground and 2nd floors square-headed, and those at 1st floor round-headed and set in large round-headed blank arches	The building is principally experienced from Laystall Street, where the intricate architectural detailing to the building can be best understood and appreciated. The rear and side elevations of the building are experienced from the south along Pigeon Street and Ducie Street. The wider setting of the listed buildings is characterised by modern development and has become largely shorn of historic context. The overall contribution of the setting to significance of the heritage asset is considered to be **low**.

		(Tudor-flower sill-bands to these); all these windows with much moulded terracotta enrichment, including twisted shafts with foliated caps. Enriched bracketed eaves. Unusual degree of High Victorian decoration on relatively small building.	
6	**Grade II**	**London Warehouse:** Railway warehouse. 1867, for Manchester, Sheffield and Lincolnshire Railway. Brown brick with stone dressings, roof concealed. Large square plan. Seven storeys and 9 bays, the bays slightly recessed between pilasters, with long-and-short quoins to the corners, stone cornice, and parapet with 4 gables; coupled segmental waggon arches in the 2nd and 3rd, and 6th and 7th bays; small segmental-headed windows with raised sills and small-pane glazing; fire-escape in front of windows of 8th bay. Ten-bay side walls, the south side with 3 pairs of former waggon arches (formerly covered by single-storey sheds and all now blocked); 3 pairs of similar arches in rear wall; fenestration in all these walls matching that of the front. Interior: massive cast-iron columns supporting large rivetted wrought-iron girders and cast-iron floor joists. Very prominent feature of Rochdale Canal basin site.	The listed building is situated at a prominent location within the City Centre, forming a central landmark around Manchester Piccadilly train Station. The heritage asset is principally experienced along Ducie Street where the scale and height of the building are appreciated in the context of the streetscape. Due to the open nature of the surrounding area to the east, south and west, the building is visible in views along Store Street and Jutland Street. These views allow for the principal and side elevations to be appreciated in distant views. The overall contribution of the setting to significance of the heritage asset is thus considered to be **medium**.
7	**Grade II**	**Entrance Archway and Lodge to Yard of the Rochdale Canal Company:** Entrance archway to former terminus of Rochdale and Ashton Canals. 1822 (according to former list). Rusticated sandstone ashlar. Screen wall approx. 10m long and approx. 8m high, with small lodge attached to rear of north end. Gothick style. The screen wall has a large round-headed archway in the centre, the jambs protected by tapered cast-iron bollards, a 12-pane sashed window to left with a keyed lintel, a blocked former doorway to the right, a full-width rectangular panel near the top, with a moulded surround, and a plain frieze, moulded cornice and embattled parapet. The attached lodge has a gate rebate in the side wall, a canted corner with a 12-pane sashed window, a short rear wall with a chamfered doorway, and a moulded cornice and unusual embattled parapet with circle upstands.	The arch is primarily and directly experienced from Dale Street at its junction with Lena Street, allowing for an appreciation of the scale and materials of the arch. The heritage asset is situated within the Stevenson Square Conservation Area and is experienced alongside a number of Listed Buildings along Dale Street. The heritage asset is principally experienced from the area of hardstanding to the east, allowing for its architectural detailing and association with the adjacent lodge and nearby office to be clearly appreciated. The heritage asset shares group value with the adjacent listed buildings and benefits from being viewed in conjunction with them. The overall contribution of the setting to significance of the heritage asset is thus considered to be **medium-high.**
8	**Grade II**	**Rochdale Canal Company Office**: Office of Rochdale Canal Company. Earlier C19, altered. Scored render (front) and roughcast, on brick; slate roof (now felted). Rectangular double-depth plan. Two-storey 3-window facade, almost symmetrical; central doorway with pilaster jambs and large double consoles carrying cornice lettered	The former office is primarily and directly experienced from Dale Street at its junction with Lena Street, allowing for an appreciation of the scale and design of the building, which can be viewed from Dale Street with the Grade II listed arch and Grade II* warehouse. The heritage asset is situated within the Stevenson Square Conservation Area and is experienced alongside a number of Listed

		"ROCHDALE CANAL Co", panelled door and rectangular overlight; two 4-pane sashed windows at ground floor and 3 above, symmetrically disposed except that to left at ground floor which is close to door; ridge chimney and gable chimney, both cut down. Right-hand gable wall has one sashed window on each floor, but is otherwise covered by attached entrance archway to canal terminus(q.v.). Rear: central round-headed doorway with altered door and fanlight with radiating glazing bars, 8-pane stairwindow above door, tripartite sashed windows at ground floor, 4-pane sash to left at 1st floor and altered window to right. Included for group value.	Buildings along Dale Street. The heritage asset shares group value with the adjacent listed buildings and benefits from being viewed in conjunction with them. The overall contribution of the setting to significance of the heritage asset is thus considered to be **medium-high**.
9	**Grade II***	**Dale Warehouse**: Canal warehouse, including subterranean water-wheel; now store and display rooms. 1806, by William Crossley (dated on keystone of window in north gable), with waterwheel of 1824; altered. Watershot coursed squared sandstone with ashlar dressings and slate roof. Rectangular plan on north-south axis, with shipping holes in rear (east) wall and water-wheel next to south end. Four storeys over a basement, the former front on the west side (now mostly covered by wooden sheds etc) apparently symmetrical, 1:3:1 bays, the centre projected slightly; basement plinth, quoins, bands on 4 levels, moulded cornice, parapet over projected centre; windows with raised sills and plain surrounds (now mostly blocked with brick), and at ground floor of south end a segmental-headed loading doorway with gudgeon of former wall-crane to left.	The building is principally experienced from the south and east due to the open nature of this area, which is currently used as a surface car park. Clear and uninterrupted views of the Grade II* warehouse can be best appreciated from this open area. These views are also obtained from the Rochdale Canal towpath to the east, allowing for its original relationship with the canal to still be appreciated and remain legible. The north elevation is more intimately experienced due to the close proximity of Industry House (Grade II). The heritage asset is situated within the Stevenson Square Conservation Area and is experienced alongside a number of Listed Buildings along Dale Street. The heritage asset shares group value with the adjacent listed buildings and benefits from being viewed in conjunction with them. The west elevation of the building is largely screened due to the modern office development. The overall contribution of the setting to significance of the heritage asset is thus considered to be **medium-high**.
10	**Grade II***	**Former Horrocks, Crewdson and Company Warehouse:** Cotton manufacturers' warehouse, now clothing warehouse. Probably 1899, by Charles Heathcote, for Horrocks, Crewdson & Co.; altered. Iron frame and concrete floors, with cladding of red brick and red sandstone dressings, slate roof. Rectangular plan with chamfered corners, loading formerly at rear. Simplified baroque style (harmonising with associated showrooms and warehouse at 107 Piccadilly(qv).	The Former Horrocks, Crewsden and Co. Warehouse is bounded by Lena Street to the south, Back Piccadilly to the west and Dale Street to the east. The building is principally viewed from the junction of Lena Street and Dale Street. The heritage asset is situated within the Stevenson Square Conservation Area and is experienced alongside a number of Listed Buildings along Dale Street. The building has an association with the neighbouring building to its rear (No. 107 Piccadilly) in terms of its shared age, architect, proximity and materials. The warehouse was directly constructed to support the showroom to Piccadilly.

			The overall contribution of the setting to significance of the heritage asset is thus considered to be **medium.**
11	**Grade II**	**Ashton Canal Lock Keepers Cottage beside Lock Number 2 at Islington Branch Junction Basin**: Lock-keeper's cottage. c.1800, altered. Brown brick in English garden wall bond, slate roof. Rectangular double-depth plan, plus small extension at right-hand corner. Basement and 2 storeys (on sloped site, 3 storeys at rear), a 3-window range; doorway to left of 3rd window, with altered door and painted lintel; windows with raised stone sills and altered glazing, those at ground floor segmental-headed; single-storey lean-to addition at right-hand end. Ridge chimney between 1st and 2nd windows, gable chimney to the right. Right-hand return wall has segmental-headed basement doorway beside lean-to; lower part of rear corner at this end is slightly chamfered and has stone quoin reinforcement against chafing of tow-ropes (tow-path passing round building from lock to bridge); rear has segmental-headed basement doorway near this corner, and 2 widely-spaced windows on each floor. Interior not inspected. Forms group with Lock No.[2] to east (q.v.) and Towpath Bridge over Islington Branch to west (q.v.).	The early-19th century cottage is situated to the east of the Site, beyond Great Ancoats Street at canal level. The historic setting of the cottage is maintained in part through the retention of 19th century canal locks and towpath bridges (also Grade II), which collectively enhance each other's settings. The wider setting of the listed building is dominated by new high-rise apartment buildings which encloses the collection of designated heritage assets and denote the changing character of this part of the city. Subsequently, the overall contribution of the setting to significance of the heritage asset is thus considered to be **high-to-medium**.
12	**Grade II**	**Cooperative Warehouse**: Warehouse. c.1890-1910. Red brick with some sandstone dressings (roof not visible). Long rectangular plan parallel to street. Three storeys and basement, 32 bays, including a 6-bay office range at the right-hand end. The latter has a sill-band and moulded stone cornice to the ground floor windows carried round the west return wall, a large round-headed doorway with stone architrave in the 3rd of the 6 bays, plain pilasters to the upper floors, and large square-headed windows on all floors, those at ground floor containing coupled sashes with small-paned overlights and those above with 9-pane glazing. The 6-bay west return wall has canted oriels tiered through 1st and 2nd floors and carried on large stone corbels beside the ground-floor windows, but otherwise similar fenestration except the 2nd floor which has square 12-pane windows. The main range to the left of the offices has segmental-headed windows. Plain parapet with stone coping. No chimneys. Part of group with Vulcan Works to the left, and the industrial and commercial buildings of Pollard Street. Included for group value.	The Cooperative Warehouse is located along Pollard Street to the north west, with the Vulcan Works to the north east, beyond which is Malta Street. To the east and south of the building are a series of modern residential development blocks. The architectural interest of the listed building is best understood and experienced along Pollard Street, allowing for an appreciation of the scale of the building within its immediate context. The building is however, highly visible from short-to-long range views along Great Ancoats Street, Vesta Street and Old Mill Street The overall contribution of the setting to significance of the heritage asset is thus considered to be **high.**

5.5 Conservation Areas

5.5.1 Stevenson Square Conservation Area

The Stevenson Square Conservation Area has been designated as such due to the density and good survival of historic buildings and plan form of historic streetscapes that were born out of a commercial growth of the city during the mid-18th century to the early 20th century. The designated Conservation Area is thus recognised to be of **high heritage interest**.

The site is situated approximately 250m away from the Stevenson Square Conservation Area which lies on the north-eastern edge of the city centre of Manchester. Stevenson Square is the most easterly of the city centre conservation areas and was designated in February 1987. The original area is bounded by Oldham Street (a common boundary with the Smithfield Conservation Area), Great Ancoats Street (a common boundary with the Ancoats Conservation Area), Spear Street, Faraday Street, Brewer Street, China Lane, Hilton Street, the rear of Back China Lane, Dale Street, Lena Street and Piccadilly. The extension to the Conservation Area (Dec.1987) is bounded by Spear Street, Houldsworth Street, Lever Street and Faraday Street.

The majority of buildings of architectural or historic interest in the Conservation Area are Victorian or early-20th century. Most are related to the cotton industry, often warehouses, showrooms, or workshops. The most significant street redeveloped for textile uses during the Victorian and Edwardian periods is Dale Street. It changes direction at the junction of Newton Street and Port Street, increasing the importance of the buildings at this point.

As is commonplace with city centre conservation areas, the architectural character and materiality is varied. This is primarily due to the continuous cycles of change and redevelopment which defines the commercial focused nature of town centres.

The existing Site at Store Street is situated quite some distance away from the designated area's boundary and currently makes a **neutral contribution** to its special character and appearance.

Due to the proposed height and scale of the proposals however, there is some potential for the development to impact wider views from within the designated area. This is to be tested in the Visual Impact Assessment.

5.5.2 Ancoats Conservation Area

The area of Ancoats lies just outside the city centre, immediately to the north of Great Ancoats Street. The part of Ancoats designated as a conservation area by Manchester City Council in June 1989, is bounded by Great Ancoats Street, Oldham Road, Kemp Street, Wadeford Close, Jersey Street and the Rochdale Canal. The southern boundary of the designated area is located approximately 500m northeast of the Site at Store Street.

The principal buildings are the massive cotton spinning mills, which are located adjacent to the Rochdale Canal and the nearby housing. This juxtaposition and inter-linking of manufacturing, transport and residential uses meant that Ancoats functioned as the first industrial estate in the world. The designated Conservation Area is thus recognised to be of **high heritage interest**.

The existing Site at Store Street is situated quite some distance away from the designated area's boundary and currently makes a **neutral contribution** to its special character and appearance.

Due to the proposed height and scale of the proposals however, there is some potential for the development to impact wider views from within the designated area. This is to be tested in the Visual Impact Assessment.

5.6 Statement of Significance

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

The existing Site at Store Street was historically occupied by a 19th century Packing Case Manufactory, complete with a tall chimney which extended up to canal level. All built form on the Site has since been cleared and the Site is now a vacant plot of land which yields **no built architectural or historic interest**.

The significance assessment above has identified a number of Listed Buildings and Conservation Areas which have the potential to be impacted by a tall building upon the Site, which at present, makes a negative contribution to the character of the streetscape.

The designated heritage asset closest to the Site, is the Store Street Aqueduct, the special architectural and historic interest of which has been recognised by its statutory listing at Grade II*. This high grading is in recognition of the **high aesthetic value** of the structure as a rare survival of an innovative engineering form. Consequently, its **historical value** is also **high.**

Although relatively simple in terms of component parts, the understanding and appreciation of the distinctive skewed form and angular buttresses is adversely affected at street level by the surrounding gap sites and inactivity (including that of the Site). This is in contrast with how the structure is understood and appreciated at canal level, where the good quality pedestrian environment allows for a better understanding and appreciation of the heritage values of the structure as part of the wider canal network.

Because the aqueduct is a 'free-standing' structure extending over the road, its local landmark status is clear. Alongside this, the historic images of the structure, which illustrate the former dense industrial development around it, illustrate that the structure's setting has a high capacity for change.

As stated above, there are no buildings of architectural or historic remaining within the defined Site area. It will be clear, therefore, that there is scope to develop the currently dilapidated Site and enhance the setting of the Grade II* aqueduct.

6. HERITAGE IMPACT ASSESSMENT

6.1 Measuring heritage impact

This assessment of the potential heritage impact concerns the visual impact of the proposals upon the settings of identified heritage assets. The contribution of the setting to significance in each case has been established in the significance assessment above, in preparation for the following impact assessment.

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

Therefore, measuring the heritage impact of the Proposed Development is essentially an evaluation of change to the: fabric, character, and appearance of the identified heritage asset, balanced against its relative significance. Please refer to **Table 5**, **Appendix I for relative significance / interest used in this Heritage Statement.**

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

Regarding non-designated heritage assets (in this instance, locally listed buildings), the NPPF notes that "*the effect of an application on the significance of a non-designated heritage asset should be taken into account*", i.e., recognising that whilst a "balanced judgement" is required to the scale of any harm or loss, this is a different test to that which should be applied to designated heritage assets. Subsequently, a balanced judgement will be required when assessing the scale of impact upon the surrounding built historic environment.

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

The criteria for assessing the magnitude of change and significance of impact are set out in **Tables 6 and 7 (Appendix II and III),** both direct heritage impacts (physical alteration or change in character) and indirect heritage impacts (such as the change to the setting of listed buildings), are set out in **Table 6 (Appendix II)**. This follows the recommended approach to evaluating heritage impact derived by ICOMOS (2011) and the tests set by Historic England in the 2017 guidance on the evaluation of: "The Setting of Heritage Assets" *(Historic Environment Good Practice Advice in Planning. Note 3).*

6.2 Determining the overall impact

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

The overall impact of the Proposed Development upon the setting and context of the identified heritage assets is assessed in light of the consideration of the identified heritage views and the effect of the development in each case to arrive at a conclusion as to the effect of the proposals. This gives particular consideration to the overall effects upon key heritage assets (listed buildings and conservation areas) which may form part of the Site, exist in close proximity to it, or be frequently visible in a series of views in conjunction with the proposals. Please refer to **Table 7, Appendix III** for ICOMOS Guide on determining significance of overall impact.

Mitigation in respect of any adverse impact upon the setting, and / or the context of the identified listed buildings/structures is formulated upon the overall benefits of the Proposed Development. Benefits relate to both the place in which the development will be constructed, as well as benefits to the wider community or society as a whole. Discussion of such benefits fall outside the scope of the Heritage Statement and are expounded in the wider Planning Statement (Nexus).

6.3 The Proposals

The proposals seek to introduce a **16-storey** residential development of **73 no. apartments** upon a currently vacant plot of land situated to the east of Manchester City Centre

The parapet height of the Proposed Development will match that of the 2021 scheme on this site to ensure the effect of the buildings' form on existing sight lines is minimised. The revised brick materiality has been developed to create a façade that harmonises with the surrounding context. The developed façade is broken into three distinct sections. The ground and first floor will be clad in weathering steel panels, which have been designed to anchor the building, and provide a complimentary contrast to the upper two brick sections of the façade.



Figure 18: Computer Generated Image of the Proposed Development at Store Street, looking east from the west side of the street. The CGI allows for a better appreciation of the improvements the Proposed Developments will create to the pedestrian environment. The contrasting materiality to the first two storeys will break up the overall massing and positively repsond to the neighbouring aqueduct (eclipsed from view to the left). The brick materiality is a positive response to the surrounding architectural context and colour palette.

6.4 Direct Heritage Impact Assessment

Direct Heritage Impacts are those that result as a primary consequence of the proposed development or change of use. They will comprise of physical changes to fabric, or a change in the character or appreciation of a designated heritage asset. The degree of impact will thus depend on the relative importance of the affected component.

The **NPPF (paragraph 212)** requires that, when considering the impact of a proposed development on the significance of a designated heritage asset that great weight is given to its conservation in order to avoid any 'harm' which might diminish the value of the asset and its significance.

The Site boundary does not contain any designated heritage assets. It will be clear, therefore, that the principal concept of the development would result in **no direct impact** (i.e., harm) to the built historic environment.

It is however noted that the works will trigger various construction impacts which in turn may impact the nearby heritage assets (limited to the Grade II* Store Street Aqueduct) through temporary impacts such as dust and noise. The aqueduct will have to be adequately protected during the works to ensure no direct (physical) harm (i.e., loss of historic fabric) occurs. Comprehensive demolition and construction method statements by relevant contractors should therefore be submitted alongside the Planning application in order to ensure the proposals would result in no direct heritage impact to any heritage assets.

The focus of the following section will focus on the indirect (visual) impact upon the setting of heritage assets closest to the Site. This principally relates to visual impact, but also takes into consideration the changed experience within the setting of the heritage assets in the view, including traffic, noise, accessibility, permeability, and patterns of movement. As set out within Historic England's assessment checklist for assessing the impact on 'setting'.[2]

6.5 Visual Impact Assessment

Figure 19, below, provides a baseline map with the relative locations of key heritage viewpoints. These views were discussed with the LPA (Manchester City Council; MCC) and **9 heritage views** were agreed to be assessed for the potential heritage impact. These views were agreed as part of the 2021 scheme to redevelop the Site, and subsequently the principle of their acceptability in assessing the total impact of the Proposed Development has been carried through this updated assessment.

[2] Historic England (2017). The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning Note 3 (Second Edition).

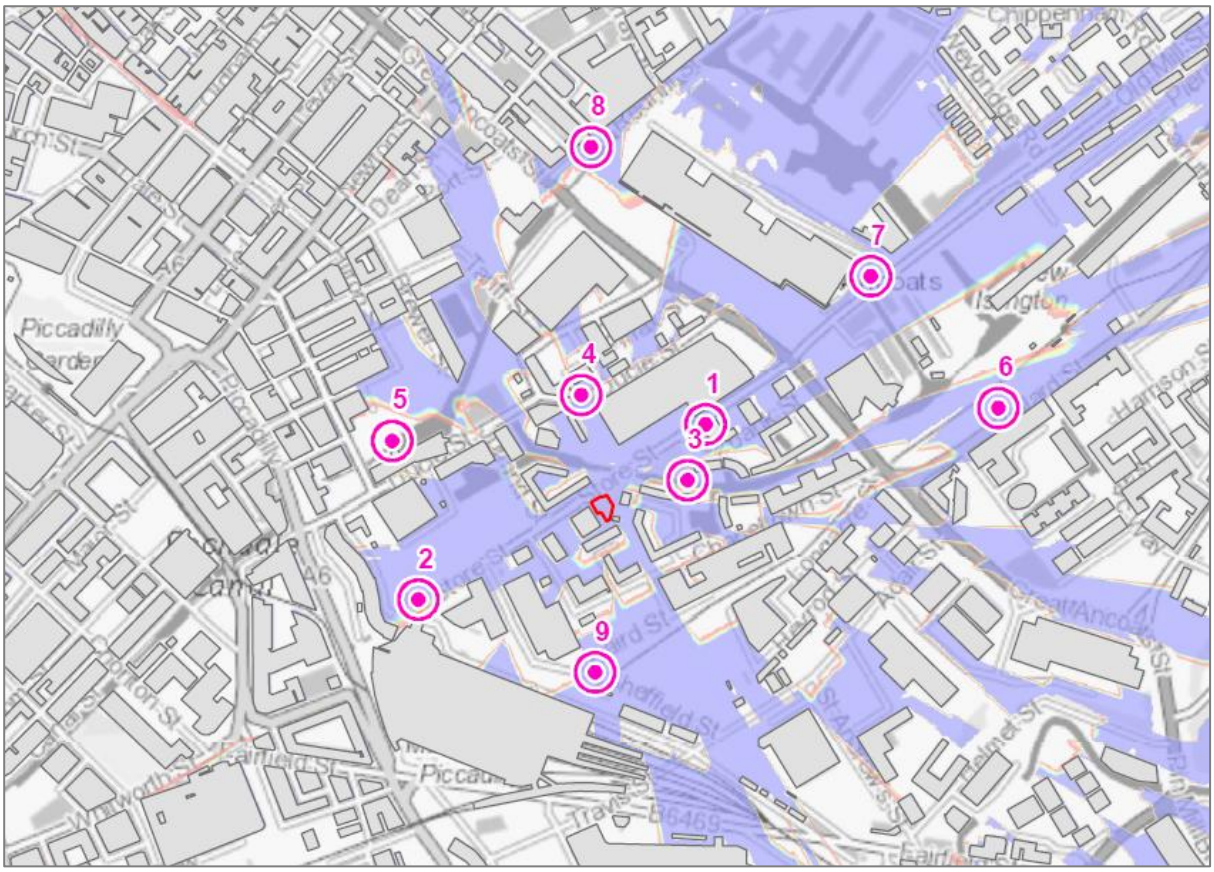


Figure 19: Map of the Site (indicated in red) and key views. Note, the purple shaded areas denote the Zone of Visual Influence.

Viewpoints

1. Store Street (east)
2. Store Street (west)
3. Ashton Canal Tow Path (near Aqueduct)
4. Ducie Street
5. Dale Street (near Dale St Warehouse)
6. Pollard Street
7. Old Mill Street
8. Great Ancoats
9. Sheffield Street (near Piccadilly Station)

Viewpoint 1 – Existing



Viewpoint 1 is experienced from north-eastern end of Store Street, looking south-west towards the site. The industrial buildings which once framed the aqueduct have since been demolished resulting in the erosion of the former 19th century industirial character of the area. The existing view is taken at street level where it is not immediately obvious that the structure which crosses the street, is in fact an aqueduct.

The view has been chosen as the architectual expression of the Grade II* aqueduct is well represented, whilst also illustrating the gap sites and surface car parking which currently define the streetscape to either side. This key view of the designated heritage asset allows for the distinctive architectual design of the squewed aqueduct structure to be fully understood and appreciated within the context of the existing streetscene.

Despite the poor pedestrian environment and general lack of activity in the fragmented streetscape, the heritage significance of the Grade II* aqueduct can still be fully appreciated, especially when travelling closer towards the aqueduct.

The setting of the building is considered to be somewhat detrimental to historic character, and consequently, there is a high capacity for change to enhance the setting of the listed structure.

Viewpoint 1 – Proposed



The Proposed Development will be viewed as a contemporary new element to the centre of Store Street, extending above the established domestic scale of the existing built form in the immediate area.

The Grade II* listed Store Street Aqueduct forms the only designated heritage asset in the view. Despite the considerable height and scale of the Proposed Development, this view illustrates that the architectural interest of the listed structure will remain fully appreciable within short-to-mid range views in the streetscape. The development will, however, incur a degree of adverse impact through its juxtaposing height and scale, which will detract from the established form and massing of the area. Moreover, the use of brickwork to the façade of the Proposed Development is complimentary to the traditional use of brick and stone which characterised Store Street in the 19th century.

The new building will read as an assertive contributor to the streetscape with regards to its contemporary design and mass/scale, but ultimately it will not diminish the architectural and historic interest of the designed aqueduct, the significance of which derives from its innovative design and distinctive skewed form. It will be clear therefore, that whilst the Proposed Development will result in considerable visual change within the townscape composition, the overall impact upon the built historic environment from Viewpoint 1 will be **negligible adverse.**

As stated within Appendix II, a negligible adverse impact occurs when "*the degree of change would alter, but not diminish, the intrinsic heritage interest of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree".*

Viewpoint 2 – Existing



Viewpoint 2 is experienced from street level, from the southwest end of Store Street, looking in an easterly direction towards the site, with extensive views towards the Grade II* listed aqueduct. This is evident through the distinctive, enclosed character the aqueduct provides. The semi-elliptical archway (now rendered) which supports the Ashton Canal above can be seen to terminate views along the streetscape.

The existing view provides some context of the central Piccadilly area, notably the emerging Oxygen development further along Store Street where it meets Great Ancoats Street and of other on-going development and regeneration in the wider townscape around Picadilly Basin. The Grade II listed London Warehouse frames the view the the left, forming a distinct and robust historical landmark from an elevated point within the townscape.

The currently vacant land which forms the proposed development site is visible to the far right of the view. Currently a sloping, overgrown embankment, the existing site is shorn of historic character and has a negative visual impact upon the setting of the Grade II* aqueduct. It is considered, therefore, that there is potential to redevelop the gap site and reinstate the lost historic context into the streetscape, which at present, is incoherent and lacks definition.

It is however noted that the domestic height and scale of the late-20th century Piccadilly Village development makes an overall neutral contribution to the setting of the aqueduct and creates a coherent character and strong sense of place.

Viewpoint 2 – Proposed



The Proposed Development will be highly visible to the east side of Store Street, introducing a new element of considerable height and scale into the streetscape. The development will be viewed in conjunction with Grade II* listed Store Street Aqueduct, which terminates views to the centre of Store Street.

The Proposed Development will reinstate the historic building line which was historically defined by a 19th century Packing Case Manufactory. The proposed new frontage at street level would enhance the connectivity around the area and invite exploration around the designated heritage asset. This in turn would demonstrably improve the setting of the Grade II* listed aqueduct, which at present, is devoid of built form and context.

The proposed building would act as a distinctive landmark within the street, presenting a contrasting scale and verticality to the existing built form within the area. It will be a bold but secondary contributor to the streetscape with regards to height, as the Oxygen Development to the north end of the street is of a much greater scale.

The new building will read as an assertive contributor to the streetscape with regards to its contemporary design and appearance. The proposed height and scale of the development will, however, create a dominant new element within the immediate setting of the aqueduct.

It will be clear therefore, that whilst the Proposed Development will result in considerable visual change within the townscape composition, the overall impact upon the built historic environment from Viewpoint 1 will be **negligible adverse**. This adverse impact will however be offset by the enhancements at street level.

Viewpoint 3 – Existing



The viewpoint is experienced at canal level, looking north west, allowing for views across the canalside. The extant site at Store Street is eclipsed from view to the far left. The array of domestic houses which line the canal path, also known as Piccadilly Village, frame the view.

The existing view demonstrates the character of the Canalside, once fronted by buildings of a robust industrial nature, is now surrounded by modern residential development of a domestic height and scale; framed by a backdrop of contemporary development in the far distance. Viewpoint 3 illustrates the former 19th industrial character of the canal has become increasingly shorn of historic context following the demolition of the manufacturing works and other warehouses during the late-20th century. The area is now understood as an enclosed, residential complex which is intercepted by the historic waterway.

Whilst the existing view illustrates the enclosed and secluded character of the canal, this particular view does not represent any clear views of the Grade II* aqueduct, which are better appreciated at street level.

Viewpoint 3 – Proposed



The Proposed Development will be considerably dominant within this Canalside view, rising above the enclosed formation of the Piccadilly Village development which frames the view to the left. The development would create a notable contrast to the domestic height and scale of the existing buildings within the area, which make a generally positive contribution to the canal's historic character.

It should however be noted that the Piccadilly Village development is not protected under any local or national designations and thus, whilst the area has a distinct character, the proposed height and scale of the Proposed Development would not ultimately impact upon the setting of any designated heritage assets in the view.

The special architectural and historic interest of the Grade II* listed Store Street aqueduct is best understood and appreciated at street level, from which the distinct skewed structure can be viewed. It will be clear, therefore, that despite the obvious height and scale of the development, the overall visual impact upon the built historic environment from Viewpoint 3 will be **neutral.**

Viewpoint 4 – Existing



Viewpoint 4 is experienced from Ducie Street at the junction with the Presbar homewares shop, looking south towards the site at Store Street. The foreground of the view is dominated by Paradise Wharf, the residential complex comprises the former junction works (Grade II) and former stable block (Grade II).

The view has been selected as it clearly represents the architectural and historic interest of the designated heritage assets in the view and their urban setting, which has been compromised in part through various cycles of demolition and regeneration in the area. The historic character of the streetscape can however be understood and appreciated through the consistent late-19th century character of neighbouring buildings, historic street patterns and the generally domestic height and massing of built form.

As the existing view makes clear, the immediate streetscape setting of the listed buildings makes a positive contribution to their significance, although, the expanse of cleared land to the rear detracts from this. In recent years, the wider setting has been subject to regeneration, with a number of historic buildings in the area being redeveloped (such as the Grade II Ducie Street Warehouse) and new buildings transforming the character of the townscape, including the Dakota Hotel and La Reserve Aparthotel at Ducie Street.

Viewpoint 4 – Proposed



This is a more distant view of the Proposed Development. The upper-sections and roofscape of the Proposed Development would be viewed from this location, with its street-level activity obscured by the buildings to the foreground.

The assertive contribution of the building to Store Street will be clearly read from this distance. The contrasting height creates a juxtaposing visual impact upon the otherwise coherent character defined by the collection of listed buildings in the foreground of the view. Whilst the development will result in considerable visual change within the view as a whole, the overall impact upon the ability to understand and appreciate the significance of the heritage assets in the foreground of the view will be minor. The complimentary materiality of the Proposed Development help to soften its appearance when viewed in conjunction with existing foreground buildings from this location.

The proposals would, consequently, result in a **minor adverse visual impact** on the built historic environment from Viewpoint 4.

Viewpoint 5 – Existing



Viewpoint 5 is experienced from the open expanse of land just east of Dale Street, which at present, is used as a surface car park. Whilst taken from within the boundary of the Stevenson Square Conservation Area, the view does not best represent the area's special character and appearance, which is best understood and appreciated from within the pedestrianised square to the northwest. The view does, however, allow for expansive views across the former canal basin, which is at the heart of the Piccadilly Basin Strategic Regeneration Framework area.

Although the collection of listed buildings to the immediate east are somewhat eclipsed from view to the right, the view has been selected as it allows for the contribution of setting to the significance of the heritage assets to be understood. The area (excluding Dale Street) is demonstrably shorn of historic context, this is exhibited by the surface car park which dominates the foreground of the view. The varied urban form which characterises Ducie Street forms a contemporary backdrop to the view, with the Dakota Hotel and La Reserve Aparthotel forming a robust, contemporary backdrop in the middle distance.

The listed buildings to the east are best appreciated from Dale Street, from which their special architectural and historic interest can be understood in the context of surrounding heritage assets. The existing site at Store Street currently makes a neutral contribution to their setting, as it is visually and physically segregated from them.

Viewpoint 5 – Proposed



As the proposed view makes clear, the Proposed Development will be entirely obscured from this point within the streetscape and will thus have a **neutral impact** on the built historic environment from Viewpoint 5.

Viewpoint 6 – Existing



Viewpoint 6 is experienced from New Islington Green, which forms one of the city centres largest open green spaces, just west of Pollard Street. The view is orientated looking southwest towards the site at Store Street.

The Grade II listed Cooperative warehouse (also known as Albion Works) defines the left side of the view, forming a dominant street wall to the east side of Pollard Street. The symmetrical window arrangement and low-rise boundary wall enhance the buildings presence within the streetscape, which was historically characterised by a number of industrial warehouses.

The undesignated Vulcan Mill (eclipsed from view to the rear left) and the Cooperative Warehouse are all that survive from the 19th century-built form. The wider area, known as Islington Wharf, has witnessed substantial change and redevelopment in recent years, resulting in a number of modern apartment buildings enclosing the green space to the centre of the view. Many of which can be seen to the far right, forming a contemporary backdrop, and signalling the considerable regeneration and evolution in this part of the city.

The Grade II listed Crusader Works is situated at Chapeltown Street which is located to the immediate south of Pollard Street. Whilst views of the listed building are obscured by modern developments from this point within the streetscape, the view allows for an appreciation of the buildings setting.

The existing site is not visible from this point within the townscape and currently makes a neutral contribution to the settings of the heritage assets in the view.

Viewpoint 6 – Proposed



The Proposed Development at Store Street will be read as a contemporary addition to the evolving skyline in the middle distance.

Whilst the Proposed Development is visible, it would not intrude on the ability to understand or appreciate the special architectural and historic interest of the listed building in the foreground of the view or its setting.

Therefore, the visual impact of the proposed development on the settings of the designated heritage assets in the view is considered to be **neutral.** This is because, despite its scale, the Proposed Development would not diminish the appreciation of any individual heritage asset from this perspective.

Viewpoint 7 - Existing



Viewpoint 7 is taken from Old Mill Street where it meets Vesta Street. The view allows for mid-to-long range views of the developing townscape around the site at Store Street, which is eclipsed from view to the southwest.

The Oxygen Development (under construction) terminates the view to Old Mill Street in the middle distance, signalling the beginning of Store Street. The building is of considerable height and scale, which can be accommodated on a principal throughfare such as great Ancoats Street.

The view has been selected as it illustrates the changing context of the wider settings to the numerous listed buildings closest to the site, including the Grade II former warehouse at 32 and 34 Laystall Street and the collection of Grade II listed buildings at Ducie Street, which were historically defined by industrial mill buildings and expansive canal networks. The careful redevelopment of Great Ancoats Street in recent years has ensured the key heritage assets within the area have been preserved and their settings enhanced.

The existing site is not visible from this point within the townscape and currently makes a neutral contribution to the settings of the heritage assets in the view.

Viewpoint 7 – Proposed



The Proposed Development will be glimpsed into view from Viewpoint 7, creating a subtle variation to the existing townscape context which defines the south end of Store Street. The contemporary new building denotes the increasingly modern character of this part of the city centre both with regards to scale and materiality.

Therefore, despite the evident scale of the proposed building in the background to this busy part of the city centre, the Proposed Development would not impact on any designated heritage assets from views along Old Mill Street. The proposals would, consequently, result in a **neutral impact** on the built historic environment from Viewpoint 7.

Viewpoint 8 – Existing



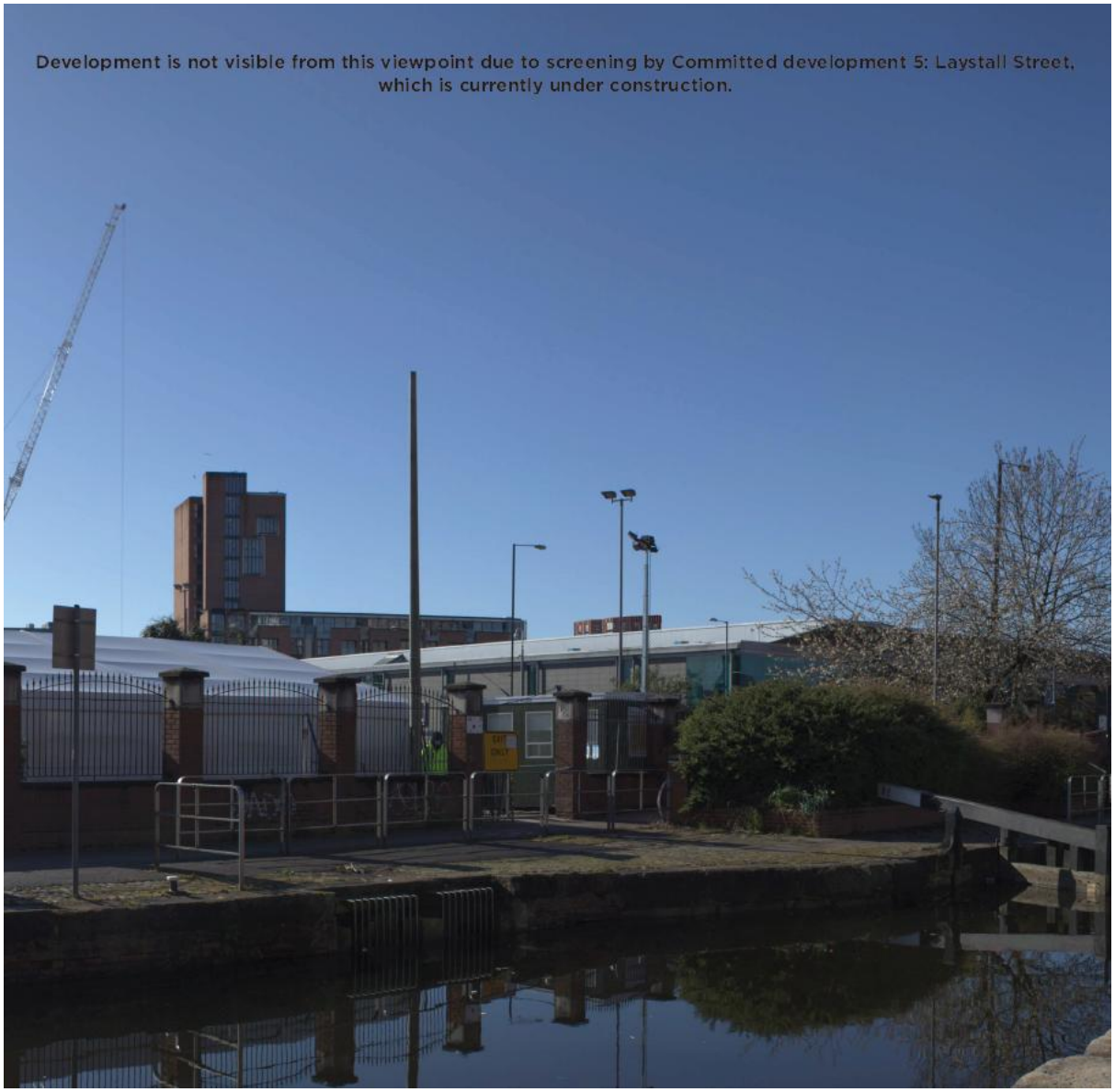
Viewpoint 8 is experienced from Redhill Street, which forms the southernmost boundary of the Ancoats Conservation Area. The view is orientated south, looking towards the site at Store Street. The existing site is not visible from this point within the townscape and currently makes a neutral contribution to the settings of the heritage assets in the view.

Whilst the collection of exceptionally significant former mill buildings which define Redhill Street are somewhat eclipsed from view to the right, the view allows for an understanding and appreciation of their immediate Canalside setting. Within the foreground of the view, a temporary Covid testing centre can be seen, denoted by the pitched tent. Just beyond this, the flat roofline of the Urban Exchange can be seen.

The Grade II* listed Brownfield Mill encloses the view to the far right but is not well represented from this perspective. The listed building is better understood and appreciated from short-to-mid range views along Great Ancoats Street.

The backdrop of the view is framed by the Oxygen development (under construction) which defines the corner of Store Street and Great Ancoats Street and the serviced apartments at Laystall Street denote the evolving skyline to this part of the city centre, which is increasingly defined by buildings of considerable height and scale.

Viewpoint 8 – Proposed



The Proposed Development at Store Street would be glimpsed into view in the far distance, breaking above the flat roofline of the Urban Exchange development, which is situated at Great Ancoats Street. However, this existing view will be changed imminently by the Laystall Street Development, which will completely obscure the Proposed Development from this view.

The Proposed Development would result in imperceptible change from this particular point within the townscape and would not impede on the significant complex of mill buildings which define the Ancoats Conservation Area. The proposals would, consequently, result in a **neutral impact** on the built historic environment from Viewpoint 8.

Viewpoint 9 – Existing



Viewpoint 9 is taken from Sheffield Street, looking north towards the proposed development site at Store Street.

The foreground of the view is dominated by hard landscaping and small pockets of green space, framed by a collection of mid-rise apartments to the left, which were erected in the early 21st century as an extension to the 1990s Piccadilly Village development. Beyond this, the Oxygen tower development is highly visible, signalling the prominent corner of Great Ancoats Street and Store Street.

The view has been selected as it illustrates the immediate setting of the Grade II listed train shed and under croft at Manchester Piccadilly Station, which is eclipsed from view to the rear. Whilst this is not currently a well-developed area, the station is a key nodal point within the city centre and is due to be regenerated in line with the Piccadilly Basin SRF.

Viewpoint 9 – Proposed



The Proposed Development at Store Street will be read as a contemporary addition to the evolving skyline in the middle distance.

Whilst the Proposed Development is visible, it will be clear that it would not intrude on the setting of the Grade II listed train shed and under croft at Piccadilly Station.

Therefore, the visual impact of the proposed development on the settings of the designated heritage assets in the view is considered to be **neutral.** This is because, despite its landmark-scale, the Proposed Development would not diminish the appreciation of any individual heritage asset from this perspective.

6.6 Visual (indirect) Impact Assessment – Summary

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

These values have been established within the following table (Table 8) assessing the scale of impact and the perceived effect of change in each case as regard each of the designated heritage assets identified which could potentially be affected by the Proposed Development.

Table 8 – Predicted impacts of proposed development upon significance of setting to Heritage Assets

Heritage asset	Designation	Relative Significance / Value (inc. setting)	Scale of impact	Significance of the effect of change, or overall impact
Store Street Aqueduct	Grade II*	High	Negligible	**Negligible adverse**
Stable block to south east of Junction Works at Paradise Wharf	Grade II	Medium	Minor	**Minor adverse**
No.40 Ducie Street, former Junction Works at Paradise Wharf	Grade II	Medium	Minor	**Minor adverse**
Crusader Works	Grade II	Medium	Negligible	**Neutral**
32 and 34 Laystall Street	Grade II	Medium	Negligible	**Neutral**
London Warehouse	Grade II	Medium	Minor	**Negligible adverse**
Entrance Archway and Lodge to Yard of the Rochdale Canal Company	Grade II	High-to-medium	Neutral	**Neutral**
Rochdale Canal Company Office	Grade II	High-to-medium	Neutral	**Neutral**
Dale Warehouse	Grade II*	High	Neutral	**Neutral**
Former Horrocks, Crewdson and Company Warehouse	Grade II	High-to-medium	Neutral	**Neutral**

Ashton Canal Lock Keepers Cottage beside Lock Number 2 at Islington Branch Junction Basin	Grade II	High-to-medium	Neutral	**Neutral**
Cooperative Warehouse	Grade II	Medium	Neutral	**Neutral**
Stevenson Square Conservation Area	CA	High	Neutral	**Neutral**
Ancoats Conservation Area	CA	High	Neutral	**Neutral**

6.7 Heritage Impact Conclusions

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

- 2 instances of minor adverse impact;
- 2 of negligible and;
- 10 instances of neutral impact upon the settings of designated heritage assets around the site.

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

Some harm to the heritage asset of the Grade II listed Former Junction Works at Paradise Wharf, the Grade II Stable Block (minor adverse) and a negligible adverse impact on the Grade II* aqueduct, has been identified, owing to the fact the proposals will compete with regards to height in some views. We would, however, measure this harm as limited, less than substantial harm in terms of Paragraph 214 of the NPPF, and that this is more than outweighed by the beneficial aspects of the proposals.

The impact upon the Grade II* Store Street Aqueduct, for instance, has been reduced through the positive impact the proposals will have at streel level. Whilst the proposed height and scale of the development will result in some adverse impact, this will be mitigated in part by the enhancement of the pedestrian environment at Store Street. As stated within Historic England's 2017 Guidance on 'setting' (step 4. Page 12), *"good design may reduce or remove the harm, or provide enhancement, and design quality may be the main consideration in determining the balance of harm and benefit".* The Proposed Development will create active frontages and introduce a sense of place within the immediate setting of the aqueduct by creating a welcoming environment. These benefits are subsequently reflected in the overall significance of effect value.

Further to this, the overall impact upon the Grade II listed London Warehouse has been demonstrated to be negligible. This conclusion has been determined as the elevation location of the listed building ensures the proposed height and scale of the development at Store Street appears less dominant and intrusive in views along Store Street in which the buildings are experienced together.

The direct heritage impact assessment has demonstrated there will be **no direct impact** upon the Grade II* Store Street Aqueduct and will thus have an overall neutral direct impact upon the built historic environment.

7. PLANNING POLICY ASSESSMENT AND CONCLUSION

7.1 Introduction

The NPPF (2024) and the associated Planning Practice Guide emphasise the need for a thorough understanding of the significance of designated heritage assets, to form the basis for the assessment of any development impact. The Heritage Significance Appraisal (Part 1 of this report) has informed the Heritage Impact Assessment (Part 2) which demonstrates that the cumulative impact of the development proposals would have an overall **minor adverse impact** upon the built historic environment.

The Proposed Development addresses the need to redevelop the currently dilapidated and underused site at Store Street, which for a number of years has remained vacant. In regenerating the area and bringing the site into active use, the proposals introduce a sense of cohesion and complement the historic character of the multi-layered environment (which was historically defined by the introduction of the aqueduct / canal structure). In doing so, the development will improve the pedestrian environment around the Grade II* aqueduct.

However, as has been demonstrated within the visual impact assessment, the proposed height and scale of the development will result in isolated instances of adverse impact on the settings of some listed buildings/structures within the immediate area, resulting in a minor compromise of the settings of listed buildings within the immediate area. In line with the requirements of the NPPF (para.214), this impact is considered to be *"less than substantial"* and subject to the public benefits test.

7.2 Meets the statutory and policy requirements.

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 Grade II* listed Store Street aqueduct. This requires a clear and proportionate evaluation of the significance and impact on the identified heritage asset as has been outlined in Parts 1 and 2 of 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 (**paragraph 213-214**).

On the whole, despite the evident scale of the Proposed Development, this largely does not detract from the ability to appreciate the special interest or settings of the listed buildings/structures assessed in this report to anything above a minor degree. The collective impact of the proposals would avoiding any unmitigated conflict with the conservation of the identified designated heritage asset. Thus, the proposal meets the requirements of NPPF, paragraphs **212, 213, and 214.**

The Visual Impact Assessment has demonstrated that the Proposed Development would improve the currently semi-derelict character of the streetscape and introduce a sense of cohesion into the area which is currently negatively defined by gap sites and inactivity.

The development would thus, demonstrably deliver a range of public benefits which are expounded upon further within the Design and Access Statement (by Four Architects). In the above terms, the proposed development positively addresses the core planning principles set out in **paragraph 8** of the NPPF 2021.

7.3 Balanced impact on the heritage asset and historic environment.

The Proposed Development will herald further investment in this part of Manchester, which is currently underutilised. The Proposals will clearly make a positive contribution to the vitality of this part of the city centre. The Proposed Development will restore the historic street line onto Store Street and create active frontages and permeability around the Grade II* Store Street Aqueduct.

REFERENCES

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

1. Planning (Listed Buildings & Conservation Areas Act 1990.
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APPENDICES

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

Table 5: 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 *International architectural and historic interest and importance.*	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 *National architectural and historic importance and interest.*	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. • Unscheduled archaeological sites and landscapes of potential national interest where the particular site is well represented in the impacted historic environment.
Medium heritage significance *Regional architectural and historic importance and interest.*	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, where the fabric and character of the site is well represented in the impacted historic environment.
Low heritage significance *Local architectural and historic heritage importance and interest.*	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 ***Buildings or fabric components which have been extensively altered, eroding or compromising their architectural and historic interest***	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 *Buildings/sites where the potential importance interest requires determination*	This heritage grading relates to sites which may be locally identified as meriting recognition but have not been previously recorded or investigated so that their origins and fabric significance have yet to be objectively defined.

Appendix II: Assessing the Magnitude of Change or Impact

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

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

Table 6: Criteria for defining the effect and degree of direct and indirect heritage impact

Definition of magnitude and nature of heritage impact.	Direct heritage impacts	Indirect heritage impact
Major adverse Impact. ***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.***	**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 understand and appreciate its architectural and historic interest and thus results in total loss of significance.**
Moderate Adverse Impact. ***Less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.***	**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 its heritage interest.**
Minor Adverse Impact. ***The negative impact on the setting or overall character will need to be clearly balanced by appropriate mitigation.***	**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 heritage asset and its setting, such that it is noticeably changed.**
Negligible adverse impact. ***This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant***	**Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its**	**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 alter, but not diminish, the intrinsic heritage interest of the identified**

physical fabric, their settings or significance to any appreciable degree.	**special architectural or historic interest.**	**heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.**
Neutral Impact. ***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.***	**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 architectural, aesthetic and historic interest of the heritage assets in the view, or the ability to appreciate its significance to any measurable degree.**
Negligible beneficial impact. ***The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.***	**Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which is detracts from the character and its special architectural or historic interest.**	**Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic architectural and historic of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.**
Minor Beneficial Impact. ***The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.***	**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 architectural and historic interest of the heritage assets in the view, or the ability to appreciate its significance.**
Moderate Beneficial Impact. ***The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage interest.***	**Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.**	**Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage 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 Impact. ***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 interest.***	**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 interest.**	**Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage 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.**

Appendix III: Assessing the Significance of Impact

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

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

Table 7: Assessing the Significance of Impact

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

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



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