



One North Parade Manchester

Heritage Statement



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Prepared for
**Beaconsfield
Commercial Ltd**

August 2025

Heritage Statement

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EXECUTIVE SUMMARY

- i) This Heritage Statement informs the planning application for the proposed redevelopment of the site, comprising No.1 North Parade and No.5 Parsonage (the Site, or addressed collectively as 'One North Parade'). This report has been prepared by Stephen Levrant Heritage Architecture Ltd. (SLHA), an architectural practice specialising exclusively in the historic cultural environment.
- ii) The Proposed Development comprises the demolition of the buildings at No. 1 North Parade and No. 5 Parsonage to deliver a ground plus 13 storeys (c. 89.345m AOD) office building comprising c.9,991 sqm of Office space (Use Class E(g)), and c.689 sqm of restaurant space (Use Class E(b)).
- iii) An appraisal of the Site and its surroundings has identified that there are a number of heritage assets which have the potential to be affected by the Proposed Development. This includes the extant buildings within the Site, No. 1 North Parade and No. 5 Parsonage, which are identified as non-designated heritage assets (NDHA) by reason of their local architectural and historical interest. Other heritage considerations include the setting of nearby listed buildings and other conservation areas. The full scope of the Heritage Impact Assessment contained within this report is as follows:
 - No. 1 North Parade (NDHA)
 - No. 5 Parsonage (NDHA)
 - Victoria Bridge (Grade II)
 - St Mary's Parsonage (Grade II)
 - Arkwright House (Grade II)
 - National Buildings (Grade II)
 - Blackfriars Bridge (Grade II)
 - Nos. 98-116 Deansgate (Grade II)
 - 31 and 33 King Street West (Grade II)
 - Parsonage Gardens Conservation Area
 - St Ann's Square Conservation Area
 - Flat Iron Conservation Area (located in Salford)
- iv) An assessment of the potential impact of the Proposed Development has been informed by a full understanding of the significance of affected heritage assets (outlined in the Significance Appraisal at **Section 5** of this report) and the design material prepared by the project architect, Squires and Partners. The assessment has also been informed by the analysis of a series of views

prepared by Our Studio. The full Heritage Impact Assessment (**Section 6** of this report) has identified both the direct and indirect impacts of the Proposed Development. A summary of the potential impacts is provided below.

- v) The proposal would result in the clearance of both No. 1 North Parade and No. 5 Parsonage Gardens and the loss of Back College Lane. This would result in the loss of two positive contributors to the Conservation Area. The magnitude of impact resulting from the Proposed Development would be **moderate adverse direct impact** on the Site components, No. 1 North Parade and No.5 Parsonage, which are considered to be NDHAs for the purposes of this assessment.
- vi) A **minor-moderate adverse direct impact** on the urban grain and character of the Parsonage Gardens Conservation Area is identified through the direct impact of the loss of the two NDHAs which results in an erosion of its character and appearance. The degree of change derived in the loss of the two historic buildings and the scale of the replacement building would alter the intrinsic special interest and experience of the designated Parsonage Gardens Conservation Area to a discernible degree. However, it is noted that the key characteristics of the conservation area which define its tightly enclosed streetscapes opening to the greenspace will remain and the impact on the setting of the adjacent listed buildings would be relatively minor.
- vii) The Proposed Development is considered to give rise to **minor adverse indirect impacts** to an appreciation of the special interest of Arkwright House and National Buildings, both Grade II listed, through the change to their setting wrought by the demolition of the two NDHAs and through the scale of the replacement building, which will potentially distract from the experience and appreciation of the listed buildings.
- viii) The Proposed Development is considered to be **neutral** in its effect on heritage assets in the wider setting of the Site, meaning it would not impact on an appreciation of their special historical and architectural interest.
- ix) The adverse impacts identified with regard to Parsonage Gardens Conservation Area, National Buildings (Grade II) and Arkwright House (Grade II) would give rise to a degree of less than substantial harm which would need to be considered in the context of **paragraph 215** of the NPPF and demonstrably balanced by the public benefits of the proposals. The public benefits are outlined in the Planning Statement prepared by Deloitte.

1 INTRODUCTION

1.1 Purpose

- x) This Heritage Statement informs the planning application for the proposed redevelopment of the site, comprising No.1 North Parade and No.5 Parsonage (the Site, or addressed collectively as 'One North Parade'). This report has been prepared by Stephen Levrant Heritage Architecture Ltd. (SLHA), an architectural practice specialising exclusively in the historic cultural environment.
- xi) The proposed development comprises the demolition of all buildings at No. 1 North Parade and No. 5 Parsonage to deliver a ground plus 13 storeys (c. 89.345m AOD) office building comprising c.9,991 sqm of Office space (Use Class E(g)), and c.689 sqm of restaurant space (Use Class E(b)). The Applicant is Beaconsfield Commercial Ltd.
- xii) The site is shown in **Figure 1** below.

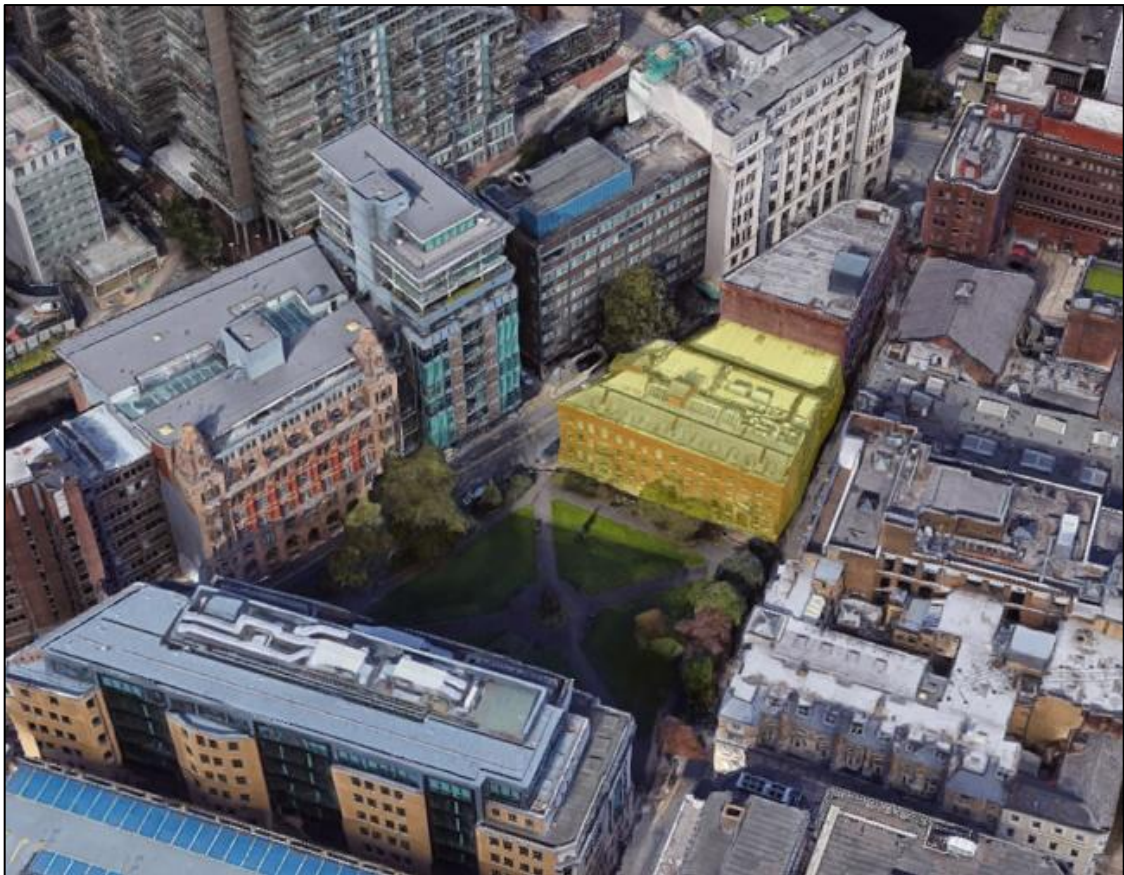


Figure 1: Aerial view of the Site looking north (highlighted yellow).

- xiii) The Heritage Statement is composed of two parts. The first part comprises a **Heritage Significance Appraisal** of the fabric, character and setting of the Site and its context; identifying heritage assets that have the potential to be affected by the proposed development. The significance appraisal has informed the design-development phase and provides an understanding of how the Site's redevelopment may impact the wider historic environment.

- xiv) The significance appraisal is followed by the **Heritage Impact Assessment (HIA)** as required by national and local planning policy. The purpose of the HIA is to objectively evaluate the effects of the proposed development in terms of its **direct heritage impact** (i.e. its proposed demolition and the change to the character of the site and context) and its **indirect heritage impacts** (i.e. resultant changes to the experience and appreciation of adjacent heritage assets). The conclusions of the Heritage Significance Appraisal are used to evaluate the direct and indirect impact of the proposed development on the character and setting of the identified heritage assets as described in the HIA. This HIA also includes a visual impact assessment (VIA) which incorporates Accurate Visual Representations (AVRs) which have been prepared by Our Studio.
- xv) The Heritage Statement, and the preceding conservation advice to the project team, has been prepared in the context of relevant national and local heritage planning policy. The structure of the Heritage Statement is consistent with the requirements of the NPPF 2024, in particular paragraph 207, and Historic England's guidance on the form of '*Statements of Heritage Significance*' (2019). It also utilises the International Council on Monuments and Sites' (ICOMOS) heritage impact evaluation method for clarity and evidenced-based, consistent conclusions.

1.2 Methodology

- i) This Heritage Statement is the result of an extensive process which synthesises literature and documentary research, analysis and processing of information, building surveying, and professional judgment. The documentary research was based upon primary and secondary sources, including maps, drawings, photographs and reports.
- ii) Reference to the following organisations, individuals, and documentation sources has been made throughout the report:
- Manchester City Council archives;
 - Greater Manchester Historic Environment Record;
 - National Archives;
 - National Planning Policy Framework and Guidance;
 - Local Planning Policy associated documents;
 - Historic mapping (Ordnance Survey where appropriate); and
 - Various online resources (including the National Heritage List for England, historic newspapers etc.).
- iii) Surveys of the Site and the surrounding area were conducted in 2015, 2020 and 2025 by visual inspection, in order to inspect the immediate area surrounding the site and the setting of nearby designated heritage assets that could be affected by the proposals. Consideration has also been given to non-designated heritage assets (NHDAs) as well as key views to any notable historic buildings which contribute to the special interest of the area.

- iv) Relevant national and local planning policy has also been examined to define and understand the context for any proposed development of the Site. It is understood that the Site's redevelopment will be considered in the light of national legalisation, local planning policy and Historic England guidance, specifically those related to the identification of significance and the management of change.
- v) The Heritage Statement, therefore, provides proportionate information necessary to evaluate the significance of the Site and its context. The analysis provided by SLHA was used to inform the design-development of the Site and has guided the assessment of the visual impact of the proposals on the historic built environment.
- vi) The Heritage Statement is framed by the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, Sections 7, 66 (1) and 72.
- vii) The Local Planning Authority's assessment of perceived 'harm' to the fabric and setting of a listed building, or 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 demonstrable harm must be *proportionate* to the magnitude of the impact. Thus, '*less-than-substantial*' harm should not be afforded the same weight as that defined as being '*substantial*'.
- viii) The NPPF also stresses that evidence must be proportionate to the impact of the proposed development and that any degree of perceived harm to the significance of a heritage asset is balanced by definable public benefits (Paragraph 215, NPPF 2024).
- ix) Therefore, the analysis of heritage significance accords with the required NPPF approach, as '*the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance*' (Paragraph 207, NPPF 2024).

1.3 Authorship

- i) This report has been prepared by SLHA. The authors were:
 - Kirsten McKnight [BA (Hons), MA, MSc, IHBC] – Associate Director.
 - Lee Hutchings [BSc (Hons)] – Associate Heritage Consultant.
 - Anna Manley [BA (Hons), MA] – Senior Heritage and Townscape Consultant

2. THE SITE AND HERITAGE CONTEXT

- i) One North Parade consists of two separate buildings in the city centre of Manchester, located within the Parsonage Gardens Conservation Area. The site comprises No. 1 North Parade, located on northern side of Parsonage Gardens (accessed via a footpath known as North Parade) and No. 5 Parsonage, which lies directly to the north of No.1 North Parade.
- ii) No. 1 North Parade is a detached block, while No. 5 Parsonage is a narrow block attached to the much larger Parsonage Chambers building which it abuts to the north. A narrow private road known as Back College Lane separates the two buildings which form the proposed development site (see **Figure 2**).

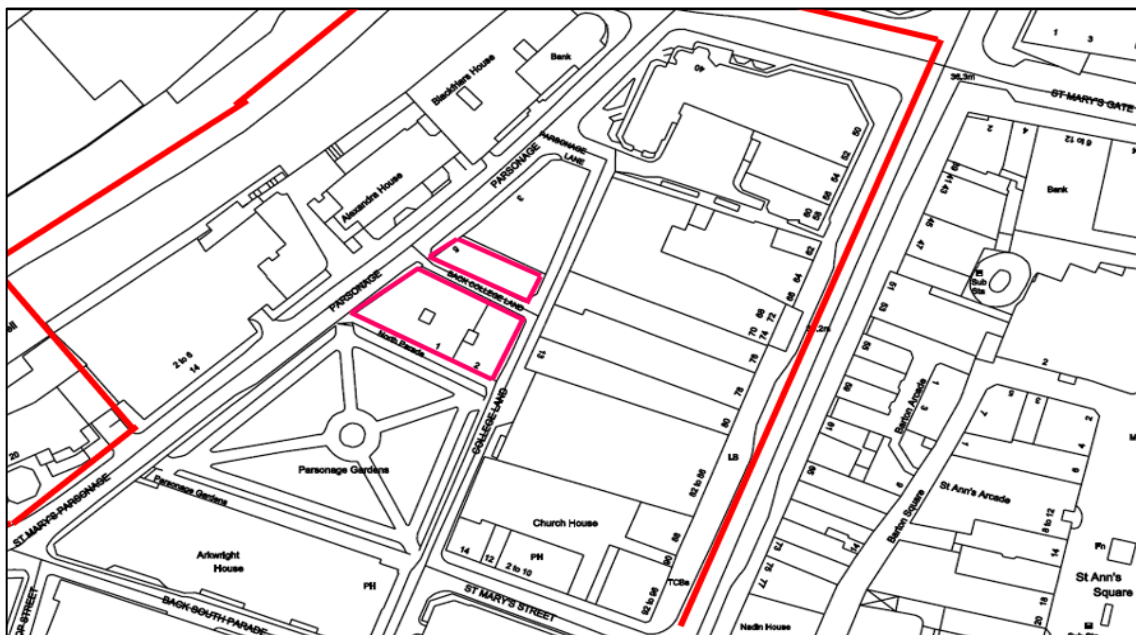


Figure 2: Site plan showing the two separate buildings that form the One North Parade site outlined in pink, and the Parsonage Gardens Conservation Area boundary marked in red.

- iii) The Site comprises of two former Victorian warehouse buildings, which are now both used as offices. No.1 North Parade was constructed during the early-1870s as a multi-use shipping warehouse and agents' offices. The adjacent semi-detached building at No. 5 Parsonage was built during the same period and used as a yarn warehouse.
- iv) Parsonage Gardens is defined and characterised by the open green space which is situated in the centre of the Parsonage Gardens Conservation Area. The gardens provide a valuable area of public realm within the city centre, being conveniently located adjoining Deansgate, which is one of Manchester's busiest and most active commercial shopping streets. No.1 North Parade faces onto this principal greenspace on the north side (see **Figure 3** below).



Figure 3: View looking northeast across Parsonage Gardens towards the Site.

2.2 Statutory Designations

2.2.1 Listed Buildings

- v) 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.
- vi) It will be clear that the redevelopment of the Site with a high-rise element will have the potential to indirectly impact the settings of a number of listed buildings in the surrounding area. The listed buildings within a 250m study area have been identified in **Figure 3a (below)** and those that are considered to be susceptible to indirect impacts from the Proposed Development have been listed in **Table 1 below**.
- vii) This area of analysis has captured 56 listed buildings, however, due to the density, typology and alignment of buildings and road networks within the area surrounding the Site, and the visibility of the development from surrounding streets/buildings (as highlighted on the Zone of Visual Influence plan (ZVI) provided by Chris Burnett (see **Figure 60 in Section 6**), it is considered that some of the identified listed buildings will not be susceptible to potential indirect impacts arising

from the redevelopment of the Site, and, consequently, have been scoped out of assessment within this report.

- viii) Consequently, a total of 7 listed buildings (shaded orange in **Table A**), where the Proposed Development is considered likely to be seen within the setting of the Site will form part of the subsequent HIA in **Section 6**.
- ix) The 250m study area provides a focus for assessment but is not intended to be prescriptive; listed buildings/conservation areas outside of the study area which have the potential to be affected by the proposed development will be included within the VIA where relevant.

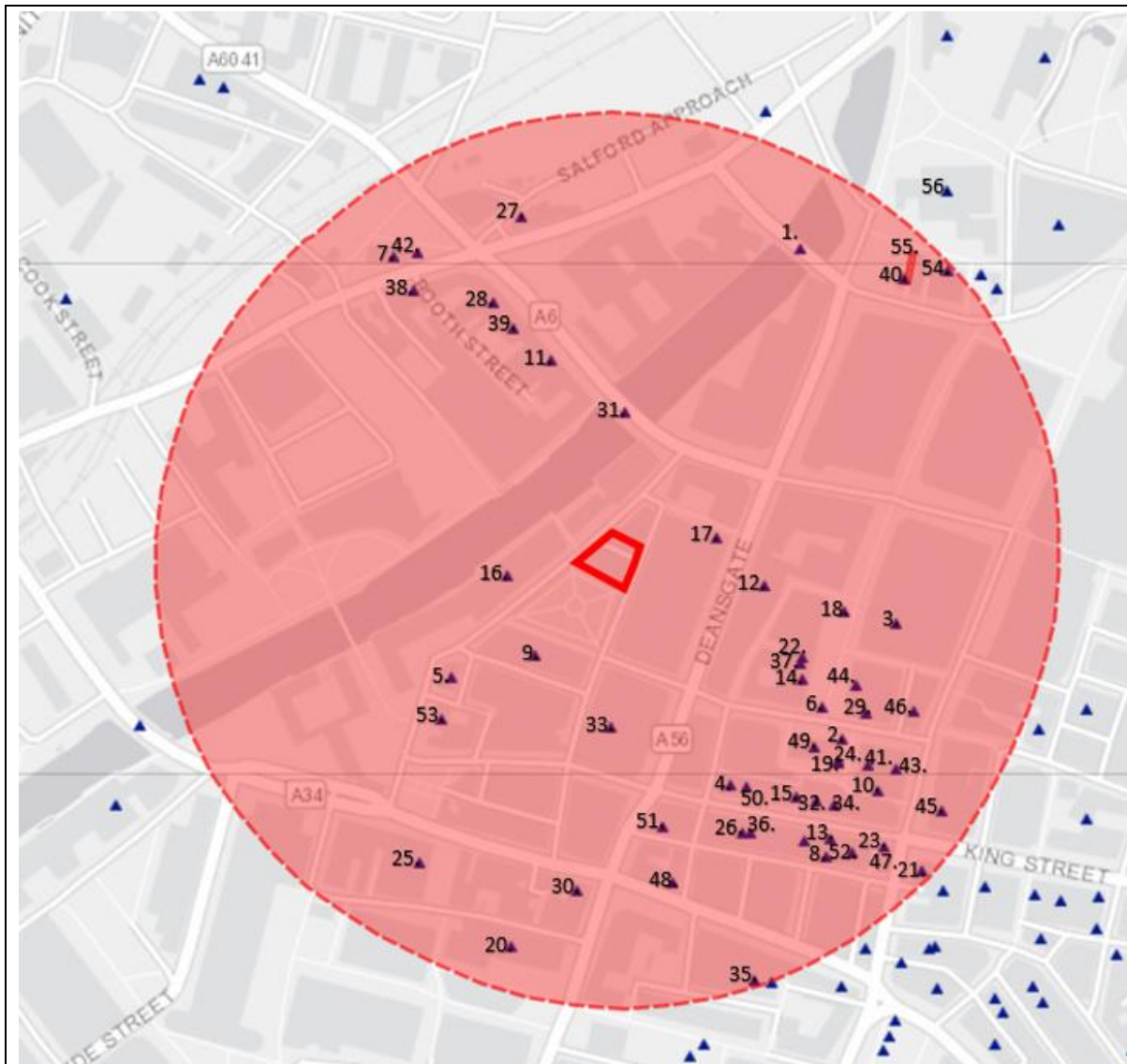


Figure 3a: The 250m radius search area, includes 56 listed buildings considered in **Table 1** below. Manchester Cathedral is included as site **56** due its Grade-1 listed status and proximity. (Source: Historic England)

TABLE A: Designated Heritage Assets within the 250m study area which have the potential to be indirectly impacted by the Proposed Development

Reference on Figure 3a / 3b	Heritage Asset Name/ designation	Scoped in for assessment?
1.	VICTORIA BRIDGE Heritage Category: Listing Grade: II List Entry Number: 1254723	Yes
2.	DEACON MONUMENT NORTH OF APSE AT EAST END OF CHURCH OF ST ANN Heritage Category: Listing Grade: II List Entry Number: 1247653	No
3.	Royal Exchange Heritage Category: Listing Grade: II List Entry Number: 1200826	No
4.	15 and 17 King Street Heritage Category: Listing Grade: II List Entry Number: 1282983	No
5.	ST MARYS PARSONAGE Heritage Category: Listing Grade: II List Entry Number: 1283044	Yes
6.	CODBENS STATUE Heritage Category: Listing Grade: II List Entry Number: 1270783	No
7.	CHURCH OF THE SACRED TRINITY Heritage Category: Listing Grade: II* List Entry Number: 1386185	No
8.	41, South King Street Heritage Category: Listing Grade: II List Entry Number: 1270675	No
9.	ARKWRIGHT HOUSE Heritage Category: Listing Grade: II List Entry Number: 1246660	Yes
10.	NUMBER 54 AND CHOP HOUSE PUBLIC HOUSE THOMAS'S CHOP HOUSE Heritage Category: Listing Grade: II List Entry Number: 1197767	No

11.	THE CROWN TAVERN Heritage Category: Listing Grade: II List Entry Number: 1386084	No
12.	BARTONS BUILDING INCLUDING BARTON ARCADE Heritage Category: Listing Grade: II* List Entry Number: 1200850	No
13.	54 and 56, King Street Heritage Category: Listing Grade: II List Entry Number: 1282986	No
14.	No. 22, ST ANN'S SQUARE Heritage Category: Listing Grade: II List Entry Number: 1247615	No
15.	OLD EXCHANGE Heritage Category: Listing Grade: II List Entry Number: 1197936	No
16.	NATIONAL BUILDINGS Heritage Category: Listing Grade: II List Entry Number: 1254470	Yes
17.	HAYWARDS BUILDING Heritage Category: Listing Grade: II List Entry Number: 1210025	No
18.	WAR MEMORIAL (BOER WAR) Heritage Category: Listing Grade: II List Entry Number: 1254462	No
19.	ALLEN MONUMENT SOUTH OF APSE AT EAST END OF CHURCH OF ST ANN Heritage Category: Listing Grade: II List Entry Number: 1270794	No
20.	JOHN RYLANDS LIBRARY AND ATTACHED RAILINGS, GATES AND LAMP STANDARDS` Heritage Category: Listing Grade: I List Entry Number: 1217800	No
21.	No. 74, KING STREET Heritage Category: Listing Grade: II List Entry Number: 1197939	No
22.	No. 16, ST ANN'S SQUARE Heritage Category: Listing Grade: II List Entry Number: 1270795	No

23.	62, KING STREET Heritage Category: Listing Grade: II List Entry Number: 1219154	No
24.	BOARDMAN MONUMENT SOUTH OF APSE AT EAST END OF CHURCH OF ST ANN Heritage Category: Listing Grade: II List Entry Number: 1247613	No
25.	MASONIC TEMPLE Heritage Category: Listing Grade: II List Entry Number: 1197809	No
26.	28, King Street Heritage Category: Listing Grade: II List Entry Number: 1282984	No
27.	62, CHAPEL STREET Heritage Category: Listing Grade: II List Entry Number: 1386113	No
28.	10 AND 12, BLACKFRIARS STREET Heritage Category: Listing Grade: II List Entry Number: 1386082	No
29.	25, ST ANN STREET Heritage Category: Listing Grade: II* List Entry Number: 1270792	No
30.	SAWYERS ARMS PUBLIC HOUSE Heritage Category: Listing Grade: II List Entry Number: 1282973	No
31.	BLACKFRIARS BRIDGE Heritage Category: Listing Grade: II List Entry Number: 1279490	Yes
32.	33, KING STREET Heritage Category: Listing Grade: II List Entry Number: 1291607	No
33.	Nos. 98-116, DEANSGATE Heritage Category: Listing Grade: II List Entry Number: 1200851	Yes
34.	35 and 37 King Street and attached railings Heritage Category: Listing Grade: II List Entry Number: 1282985	No

35.	Roman Catholic Church of St Mary (The Hidden Gem) Heritage Category: Listing Grade: II* List Entry Number: 1197894	No
36.	WAREHOUSE SHOP Heritage Category: Listing Grade: II List Entry Number: 1197937	No
37.	Nos. 18 AND 20, ST ANNS SQUARE Heritage Category: Listing Grade: II List Entry Number: 1247614	No
38.	No. 81 CHAPEL STREET and No. 4 BOOTH STREET Heritage Category: Listing Grade: II List Entry Number: 1386114	No
39.	14 AND 16, BLACKFRIARS STREET Heritage Category: Listing Grade: II List Entry Number: 1386083	No
40.	MYNSHULLS HOUSE Heritage Category: Listing Grade: II List Entry Number: 1197779	No
41.	WINTERS BUILDINGS Heritage Category: Listing Grade: II List Entry Number: 1270793	No
42.	Sacred Trinity, Salford War Memorial Heritage Category: Listing Grade: II List Entry Number: 1441038	No
43.	NATIONAL HOUSE Heritage Category: Listing Grade: II List Entry Number: 1247611	No
44.	MANSFIELD CHAMBERS Heritage Category: Listing Grade: II List Entry Number: 1247654	No
45.	FORMER LLOYDS BANK Heritage Category: Listing Grade: II List Entry Number: 1291610	No
46.	ALLIANCE HOUSE Heritage Category: Listing Grade: II List Entry Number: 1209486	No

47.	EAGLE HOUSE Heritage Category: Listing Grade: II List Entry Number: 1209494	No
48.	105-113, DEANS GATE (See details for further address information) Heritage Category: Listing Grade: II List Entry Number: 1210049	No
49.	CHURCH OF ST ANN Heritage Category: Listing Grade: I List Entry Number: 1247612	No
50.	19, KING STREET Heritage Category: Listing Grade: II List Entry Number: 1197935	No
51. 51	4-14, KING STREET (See details for further address information) Heritage Category: Listing Grade: II List Entry Number: 1210004	No
52.	No. 48, KING STREET Heritage Category: Listing Grade: II List Entry Number: 1197938	No
53.	31 AND 33, KING STREET WEST Heritage Category: Listing Grade: II List Entry Number: 1282988	Yes
54.	MITRE HOTEL Heritage Category: Listing Grade: II List Entry Number: 1197780	No
55.	The Hanging Bridge immediately south of Manchester Cathedral Heritage Category: Scheduling Grade: Not Applicable to this List Entry List Entry Number: 1020983	No
56	Cathedral Church Of St Mary Heritage Category: Listing Grade: I List Entry Number: 1218041	No
Blue	Parsonage Gardens Conservation Area	Yes
Orange	St Ann's Square Conservation Area	Yes
Purple	Flat Iron Conservation Area (Salford)	Yes
Pink	Albert Square Conservation Area	No
Green	Deansgate/ Peter Street Conservation Area	No

2.2.2 Conservation Areas

- x) 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. Due to the proposed scale of the development, it will be clear there is the potential for the development to be viewed from select points within the wider townscape.
- xi) As demonstrated in **Figure 3b**, below, the Site is situated within the Parsonage Gardens Conservation Area. Within the 250m study area are four other conservation areas, however, utilising the ZVI (**Figure 60**) only the Parsonage Gardens, St Ann's Square, and Flat Iron (Salford) conservation areas have been scoped in for assessment.

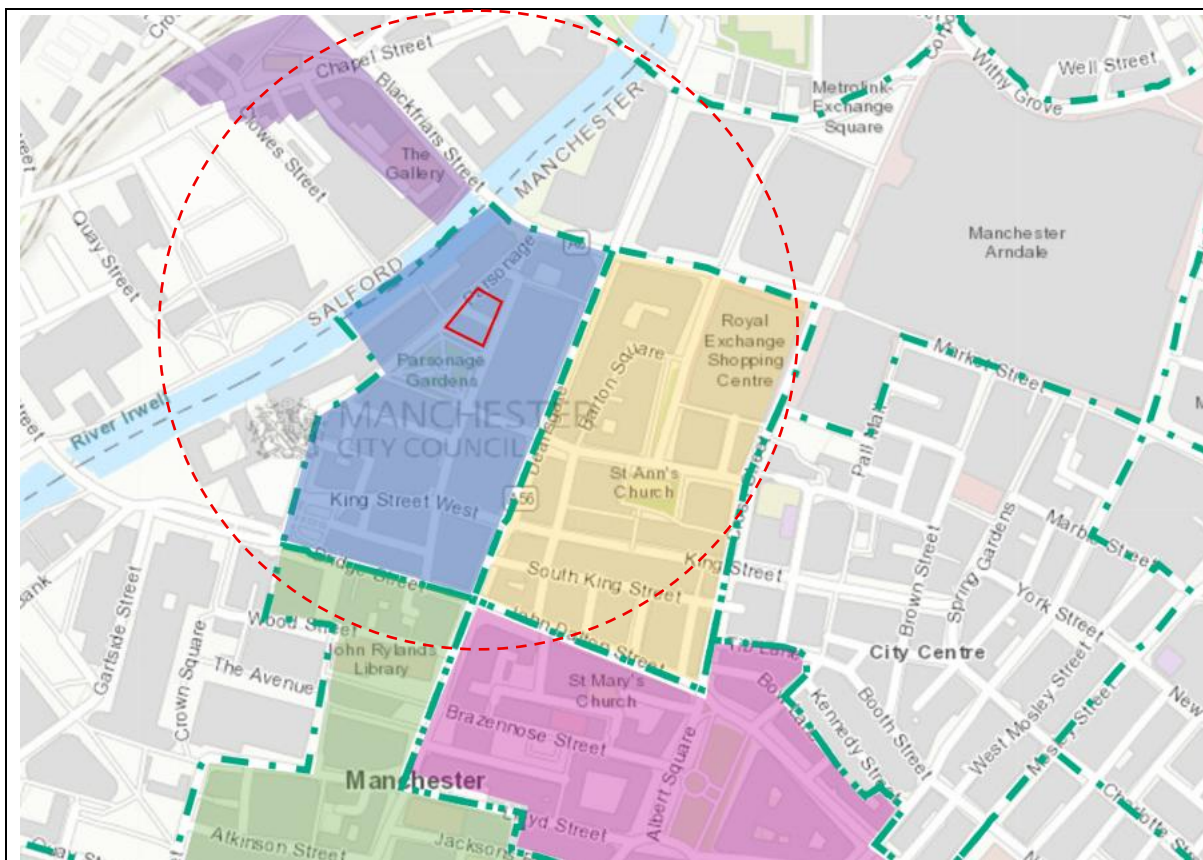


Figure 3b: Conservation Area boundaries within 250m of the site. Blue = Parsonage Gardens Conservation Area (location of the Site highlighted in red); Orange = St Ann's Square Conservation Area; Green = Deansgate/ Peter Street Conservation Area; Purple = Flat Iron Conservation Area; and Pink = Albert Square Conservation Area. (Source: MCC)

2.2.3 Non-designated Heritage Assets

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

- xiii) Some NDHAs, such as buildings of good local character or sites of archaeological interest, are of heritage significance but not at a level that would pass the threshold for national designation (listing). Such assets can, singularly and collectively, make an important, positive contribution to the local environment. It is important to note that not all non-designated heritage assets will necessarily feature on a local list and may be identified by the Local Planning Authority at any time during the planning process.
- xiv) At the time of writing, Manchester City Council do not retain a local list. In the absence of this, the assessment of whether the buildings within the Site should be identified as 'non-designated heritage assets' needs to be made.

3. HERITAGE POLICY CONTEXT

3.1 Introduction

- i) In accordance with the 2011 guidance of the International Council on Monuments and Sites (ICOMOS) on *'Heritage Impact Assessments'* it is important to test development proposals, *"against existing policy frameworks and the management plan for the property and surrounding area"* (para.5-11). Therefore, this section outlines the planning policy framework within which the significance of the Site will be subsequently tested against the proposed development.
- ii) The HIA takes into consideration the significance of One North Parade, its setting and the heritage assets in its surrounding context. The significance appraisal methodology outlined below is derived from the guidance set out by ICOMOS to ensure objectivity.
- iii) The below evaluation of significance and subsequent conclusions have been framed by the methodology outlined in Historic England's 2008 guidance on 'Conservation Principles' and the following:
 - the relevant legislation relating to both planning and heritage designations.
 - the objectives and policies for the historic environment stated in the National Planning Policy Framework 2024 (NPPF), and Planning Practice Guidance (PPG).
 - Manchester's Core Strategy and the Guide to Development in Manchester SPD.

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

- i) The Planning (Listed Buildings and Conservation Areas) Act 1990 is of relevance as it provides specific protection for buildings and areas of special architectural or historic interest, over and above that provided by development management.
- ii) **Section 72** of the Act is of particular relevance as it embodies the *'general duty as respects conservation areas in exercise of planning functions.'* The proposed development site has the potential to affect the character of the designated Parsonage Gardens Conservation Area. Case law and planning practice has also established that a conservation area may also have a setting (as a designated heritage asset), therefore it is necessary to consider the impact of the extant site and proposed development on the character and appearance of the adjoining conservation area.
- iii) A key phrase in this regard within 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.'* The general duty is therefore applicable to the present proposals.
- iv) The Planning (Listed Buildings and Conservation Areas) Act 1990 also imposes specific requirements to consider the direct and indirect heritage impact of development which may

impact on the special architectural or historic interest of adjacent statutorily listed buildings. The identified, nearby grade-II listed buildings require an assessment of the impact of the development proposals in terms of the potential change to the experience of the heritage asset. (i.e. their 'settings') in the context of **Section 66** of the 1990 Act.

- v) The 'setting' of a Listed Building is not a heritage designation, it is simply defined in the NPPF as the *"surroundings in which a heritage asset is experienced"*. Thus, it is important to consider whether there is any change to the experience and appreciation of the listed building, to determine the overall impact of the development. Given the enclosed nature of the extant site a search area of 250m radius from the One North Parade site has been determined to be appropriate.
- vi) Therefore, the contribution of the existing building group to the experience of listed buildings within this search area has been considered to subsequently measure the degree of change which may result from the proposed development. The key test, derived from the legislation and subsequent guidance, is whether the proposed change makes any difference to the significant fabric, or an appreciation of the special interest of the designated heritage asset. Thus, it is important to determine the degree of change and whether the proposed development would result in a negative perception of the asset or diminish its values as a designated heritage asset.
- vii) In accordance with **Section 66**, if a negative impact on any designated heritage asset is identified, its extent must be defined. This is necessary because limited, or *"less than substantial harm"*, should not be afforded the same weight as that which is deemed to be *"substantial"*.
- viii) *"Substantial harm"* under the NPPF 2024 is thus interpreted as having a fundamental impact on the significance of the heritage asset by means of total loss, profound physical harm to its fabric, or the complete compromise of its setting. It follows that *"less than substantial harm"* is a physical alteration or development affecting the setting of a designated heritage asset which may alter but does not fundamentally compromise its *"special architectural or historic interest"*. The key planning consideration is thus whether the proposed development would cause any demonstrable, unmitigated 'harm' or erosion of the interest of the identified heritage assets. Therefore, the weight to be applied by the local authority must be proportionate to the status of the affected heritage asset and the nature of the proposed change.
- ix) This Heritage Statement aims to provide the evidence to appropriately balance consideration of the proposed development on the identified heritage assets. In accordance with the requirements of the 1990 Act.

3.3 National Planning Policy Framework (NPPF) 2024.

- i) The NPPF forms the Government's policy guidance to local authorities as to how the primary planning legislation should be implemented and how applications for planning permission and other consents (such as listed building consent) should be determined. It replaces planning guidance on a wide range of topics, including heritage, within a single standalone document.
- ii) The policies in the NPPF constitute the Government's view of what sustainable development in England means in practice. In these terms, development proposals which fail to give due weight to the conservation of heritage assets are deemed not to be sustainable development and consequently should not be supported. This is because one of the key dimensions of sustainability is protecting and enhancing our historic environment (NPPF **paragraph 8**).
- iii) The NPPF stresses that "*great weight*" should be given to the conservation of designated heritage assets (NPPF **paragraph 212**), emphasising the more important the asset, the greater the weight should be. The need to avoid "*substantial harm*" to such assets is outlined in terms of demolition, alteration, or the compromise of its setting.
- iv) Where proposals will lead to less than substantial harm to the significance of a designated heritage asset, the NPPF states that 'this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use' (NPPF **paragraph 215**).
- v) According to paragraphs 215 of the NPPF, 'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application' coming to a 'balanced judgement' in regard to the scale of any harm.
- vi) Local planning authorities should also 'not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred' (NPPF **paragraph 216**).
- vii) In regard to conservation areas, **paragraph 219** of the NPPF states that local planning authorities 'should look for opportunities for new development within Conservation Areas... and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.' **Paragraph 220** goes on to say that 'Not all elements of a Conservation Area... will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under **paragraph 214** or less than substantial harm under **paragraph 215**, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site **as a whole**.'
- viii) It will be clear that development within the setting of a designated heritage asset could have some impact on its significance, and that this could be either beneficial, neutral or harmful. The fundamental design objective is to ensure that the balance of the impact on the settings of the

identified heritage assets will minimise any negative impact on their significance. Consequently, the proposed development is required to be justified by clear and convincing evidence of the impact upon the settings of the assets and the Heritage Statement endeavours to provide this information.

- ix) The National Planning Practice Guidance (NPPG) 2024 defines the setting of a heritage asset as, *“...the surroundings in which an asset is experienced [which] may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive...”*. It goes on to note that, *“the extent and importance of setting is often expressed by visual considerations”* however setting also includes *“our understanding of the historic relationship between places”*. This highlights the requirement for proportionate research into the development of the area affected by the proposals and the relationships between the various identified heritage assets.
- x) The NPPG identifies the importance of pre-empting or minimising potential harm to heritage assets, or their settings, by obtaining, *“a clear understanding of the significance of a heritage asset and its setting...to develop proposals which avoid or minimise harm.”* This approach has been adopted during the development of the proposals by obtaining early heritage advice and in the research carried out which is outlined in the below heritage significance appraisal.

3.4 Local Planning Policy

- i) Manchester's Core Strategy was adopted on the 11 July 2012 and is the key document in the Manchester Local Plan. The relevant, local heritage planning policy maintains the same focus as the NPPF. Manchester City Council's (MCC) heritage policies focus on the fundamental importance of *“preserving or, where possible, enhancing the historic environment”*. An Addendum to Manchester's Core Strategy was adopted in March 2024. Specific Core Strategy policies have been replaced and superseded by Places for Everyone (PfE) policies. The following policies from Manchester's Core Strategy and the 2024 Addendum are of importance to the heritage assets considered within this statement.
- ii) **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.
- iii) Policy EN3 (Heritage) in Manchester's Core Strategy has been replaced by **PfE Policy JP-P2 (Heritage)** in the Addendum to Manchester's Core Strategy (2024). This policy sets out to 'positively conserve, sustain and enhance' the historic environment, heritage assets and their settings. Opportunities would be pursued to promote, enjoy, understand and interpret heritage assets and to maximise wider public benefits to reinforce 'Greater Manchester's distinct character, identity and sense of place'. Local plans, according to this policy, will set out key elements that contribute to the district's identity and character. Particular consideration will be given to ensure the significance of these key elements are 'protected from harm'. Development

proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

3.5 Historic England's Good Practice Advice Notes

- i) This Heritage Statement conforms to the structure and methodology recommended by Historic England in its 2019 guidance on '**Statements of Heritage Significance' (HEAN 12)**. It provides proportionate and objective analysis to first understand the extant site and then evaluate its proposed development.
- ii) Historic England's Good Practice Advice notes (GPAs) have also been used to frame this Heritage Statement. The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology, but they are useful tools in which to frame the structure for significance and impact analysis. Particular reference has been made to: **Good Practice Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment)** and **Good Practice Advice Note 3 (The Setting of Heritage Assets) 2017..**
- iii) In particular, the present report takes account of the advice contained within the revised version of GPA Advice Note 3 on understanding what constitutes the setting of a Listed Building, Conservation Area or other heritage asset. The selection of the study area and the heritage assets which may be impacted by the development have been considered in this context. The selection of key views within the assessment also considers the surrounding heritage assets.
- iv) As regards to 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 consideration of both the extant contribution (in Part 1) and the impact of change (in Part 2) in this Heritage Statement.
- v) The following points highlight the key considerations used to assess the site at One North Parade and the potential impact of proposed works:
 - a) Data gathering, and analysis of visual impact should be proportional to the relative significance and status of the site, as well as the needs of decision-taking.
 - b) The concept of 'setting' is not itself a heritage asset, nor a heritage designation. Its importance entirely lies in what it contributes to the significance of the identified heritage asset (or to the ability to appreciate that significance).
 - c) By definition, all heritage assets have significance. However, their sensitivity to change and the contribution made by setting varies in proportion to the significance, nature and status of the identified heritage asset.

- d) An individual heritage asset's setting may be enhanced by development, although it is acknowledged that not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset (or the ability to appreciate it).
 - e) Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed, change may be positive, for instance where the setting has been compromised by poor development.
- vi) The guidance in **Historic England's Advice Note 4 'Tall Buildings' 2nd Edition** (March 2022) has also been considered, as a guide to the design of options for the scale of the proposed re-development and as a means to evaluate the potential impact of the preferred scheme.
- vii) Therefore, the advice and methodology suggested in Historic England's guidance for the analysis of significance and development impact, has been used in particular as the basis for the consideration of 'setting' and the visual impact of the development in this analysis of the One North Parade site.

4. SITE APPRAISAL

4.1 Historical development of the Site

- i) In order to understand the heritage significance of the site and the wider area of analysis, it is also necessary to understand its historical development. This section of the report analyses and interprets historic maps as well as primary and secondary information in order to highlight the main periods of development and inform the significance of relevant buildings and heritage assets.
- ii) The buildings at One North Parade have evolved from a series of former site uses and historic street patterns from the mid-17th Century to the late-20th Century. This section will chronologically chart these phases and developments with reference to the evolution of the context and building from the late-medieval period to the current day.
- iii) As can be seen from the historic map regression below, the One North Parade site and its context have undergone substantial developments since the 17th Century. The Site evolved from a rural bankside of the River Irwell into a dense residential area and later a distinctly commercial area dominated by substantial warehouses and offices.
- iv) The first reference to the plot, now known as Parsonage Gardens, was in 1066 when, after the Norman Conquest, William granted tenancies to Albert Greslet, then Baron of Mamecestre. Thomas La Warre became the twelfth baron in 1398 and later became the parson of St Mary's, the parish church. The former collegiate church which lies to the north of the site (see **Figure 3a** and **Table 4**, site **56**) and now forms Manchester Cathedral commenced the transformation of the subject site as market gardens (see **Figure 4**).



Figure 4: 1650 retrospective map showing the Parsonage Gardens area (highlighted yellow) laid out as kitchen gardens for the Collegiate Church (highlighted red) to its north, as the first known transformation of the former agricultural land.

- v) The collegiate church required extensive gardens to cater for its pupils. Consequently, the area now known as Parsonage Gardens, onto which One North Parade faces, was cultivated to provide food in a series of small rectangular garden plots, in an area which was largely rural in character. After the college was dissolved in 1547, the wardens were provided with a college house in 1578, and in 1635 they were further provided with the two-acre parcel of land known as Parsonage Croft (now Parsonage Gardens).
- vi) The 1650 retrospective map (see **Figure 4** above), looking south over the collegiate church (now Manchester Cathedral) and the River Irwell, shows the site of Parsonage Gardens marked as an 'L' to the top right corner. The 'L' represented the 'New Gardens' which were formed to provide the church, who owned the land, with fresh fruit and vegetables. The One North Parade site was used as one of six rectangular plots, each with a different design and cultivation. The Site is situated outside of the former finely grained medieval core of the city enclosing the collegiate church area. The (then) modest town was distributed along the former Roman Road (now Deansgate) which adjoined the kitchen gardens - the area along the River Irwell remained largely pastoral and uncultivated in character.
- vii) By the mid-C18th the site of One North Parade had become enclosed by residential development. The 1750 Town Map (see **Figure 5** below) shows the subject Site and its immediate context had been developed with the town also consolidating along Deansgate. Townhouses also enclosed the neighbouring area of St. Ann's Square which centred around the newly constructed St Ann's Church. The subject site had, by this date, broadly acquired its present form as the street pattern became defined, tapering to the east. An open area of ground

known as 'Parsonage Croft' was retained and was enclosed by high-quality townhouses with views retained to the river to the north. Parsonage Croft had built form on three of its four sides. At this time, St Mary's Parsonage was known as Parsonage Bank.



Figure 5: 1750 Manchester Town map showing the Parsonage Croft site laid out in advance of accommodating the church. The approximate site of One North Parade (highlighted) is shown as a square of townhouses with what looks to be an internal courtyard.

- viii) As the town's population developed in the later-18th century a new church was built on the site of Parsonage Croft which was opened and consecrated in 1756. This was St. Mary's Church, which was designed to be the focus of an up-market residential area and was a building recorded as being of considerable cultural elegance and proportions for the period.
- ix) The 1772 Town Plan by Tinker (see **Figure 6** below) shows the continued urban growth around the One North Parade site and the plan form of the new church of St Mary which occupied the current Parsonage Gardens site.



Figure 6: 1776 Tinker's Manchester Town map showing the approximate site of One North Parade (highlighted) laid enclosing the site of the Church of St Mary, which occupies the site of current Parsonage Gardens.

- x) The first edition Ordnance Survey Plan and the 1851 Adshead Plan of Manchester (see **Figures 7 and 8** below) show the plan form of the church and the consolidation of the residential neighbourhood around the churchyard. The new church was an austere stone building in the Doric style, originally having a tower of approximately 180 feet which was surmounted with a lantern comprising of eight Ionic pillars on which stood a spire. The top of the spire was damaged in 1824 by a storm, which also damaged many of the townhouses along North Parade and the wider area. The spire was subsequently shortened to remove the damaged area, and in 1854, was removed entirely.
- xi) The site of One North Parade can be clearly seen, showing a row of six terraced houses fronting the footway known as 'North Parade' (see **Figures 7 and 8** below). To the rear of these dwellings was a narrow alleyway known as 'Back College Land', which was closed off by gates at its junction with St Mary's Parsonage. By this time the enclosing road of 'Parsonage Bank' had been renamed 'St Mary's Parsonage', after the construction of St Mary's Church. 'College Land' forms the southern boundary of the Site and contained the rears of commercial buildings along Deansgate. The names of the enclosing roads reflected the former ownership of the site by the Collegiate Church.
- xii) The site of No. 5 Parsonage during this period was formed of a number of small commercial premises, as well as outbuildings and stables, connected with the dwellings fronting North Parade. To the south of the church was South Parade, which contained several early terraced dwellings, most of which had been converted by 1851 into commercial premises and an eye hospital (see **Figure 8** below). An article in the Manchester Guardian in 1853, notes that No. 8 North Parade had been converted for the use of the 'General Dispensary for Children' -a sign that the residential population of the immediate area had begun to move away from the city centre by the mid-19th century.



Figure 7. Extract from 1851 Ordnance survey showing the townhouses and rear commercial properties which then occupied the site of One North Parade. The layout of the church is clear as is the on-going transformation of the neighbourhood with an increasing number of workshops and commercial properties.

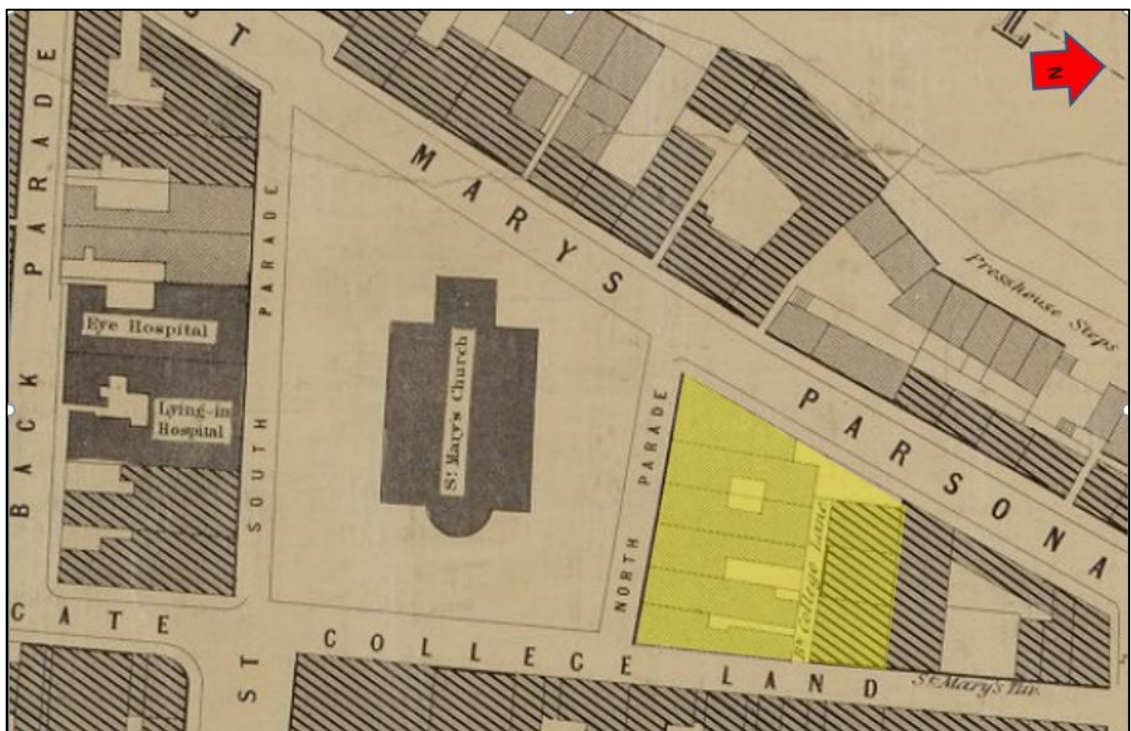


Figure 8. The Adsheads Plan of 1851 shows the increasing evolution of the upmarket residential area into a commercial area, dominated by small workshops and premises.

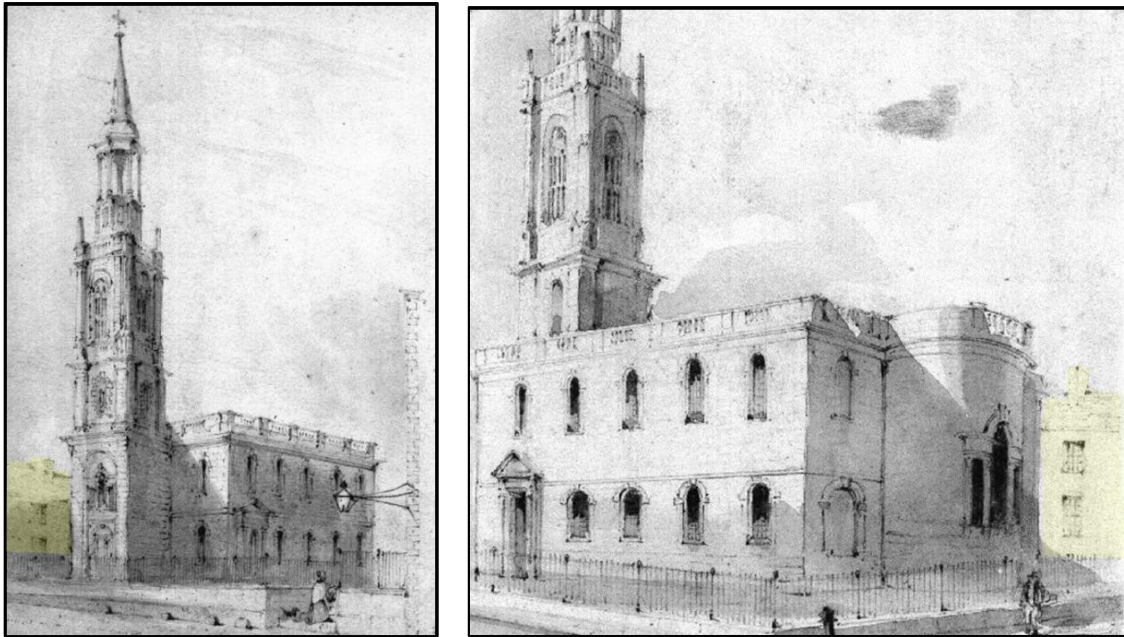


Figure 9. Two views of St Mary's Church in c1850, showing the original tall steeple (left). Note the 2-3 storey scale of the dwellings which occupied the One North Parade site to the north of the church (highlighted).

- xiii) The Slaters Directory of 1863 records the change of use of the terrace from residential to commercial within the former townhouses. The occupiers of the properties along North Parade were recorded as: No.2 John Greenhalgh, Upholsterer, No.4 Mary Hoskinson who ran a school as well as Jane M Stewart's Dining and Coffee Rooms. No. 8 was occupied by Mr F. N Walmsley, a surgeon, with Ann Rosson, a brush-maker and dealer, at 12 North Parade. The remaining property appears to be the home of George Sutcliffe of Temple & Sutcliffe - a manufacturer.
- xiv) The 1871 Plan of the site at One North Parade still records the row of domestic terraced houses fronting North Parade, which are identifiable by the long outriggers to the rear of the properties but had become increasingly enclosed by commercial uses (see **Figure 10** below). However, the former residential terrace at North Parade was in the process of complete transformation. Land to the left part of the building was known as 'New Exchange Buildings', whilst the right side was known as the 'Atlas Packing-house'. The packing warehouse was equipped for the making-up and packing of goods via steam power and was advertised as early as 1871 as providing single and double offices of a superior quality. The newly built warehouse and office at Nos. 1- 3 North Parade is recorded on the 1883 Slater's Plan of Manchester (see **Figure 11** below).
- xv) Both buildings which now comprise of the One North Parade site appear to have been erected by 1877 as the Slater Directory for the year 1877-8 records No.5 Parsonage as having been occupied by William Hughes & Co yarn agent. The company later expanded to occupy part of the newly constructed Nos. 1-3 North Parade Warehouse and offices. The latter was divided into three units and initially mainly accommodated a collection of agents for manufacturers and small-scale businesses.
- xvi) The 1877-78 directory records that No. 1 North Parade was largely occupied by the offices of Thomas Hobson, a cotton manufacturer and merchant, and the Commercial Union Assurance

Fire and Life company, headed by Agent Joseph B Dodson. Dodson is also recorded as being an estate agent. Cloth Agents Amos Ritchie & Niven also occupied offices in the west end of the warehouse. Next door, at No. 2 North Parade, was occupied by a cloth agent John Orr and his brother William Orr, a Yarn agent, with No.3 accommodating the Atlas Packing Company and merchants such as the Magaritti Brothers, Messrs Dris Lalmai, and the Fotiadi Brothers.



Figure 10. Plan of 1871 shows the increasing consolidation of the former upmarket residential area into a commercial area, dominated by small workshops and premises. The site at One North Parade appears to remain as town houses until the late-1870s.



Figure 11. Slater's Plan of Manchester 1883, showing the warehouse/offices at Nos. 1-3 North Parade.

- xvii) The transformation of both the site and the immediate area was largely complete by 1891 (see **Figure 12** below). As discussed above, Nos. 1-3 North Parade comprised a single-phase warehouse building internally divided into three separate business units which replaced the former townhouses and rear gardens on North Parade.
- xviii) The 1886 Goad Fire Insurance Plan of Parsonage Gardens and North Parade clearly shows the separate three parts of the building along North Parade (see **Figure 12** below). The property flanking the north side of the disused graveyard is divided into separate units with two internal light wells to light the interiors, along with a crane to its rear elevation on Back College Land. The site of No. 5 Parsonage is also shown in its entirety, showing its splayed corner to College Land.
- xix) The North Parade property appears to have been consolidated into larger units by 1883 as the business expanded and changed. The west-end unit (No.1) was being used as a machinery warehouse and offices for E. Szarbinowski & Co in 1883 and Thomas Hobson, the by-then established cotton merchant. The central section at No.2 North Parade was being used as a yarn warehouse for W. Hughes & Co and offices for agents Frederick A Hough & Co., Taylor Brothers (Milliners) and John Orr a cloth merchant. The east end of the North Parade warehouse building was being used by the Atlas Packing Company as a shipping warehouse, alongside premises for F. Tarrazi & Co. and Raffael Moise & Co (merchants). The adjacent building at 5 Parsonage was in use by W. Hughes & Co as a yarn warehouse. This arrangement continued into the early-20th century (see **Figure 14** below).
- xx) The 1891 plan (See **Figure 12** below) shows the site had been enclosed with properties accessed from College Land and the majority of buildings along South Parade have been joined into one use. This map marks the year in which the Church of St Mary was demolished, and the site turned into a park – refer to **Figure 13** for photographs of the church being demolished.



Figure 12. Plan of 1891 showing the disused church and graveyard flanked by the warehouses flanking North Parade. The transformation of the former residential area is well advanced.



Figure 13. Two views of the west and east end of St. Mary's Church in 1891, in the process of demolition. The north elevation of the warehouse property facing North Parade can be seen (highlighted) enclosing the church.

- xxi) St. Mary's Church which previously occupied the space at Parsonage Green was demolished in 1891 to reveal the space as a managed graveyard and later a public park (see **Figures 19, 20, and 21** below). The flanking buildings at the One North Parade site remained unaltered following the demolition of the church.

- xxii) The amended Goad map of 1909 (see **Figure 14** below) illustrates the commercial consolidation of the area following the demolition of the church and the loss of the residential uses. No. 5 Parsonage was in use as a yarn warehouse, occupied by W. Hughes & Co by 1891, a company which also occupied the central building of North Parade (see **Figure 14** below).

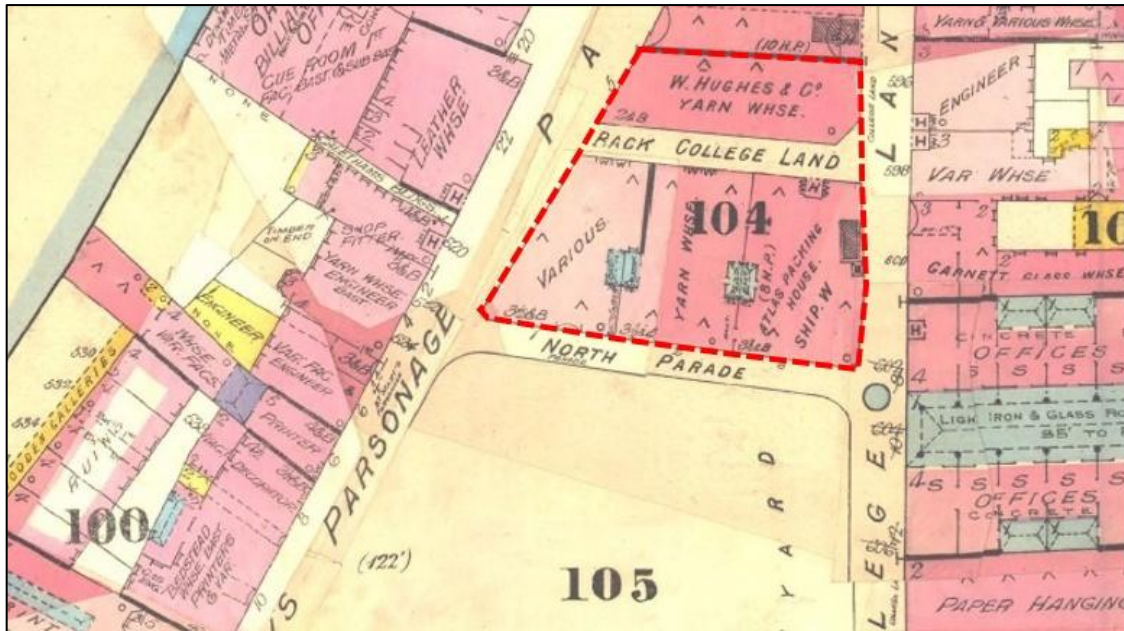


Figure 14. The Goad Fire Insurance Plan Map 1886, as amended around 1909. This map shows the cleared churchyard and the use and occupants of the buildings: No.5 Parsonage and Nos. 1-3 North Parade (now known as One North Parade). The transformation to a commercial district is evident.

- xxiii) The site of the demolished church was turned into a small park known as Parsonage Gardens. Its surviving Victorian stone edgings and paths echo the original design of the former Parsonage Croft, prior to the construction of the church. By the early-20th century the site of the former parish church St Mary's Church had been laid out in its current form, with a similar arrangement of pathways as remains extant today (see **Figure 15** below). The enclosing buildings flanking College Land (east of One North Parade) continued to evolve in response to commercial changes, including the erection of Deansgate Arcade, which linked Deansgate with College Land via a glazed arcade (see **Figure 15** below). Deansgate Arcade was demolished between 1955-6 and replaced with a modern office building.
- xxiv) The street layout remained consistent but the scale of buildings within the evolving area continued to change and became both larger and taller (see **Figure 15** below). Arkwright House enclosing the length of South Parade was erected in 1929 South Parade originally contained a terraced row of Georgian townhouses, these were taken over by medical and commercial institutions throughout the 19th century, and eventually replaced by the construction of Arkwright House, designed by architect Harry Fairhurst in 1929 (now listed Grade-II). The site of One North Parade remained largely unchanged during the inter-war period, with both buildings remaining in warehouse use, although Nos. 1-3 North Parade had been altered to create a single larger unit at No. 1 North Parade with the east end known as No. 2 North Parade.



Figure 15. OS plan 1922 showing the transformation of the area by the introduction of large commercial and leisure buildings including Arkwright House (opened 1929) and the Picture Theatre.

- xxv) The streets surrounding Parsonage Gardens continued to be redeveloped in a relatively piecemeal fashion into the 20th century, completely replacing the late-18th century residential properties by the end of the 19th century with small industrial buildings, primarily located along the northern side of St Mary's Parsonage. These included several late-19th century tenement buildings, alleyways and dank passages, on the banks of the river, which included the notoriously insanitary Irwell Buildings. These were demolished and replaced with early—20th century office buildings such as National Buildings in 1905, which encloses the gardens, perpendicular to the One North Parade site.
- xxvi) The residences which occupied the Site before the construction of the present building comprised of a row of six 18th-century townhouses. To the rear of the dwellings were long narrow yards, which led onto the narrow alleyway known as Back College Land, reflecting the historic landownership.
- xxvii) In August 1917, No.1 North Parade was purchased from the Dean and Chapter of Manchester Cathedral, to become the new head office of the 'Independent Order of Rechabites, Friendly Society'.¹ The Order retained the building well into the 1960s, and following their departure, the building reverted to multi-functional and company use, mainly characterised by offices.

¹ 'Friendly society's', like the Oddfellows and the Order of the Buffaloes, were precursors to the Welfare State System, acting as a form of health insurance. The Rechibite Order got their name from the Old Testament. The

- xxviii) Due to the unfortunate timing of the official opening (7th August 1917), being at the end of the First World War, the building works remained uncompleted until the labour shortage had been remedied in the 1920 (see **Figure 16** below).



Figure 16. A view of Parsonage Gardens in the mid-1920s showing the dormers installed to the roof following alterations made by the Independent Order of the Rechabites.

- xxix) The buildings No. 5 Parsonage and Nos. 1-3 North Parade survived the Manchester Blitz unscathed but were in a part of the city which was heavily damaged and consequently subject to extensive post-war reconstruction (see **Figures 17a – c** below). The building at Nos. 1-3 North Parade remained in use by the Independent Order of Rechabites Friendly Society until the 1960s as offices.

Independent Order of Rechabites (IOR), also known as the Sons and Daughters of Rechab, is a fraternal organisation and friendly society founded in England in 1835 as part of the wider temperance movement to promote total abstinence from alcoholic beverages. The Old Testament Rechabites lived in tents, and after the Rechabite Order was formed, each branch was known as a 'Tent'.



Figure 17a. Aerial view of Parsonage Gardens and the One North Parade site in 1938, a year before the construction of the new store at Kendal Milne to the south, showing how the gardens and buildings were tightly enclosed at that time. All sides of the gardens featured and was fronted by built form of differing height, mass and scale.



Figure 17b: 1963 – The north elevation during the closing years of the Order of the Rechabites.



Figure 17c: No. 5 Parsonage and the side elevation of No. 1 North Parade (1963), showing the post-war alterations to the roof of No. 1 North Parade

- xxx) The area within which the One North Parade buildings developed is characterised by transition as the original residential character gave way to commercial uses, with redevelopment of the area enclosing the gardens continuing into the late-20th century. The extant fabric and character of One North Parade is discussed below.

4.2 The existing fabric and character of No. 1 North Parade.

- i) The **exterior** of the No. 1 North Parade fronts the flagged footpath of North Parade (see **Figures 18 – 23** below). The principal elevations of the building are loosely Italianate, and includes buff stone window sills and dressings, with stone string courses and a rusticated basement floor level.
- ii) The windows are one-over-one sashes, with rounded window heads to the first floor, and segmental window heads to the second and third.
- iii) The attic floor is much altered, with two of the original five chimneys having been removed, the roof covering was replaced with a modern covering, and a number of dormer attic windows inserted c.1920.
- iv) The front elevation to North Parade has three door openings, spaced equally along the façade. The central door opening leads to the original centre of the building, which was linked to the left-most building at some point before the 1960s, resulting in the historic left-hand doorway being blocked.
- v) The rear elevations, fronting onto Back College Land and College Land, are utilitarian in design and ornamentation. The elevations contain large two-over-two sash windows within simple brick reveals. The Back College Land elevation contains the remains of the original hoist openings and crane, which lifted and dropped goods from the packing warehouse onto carts and alludes to its former industrial use.



Figure 18: The north elevation on North Parade (2019)



Figure 19: The side elevation on St Mary's Parsonage (2019)

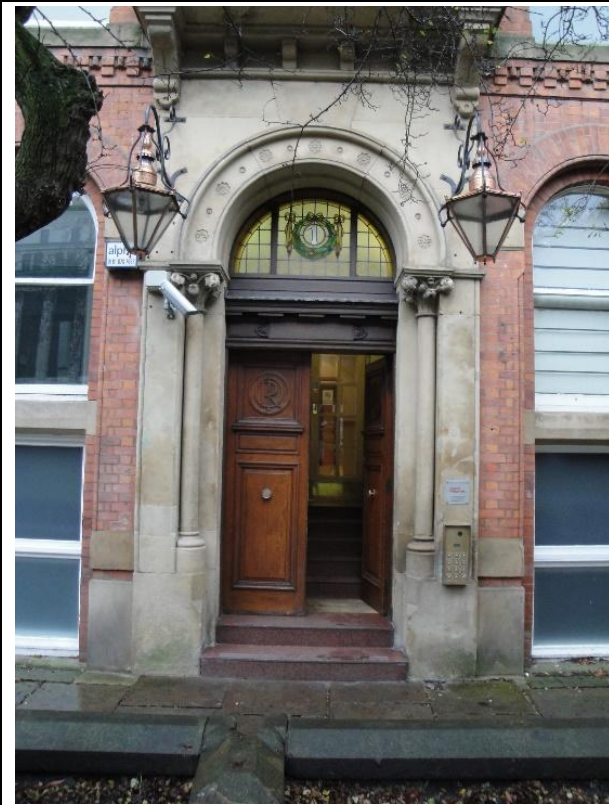


Figure 20: The central doorway onto No. 1 North Parade, showing the carved hardwood double doors which feature the Rechabites initials carved on the upper panels and stained glass to the fanlight.



Figure 21: The eastern elevation along College Land, showing the utilitarian appearance and former loading bays.



Figure 22: View from St Mary's Parsonage into Back College Land, showing the many former hoist openings to the ground and first floors.



Figure 23: The remaining cast-iron basement window grills on the St Mary's Parsonage elevation.

- vi) The **Interior** of No.1 North Parade has been extensively altered in a series of refurbishments, starting with adaptations implemented by the Independent Order of Rechabites in the 1920s. This was followed by alterations during the 1980s and 1990s (see **Figures 24 – 39** below). The only remnant of historic fixtures within the building is the c.1920s panelled entrance vestibule at No. 1 North Parade, and the c1920s staircase in the adjoining hallway.
- vii) The ground floor of the building has been successively altered, redecorated and rooms have been amalgamated. The ceiling and floor structure is not visible and any cast-iron columns concealed. All internal doors are modern.
- viii) The two original internal light wells within the building have also been substantially altered and now retain no original features. The roof of the building has also been substantially reconfigured to allow for an extra floor to extend from the fourth (attic) floor, outwards to Back College Land. This appears to have been added before the 1930s.
- ix) The upper office floors follow the same level of substantial redevelopment and alteration as the ground floor, with new partitions and doors inserted throughout. The fourth floor is located in the former roof space of the building and contains no historic features. All external windows are modern, and window openings probably date to the 1930s.



Figure 24: The c1920s internal vestibule doors and screen as seen from the hallway.



Figure 25: The c1920s internal panelled vestibule and glazed screen.

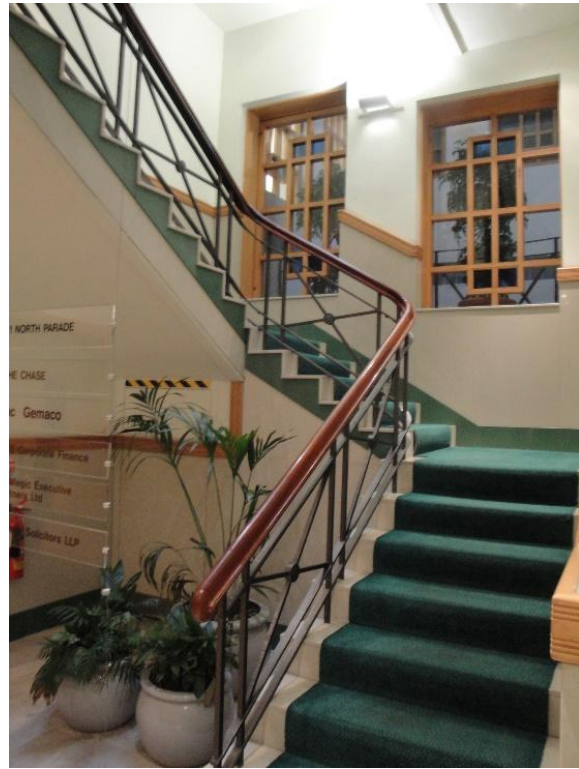


Figure 26: The c1920s staircase to No. 1 North Parade, showing the much altered internal light well and windows.

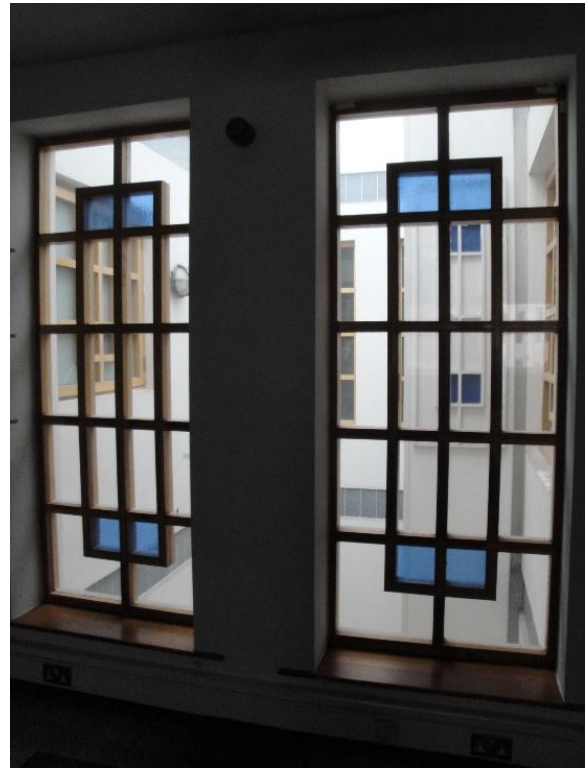


Figure 27: Looking into the internal light well from the ground floor office floor, showing the substantial 1990s alterations.



Figure 28: The ground floor office floor looking out onto Back College Land, showing the original sash windows and modern suspended ceiling, carpet and skirtings.



Figure 29: The ground floor office floor looking towards Back College Land (right) and St Mary's Parsonage (left). The original sash windows and modern suspended ceiling, carpet and skirtings are visible in this image.



Figure 30: The inserted modern fire escape to the rear of the building, dating to the 1980s/1990s. This staircase cuts through every floor of the building.

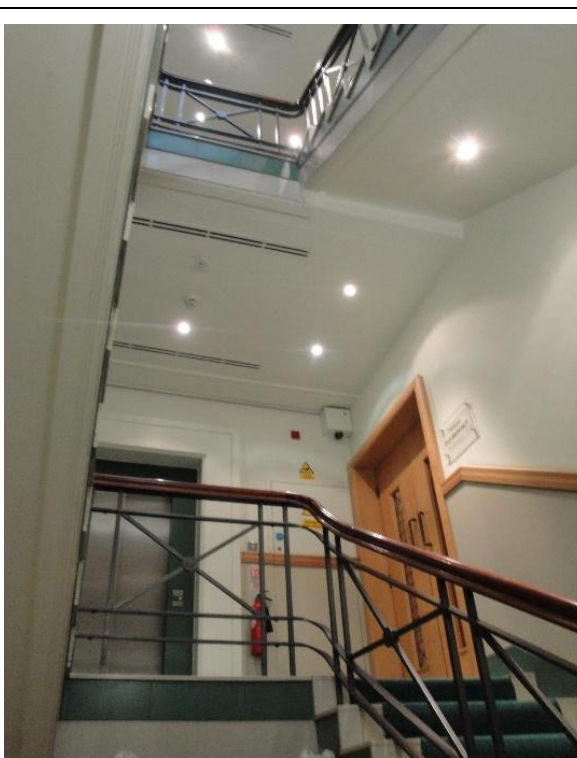


Figure 31: Looking up through the main staircase, showing the 1990s alterations.



Figure 32: The attic third floor showing original sash windows.

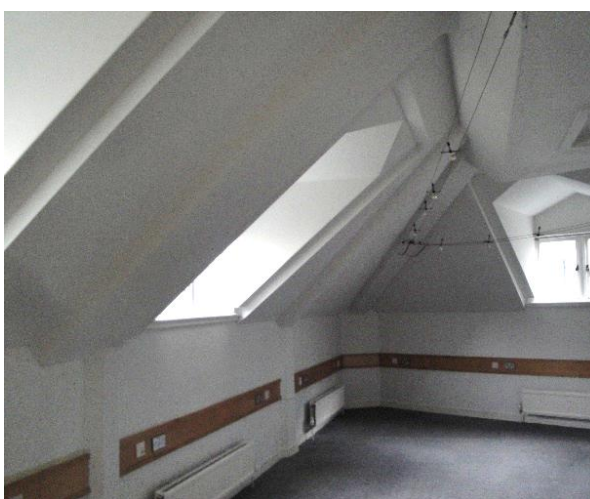


Figure 33: The fourth floor, showing the modern dormer windows and roof structure.

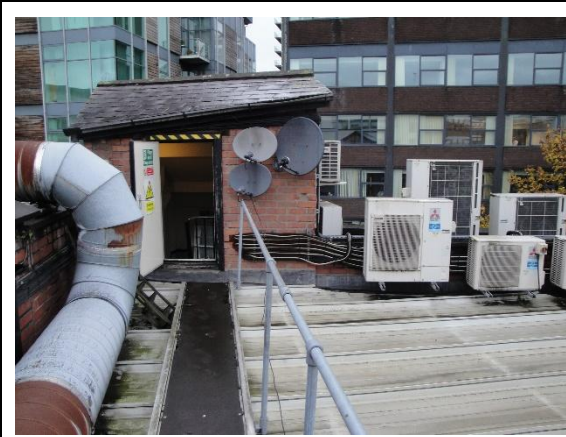


Figure 34: The modern roof structure.



Figure 35: The modern light well roof and structure.

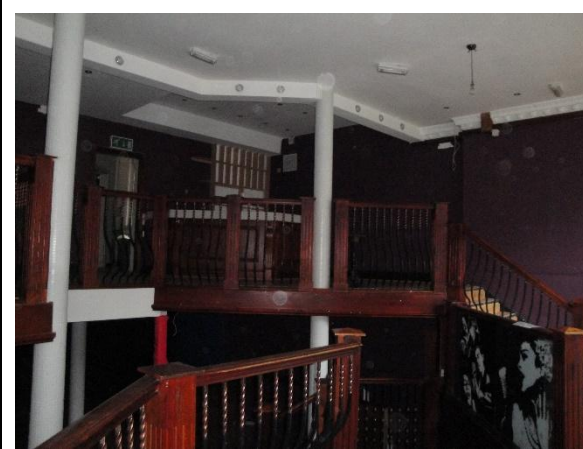


Figure 36: The ground floor, mezzanine and basement floors of No. 2 North Parade, which until recently were used as a bar and dancefloor.



Figure 37: The modern basement kitchens which serviced the bar at No. 2.



Figure 38: A small section of original plaster cornice around the blocked chimney breast on the ground floor of No. 2.



Figure 39: A structural cast-iron brace to the ceiling structure on the ground floor on No. 2, showing the makers mark.

4.3 The current form of No. 5 Parsonage.

- i) As discussed above, No. 5 Parsonage appears to have been constructed at approximately the same time as No. 1 North Parade in the early 1870s and was originally used as a yarn warehouse. The building is on three floors, with an attic floor which was altered and extended in the late-20th century when it was converted into offices (see **Figures 47 – 58** below)
- ii) It was also during these alterations that a new doorway leading to the converted basement floor was inserted - converting a former window opening to the far right of the building. This alteration saw the relocation of the original cast-iron basement grill to the central adjoining window.



Figure 40: The front elevation of No. 5 Parsonage (2019).

- iii) The original warehouse floors follow the long and narrow dimensions of the building, each with rows of simple cast-iron columns supporting the ceiling structure above. Though the present entrance is in its historic location, during the building's remodelling in the 1980s this entrance was substantially altered, removing the original panelled double doors and entrance steps, and inserting a lower floor to meet the pavement level, new glazed doors and a new staircase to the left of the entrance.
- iv) Like No. 1 North Parade, the style of the building is loosely Italianate, being of red brick with buff stone dressings, and uses round-headed sash windows to the ground floor, and segmental sashes to the first.
- v) The side elevation, which looks onto the narrow Back College Land, is more utilitarian in design, and contains mostly two-over-two flat headed sash windows. A large and substantial cast-iron corner bollard is fixed to the corner of the entrance into Back College Land, illustrating the frequency of deliveries and despatches from the two warehouses during the Victorian Era.



Figure 41: No.5 Parsonage and Back College Land.

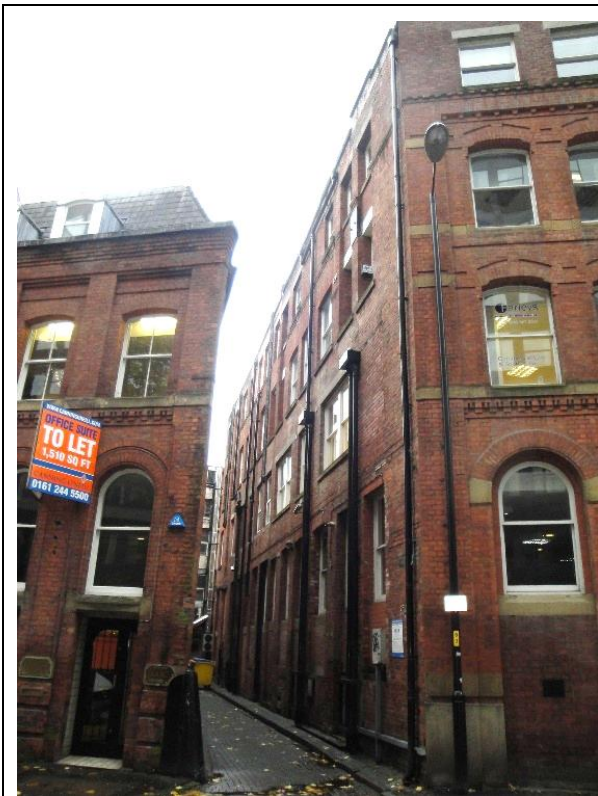


Figure 42: View towards Back College Land from St Mary's Parsonage, with No. 5 to the left, and No. 1 North Parade to the right.

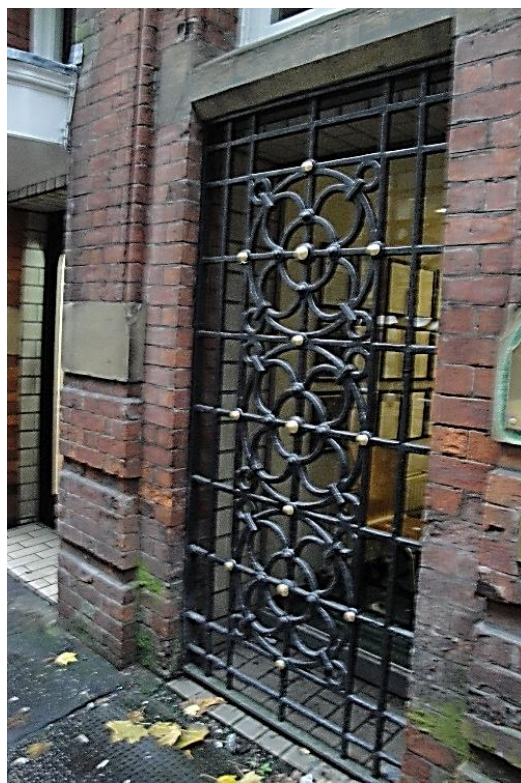


Figure 43: One of the two original cast-iron basement grills located on the front elevation of the building.



Figure 44: The modern roof structure, coverings and roof lights of No.5 Parsonage. .



Figure 45: The original cast-iron corner bollard on the corner of Back College Land.

- vi) The interiors of the former warehouse were extensively altered in the c1980s to accommodate new partition walls and a mezzanine floor to the north of the ground floor. However, the floors remain readable as being open plan, each having rows of exposed cast-iron columns running lengthways.
- vii) A new timber staircase is located to the north of the building, which leads up to small lobby and toilet areas to each floor, before entering the open plan layout.



Figure 46: The modern staircase between ground to first floor, showing the substantial internal alterations to this hallway.

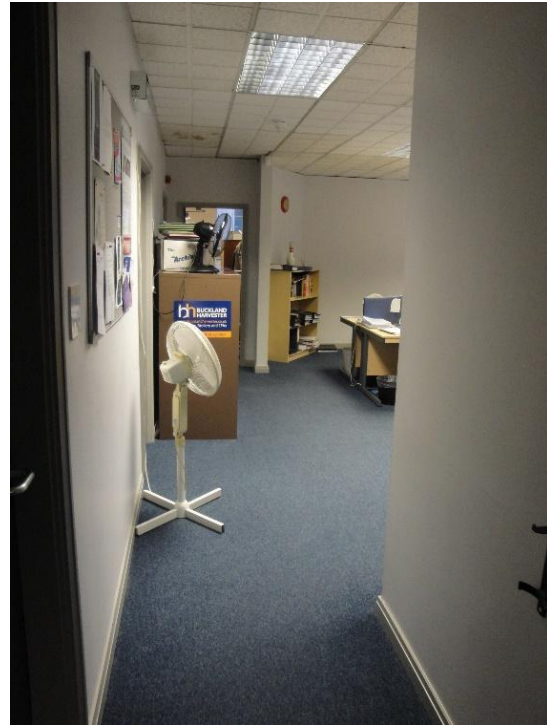


Figure 47: The third floor general office space showing modern partitions, ceiling and lighting.

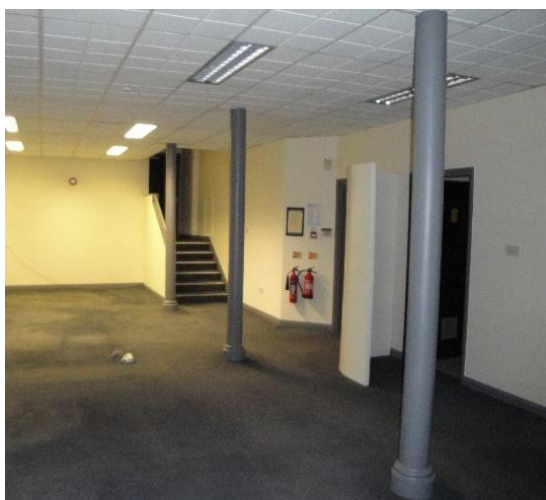


Figure 48: The ground floor office space, showing the location of the mezzanine floor to the back of the room, and the partially covered columns.



Figure 49: The upper part of the raised mezzanine floor, allowing for access into the basement floor beneath.



Figure 50: One of the many exposed original cast-iron column capitals, and modern cornice.



Figure 51: The basement floor showing the exposed columns.

- viii) The relatively simple interior of No.5 Parsonage has consequently been extensively altered, although it retains a modest streetscape contribution. The relative significance of the building as well as No.1 North Parade is discussed below.

5. SIGNIFICANCE APPRAISAL

5.1 Defining heritage significance

- i) The assessment of significance accords with the requirements of the NPPF 2024 and uses Historic England's methodology outlined in its 2019 document, '*Statements of Heritage Significance*'. Historic England's '*Conservation Principles. Policies and Guidance*' 2008 has also been acknowledged as part of the following assessment.
- ii) The purpose of the significance appraisal is to use recognised criteria to assess the heritage significance and interest of the Site itself, as a component of the Parsonage Gardens Conservation Area, and of the settings of the identified heritage assets which could be affected by the form of the Proposed Development.
- iii) 'Significance' in terms of heritage-related planning policy is defined in the NPPF as the value of a heritage asset to this and future generations because of its heritage interest.
- iv) It is emphasised that significance derives not only from a heritage asset's physical presence, but also from how it is experienced and appreciated within a townscape (i.e. its setting). The NPPF definition further states that in the planning context 'heritage interest' is defined by the sum of the site's archaeological, architectural, artistic or historic values (see **Table 1a**). The site at One North Parade has thus been interpreted below in these terms with reference to the range of definitions described by ICOMOS in its 2011 guidance on Heritage Impact Assessments.
- v) Therefore, the various heritage attributes of the Site are defined as objectively as possible in qualitative terms using professional judgement and using the grading scale which reflects the "Heritage Spectrum" range included as **Appendix 1** below. Thus, the relative attributes are described as per the definitions in **Table 2**:

Table 1a: Heritage interest definitions

➤ ***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.

Table 2: Definition of significance terms used in this Heritage Statement

Very High / Exceptional heritage significance

Buildings or fabric components of international architectural and historic interest and importance. These play a major role in reflecting their archaeological, architectural, artistic or historic interest.

High heritage significance

Buildings or fabric components of national architectural and historic importance and interest. These play a fundamental role in reflecting their archaeological, architectural, artistic or historic interest.

Medium heritage significance

Regional architectural and historic importance and interest. These play an important role in reflecting their archaeological, architectural, artistic or historic interest.

Low heritage significance

Local architectural and historic heritage importance and interest. These play a minor role in reflecting their archaeological, architectural, artistic or historic interest.

Negligible heritage significance

Buildings or fabric components which have been extensively altered, eroding or compromising their architectural and historic interest

Unknown heritage potential

Buildings/sites where the potential importance interest requires determination

5.2 Contribution to Parsonage Gardens Conservation Area

- i) The One North Parade site is within the Parsonage Gardens Conservation Area, which is a designated heritage asset and contains several listed buildings.
- ii) **Figure 52** below illustrates the boundaries of the conservation area as well as the location of the Grade-II listed buildings which enclose the gardens and wider Parsonage Gardens Conservation Area. The contribution of the extant site to the setting of listed buildings is considered separately below (Section 5.5).

- iii) The varied nature of the built form in the immediate area surrounding the Site is discussed below to highlight the variety of architectural and historic characteristics as well as the varied building types, uses and areas of public realm. The aim is to define the predominant characteristics of the area, which have influenced the design proposals for the site.

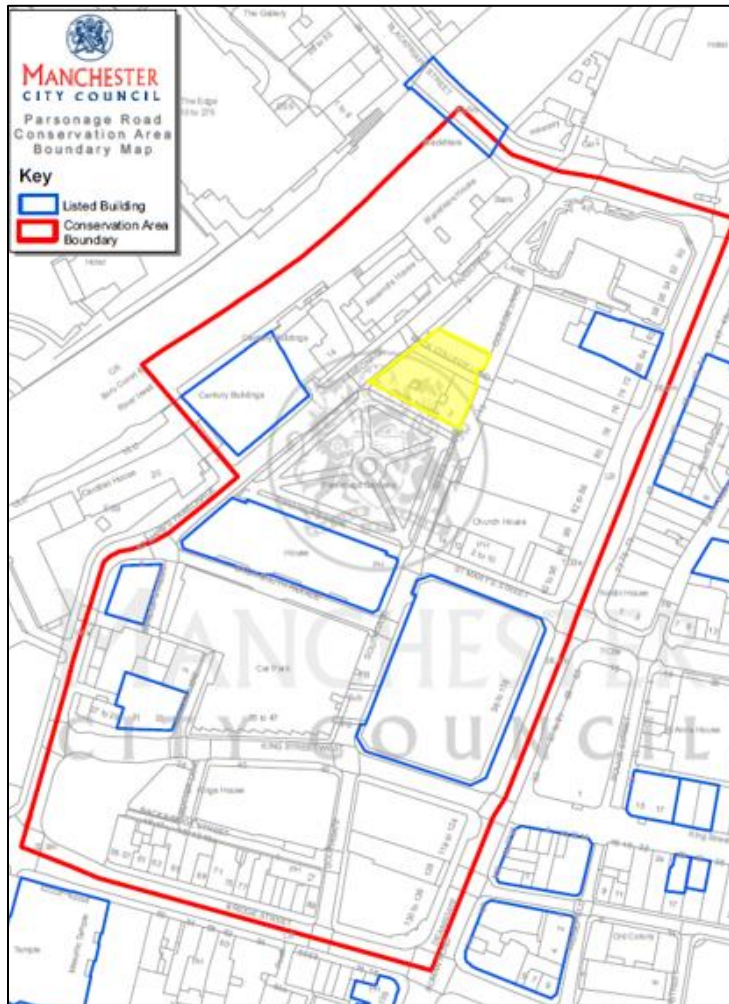


Figure 52:

Plan of Manchester City centre showing Parsonage Gardens Conservation Area outlined in red, and the Site is highlighted in yellow. Listed buildings are outlined in blue.

- iv) Parsonage Gardens Conservation Area was designated in June 1985. Its boundaries are Blackfriars Street, Deansgate (a shared boundary with the St Ann's Square Conservation Area), Bridge Street (a shared boundary with the Deansgate/Peter Street Conservation Area) and St Mary's Parsonage. The River Irwell forms the western boundary of the area along the line of the administrative border of the City of Salford.
- v) The conservation area is characterised by Parsonage Gardens and the various buildings that face and bordered this public open space. The conservation area extends as far south as Bridge Street, which is a busy shopping street of small-scale Victorian and Edwardian shops, providing variety in building height, scale, mass, material and details of high architectural and aesthetic quality.
- vi) The Parsonage Gardens Conservation Area was initially developed in the medieval period with the formal laying out of gardens for the use of the now demolished church, which at that time owned much of the land in the area. These gardens continued to produce fruit and vegetables

for the nearby Manchester Cathedral, until an urban square was developed with townhouses surrounding the central garden space in the 18th century following the wider historic trend of Georgian town planning. The garden eventually became the site of the mid-18th century St Mary's Church, and following this some road names changed, to become St Mary's Street and St Mary's Parsonage.

- vii) During the Victorian era many of the affluent congregation moved away from the city centre. Despite its architectural merit, the church was demolished in 1891. The site then became the open green space known as Parsonage Gardens, which is partially flanked by One North Parade. The development and evolution of the green is of historic interest.
- viii) The gardens are surrounded by large and architecturally diverse buildings of a larger scale to One North Parade. Whilst most buildings are in orange-red brick or terracotta, a couple of modern-style steel and glass structure are situated either side of the green to the site and are of no architectural interest. The scale of both buildings' dwarfs that of the site. The area's origin as a residential area has been long obscured. Its redevelopment in the 19th century with industrial and commercial uses, in addition to the loss of St Mary's Church has changed the presiding characteristics in the area.
- ix) One North Parade lies at the northern end of the green space, facing the Grade-II listed Arkwright House which stretches the length of the South Parade (to the south side of the gardens). Arkwright House was built in 1929; clad in white Portland stone it is an impressive 7-storey office block with gigantic 3-storey Corinthian pilasters, cornices and arched windows on the ground floor, and is an unusual addition to the typical building stock in the immediate area – each contributes to the architectural interest of the building and the character and appearance of the conservation area
- x) The edge of the green space is also enclosed by the rear elevation of the substantial Grade-II listed Kendal Milne's department store, which fronts onto Deansgate. This was completed in 1939 in an Art Deco Style and is another substantial building which adds to the insular character of the green space. Its architectural interest is primarily experienced from Deansgate though it still provides visual interest to the gardens. Both buildings use the two narrow back streets as their natural rear elevations and have since been used for deliveries and back of house areas. They have a limited architectural relationship with One North Parade though contribute to the character and appearance of the gardens and conservation area.
- xi) The presence of rear elevations facing the gardens creates an awkward, and sometimes unpleasant environment for the pedestrian, and this streetscape is in stark contrast to that of the high-quality Victorian and Edwardian buildings which are also located on the green. The conservation area extends as far south as Bridge Street, which is a busy shopping street of small-scale Victorian and Edwardian shops, providing a variety of buildings of high architectural and aesthetic quality.

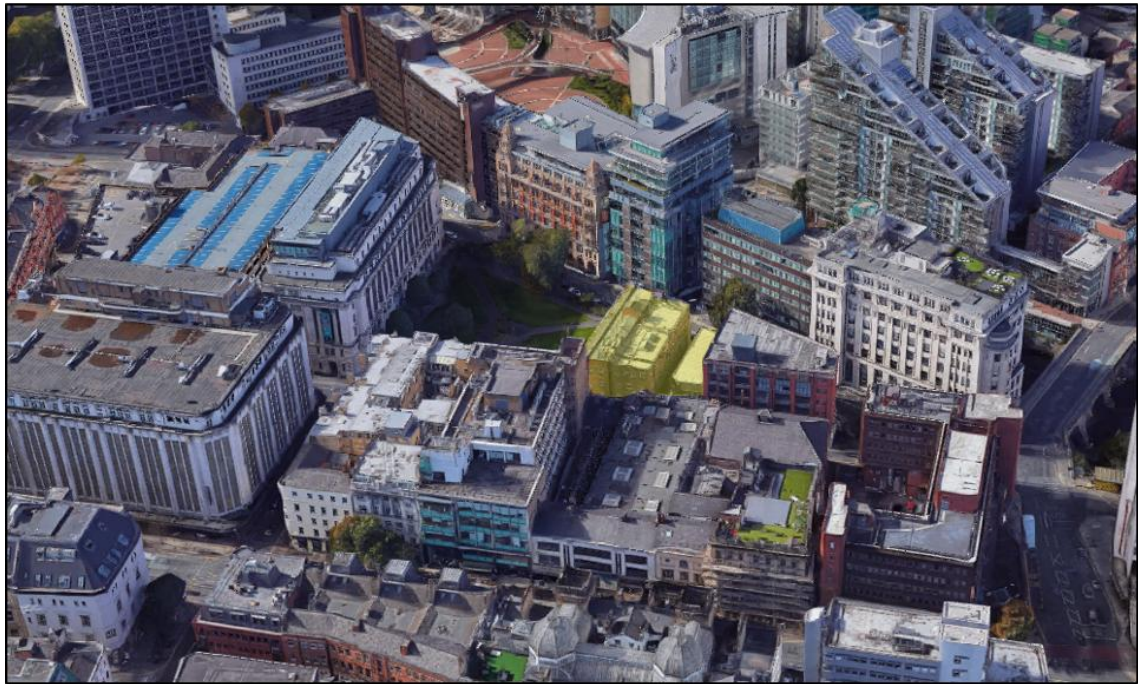


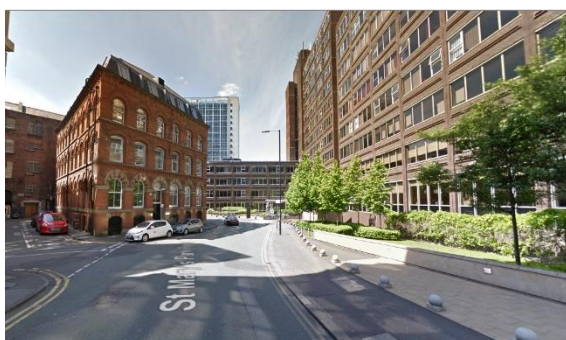
Figure 53: Aerial view looking west (2019) illustrating the enclosed and insular nature of the extant buildings at One North Parade (highlighted).

- xii) The area to the south of One North Parade was dominated by a large gas works, which was demolished during the 1950s and replaced by a concrete high-rise office building and subsequent unattractive 1970s office buildings, which adds to the enclosure of the gardens, but is sufficiently detached from One North Parade to not have any impact on its extant setting or character. Similarly, the listed buildings to the south-west of the conservation area have no evident architectural relationship with the extant buildings at One North Parade.
- xiii) Back South Parade, directly to the rear of Arkwright House, is another area which is at odds with the nature of Parsonage Gardens. To the western side of Back South Parade, is the c1960s multi-storey concrete carpark, which fronts onto Southgate, and along with the rear aspect of the House of Fraser, it creates a poor public realm with poor pedestrian links which appear to be run-down in their appearance – this building is a detracting feature within the townscape. The Parsonage Gardens Conservation Area includes a length of river frontage to the Irwell and also includes part of the Grade II Listed c1820 bridge on Blackfriars Street, half of which is in Salford. This stone bridge was built to replace a light timber footbridge of 1761 and provides a glimpsed view along St Mary's Parsonage towards the site. One North Parade makes no contribution to the streetscape viewed from the bridge. Character defining views which illustrate the enclosed setting of One North Parade are discussed below.

**Figure 54:**

This view is experienced looking away from One North Parade to the south-west along St Mary's Parsonage.

The view shows the highly decorative Grade II Listed National Buildings to the right, and the Grade II Listed Arkwright House to the left, which gives a sense of enclosure to the south of Parsonage Gardens to the right foreground.

**Figure 55:**

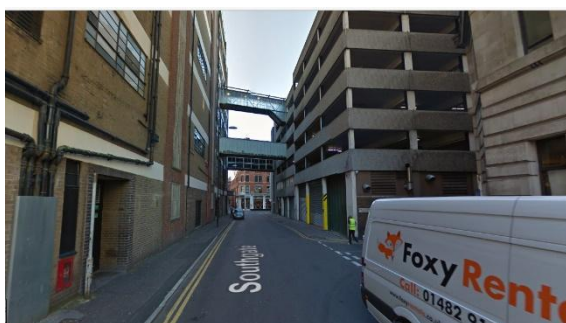
This view is experienced whilst moving further south-west along St Mary's Parsonage, showing the dramatic changes in streetscape at this point.

The Grade II Listed 3 Alberton Street to the left, can be seen in stark contrast to the c1970s office development to the right of the view. This view demonstrates the boundary of the conservation area, which excludes the right-hand-side of the street at this point.

**Figure 56:**

This view is experienced looking east along the long and narrow rear street of Back South Parade. This view again demonstrates the dense urban grain and enclosed character of the conservation area and the lack of contribution to the wider distinctive areas of the conservation area.

To the left of the street is the rear elevation of the Grade II Listed Arkwright House, and to the right is the c1960s carpark which serves the neighbouring House of Fraser via high-level foot bridges over Southgate.

**Figure 57:**

This view is experienced looking south along Southgate, which leads to the greenspace again showing the narrow street, and sense of enclosure of the streetscape in the southern part of the conservation area.

To the left is the utilitarian rear elevation of the Grade II listed House of Fraser department store (Kendals), and to the right is the c1960s multi-storey car park, showing the pedestrian footbridges at high level connecting the building and spaces.

**Figure 58:**

This view is experienced south of One North Parade on the edge of the conservation area (looking west along King Street West), demonstrating the diverse street pattern and the enclosure of the area by substantial buildings.

The properties flanking the river are largely mid-20th century, early-21st century high-rise developments of the 1959 Albert Bridge House to the centre of the view, and the Spinningfields development to the west (left of the view).

**Figure 59:**

This view is experienced looking north-east towards One North Parade along St Mary's Parsonage on the edge of the conservation area (from its junction with Bridge Street).

This view shows the densely built-up character of the area and illustrates that the extant site makes no contribution to the distant views of the conservation area. The buildings to the left of the view, including Albert Bridge House, and Alberton House and Cardinal House beyond with the foreground space (Motor Square) the southern end of conservation area.

- xiv) It will be evident that the principal characteristic of the Parsonage Gardens Conservation Area is centred around Parsonage Gardens. It is an area in constant transition, defined by its redevelopment with an insular, tranquil square enclosed by a collection of substantial commercial properties. The latter display a variety of architectural styles, scale, massing, forms, heights, materials, architectural features, details and treatments.
- xv) There is no clear architectural cohesion within the area, although the result does create an enclosed, almost hidden space at the heart of the city's commercial core. The greenspace which resulted from the demolition of the church (Parsonage Gardens) maintains a special character, as a quiet, recreational space in the city. The density of buildings enclosing the green space give this area an intimate feel, and a strong sense of place. One North Parade flanks this space and thus contributes to its insular, enclosed character.
- xvi) Where they survive, Edwardian, Victorian, and Georgian buildings give an intimate feel to the area, indicating the historic scale of the area and street pattern. This contrasts to the straight, rectilinear grid pattern which dominates much of Manchester. The Parsonage Gardens Conservation Area is, however, one of the most architecturally diverse in the city, as it does not follow one particular style, period of construction, or past uses. Instead, the area includes a heavily populated shopping district, which fronts onto Deansgate, and which backs onto the

somewhat-unattractive rear elevations along College Land and Southgate which enclose One North Parade. The 2019 Historic England guidance on Conservation Area Appraisal, Designation and Management (HEAN 1) states:

“Most buildings in a conservation area will help to shape its character. The extent to which their contribution is considered as positive depends not just on their street elevations, but also on their integrity as historic structures and the impact they have in three dimensions, perhaps in an interesting roofscape, or skyline”.

- xvii) In order to determine the particular contribution of the Site on the character and appearance of the Parsonage Gardens Conservation Area the checklist provided within Historic England’s 2019 *Conservation Area Appraisal, Designation and Management* guidance has been utilised in **Table 3** below. The guidance states that a positive response to one or more of the items on the checklist may indicate that a particular element within a conservation area makes a positive contribution, provided that its historic form and values have not been eroded.

Table 3: Checklist to identify the contribution of the One North Parade building group to the special character and interest of the Parsonage Gardens Conservation Area.	
Checklist issue.	Evaluation / response:
Is the building group the work of a particular architect or designer of regional or local note?	The designers of both existing buildings (No.1 North Parade and No. 5 Parsonage) are <u>unknown</u> . Although it appears that they were built around the same time in the early 1870s. Both buildings have been extensively altered, during a series of adaptations during the 20 th century and particularly in the post-WWII period.
Does it have landmark quality?	Both buildings were designed to be subservient to the <u>former church</u> which was located on a raised square and designed to dominate the former residential neighbourhood. <u>The loss of the church has presented the buildings as a continuous frontage enclosing the public open space which is the focus of the conservation area alongside the green character of the open space.</u> The imposing scale of the adjoining buildings, such as Arkwright House, towers over the site and ensures that they are read as relatively modest, although positive contributors, to the enclosure of the greenspace and thus precludes any landmark status. <u>Neither building is the focus of key local views.</u>
Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?	The conservation area is described by MCC as a, “ <i>small, tranquil oasis close to the heart of Manchester</i> ” and is defined by the architectural diversity of its large-scale commercial buildings which enclose Parsonage Gardens, Parsonage and St Mary’s Parsonage. <u>No. 1 North Parade and No.5 Parsonage are remnants of the late-19th century evolution of the area and exhibit stylistic characteristics common in the city for that period.</u>
Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?	<u>The continual redevelopment of the area enclosing Parsonage Gardens has resulted in a great diversity of architectural styles.</u> The listed buildings located closest to the site contrast in scale, materials, and use. This evident

	architectural diversity is a key characteristic of the designated area.
Does it contribute positively to the setting of adjacent designated heritage assets?	<u>One North Parade makes a minor beneficial contribution to the experience and appreciation of the facing Grade II listed Arkwright House and Grade II listed National Buildings which also flank Parsonage Gardens. It also makes an imperceptible contribution to the streetscape setting of 3 St Mary's Parsonage. See Table 4 below. The enclosed nature of the area means that the buildings make no contribution to any other listed buildings within the study area.</u>
Does it contribute to the quality of recognisable spaces including exteriors or open spaces with a complex of public buildings?	<u>The greenspace is the focus of the conservation area and defines the setting of the site at One North Parade.</u> No. 1 North Parade was designed to enclose the former churchyard and back streets which define the historic streetscape of the area. The raised, former churchyard is enclosed by large-scale, multi-phased commercial buildings.
Is it associated with a designed landscape e.g. a significant wall, terracing or a garden building?	The architectural form of No. 1 North Parade is partly defined by its relationship to the street-pattern which is a remnant of the former residential area and the churchyard. Hence, the main frontage of No. 1 North Parade is accessed by the narrow pedestrian lane defined by the former churchyard wall. The building is now associated with the designed garden space by virtue of its proximity to it.
Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?	The buildings in the One North Parade group represent a particular period in the physical evolution of the former up-market 18 th century residential area into a commercial area which has continued into the 21 st century.
Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?	The continuous frontage to No. 1 North Parade was defined by the footprint of the residential terrace which it replaced in the early 1870s and the churchyard which it overlooked. The street pattern was defined by the historic land ownership and its development in the 18 th century as an up-market residential area enclosing St. Mary's Church. King Street West, St Mary's Parsonage, Parsonage and Southgate are streets within the conservation area where there is a large extent of loss of historic fabric. The loss of historic buildings during the 1950s and 1960s has eroded the significance of the southern aspect of the area. <u>The historic association is thus incidental.</u>
Does it have historic associations with local people or past events?	The site of One North Parade has strong historic connections to Manchester Cathedral and the former St Mary's Church. Originally formed as part of the Collegiate Church's private land it became the site for an early 17th century kitchen garden. The present gardens form a rare, and much valued, area of green space within the busy city centre. Both buildings on site were built to accommodate a variety of commercial companies, most of which were offices and showrooms for the agents of textile related industries. No. 1 North Parade was acquired by the Independent Order of Rechabites in 1917 and adapted to become its offices, continuing in this use until the late-1960s.

	<u>These historic associations are of minor local interest.</u>
Does it reflect the traditional functional character or former uses in the area?	One North Parade is typical of the later evolution of this part of the city centre to create a relatively discreet, quiet location for commercial offices and showrooms. The extant uses remain primarily as office uses. The area is no longer residential or industrial in character though some of these historic buildings remain with different uses.
Does its use contribute to the character or appearance of the area?	The One North Parade site retains an intimate relationship to the immediate streetscape defined by the former churchyard and street-pattern, with No. 1 North Parade enclosing the gardens. The brick-built 1870s building makes a negligible but beneficial contribution to the setting of identified, adjacent listed buildings, notably the Grade-II listed Arkwright House. Consequently, <u>both of the existing buildings within the One North Parade site are positive contributors to the Parsonage Gardens Conservation Area</u> (a designated heritage asset). However, it should be noted that their contribution is tempered by the dominant scale of the enclosing and adjacent commercial properties.

- xviii) Using the above Historic England assessment checklist, it is evident that the Site continues to make a **positive contribution to the special character and appearance of the Parsonage Gardens Conservation Area**.
- xix) The following section considers the contribution of the extant site to the setting of the designated listed buildings and conservation areas within a 250m search area. In each of the identified conservation areas, One North Parade is considered to have a neutral contribution to the setting of the asset owing to the enclosed character of Parsonage Gardens, and ultimately, the extent of intervening built form limiting views between heritage assets.

5.3 Contribution to the setting of conservation areas within the 250m study area

St Anns Square Conservation Area

- i) The St. Ann's Square Conservation Area comprises of an expansive variety of architectural styles and materials. Whilst there are only a few surviving buildings from the 18th century, these convey the early historic character of this part of Manchester. More contemporary buildings within the conservation area largely respect the existing built form, corresponding to create imposing continuous street frontages. The conservation area is further distinguished by the formation of irregular island sites which have gradually formed over the last two centuries. Grade I Listed St Ann's Church – is a key landmark building within the area, forming a central focus that is of very high heritage significance. Owing to the quality of historic built form, the conservation area is considered to be of **high architectural and historic interest**.
- ii) The One North Parade site is situated to the west of this conservation area, separated by high density, intervening built form, limiting the capacity for intervisibility between the heritage

assets. As such, the site buildings currently make a **neutral contribution** to the setting of the St Ann's Square Conservation Area.

Peter Street/ Deansgate Conservation Area

- iii) Given the size of the area, Deansgate Conservation Area features a large number of listed buildings, nationally recognised as being of special architectural and historic interest. The area notably has clear groups of buildings that were founded as a result of the commercial growth of the city from the mid-18th century to the early 20th century. The area was designated in 1985, and includes much of the area surrounding Peter Street, and principal junctions with both Quay Street, Bridge Street and Deansgate.
- iv) Deansgate forms the longest and straightest street in the city centre and consequently there is a distant view to the north framing the cathedral tower at the end with buildings on Deansgate on either side. To the south, railway viaducts in Castlefield cross Deansgate and terminate the view. The Grade II listed Deansgate Terrace forms a highly significant, visual component within the designated area.
- v) Peter Street, and its continuation into Quay Street, is the most important junction in the area. There is a slight change of direction in these two streets, neither of them forming an exact right angle with Deansgate. Peter Street contains a number of highly significant listed buildings which have landmark quality within the area, including Albert Hall (Grade II); Free Trade Hall (Grade II*) and Royale Club (Grade II); to name a few.
- vi) 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 Deansgate Conservation Area is therefore considered to yield **medium-high architectural and historic interest**.
- vii) The northern-most part of the conservation area is situated within the study area of the subject site, namely Bridge Street and the listed buildings located on the northern boundary. Though in the setting of the conservation area, there may be limited glimpsed views of One North Parade from Bridge Street, looking north along Southgate. Though the existing subject buildings make a **neutral contribution** to the setting of this conservation area, there is the potential for impact from select locations.

Flat Iron Conservation Area (Salford City Council)

- viii) The Flat Iron Conservation Area is centred around the Grade II* listed Sacred Trinity Church situated on a triangular island plot – an asset of high significance. The conservation area is located close to the boundary with the City of Manchester, bounded by Blackfriars Road and Blackfriars Street on the east, the River Irwell to the south, Booth Street and Bury Street to the west and the railway line to the north. The conservation area shares a boundary with the Cathedral Conservation Area at Blackfriars Bridge (Grade II).
- ix) The vast majority of heritage assets are situated along the boundaries of the conservation area. These buildings are generally of a consistent domestic scale and contrast to the varied built form

within the setting of the designated heritage assets, rising above the three storey buildings on Chapel Street, and detract the intimate scale of the area. Flat Iron Conservation Area is considered to be of **medium architectural and historic interest**.

- x) Owing to the intervening built form, particularly lining the southern side of the River Irwell, and the lack of gaps and views within the townscape, One North Parade would not be visible from this conservation area and as such, makes a **neutral contribution** to the significance of the designated heritage asset.

5.4 Contribution to the setting of listed buildings within the 250m study area

- i) As required by the 1990 Act and given the scale of the Proposed Development, the extant contribution of the One North Parade site to listed buildings within the 250m study area (see **Figure 3a and Table A** for listed buildings scoped into the assessment) has been considered. **Table 4** provides a baseline to evaluate the potential impact of the proposed development on the surrounding listed buildings within this study area.
- ii) **Table 4** considers the contribution of setting to the significance of the identified listed buildings as well as any contribution the extant group at One North Parade may have.

Table 4: Settings of identified listed buildings scoped in for assessment

Listed Building Description of special interest.	Contribution of setting to the significance of the listed building and comment on the relationship to the One North Parade Site
VICTORIA BRIDGE Heritage Category: Listing Grade: II List Entry Number: 1254723 Public road bridge over River Irwell. 1837-9, dated 1839 on south side. Sandstone ashlar. Single span. Semi-elliptical arch with rusticated rock-faced voussoirs, straight roll-moulded string course, parapets with raised panels in the centre, each surmounted by the Queen's orb on a massive Grecian scroll.	As a river crossing it affords distant views south along the river, but its heritage interest and setting is defined by the crossing and unaffected by the proposed development site. The existing site at One North Parade makes no contribution to the experience or appreciation of this listed building. The extant site thus makes a neutral contribution to the setting of the listed building.
3 St Marys Parsonage Listing Grade: II List Entry Number: 1283044 Warehouse, now offices. c.1860-70, altered. Red brick with sandstone dressings, slate roof. Trapezoidal plan on island site. Venetian Gothic style. Three storeys over basement with added modern attic. The site is read as an island site at the southern end of the Conservation	The former warehouse lies to the south of One North Parade and is glimpsed in the distance from the site as part of the tightly enclosed streetscape. The existing site at One North Parade reflects the C19th warehouse development which resulted in the development of the listed building. Arkwright House is situated between this listed building and the site, and as such, the site makes a limited contribution to the experience or appreciation of this listed building. The extant site thus makes a negligible contribution to the setting of the listed building.

Area, flanked by late-C20th development.	
Arkwright House Listing Grade: II List Entry Number: 1246660. Offices, now restaurant, offices etc. 1929, by Harry S. Fairhurst. Steel frame with Portland stone cladding (roof not visible). Large trapeziform plan on island site. Neo-classical style. Five storeys plus 2 attic storeys. 14-bay order of giant Corinthian-style pilasters with plain frieze and dentilled cornice, over which are 2 attic storeys, the upper set back and finished with a frieze, cornice and blocking course.	Substantial, landmark-scale office block which encloses the south side of Parsonage Gardens and faces One North Parade across the greens space. The existing site at One North Parade is dwarfed by the facing office block which is the dominant feature of the space. One North Parade contrasts with the office in both scale and material and consequently, the extant site makes a limited contribution to the appreciation of this listed building. Both building provide strong building lines and frontages to Parsonage Gardens. They are experienced together and contribute to the enclosed character of the green space. The extant site thus makes a minor contribution to the setting of the listed building.
National Buildings Listing Grade: II List Entry Number: 1254470 Office block. 1905-9, by Harry S. Fairhurst, for National Boiler and Generator Insurance Company. Iron or steel frame, with cladding of buff and white terracotta and some red brick. Large quadrilateral plan. Eclectic style. Five storeys with basement and 2 attic storeys, 9 bays, symmetrical; with rusticated terracotta and mutuled cornice to the first 2 floors.	Landmark building which flanks the west side of Parsonage Gardens and towers over the existing site at One North Parade. One North Parade contrasts with the exuberant form of the converted office former development in both scale and material. Consequently, despite its proximity the extant site remains evidently architecturally subservient to its much-larger neighbour. Whilst it makes a limited contribution to the appreciation of the listed building, One North Parade, in particular No.1 North Parade, provides a strong building line to the north of the shared green space in which this listed building is experienced Together, both the study site and listed building contribute to the enclosed character of the gardens. The extant site thus makes a minor contribution to the setting of the listed building
Blackfriars Bridge Listing Grade: II List Entry Number: 1279490. Public road bridge. c.1820. Sandstone ashlar. Three spans. Classical style. Three semicircular arches (east end partly embedded in river bank), with vermiculated rusticated voussoir. C20 parapet with tubular iron railings replaced with stone clad reinforced concrete in 1991.	River crossing and approach to the city centre it affords views south along the river but its heritage interest is defined by the crossing and unaffected by the proposed development site. The existing site at One North Parade makes no contribution to the experience or appreciation of this listed building. The extant site thus makes a neutral contribution to the setting of the listed building.
Nos. 98-116, Deansgate Listing Grade: II List Entry Number: 1200851. Department store. 1939, by J.S. Beaumont. Steel frame with cladding of Portland stone and glass. Large rectangular plan on island site.	Substantial city landmark which dominates the northern end of Deansgate from where its architectural form is experienced and appreciated. The building backs onto the edge of Parsonage Gardens and contributes to the enclosure of the space though set back. Despite its apparent proximity the existing site at One North Parade makes no contribution to the experience or appreciation of this listed

International functionalist style. 6/7 storeys, seven bays plus chamfered corners, the upper floors cantilevered out over the ground floor but otherwise without external expression of different levels, the bays divided by plain pilasters strips and each bay divided by narrow full-height mullions to form three continuous vertical strips of multi-paned glazing, and the centre flanked by single glazed strips; set back parapet with metal railings.	building. The extant site thus makes a neutral contribution to the setting of the listed building.
31 & 33, King Street West including 3 Smithy Lane Listing Grade: II List Entry Number: 1282988 Offices and café (etc.). Early to mid C19, altered. Red brick with sandstone dressings, hipped slate roof. Trapeziform plan. Classical style. Three storeys and 3:2:3 windows; ground floor altered as shops;	Much-altered former offices facing on King Street West away from the development site and entirely enclosed by tightly packed C19th and C20th development. The existing site at One North Parade makes no contribution to the experience or appreciation of this listed building. The extant site thus makes a neutral contribution to the setting of the listed building.

5.5 Potential Heritage Interest of the Site

- i) 1 North Parade and 5 Parsonage have been assessed for listing by Historic England and have been granted Certificates of Immunity until February 2028 and February 2030 respectively. Consequently, it is clear the buildings within the Site do not yield sufficient heritage interest at a national level to warrant listing.
- ii) In order to assess the local level of heritage interest yielded by the buildings within the Site, the criteria within '*Local Heritage Listing*', Historic England Advice Note 7 (January 2021) has been utilised. This will confirm if the buildings should be considered as non-designated heritage assets.

Table 5: Assessment of local heritage

Criterion	Description
Asset Type	Warehouse/ office
Age	c.1870s
Rarity	The buildings on the Site are not particularly rare; there are better examples locally, within Manchester city centre from this date.

Architectural and Artistic Interest	It has been established that both buildings have been substantially altered since their construction in the late 19th century. Though, externally, both buildings retain legibility of their architectural expression. Neither building is an example of the work by a noted designer. The extent of architecturally significant remaining parts of the former warehouse buildings are almost entirely focused on their external elevations, where the original elevational treatments, decoration and windows remain. The rear of No. 1 North Parade, enclosing Back College Land, retains many former hoists, loopholes and the remains of a cast-iron Victorian crane - architectural features of both architectural and historic interest, demonstrating the former use of the building. The building is a distinctive part of the streetscape fronting the gardens on the northern edge and the eastern side of Parsonage. Similarly, as highlighted above, the external elevations of No. 5 Parsonage express the architectural form of a largely complete, small late-19th century warehouse building. The building contributes to the varied, and intimate built form of the surrounding streetscape and wider area. The design and completeness of the external elevation, particularly the sash windows, yields some architectural and aesthetic interest. The building is a distinctive part of the streetscape along Parsonage. Internally No. 1 North Parade retains very few features or elements that are considered to be of any heritage value. Due to removal and remodelling of every floor within the building, the ability to understand and interpret the former use and layout of the building has been diminished. The one feature that remains of architectural interest is the historic entrance vestibule, otherwise the property is devoid of any features of note. In contrast, internally, the floors and spatial arrangements in No. 5 Parsonage largely retain their characteristic warehouse open plan layout and distinctive cast-iron columns, along with the original board and beam ceiling structures which are now partially concealed beneath modern suspended ceilings. These aspects of the interiors are of architectural and artistic interest. The former warehouse floors are largely unaltered, except for the insertion of late-20th century partitions in some areas, allowing for the open-plan floors to remain legible, contributing to the understanding of the building and the asset's significance. Consequently, the altered, late-19th century buildings which form the Site are considered to express a low architectural interest.
Group Value	Historic England guidance defines group value as <i>'groupings of assets with a clear visual design or historic relationship'</i>. Consequently, it is clear that the elements that hold the most significance are the external elevations of both No.1 North Parade and No.5 Parsonage, and their relationship, siting and association with both their streetscape and the greenspace of Parsonage Gardens. The Site is considered to yield low group value.
Archaeological Interest	Historic England Guidance states that <i>'Heritage assets with archaeological interest are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them'</i>.

	The site is considered to convey low archaeological interest due to the potential for below-ground archaeology and evidence of previous human activity, with particular relevance to the former activity of the area.
Historic Interest	The existing buildings within the Site were built in the early-1870s as a showrooms and warehouse, having replaced the former 18th century terraced townhouses formerly fronting Parsonage Gardens. The street names reflect the historic ownership of the site by the Collegiate college and latterly the Diocese of Manchester. Both buildings are typical for Manchester City Centre in that they are both of the same building typology - late-19th century multi-use showroom/ warehouse. As such, both buildings in terms of use yield relatively low historic interest. The Site is considered to convey low historic interest
Landmark Status	No.5 Parsonage is not considered to yield landmark status due to its position within the enclosed streetscape. No.1 North Parade yields low landmark status due to its prominent, visible position facing the open public space of Parsonage Gardens.

- iii) The Site demonstrably conveys some low heritage interest at local level. Consequently, **the Site yields sufficient heritage interest to be considered a non-designated heritage asset.**

5.7 Summary

- i) The overall heritage significance of the buildings within the Site has been considered above in terms of its contribution to the designated conservation area, the setting of identified listed buildings and conservation areas (within a 250m radius study area), as well as their intrinsic heritage interest.
- ii) Whilst No.1 North Parade and No.5 Parsonage feature largely unaltered external elevations, which are of low architectural interest, both buildings have been substantially altered internally detracting from their overall significance. The buildings are of also of low historic interest for being a late 19th century multi-use warehouse and its medieval associations to the church.
- iii) The two buildings have been demonstrated to make a positive contribution to the character and appearance of the Parsonage Gardens Conservation Area, and a minor contribution to the settings of the adjacent listed buildings, namely the Grade II listed National Buildings and Arkwright House.
- iv) Given the low heritage interest of both buildings, and their positive contribution to the Parsonage Gardens Conservation Area, they are considered to be **non-designated heritage assets.**

6. HERITAGE IMPACT ASSESSMENT

6.1 The proposed development - measuring heritage impact

- i) The proposed development comprises the demolition of the surviving buildings at No.1 North Parade and No.5 The Parsonage buildings and the erection of a new ground +13 storey building for office use, together with a ground floor restaurant. Reference should be made to the detailed architectural drawings prepared by project architects, Squire and Partners.
- ii) As required by the NPPF, the **direct** and **indirect** heritage impacts resulting from the above proposed development are evaluated below. The methodology used to evaluate the direct and indirect impacts are derived from the Historic England 2017 guidance on the consideration of setting and the ICOMOS 2011 guidance on measuring heritage impacts.
- iii) Therefore, the focus is on the consideration of the following:
 - **Direct heritage impacts.** These are physical alterations to the fabric or character of the subject site as a component of the designated area arising as a primary consequence of the proposed development. They will result in a degree of change to the historic fabric of the subject site, and potentially alterations to the surroundings in which the heritage asset is experienced (i.e. its setting).
 - **Indirect heritage impact.** These are changes to the experience of the Site, or the setting of other heritage assets. Indirect heritage impacts on setting refers to perceptible visual effects on the experience and/or character of heritage assets beyond the development footprint.
- iv) The overall effect of the various impacts is defined in this Heritage Statement by the terms set out in **Table 6** below, having considered the relative significance of the heritage asset against the magnitude of change to its key heritage interest.
- v) Determining the magnitude of impact requires an understanding of how, and to what extent, the proposed development would impact identified heritage assets. The magnitude of impact is a product of the extent of change which is likely to result from the proposed development on an individual or component of the Site, as defined in the heritage significance appraisal.
- vi) The **direct** and **indirect** effects are rated as: Major, Moderate, Minor, Negligible or Neutral, and can be Adverse, Neutral or Beneficial as defined by the following definitions in **Table 6**.
- vii) The NPPF stresses that harmful impacts on heritage assets should ideally be avoided or appropriately justified in terms of demonstrable public benefits. It is, therefore, necessary to show how adverse heritage impacts are justified as well as mitigated where at all possible.

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 (physical alteration or change to the site's character)	Indirect heritage impact (visual change to the experience or setting of the site and its context).
Major adverse Impact. <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance or fundamentally compromises the setting of a designated heritage asset.	Substantially harmful change to the 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 view as a whole, or the ability to appreciate them and thus results in total loss of significance.
Moderate Adverse Impact. <i>Less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the 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 view as a whole, or the ability to appreciate them.
Minor Adverse Impact. <i>The negative impact on the setting or overall character will need to be clearly balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the 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 values of the assets in the view, or the view as a whole, or the ability to appreciate them.
Negligible adverse impact. <i>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 physical fabric, their settings</i>	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its 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 alter, but not diminish, the intrinsic values of the identified heritage assets, or the

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

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

6.2 Direct heritage impact.

- viii) The proposal would result in the clearance of both No. 1 North Parade and No. 5 Parsonage Gardens and the loss of Back College Lane. This would result in the loss of two positive contributors to the Conservation Area which are considered to be NDHAs of low heritage significance.
- ix) Consequently, the magnitude of impact resulting from the Proposed Development would be **moderate adverse** on the Site components, No. 1 North Parade and No.5 Parsonage.
- x) A **minor-moderate adverse** impact on the urban grain and character of the Parsonage Gardens Conservation Area is identified through the direct impact of the loss of the two NDHAs which results in an erosion of its character and appearance.
- xi) The degree of change derived in the loss of the two historic buildings and the scale of the replacement building would alter the intrinsic special interest and experience of the designated Parsonage Gardens Conservation Area to a discernible degree. However, it is noted that the key characteristics of the conservation area which define its tightly enclosed streetscapes opening to the greenspace will remain and the impact on the setting of the adjacent listed buildings would be relatively minor.

6.3 Visual Impact Assessment

- xii) The following assessment aims to identify the potential impact the Proposed Development could have on an appreciation of the significance of heritage assets in the locality of the Site. This assessment has been informed by an understanding of the character and form of the Proposed Development, and by a series of views that have been prepared which show the scheme in its context, which includes heritage assets.

- xiii) A total of 18 views have been prepared by Our Studio for the Townscape and Visual Impact Assessment ('TVIA') which has been prepared by Chris Burnett Associates; their locations are indicated on the plan at **Figure 60**. The viewpoints have been selected and agreed in consultation with MCC.
- xiv) A selection of these views has informed the subsequent HIA as they illustrate the relationship of the Proposed Development and heritage assets in its local and wider townscape setting. The views help to illustrate both the direct (i.e. impact on the Parsonage Gardens Conservation Area) and indirect (i.e. impact on the setting of listed buildings) impacts of the Proposed Development.
- xv) The views are presented as Accurate Visual Representations ('AVRs') in either wireline (AVR type 1) or rendered (AVR type 3) format. The set is produced in full in the TVIA.

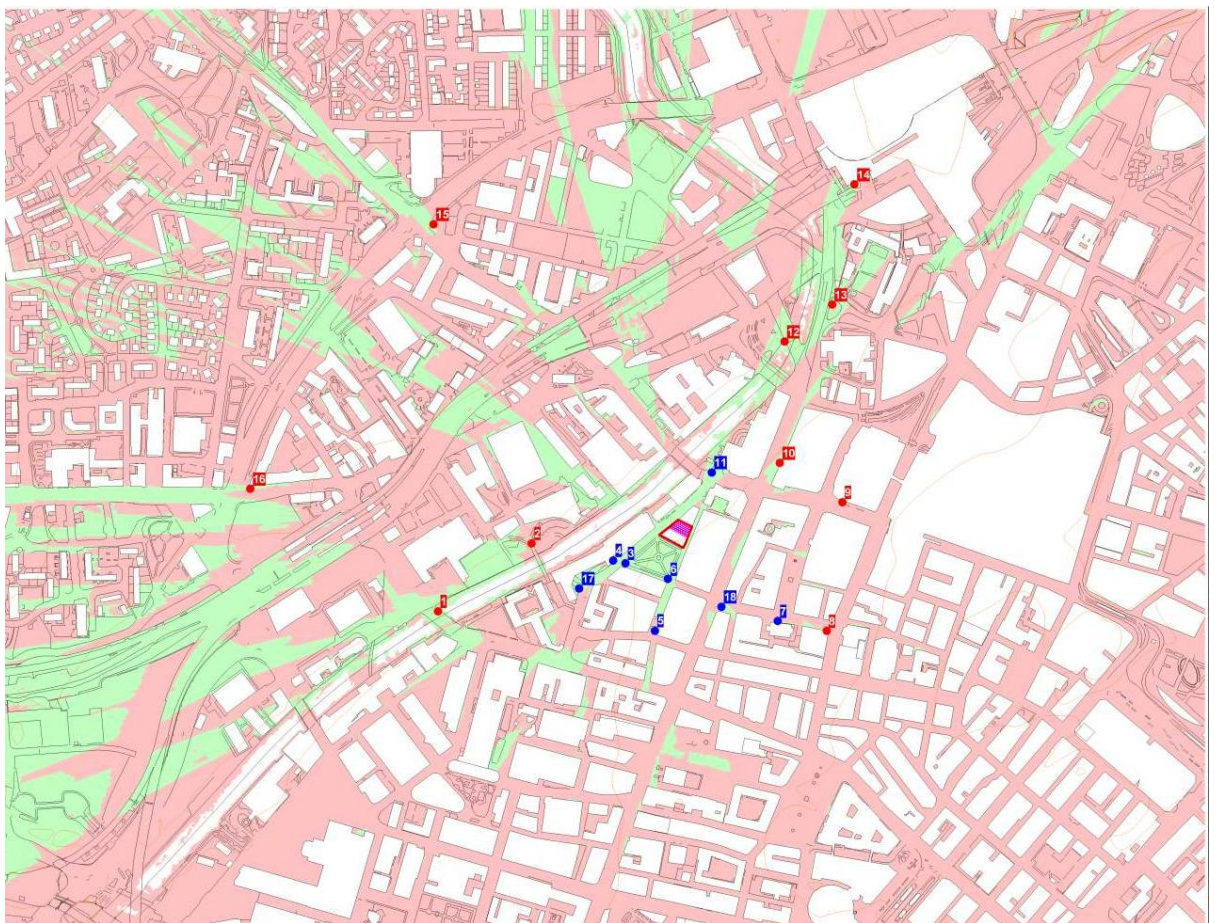


Figure 60: The ZVI identifying the key heritage visual impact viewpoints (in blue) which are considered below. The viewpoints identified in red form part of the TVIA by Chris Burnett Associates.

- xvi) For the purposes of the following assessment, the views have been grouped and discussed accordingly owing to particular viewpoints forming groups (i.e. being similar types of view) or kinetic sequences.

Group 1: Views 3, 4 and 6

View 3: Existing (top), Proposed (bottom) and Cumulative (following page)



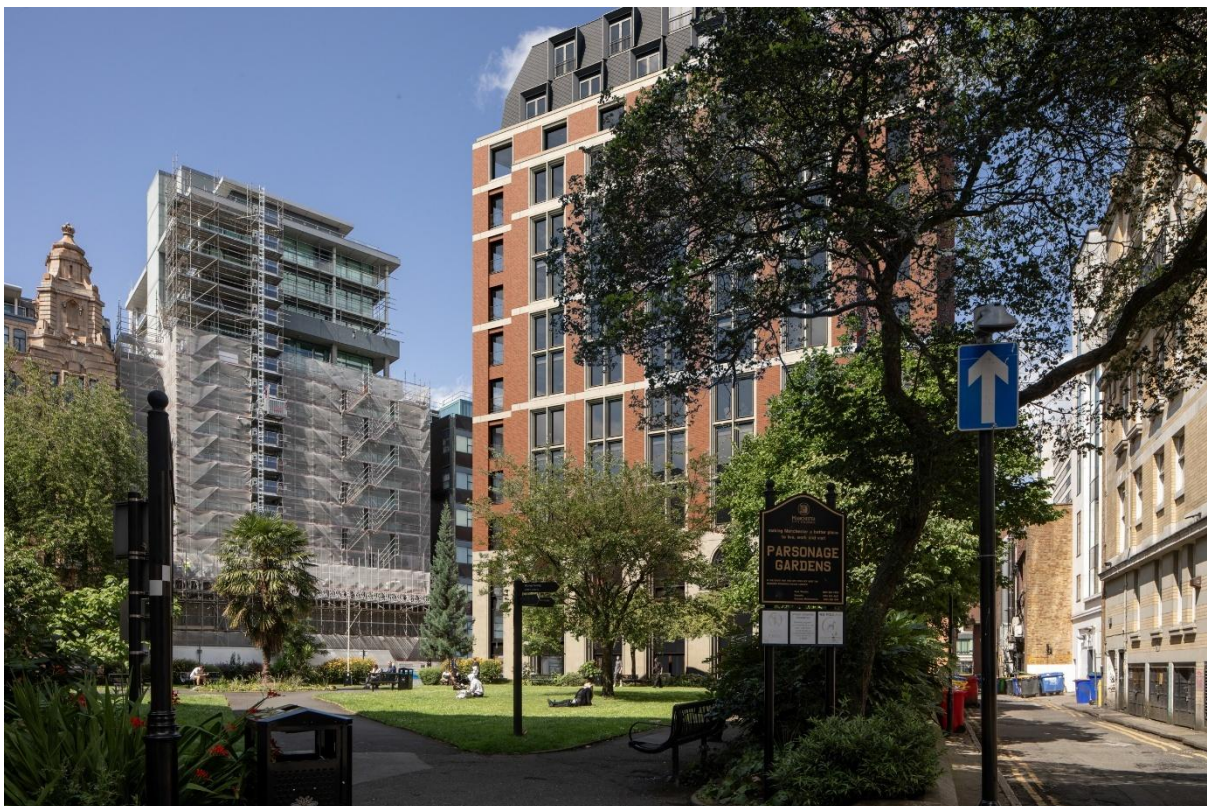


View 4: Existing (top), Proposed (bottom) and Cumulative (following page)





View 6: Existing (top), Proposed (bottom) and Cumulative (following page):





Discussion of Group 1 Views:

- xvii) Views 3, 4 and 6 have been grouped and discussed collectively as they form a visual kinetic sequence that would be experienced along the south edge of Parsonage Gardens, looking across the central green space towards the Site. Views 3 and 4 are experienced from the corner of St Mary's Parsonage and Parsonage Gardens, whilst View 6 looks north along College Land and the gardens from the corner of Parsonage Gardens and St Mary's Street. The views are similar in character, being informed by the greenery and clear amenity character of the central gardens and enclosed by the building line which forms Parsonage Gardens to the north, east, south and west. In Views 3, 4 and 6, the Site is visible across the central gardens, partially occluded by interposing trees. Its form is relatively low in comparison to other buildings around the central gardens, and one has a sense of the wider townscape visible beyond its roofscape. The existing traditional character of No.1 North Parade is readily perceived. The viewer would be cognisant of the presence of historic buildings of high-quality enclosing Parsonage Gardens, primarily the Grade II listed National Buildings to the west and Arkwright House to the south. The viewpoints are all located within the Parsonage Gardens Conservation Area.
- xviii) The Proposed Development introduces a prominent change in all three views, reinforcing the presence and dominance of the Site through the introduction of a tall building which extends above the tree canopy and the building lines of the perpendicular streets enclosing Parsonage Gardens. The Proposed Development reinforces the sense of enclosure within the Square, albeit the emphasis of the new building is vertical in contrast to the existing horizontality of No.1 North Parade. It is clear that the Proposed Development has taken design cues from the existing buildings on the Site, utilising a red brick materiality, mansard roof and reinterpreting the round-headed, Italianate windows of No. 1 North Parade in an arcade which defines the street-

level of the new building, seen through the greenery which defines the northern edge of the central gardens. There is also a relatively traditional solid-to-void ratio in the primary elevation fronting Parsonage Gardens, which mirrors the historic buildings it is experienced alongside and again recalls the existing building on the Site.

- xix) The Proposed Development – through its scale and architectural character - clearly communicates the destination quality of the Site, reinforced by the change in materiality at street level and larger windows which suggest (as experienced from the viewpoint locations) a more permeable, active frontage. It is the scale of the Proposed Development which is considered to change the focus of each of the views, drawing attention away from the central green space and changing the experience and appreciation of the relationship of the surrounding buildings with the gardens, redirecting it towards the Site. This change in focus and direction within these key localised views in the heart of the conservation area is considered to have a **minor-moderate adverse effect** on an appreciation of the character and special interest of the Parsonage Gardens Conservation Area, which is largely derived in this central greenspace and its relationship with the surrounding built form.
- xx) It is considered that the robust character of the adjacent listed buildings, National Buildings and Arkwright House, helps to minimise the impact the Proposed Development will have on their appreciation in these views. However, it is considered that the scale and dominance of the Proposed Development has the potential to draw attention away from the listed buildings to a minor degree, and particularly from the National Buildings, which is presently a focal point of the gardens by reason of its rich articulation and cupolas at roof level. This effect is illustrated by View 6. In this view, a **minor adverse** impact is identified on the National Buildings.
- xxi) In the cumulative context, the Proposed Development will be seen alongside emerging schemes identified as 39 Deansgate (application reference 126328/FO/2020) and Parkside. In View 3, the Proposed Development will be seen alongside the tall building emerging at 39 Deansgate, increasing the sense of enclosure experienced within Parsonage Gardens. Other schemes will be seen peripherally in the views but will not change the Proposed Development's impact on identified heritage assets.

Group 2: Views 5, 11 and 17

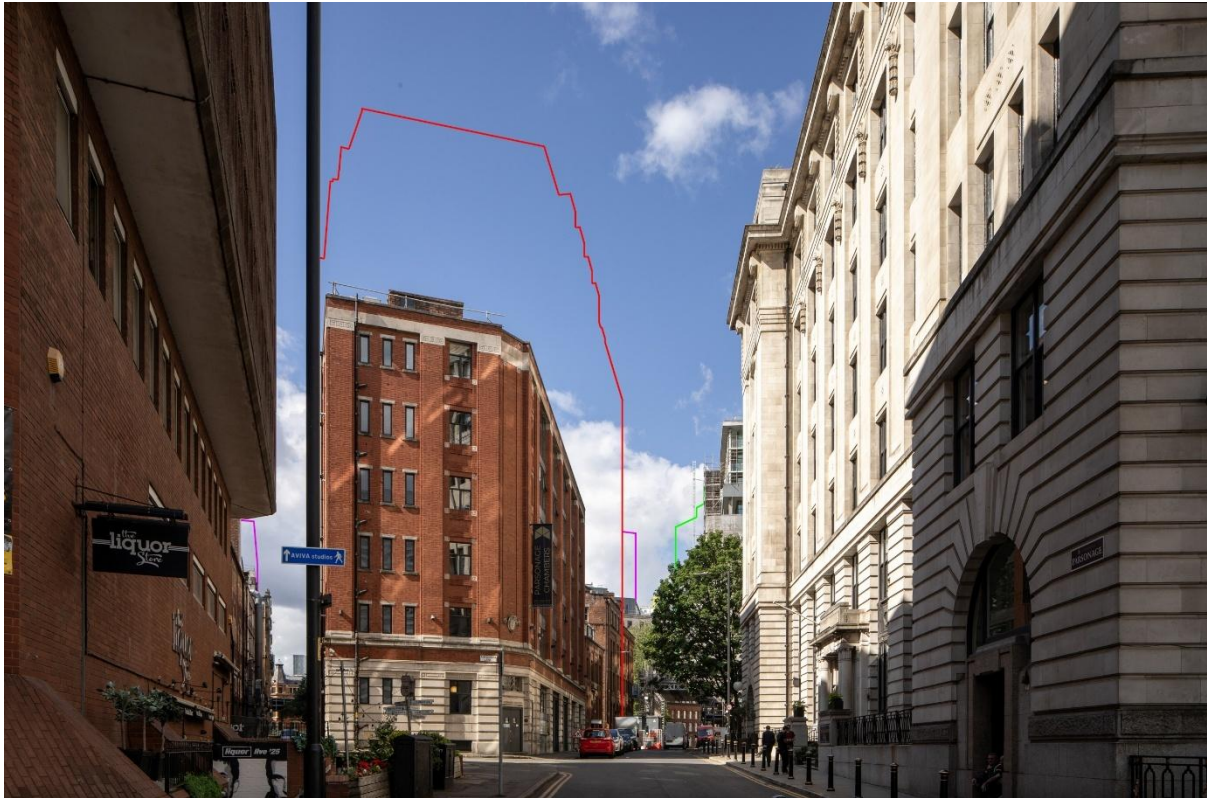
View 5: Existing (top), Proposed (bottom) and Cumulative (following page)





View 11: Existing (top), Proposed (bottom) and Cumulative (following page)





View 17: Existing (top), Proposed (bottom) and Cumulative (following page)





Discussion of Group 2 views:

- xxii) Views 5, 11 and 17 have been grouped together as they provide similar visual experiences of the Site and the Proposed Development. View 5 is located on Southgate, just to the north of its junction with King Street West and looking north towards the Site and into Parsonage Gardens. View 11 looks south along Parsonage, located just at its intersection with Blackfriars Street. View 17 looks north-east along St Mary's Parsonage towards the Site. The viewpoints are all located at a mid-distance from the Site and each experiences an oblique view of the Site owing to the orientation of the street network and interposing buildings. View 5 is located within the Parsonage Gardens, whilst Views 11 and 17 are located on its boundary, looking into the designated area.
- xxiii) Each of the views, and particularly Views 5 and 11, are characterised by a sense of intimacy and enclosure created by a tight street network and buildings of relative scale and mass. The streetscape in the foreground of View 5 is enclosed by a multi-storey car park and the return elevation of Arkwright House (Grade II listed) to the west, and Nos. 98-116 Deansgate (formerly known as Kendals, Grade II listed) to the east. The red brick form of No. 1 North Parade is seen in the background of the view, largely obscured by trees in Parsonage Gardens, alongside Church House to the east with further buildings beyond. The view has a back-of-house character contributed to by inactive frontages and service entrances. The Parsonage streetscape as experienced in View 11 is enclosed by Blackfriars House to the east and Maybrook House and Parsonage Chambers to the west. No. 5 Parsonage and No. 1 Parsonage Gardens are seen obliquely. The presence of Parsonage Gardens is indicated by mature trees in the centre background of the view. View 17 takes in the western corner of Arkwright House (Grade II); the viewer would be aware of 3 St Marys (Grade II listed) directly to the east and National Buildings

(Grade II) as they moved north on St Mary's Parsonage. The Site is glimpsed through trees in the background although, as with Views 11 and 17, these locations are not where the existing architectural and historical interest of the Site is best appreciated.

- xxiv) In Views 5 and 11, the Proposed Development is conspicuous and reinforces the presence of the Site in the townscape by reason of the scale and architectural expression of the replacement building. In both views, given the linear focus, the Proposed Development is generally seen to sit comfortably within the streetscape, and in scale with the surrounding built form. In View 5, the Proposed Development suggests a continuation of the streetscape along Southgate as it appears beyond Arkwright House. The Proposed Development communicates the destination quality of the Site, reinforced by the change in materiality at street level and larger, round-headed windows, which suggest (as experienced from the viewpoint locations) a permeable and active street-level interface.
- xxv) Through its mass and scale, the Proposed Development materially affects the grain of the townscape experienced in the views, although it is not considered that it adversely affects an appreciation of the character and appearance of the conservation area from these locations. In View 17, the Proposed Development will increase the prominence of the Site and suggest a destination as one moves north along St Mary's Parsonage. It is not considered to affect the ability to appreciate the special interest of surrounding listed buildings or the character and appearance of the Parsonage Gardens as experienced from this location. On balance, the Proposed Development is considered to have a **neutral impact** on the ability to appreciate the significance of heritage assets as experienced in the views discussed.
- xxvi) In the cumulative context within Views 5, 7 and 11, the Proposed Development will be seen alongside the redevelopment of the Kendals' building (former House of Fraser, application reference 129251/2021), which will reinforce the Proposed Development's relationship with its context. Other schemes will be seen peripherally in the views but will not change the Proposed Development's impact on identified heritage assets.

Group 3: Views 7 and 18

View 7: Existing (top), Proposed (bottom) and Cumulative (following page)



View 18: Existing (top), Proposed (bottom) and Cumulative (following page)



Discussion of Group 3 views:

- xxvii) View 7 and 18 form a kinetic sequence which illustrate the experience of moving west towards the Site along St Ann Street, towards its junction with Deansgate. The viewpoints have been identified and included owing to their sensitive heritage context, being located in St Anns Square Conservation Area and within the immediate setting of the Grade I listed Church of St Ann (located immediately to the south-west of View 7) and other listed buildings in this locality.
- xxviii) Both views are channelled by the enclosing buildings lines of St Ann Steet and St Mary's Street looking west, with a linear focus towards the Grade II listed 98-116 Deansgate from the position of View 7 and beyond this to the cupola of the Grade II listed National Buildings which defines the west side of Parsonage Gardens from the position of View 18. Both views are characterised by a mixture of architectural styles and a clear commercial character.
- xxix) The proposed views demonstrate that the Proposed Development will be wholly obscured from both positions on St Ann Street, the Site occluded by interposing built form and owing to the angle and alignment of the street network. The Proposed Development will have **no impact** an appreciation of the heritage assets seen or appreciated as part of this sequence, including the Church of St Ann and the surrounding conservation area.
- xxx) There is no cumulative impact on the views.

6.4 Visual (indirect) Impact Assessment – Summary Table

- xxxi) As recommended in the revised Historic England guidance on the Settings of Historic Buildings referenced above, the perceived indirect (visual and setting) impact upon the identified heritage assets have been tabulated below. The impact assessment has been informed by the baseline significance appraisal at **Section 5** 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).
- xxxii) These values have been established within the following table (Table 5, below) 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.
- xxxiii) Whilst the table follows standardised guidance (with regards to scale of impact and significance of effect), it should be stressed that a number of detailed design mitigations have reduced the overall impact in select instances. This is reflected in the table below and is discussed further within the conclusions (**Section 7**).

Table 7 – Predicted impacts of proposed development upon significance of setting to Heritage Assets

Heritage asset	Designation	Relative Significance / Value (inc. contribution of setting)	Scale of impact (setting)	Significance of the effect of change, or overall impact
Victoria Bridge	Grade II	Medium	Negligible	Neutral
3 St Mary's Parsonage	Grade II	Medium	Negligible	Neutral
Arkwright House	Grade II	Medium	Minor-Moderate	Minor Adverse
National Buildings	Grade II	Medium	Minor-Moderate	Minor Adverse
Blackfriars Bridge	Grade II	Medium	Negligible	Neutral
Nos. 98-116 Deansgate	Grade II	Medium	Minor	Neutral
31 and 33 King Street West	Grade II	Medium	Negligible	Neutral
Parsonage Gardens	Conservation Area	High-to-Medium	Minor-Moderate	Minor-Moderate Adverse
St Ann's Square	Conservation Area	High-to-Medium	Negligible	Neutral
Flat Iron (Salford)	Conservation Area	High-to-Medium	Negligible	Neutral

7. CONCLUSIONS.

7.1 Overall heritage impact.

- i) The Proposed Development would result in the clearance of both No.1 North Parade and No.5 Parsonage and the loss of Back College Lane. This would result in the loss of two positive contributors to the Conservation Area and the erection of a landmark new building. The proposed building would visually compete with the adjacent listed buildings, potentially resulting in a minor degree of compromise to the experience of Arkwright House and National Buildings.
- ii) The new building would be a substantial, contemporary addition to the conservation area which will change the architectural balance of the enclosure to Parsonage Gardens. The impact of the building is mitigated to some degree by its obvious design cues to the existing building on the Site, comprising a red brick materiality, mansard roof, and traditional solid-to-void ratio, as well as a greater degree of permeability and activation at street level.
- iii) The Proposed Development would result in the complete demolition of No. 1 North Parade and No. 5 Parsonage, as well as the loss of Back College Land. The loss of fabric would cause a major direct impact on these NDHAs which are of low heritage significance as components of the Conservation Area. It would thus have a **moderate adverse direct heritage impact** on the NDHAs.
- iv) A **minor-moderate adverse direct heritage impact** is also found in relation to the Parsonage Gardens Conservation Area. The Proposed Development would result in a considerable change to the fabric and urban grain of the conservation area, resulting in an erosion and change of its character and appearance both through the loss of two NDHAs and the insertion of the replacement building, and potentially affecting an appreciation of the relationship of Parsonage Gardens itself with the surrounding streetscape. Thus, the Proposed Development would result in **less than substantial harm** to the fabric and character of the Parsonage Gardens Conservation Area.
- v) The Proposed Development is considered to give rise to **minor adverse indirect heritage impacts** to an appreciation of the special interest of Arkwright House and National Buildings, both Grade II listed, through the change to their setting wrought by the demolition of the two NDHAs and through the scale of the replacement building, which will potentially distract from an experience and appreciation of the listed buildings.
- vi) The Proposed Development is considered to be **neutral** in its effect on heritage assets in the wider setting of the Site, meaning it would not impact on an appreciation of their special historical and architectural interest.

7.2 Policy Considerations

- vii) The NPPF (2024) and the associated PPG 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 appraisal at **Section 5** of this report has informed the Heritage Impact Assessments at **Section 6**.

- viii) The NPPF requires that all planning proposals contribute to the achievement of “sustainable development”, which in this case means the preservation of the significance, character, and appearance of the identified heritage assets. 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 should be balanced against public benefits of the proposals so that the ‘harm’ is outweighed (**paragraphs 214-215**).
- ix) The adverse impacts identified with regard to Parsonage Gardens Conservation Area, National Buildings (Grade II) and Arkwright House (Grade II) would give rise to a degree of less than substantial harm which would need to be considered in the context of **paragraph 215** of the NPPF and demonstrably balanced by the public benefits of the proposals. The public benefits are outlined in the Planning Statement prepared by Deloitte.

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.

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APPENDICES

Appendix 1: Assessment of Heritage Significance

The assessment of relative heritage significance is a comparative process, and for this reason it relies heavily on the analysis of a range of information, including local knowledge. The following Table is used to provide objective terms of the importance/significance of the identified heritage assets in this Heritage Statement.

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

Appendix 2: 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 8: 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

Appendix 3: Checklist Assessing Impact on the Setting of Arkwright House and National Buildings (Historic England GPA 3, 2017)

As outlined in **Section 6.3**, The Historic England methodology uses a process ‘stepped tests’ to evaluate impact. Step 3 (page 12 of the 2017 guidance) provides a checklist to assess the effects of the proposed development (whether adverse, beneficial or neutral) on the significance of the identified heritage assets. This methodology is derived from Historic England’s 2017 guidance and has the specific purpose of aiming to “elucidate” the implications of a development on the significance of the adjacent listed buildings (i.e. Arkwright House and National Buildings) in accordance with the requirements of the 1990 Act. The **indirect heritage impact** of the development has therefore been tested against

Historic England's checklist (see **Table 6**) and defined in the terminology set out in **Table 2** for the sake of consistency.

It is relevant to note that **Neutral Impact** in these terms does not mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible, or is appropriately balanced so that it does not diminish the special interest of the adjacent designated heritage assets.

Table 6: Historic England's 'Setting' assessment criteria tests.	Impact of the proposed development on the setting of the adjacent designated listed buildings; Arkwright House and National Buildings. (Refer to Historic England's Assessment Step 3: Assessing the effect of the proposed development on setting). <i>(see also Figure 60 and Table 2 above, sites 9 and 16).</i>
Location and siting of development?	The proposed One North Parade site faces Arkwright House across Parsonage Gardens and is arranged perpendicular to National Buildings. The proposed One North Parade development will be located to the north of both buildings. Despite its increased scale the proposed development would have no demonstrable negative impact on their street-frontages, or their contribution to the enclosure of Parsonage Gardens. It would not result in any change to the experience or appreciation of these designated heritage assets. National Buildings is dominated by its immediate neighbour along St. Mary's Parsonage and faces the greenspace. The development will retain this relationship while adding a new monumental scale to the north side of the space. Arkwright House will face the new development but will continue to visually and physically contain the gardens. The office development will thus cause no demonstrable harm to the setting of the adjacent listed buildings in these terms. Conclusion: the indirect heritage impact of the development on the setting of the identified heritage assets, resulting from its location and siting will be neutral.
Proximity to asset?	The proposed office is located within the heart of the Parsonage Gardens Conservation Area and encloses the north side of the greenspace. Despite the increased scale of the proposed One North Parade building, the development avoids inappropriate intrusion into the streetscape views of Arkwright House and National Buildings. The office design avoids any loss of appreciation of these frontage buildings within the streetscape, although it will clearly change the balance of the townscape enclosing the greenspace. This maintains the established relationships formed by the heritage assets in this part of the conservation area. The development impact would not cause any demonstrable harm to the setting of the adjacent listed buildings resulting from its proximity. Conclusion: the indirect heritage impact of the development on the setting of identified heritage assets resulting from the proximity of the new office will be neutral.
Degree to which location will physically or visually isolate the designated heritage asset?	The proposed development will retain the tightly grained character of this part of the Parsonage Gardens Conservation Area and the relationship to Parsonage and St Mary's Parsonage and the former churchyard which defines the setting of the adjacent listed buildings. Conclusion: the development will not isolate the adjacent listed buildings and thus will have no impact on the setting of the identified heritage assets. The indirect heritage impact will thus be neutral.

Position in relation to key views?	Despite the scale of the proposed development the enclosure within the existing footprint of the One North Parade site ensures that it will have a negligible impact on the streetscape views along Parsonage or St. Mary's Parsonage (or from the gardens) which reveal the special interest of Arkwright House or National Buildings (see also Section 5.4 below). Conclusion: the indirect heritage impact of the development on the key views of the identified heritage assets will be neutral.
The form and appearance of the development?	The form, colour and elevation texture of the proposed new-build component has been designed to be reflect the architectural rhythms of its eclectic context. The range of building materials, colours and textures are expressed by the contrasting materials of the Arkwright House (Portland Stone) and National Buildings (red-brick and terracotta), as well as the extensive glazing late-20th Century House. The proposed new-build will project above the existing building group, and will be clearly read as a positive contemporary addition to tightly-grained city centre context. The form and appearance of the proposed office building thus avoids any visual competition or distraction from the setting of the immediately adjacent listed buildings. Conclusion: the indirect heritage impact of the form and appearance of the development on the setting of the identified heritage assets will be neutral.
Prominence, dominance, or conspicuousness?	The scale and mass of the One North Parade office development has been designed to ensure that it is carefully integrated into the diverse Parsonage Gardens Conservation Area. It will be a notable local landmark but will make no substantial difference to the appreciation of the adjacent listed buildings, Arkwright House or National Buildings. Despite its scale, the development impact thus avoids dominating the immediately adjacent listed buildings and will cause no demonstrable harm to the setting of the adjacent listed buildings in these terms. Conclusion: the indirect heritage impact of the development on the prominence and setting of identified heritage assets will be neutral.
Competition with or distraction from the asset?	The location and orientation of the proposed development will frame views of Arkwright House along Parsonage as existing and will have no intrusive impact on any of the key views of National Buildings from the public realm. Despite its scale the proposed One North Parade development will avoid any visual distraction, or demonstrable harm to the setting of the adjacent listed buildings. Conclusion: the proposed development will not visually compete with the adjacent listed buildings. Therefore, in these terms, the indirect heritage impact on their setting of identified heritage sets will be neutral.
Dimensions, scale and massing?	The scale and mass have been designed to present a new local, innovative landmark building which will merit its status within its conservation area context, without over-powering or dominating any views of its architecturally robust neighbours. The new-building will thus rise above the adjacent building group but will be read in the streetscape as one of the collection of muscular, tall buildings (including Arkwright House, National Buildings and Century House) which enclose the greenspace. The new building will change the balance of the streetscape's enclosure but will not diminish the appreciation of any of the designated listed buildings. The development impact will thus be a prominent addition to the insular are but its dimensions, scale and mass will avoid dominating the listed buildings. In these terms the development will not cause any demonstrable harm to the setting of the adjacent listed buildings

	Conclusion: the indirect heritage impact of the proposed development's scale and mass on the appreciation of the identified designated listed buildings will be neutral.
Proportions?	The proportions of the proposed office have been designed to be carefully contextual and defer to the established tripartite architectural rhythms which characterise the collection of monumental buildings within the conservation area. The proposed One North Parade building will tower over its neighbours but will read as being carefully integrated into the contemporary streetscape. Despite its scale, the scale and proportions of the proposed building complement the adjacent listed buildings. It will thus will not cause any demonstrable harm to the setting of the adjacent Arkwright House or National Buildings in these terms. Conclusion: the indirect heritage impact of the proposed development's proportions on the setting of the identified heritage assets will be neutral.
Materials (texture, colour, reflectiveness, etc)?	The proposed architectural character, colour and elevation texture of the new building have been designed to be complement and be read as carefully contextual, reflecting the architectural rhythms of its context while presenting a positive contemporary addition to the town centre. The diversity of materials exhibited in the conservation area and particularly enclosing Parsonage Gardens demonstrate that its materials are appropriate to its conservation area location and avoid any jarring contrast with the enclosing listed buildings. It will thus will not cause any demonstrable harm to the setting of the adjacent listed buildings in these terms. Conclusion: the materials proposed for the office development would remain unchanged and will complement its context. Thus, the indirect heritage impact on the setting of the identified heritage assets will neutral.
Architectural style or design?	The proposed office development will present an innovative and positive contemporary addition to the conservation area. The architectural design is driven by the focus on creating an environmentally efficient building within the tightly-grained streetscape and the relationship with the greenspace and flanking listed buildings. The architectural design is informed by the vertical rhythms of the enclosing buildings, which are read as a collection of individual, monumental-scale buildings gaining a degree of cohesion only by their comparative scale rather than any clear material or stylistic cues. Consequently, the contemporary design will cause no demonstrable harm to the experience or appreciation of the adjacent listed buildings. Conclusion: the indirect heritage impact of the design of the proposed development on the setting of the identified heritage assets will be complementary and have a neutral effect.
Introduction of movement or activity?	The proposed double-height arcade enclosing Parsonage Gardens and the street will generate increased activity in this edge of park location. The result will be to add further vitality to this part of the conservation area and passive management of the public green space, without any compromise of its former churchyard character and focus as the heart of the conservation. There will be no impact on the appreciation of the adjacent listed buildings. The development will thus will not cause any demonstrable harm to the setting of the adjacent listed buildings in these terms. Conclusion: the indirect heritage impact of the increased activity and movement generated by the enhanced edge to the greenspace will thus result in a negligible beneficial impact on the facing Arkwright House.

Change to the built surroundings and spaces?	The proposed office development would be located on the footprint of the demolished buildings and would transform the balance of the enclosing spaces while tightening the grain of the area. The new building will clearly add a considerable volume to enclosure of the greenspace but has been designed to present an innovative, contemporary addition to the architecturally diverse enclosure of the former churchyard. The change to the urban context would be thus complementary and appropriate and will not cause any demonstrable harm to the setting of the adjacent listed buildings in these terms. Conclusion: the indirect heritage effect of the proposed development on the character of its context and the setting of the identified heritage assets will be negligible beneficial.
Change to skyline?	The new building will project above the existing building group and will present a dramatic change in scale to the northern edge of Parsonage Gardens. However, the increased height of the building would not have an intrusive impact in the skyline which defines the adjacent listed buildings (see also section 5.4 below). This part of the urban skyline is contained by the enclosing contemporary buildings which contain the streetscape views at those experienced at the more intimate level. Thus, the increased height of the building would not present any perceptible diminution of the special interest of Arkwright House or National Buildings, nor would it intrude on the skyline which defines these listed buildings. This part of the city's skyline would continue to be characterised by the diversity of height and architectural form. The degree of change would alter, but not diminish, the intrinsic heritage values of the identified listed buildings, or the experience and appreciation of these to any appreciable degree. Conclusion: the increased height of the One North Parade site would be perceived from distant viewpoints but would be perceived as a part of the contemporary skyline and although it would be a change it would not dominate the urban composition to any appreciable degree. The increased scale would not diminish the experience of the adjacent listed buildings (or any other) to a notable extent. The indirect heritage impact on the skyline and roofscape of the identified heritage assets within the building group will be thus be neutral.
Change to general character <i>(for example, suburbanising or industrialising)?</i>	The proposed office development will complement the business character and architectural diversity of its context, while maintaining the focus on the greenspace. The loss of the private back alley (Back College Land) will have no impact on the permeability of the area and a negligible impact on the perceived grain of this city centre location. There would be no real loss of pedestrian access. The change to the historic street layout would be negligible so that the impact on the setting of the adjoining listed building and the commercial character of the conservation area will be negligible. Therefore, despite the evident scale the change to the diverse urban character of this part of the historic environment resulting from the proposed One North Parade development will proportionate and appropriately positive. In these terms, the change will not cause any demonstrable harm to the setting of the adjacent listed buildings. Conclusion: the effect of the development on the distinctly commercial and city centre characteristics of this part of the conservation area, and the setting of the identified heritage assets would be minor beneficial.
Longer term or consequential effects of the development?	The positive investment to create a new, innovative and environmentally efficient office development hotel in the heart of the conservation area will help strengthen the economic focus of the area. The height of the consented

	development would not result in any long-term negative consequences for the setting of the adjoining listed buildings and the change will thus neither threaten nor cause any foreseeable long-term harm to the setting of the identified heritage assets. Conclusion: the indirect heritage impact resulting from the long-term effect of the development on the character and/or setting of identified heritage assets will be neutral.
Economic and social viability?	The proposed office development will neither threaten nor cause any demonstrable harm to the economic or social viability of the adjacent listed buildings (or the conservation area). Indeed, the increased social activity resulting from the ground-floor uses of the One North Parade development should result in enhanced activity in this part of the conservation area, enhancing the vitality of the area. The increased capacity of the development will further enhance that positive activity. Conclusion: the indirect heritage impact resulting from the economic effect of the proposed development on the vitality of the streetscape and thus the economic setting of identified heritage assets will be minor beneficial as it offers the potential to stimulate further investment in Parsonage Gardens as and its context as the focus the designated area.



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