# Environmental Statement Volume II: Appendices – Built Heritage

## Appendix 9.1 Heritage Statement

BURO HAPPOLD



# Robert Street, Manchester

## Heritage Statement

March 2026

Prepared for: Rani Investments Ltd

LEVRANT

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Heritage Architecture Limited is registered in England and Wales 3053944
VAT Registration No. GB656883581
Correspondence Address: 62 British Grove, London, W4 2NL
Suite 2.3a, Canada House, Chepstow Street, Manchester, M1 5FW

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# 1. Introduction

## 1.1 Purpose of the Heritage Statement & Authorship

This **Heritage Statement** has been prepared on behalf of Rani Investments Ltd by Levrant, a specialist practice of conservation architects, surveyors, planners and heritage consultants which specialises in the historic environment.

In line with the requirements of the NPPF (**Paragraph 207**), the purpose of this report is to first set out the significance of heritage assets which are likely to be affected by the proposals (Section 3) and subsequently assess the degree of change and relative impact of the proposals upon their significance (Section 4).

The site is located within the Manchester City Council administrative area, in an area known as Strangeways. The surrounding land uses comprise predominantly of light-industrial/warehouse and commercial use. The site comprises an area of 0.25 ha and is bound by Robert Street to the east and Dutton Street to the south. The site is currently occupied by Pure Padel Manchester, an indoor sports venue.

The site is situated within the Dutton Street neighbourhood of the **Strangeways and Cambridge Strategic Regeneration Framework (SRF)**, dated October 2025.

The site is also situated within the **Great Ducie Street SRF** area, developed in 2018, and is identified as being an appropriate location for a development reaching between 6 and 15 storeys.

The Applicant is seeking permission for the *"Demolition of existing structures and erection of a part 10, part 11, part 14 and part 20 storey residential building comprising 189 units with associated residents' amenity space, servicing and public realm."*

The site does not contain any listed buildings or non-designated heritage assets, and is not located within any designated conservation areas; however, it will be clear there due to the proposed height of the development, there is potential for it to result in some visual impact upon the immediate and wider built historic environment.

This Statement should be read in conjunction with the plans, drawings and Design and Access Statement prepared by Tim Groom Architects.

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This statement was prepared by:

- Holly Gerrard BA, MA – Heritage Consultant
- Lee Hutchings BA (Hons) – Senior Historic Building Consultant
- Kirsten McKnight BA (Hons), MA, MSc, IHBC – Associate Director

## 1.2 Location and Designations

The site is located to the north of Manchester city centre, and forms a light industrial site bounded by Robert Street to the east, Dutton Street to the west, and in industrial unit (11 Robert Street) to the north (**Figures 1, 2**).




**Figure 1:** An aerial view looking north across the site (approximate area outlined red) and wider area. (Source: Google maps).




**Figure 1a:** Current view of the site as seen looking north from Dutton Street (left). Robert Street can be seen extending north-east to the right (Source: Google maps)

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**Figure 2**: Map showing the location of the site shaded red. (Source: Land Registry)

The site's townscape context is highly varied, with mid-to-late and late 20th century buildings, largely poor quality commercial or light industrial in character and cleared plots, which sit adjacent to occasional, high quality and interesting historic buildings, such as the collection of four grade II listed Victorian buildings that form Strangeways Prison.

The inclusion of the site and its locality within the Strangeways and Cambridge SRF, and the Great Ducie Street SRF means that the townscape is subject to future evolution and change as the area is redeveloped and regenerated.

To the east of the site, the townscape has been transformed by modern redevelopment which provides residential development in tall buildings fronting the pavement along Cheetham Hill Road and extending to Red Bank to the east.

Consideration has been given to the relevant part of Manchester City centre that surrounds the site. The choice of study area has been made following consideration of the potential impact of the proposals would have on significant short-to-long-range views across the townscape. Due to the proposed scale of the Proposed Development, an initial study area of a **500m radius** was proposed, assisted by on-site surveys and the information provided by the Zone of Visual Influence (ZVI) study (rbmp Ltd) (**Figure 3**).

The 500m study area provides a focus for assessment but is not intended to be prescriptive; heritage assets outside of the study area which have the potential to be affected by the proposals will be included within the Visual Impact Assessment (VIA) where relevant.

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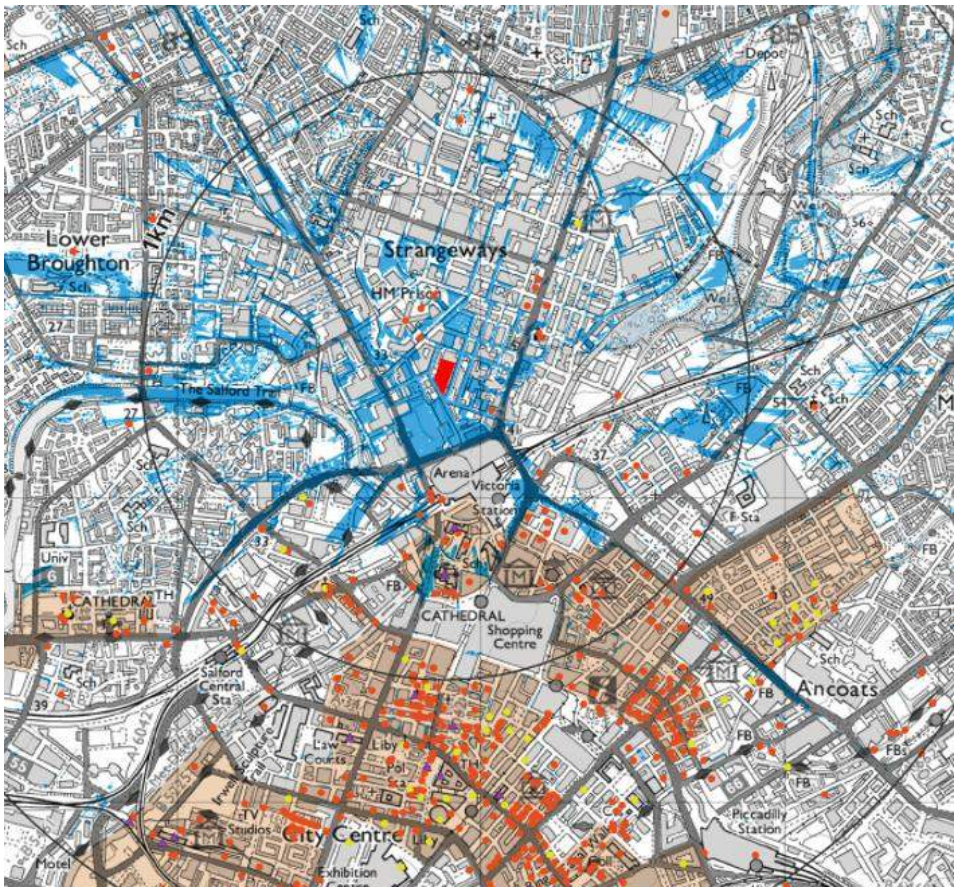



Figure 3: Zone of Visual Influence Plan. site shaded red. Areas where the proposed development would be seen at street level are shaded blue. Surrounding conservation areas are shaded orange. Orange dots denote Grade II listed buildings, yellow dots denote Grade II* listed buildings, yellow triangles denote Grade I listed buildings. (Source: rbmp Ltd)

The site does not contain any designated or non-designated heritage assets; however, it will be clear that the redevelopment of the site will have the potential to indirectly impact the settings of a number of heritage assets in the surrounding area. The listed buildings within a 500m study area have been identified in **Figure 4** and those that are considered to be susceptible to indirect impacts from the proposed development have been listed in **Table 1**.

This area of analysis has captured 22 listed buildings, however, due to the density typology 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 rbmp Ltd (**Figure 3**), and further illustrated through the Verified Views, it is considered that a number of identified listed buildings will not be susceptible to potential indirect impacts from the proposed development of the site, and, consequently, have been scoped out of assessment within this report.

Consequently, a total of 7 listed buildings (**in bold in Table 1**) have been considered to form part of the subsequent Heritage Visual Impact Assessment in **Section 6**.

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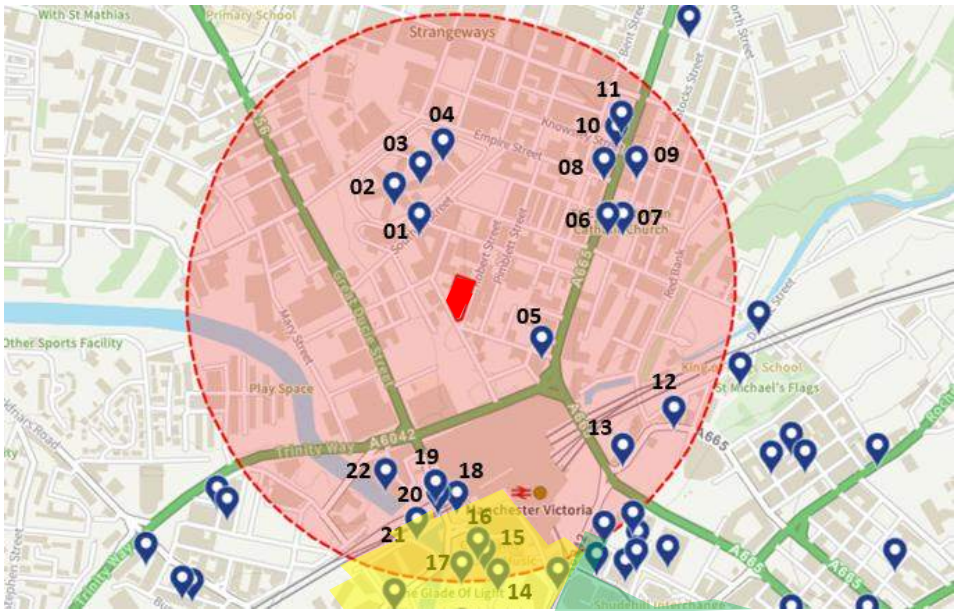



Figure 4: Designated heritage asset plan. The study area is indicated by the shaded red circle, with the site outlined red. Listed Buildings are indicated by blue markers/numbers. The Cathedral Conservation Area is shaded yellow. The Shudehill Conservation Area is shaded green.

The site is not situated within a designated Conservation Area. Due to the proposed scale of the development, however, it will be clear there is some potential for the development to be viewed from select points within the wider townscape.

The ZVI (**Figure 3**) has demonstrated there will be **limited visibility** from the Cathedral Conservation Area to the south of the site, and **no visibility** from the Shudehill Conservation Area.

Buildings considered to be of local heritage interest, i.e. non-designated heritage assets have been identified within the Strangeways and Cambridge SRF (**Figure 4a**). Of relevance are 3, 12 Park Place, 37 Park Street (Dutton Hotel), and 45-55 Julia Street (Clarence Hatworks) (see Table 1).

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**Figure 4a:** Non-designated heritage assets identified in the Strangeways and Cambridge SRF. The approximate location of the site is outlined in blue.

Table 1: Heritage Assets within the 500m study area which have the potential to be indirectly (visually) impacted by the proposed development

| Asset Number on Fig 4 /4a | Name / descriptor | Grade | List Entry Number | Potential to be indirectly impacted by the proposed development and scoped in for assessment |
|---|---|---|---|---|
| 01 | Gatehouse of HMP Manchester | II | 1254670 | Yes |
| 02 | Main Prison Block of HMP Manchester | II | 1254636 | Yes |
| 03 | The Tower of HMP Manchester | II | 1254672 | Yes |
| 04 | Former Boys Prison Block of HMP Manchester | II | 1254635 | Yes |
| 05 | Former Synagogue | II | 1208420 | Yes |
| 06 | St Chad's Cheetham Hill First World War Memorial Cross | II | 1485562 | Yes |
| 07 | Roman Catholic Church of St Chad and | II | 1208542 | Yes |

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| | | | | |
|---|---|---|---|---|
| | Attached Presbytery, And Boundary Walls | | | |
| 08 | Knowsley Hotel | II | 1197784 | No |
| 09 | Former Free Library | II | 1293124 | No |
| 10 | Cheetham Town Hall (Former) | II | 1208440 | No |
| 11 | Cheetham Town Hall Annexe (Former) | II | 1283065 | No |
| 12 | Ashton House | II | 1197764 | No |
| 13 | Parkers Hotel | II | 1208963 | No |
| 14 | South East Wing To Chetham's Hospital (Former Manchester Grammar School) | II | 1197921 | No |
| 15 | Fragment Of Hydes Cross Approximately 20 Metres South of Chethams Hospital | II | 1219660 | No |
| 16 | Chethams Hospital and Attached Wall | I | 1283015 | No |
| 17 | Detached Block of Schoolroom Approximately 20 Metres South of Chethams Hospital | II | 1197920 | No |
| 18 | Victoria Station Including Concourse to Rear with Restaurant and Booking Hall | II | 1254725 | No |
| 19 | North Bridge | II | 1392698 | No |
| 20 | Middle Bridge | II | 1392488 | No |
| 21 | Stephenson Bridge | II | 1392489 | No |
| 22 | Manchester Parcel Post Office | II | 1389630 | No |

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| | | | | |
|---|---|---|---|---|
| | Cathedral Conservation Area | / | / | Yes |
| | Shudehill Conservation Area | / | / | No |
| 2 - Figure 4a | 37, 39, 46, 48, 50, 55 Derby Street | NDHA | / | No |
| 5 – Figure 4a | 2-22 Empire Street | NDHA | / | No |
| 6 – Figure 4a | 3, 12 Park Place | NDHA | / | Yes |
| 7 – Figure 4a | 37 Park Street (Dutton Hotel) | NDHA | / | Yes |
| 12 – Figure 4a | 45-55 Julia Street (Clarence Hatworks) | NDHA | / | Yes |

## 1.3 Overview of Relevant Legislation, Planning Policy, and Guidance

This document was carried out considering up-to-date national and local policy, including:

*National Legislation and Policy*

- Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66(1)
- National Planning Policy Framework (NPPF) (2024) N.B. Last updated February 2025.
    - The relevant paragraphs are: 135, 139, 207, 212, 213, 214, and 215.

*National Guidance*

- National Planning Policy Guidance (PPG) (2024)
- Conservation principles, policies and guidance for the sustainable management of the historic environment, English Heritage, April 2008
- Good Practice Advice in Planning, Historic England (GPAs):
    - Planning Note 3: The Setting of Heritage Assets (December 2017)
- Advice Notes, Historic England (HEANs)

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- Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)
- Good Practice Advice Note 3 (The Setting of Heritage Assets – as amended December 2017)
- Historic England Advice Note 4: Tall Buildings (2022)

*Relevant Regional and Local Policy and Guidance*

- Greater Manchester Combined Authority Places for Everyone (PfE) (2024)
  - Policy JP-P2 addresses 'Heritage'
- Manchester's Core Strategy (2012)
  - Policy CC9 (Design and Heritage), Policy EN3 (Heritage)
- Unitary Development Plan
  - Development Control Policy 18.1 (conservation areas), and 19.1 (listed buildings)

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# 2. History and Development

## 2.1 History and development of the immediate area and the site

The earliest known use of the site is connected to the original landscaped grounds of the nearby Strangeways Hall (**Figure 5-6**). The date of the Hall is unknown but is thought to date to the Elizabethan/Jacobean period, forming a timber-framed manor house that was later extended during the 18th century.

The Hall was part of the estate of Cheetham family in the township of Cheetham, and from the 14th to the 17th century it was home to the De Strangeways family, of which the Hall, surrounding area and later the prison were all named after.

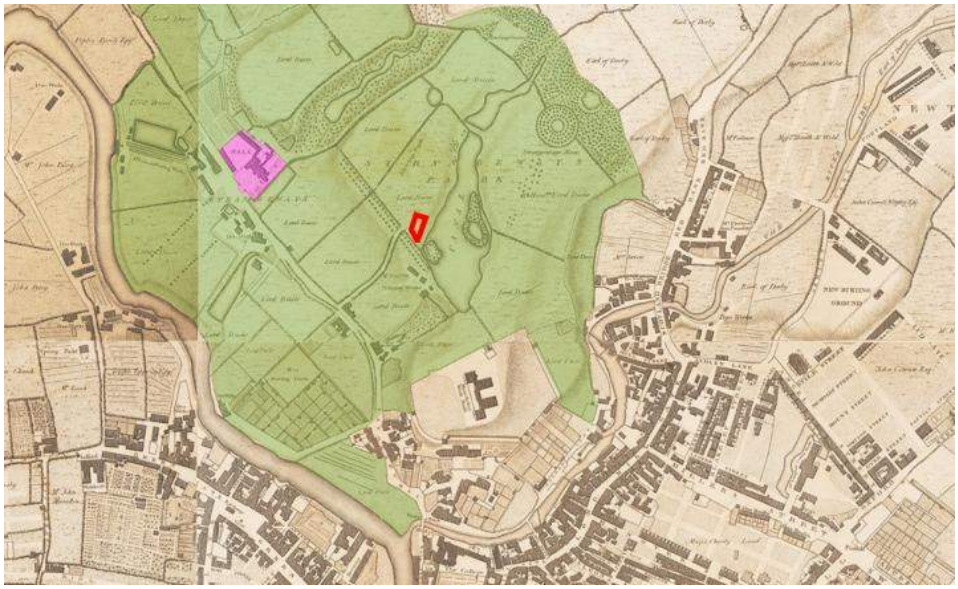


**Figure 5:** 1794 Map showing Strangeways Hall shaded purple, and the approximate extent of its grounds shaded green. The site is shown outlined red. (Source: Manchester University Archives)

The Hall was surrounded, primarily to the north/north-east, by swathes of pleasure gardens and rural grounds, including woodlands, ponds, bowling green, a maze and shooting butts. However, by the late-18th century industrialisation of the town of Manchester was quickly growing and extending towards the rural Strangeways, leading the owners of the Hall to allow parts of the grounds to be the site of dye works and a brewery.

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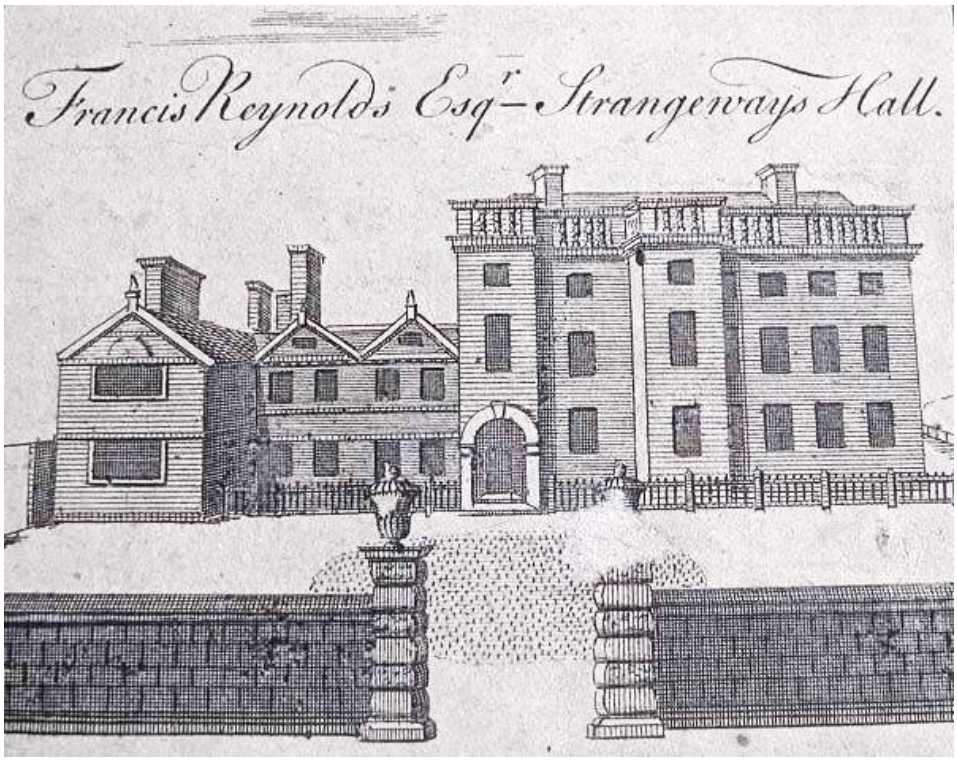



**Figure 6:** A mid-18th century etching of the front of Strangeways Hall (Source: Chethams Library)

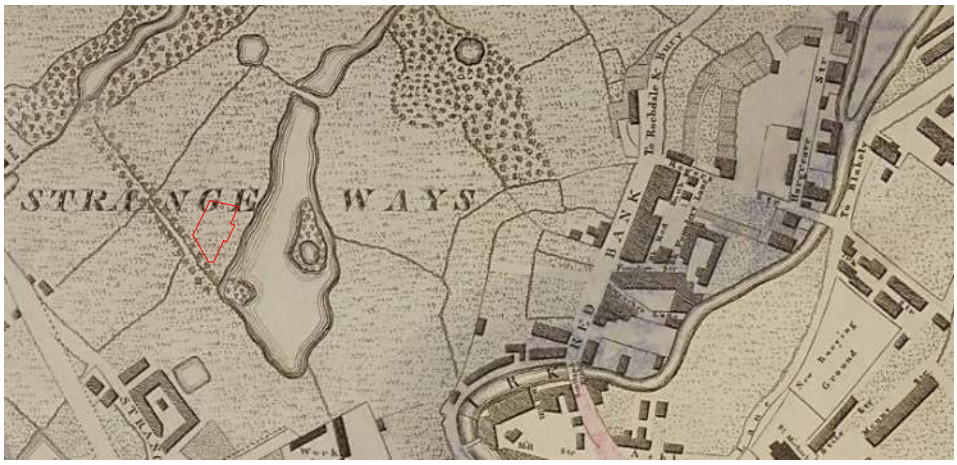



**Figure 7:** 1809 Dean & Pigot - The site lies immediately to the western side of the estate's large ornamental lake within the parkland associated with the Strangways estate. (Source: Manchester University

In 1816 the then owners of the Hall/estate, the Reynolds-Moreton family, the Earl's of Ducie, appointed land surveyor William Johnson as estate agent and alongside the Lord Ducie oversaw the partial development of the grounds of the hall to form a new gridwork of streets and lower middle- and middle-class housing in the early 1820s.

By 1819 a new street (marked "New Road" on **Figure 9**) had been constructed running north-east from the junction of Bridge Street (now Trinity Way) and Miller Street (now Cheetham Hill

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Road) (see Figure 8). The new road was named York Street by 1832 (see Figure 9), and eventually became renamed as Cheetham Hill Road by the late-19th century.

As the area developed, a number of the new streets were constructed to its east and west sides, with a number being named after family members related to Strangeways Hall, including Catherine, Francis, Augustus, Julia, Great Ducie and Moreton Streets.




**Figure 8**: 1819 Pigot A Plan of Manchester and Salford – By 1819 Cheetham Hill Road had been recently completed and marked as "New Road" (shaded green). The site remains undeveloped. (Source: Manchester University Archives)

By the date of the 1832 (Figure 9) and 1844 Cheetham Tithe Map (Figure 10), a number of new residential developments has begun to be completed along the length of the new road, however the site had not yet been developed. The 1832 map reflects the gradual urbanisation of the area around Cheetham Hill Road (at this point called 'York Road'), including the development of largely residential terraces and some industrial premises.

Strangeways Hall was demolished in 1858-9 in order to construct the present HM Strangeways Prison, the design of which was won by eminent Gothic architect Alfred Waterhouse. The prison was commissioned to replace the New Bailey Prison in Salford, which closed in 1868. The new prison's 71m tall ventilation tower quickly became a local landmark, and still characterises views across the local townscape today.

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**Figure 9**: 1832 Banks & Co.'s Plan of Manchester & Salford. The site remained undeveloped to the west of the ornamental lake, now denoted as "reservoir" (Source: Manchester University Archives).

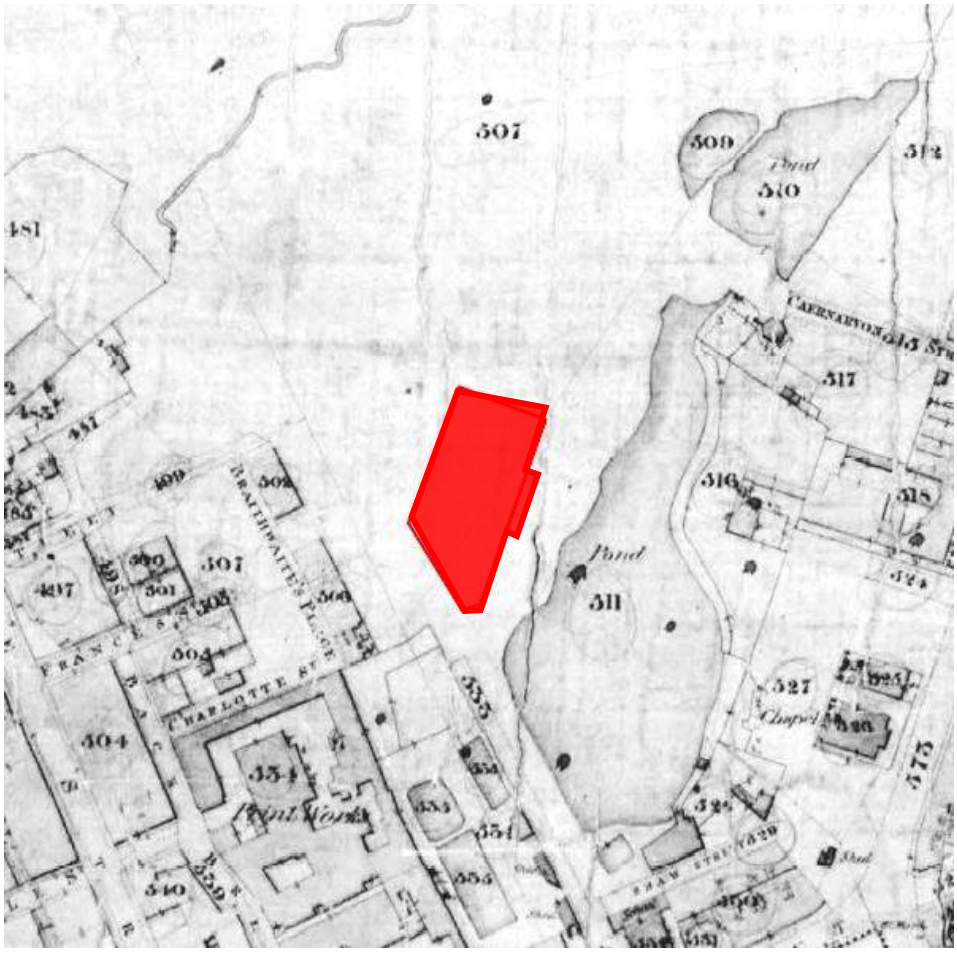



**Figure 10**: 1844 Cheetham Tithe Map – Showing that although new developments had been completed on new streets to the east of the site, the site itself was yet to be developed. (Source: Manchester University Archives)

The urbanisation of the surrounding landscape continued into the 19th century, combining industrial development (largely related to the manufacture and processing of textiles) and residential expansion. However, the original intension for the area to become a predominantly residential district soon gave way to an influx of industrial premises, factories and workshops.

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A large proportion of that prosperity was resultant of the influx of Jewish families into this area of Manchester from the mid-19th century onwards. Many of these families were retailers who established premises along Cheetham Hill Road, creating a vibrant and animated neighbourhood to the north of the city centre. This first phase of migration would set a precedent for the future development of the townscape around Cheetham Hill Road which would be characterised by its ethnic diversity and cultural richness.

The site can be seen to have been first developed between 1871 and 1876 (see Figures 11 & 12) and comprised a number of industrial buildings. By 1871 the ornamental lake bellowing to Strangeways Hall has now been infilled and partially developed with a gridwork of terraced streets. The northern half of Robert Street can be seen to have been developed, with the southern half yet to be laid-out. The south-eastern end of Dutton Street can also be seen to be complete, but yet to be extended north-west to meet with Strangeways Prison. Between 1871 and 1876 the site had been defined and fully developed with industrial buildings following the completion of Dutton Street and Robert Street.




**Figure 11**: 1871 Slater New Plan of Manchester and Salford (Source: Manchester University Archives)

By the 1890s (**Figure 13**) the site contained a high density of different industrial businesses that occupied the many buildings across the site, including an oil, was and shellac etc warehouse with synagogue above at Nos. 1-3 Robert Street, a cabinet factory at Nos. 5-9 Robert Street, a printer's cotton warehouse at No. 11 Robert Street, an engineers at Nos. 22-26 Dutton Street and a velvet warehouse at 20 Dutton Street.

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Occupying the immediate north of the current site was a collection of buildings forming the Robert Street Mill, which was occupied by Arthur Smart & Co, bunting and flag manufacturers (Figure 14).

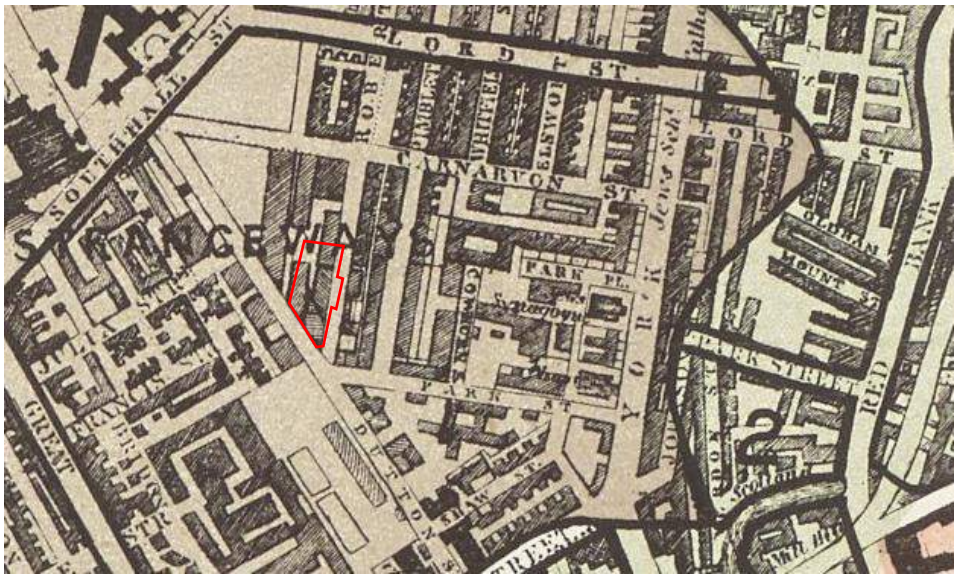



Figure 12: 1876 map, part of the Report on the Health of the City of Manchester (Source: Manchester University Archives).

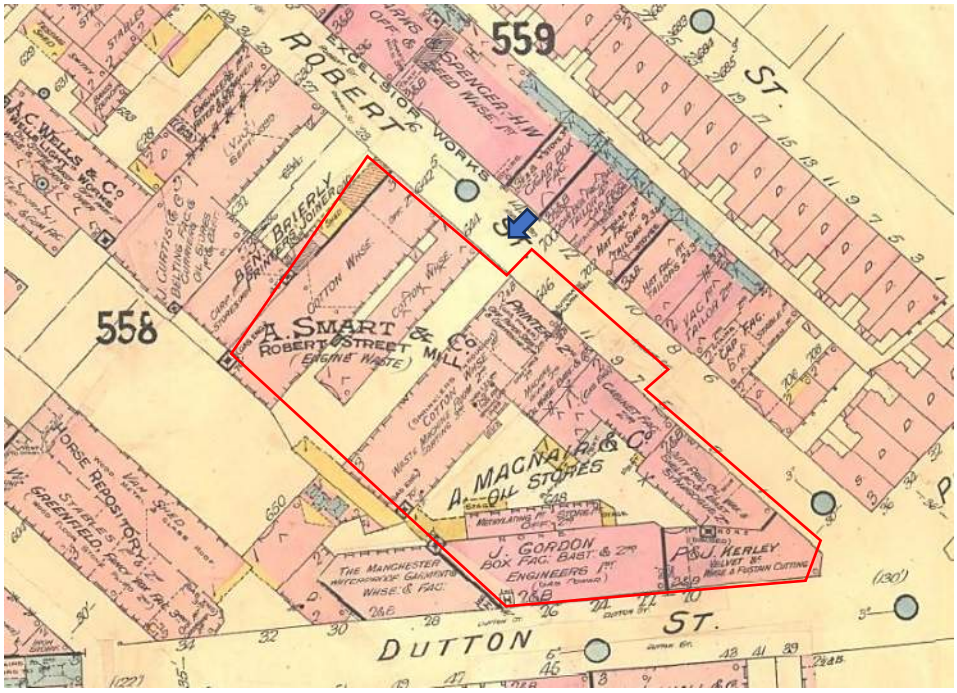



Figure 13: This detailed plan looks north-east across the site in November 1899. The blue arrow illustrates the location from which the illustration of Robert Street Mill in Figure 14 was taken from (Source: Goads Fire Insurance Plan)

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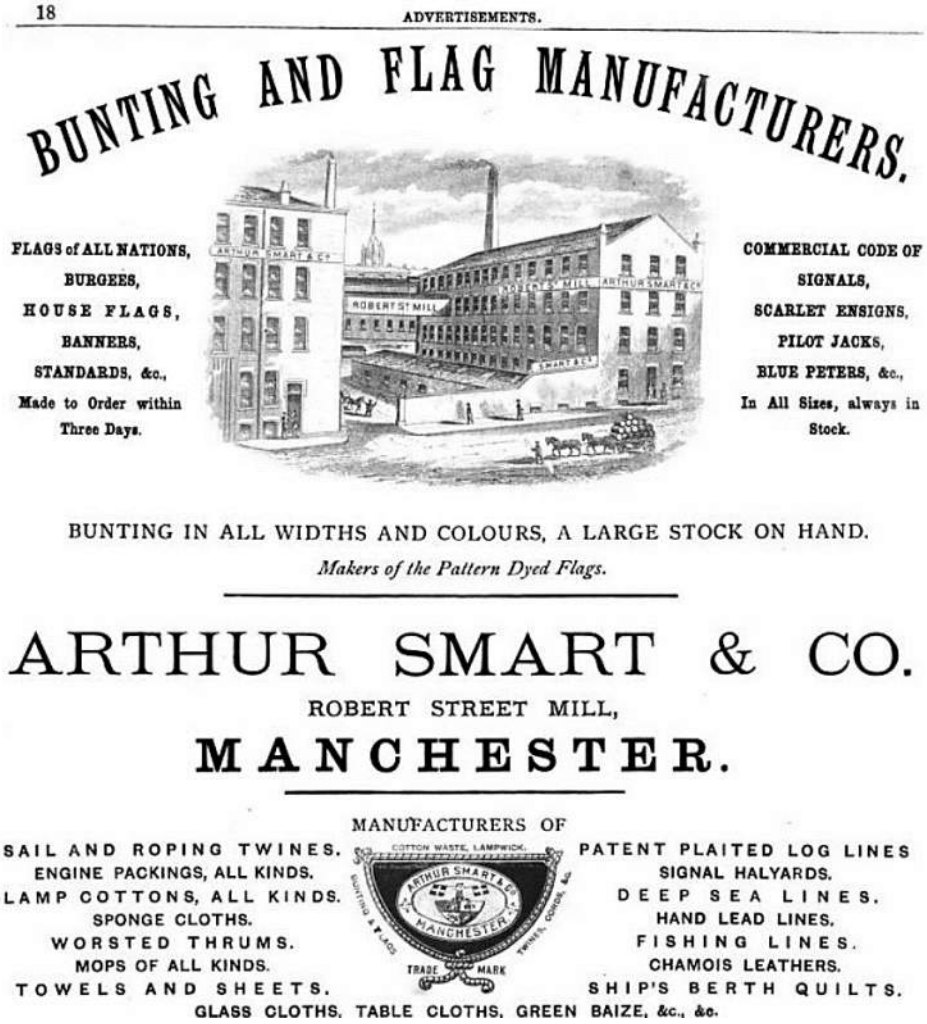



Figure 14: Robert Street Mill, occupied by Arthur Smart & Co bunting and flag manufacturers (Source: Lloyd's List of House Flags, 1882).





*Left* Figure 15: A view looking north-east along Robert Street in 1930, showing the eastern perimeter of the site to the left. (Source: Manchester Local Archives)

*Right* Figure 16: A view looking south-west along Robert Street in 1930, showing the eastern perimeter of the site to the right. The red outlined buildings can be compared to the current view as seen in Figure 17 (Source: Manchester Local Archives).

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**Figure 17:** The same view looking south-west along Robert Street as it appears today, showing the last remaining historic buildings to survive (outlined). The eastern perimeter of the site can be seen to the right. (Source: Google Maps)

The site remained unaltered until the beginning of the Second World War, when on the 12th of June 1941 all buildings across the site were almost entirely destroyed by a direct bomb dropped on the adjacent site to the west (**Figure 18**).

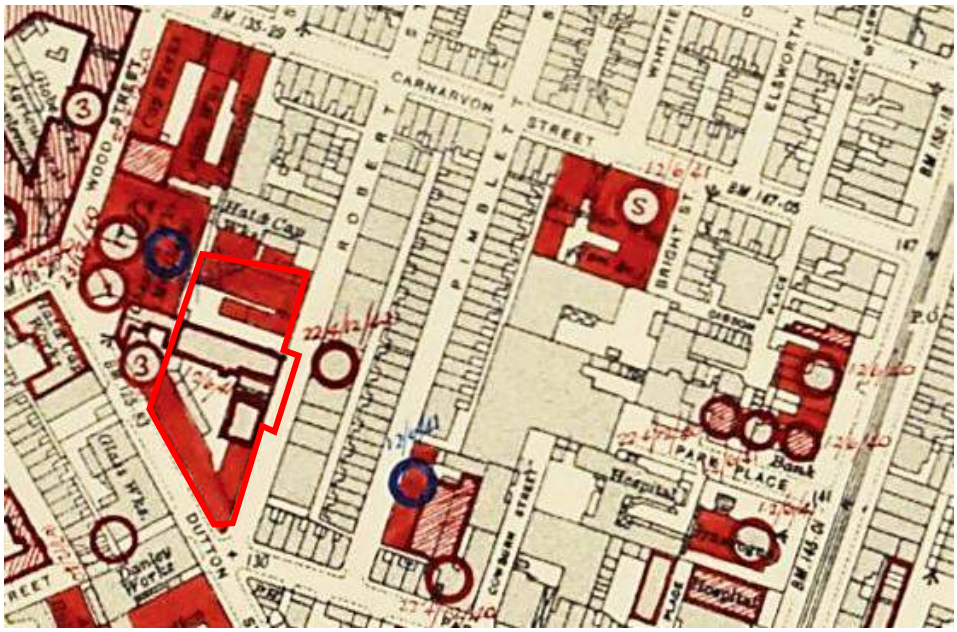



**Figure 18**: 1941 Blitz map, utilised from the 1932-1935 OS maps - Red circles indicate fire bombs; hatched shading indicates damaged buildings and red shading indicates demolished buildings. (Source: Manchester University Archives)

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Figure 19: An aerial view from 1953 showing that a number of original buildings appear to have been retained and reconstructed following bomb damage. The Robert Street Mill to the north of the site can be seen to have been almost entirely demolished. (Source: Britain From Above)

By the 1950s, a number of original buildings appear to have been retained and reconstructed following bomb damage. The Robert Street Mill to the north of the site can be seen to have been almost entirely demolished (see Figure 19 & 20). The current building that forms the site appears to date to the c1980s, and comprises a large, modern industrial shed.

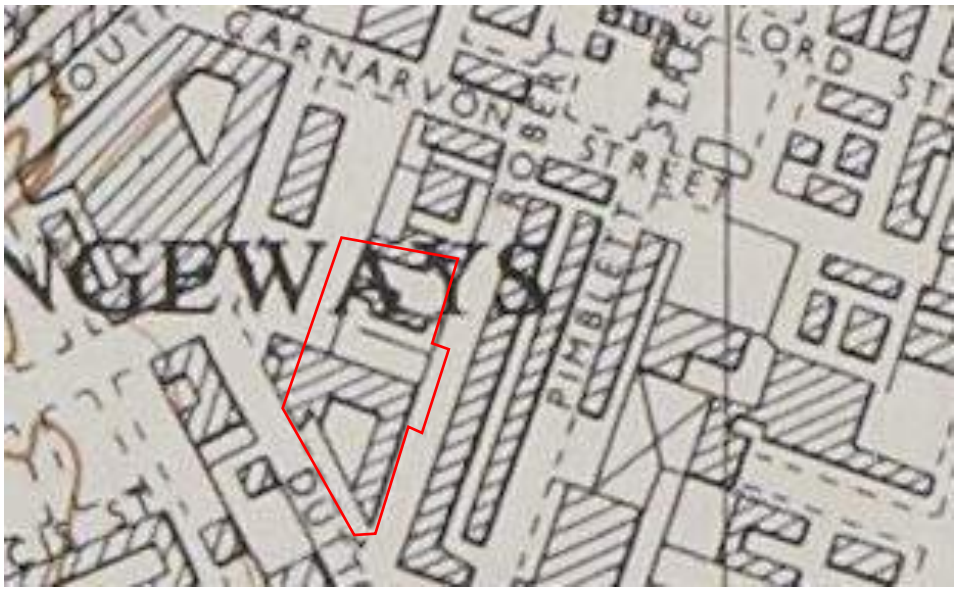



Figure 20: 1956 OS. This map shows that the site remains partially cleared and partially reconstructed (Source: https://luna.manchester.ac.uk)

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# 3. Significance Appraisal

## 3.1 Introduction

The purpose of the significance appraisal is to use recognised criteria to assess the heritage significance and interest of the site; and of the settings of the identified heritage assets which could be affected by the form of the proposed redevelopment of the site.

The significance appraisal will inform the subsequent Heritage Impact Assessment (HIA) which considers the effects of the proposals in heritage terms upon the significance of the physical fabric and settings of the identified heritage assets. This in turn allows, in a planning policy context, the extent of "harm" upon any heritage asset incurred by the proposals to be established within the terms defined by the NPPF (2025). In particular, the assessment of significance of setting informs the choice of heritage views which form a key part of the following visual impact assessment.

## 3.2 Significance Appraisal – The Site

The site comprises a modern industrial unit and open forecourt/parking on the corner of Robert Street and Dutton Street. Historically, the site has been developed twice, firstly in the 1870s by the construction of a number of industrial buildings, and in the c1980s with the construction of the current industrial unit. The site contains no remaining historic fabric relating to the 19th century industrial buildings, and therefore yields no heritage interest. Figures 21-24 illustrate the site as existing.



Figure 21: Looking south-east along Dutton Street, showing the blind west elevation of the industrial unit that forms the site. This view illustrates the existing low quality industrial nature of the site and fragmented urban grain of the surrounding plots. (Source: Google Maps)

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Figure 22: Looking north-east towards the principal front of the current, modern industrial unit that forms the site, as seen from Dutton Street. (Source: Google Maps)




Figure 23: Looking north-east into Robert Street from its junction with Dutton Street. (Source: Google Maps)



Figure 24: A view south-west along Robert Street, showing the blind, corrugated iron east elevation of the current industrial unit to the right. (Source: Google Maps)

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## 3.3 Heritage Assets – Contribution of setting to significance

The heritage assets which have the potential to be impacted by proposed redevelopment of the site have been identified in **Table 1.** The contribution of setting to the significance of these heritage assets will be explored in **Table 2**.

As there are no heritage assets within the site boundary, the proposed development only has the potential to result in indirect impacts on these heritage assets, i.e., through change to their setting or change to how they are experienced in views.

The scope of potential impact upon heritage assets can involve impacts upon their setting as well as any physical impact. The importance of 'setting' lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance. Therefore, it is the contribution of setting to the significance of the heritage asset which should be established at this stage in the process. For these purposes, the contribution of setting to the significance of any given heritage asset is considered to be either high, medium, low, negligible, or neutral (refer to ICOMOS 2011 guide to Heritage Impact Assessments for complete definitions). Therefore, it is the contribution of setting to the significance of the heritage asset which should be established at this stage in the process. For these purposes, the contribution of setting to the significance of any given heritage asset is considered to be either **high, medium, low, negligible, or neutral.**

Due to the modern, industrial character and appearance of the site, it is considered this makes **no contribution** to the setting of all identified heritage assets.

Table 2: Contribution of setting to significance of identified listed buildings

| Number given on Figure 4 | Name and Grade | Summary of architectural and historic interest from list description | Contribution of setting to significance |
|---|---|---|---|
| 01 | Gatehouse Of HMP Manchester<br>Grade II | Gatehouse of gaol. 1866-8, by Alfred Waterhouse. Red brick with sandstone dressings and steeply-pitched slate roofs. Irregular plan. French Gothic style. Three storeys and 3 bays plus 2-storey 3-bay wing to left. The principal element, | The Gatehouse is located in an area characterised by the prison complex. The setting of the listed building is defined by the experience of the prison complex as a preserved entity, and contributes considerably to an |

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consisting of a central entrance archway flanked by semi-octagonal turrets, has battered sandstone rubble plinths to the turrets, plain stone bands and a 1st floor string-course, emphaticlly bracketed eaves, octagonal-conical roofs to the turrets, and 2 tall chimneys on the central ridge. The 2-storey centre has a large round-headed arch moulded in 3 orders, with massive double doors and a plain fanlight, and a round-headed niche at 1st floor containing the Royal Arms, flanked by single-light windows; the 3-storey turrets have single-light windows diminishing in the height, with iron bar grilles to all floors of the right-hand turret and ground floor of the left turret. Two storey wing to left, in matching style, including bay window to left and gabled porch to right.

understanding and appreciation of the gatehouse's significance.

Although much of the immediate surrounds have been redeveloped to accommodate industrial infrastructure, the surrounding streetscape, particularly to the east, retains much of its historical layout. The gatehouse is a prominent feature when approaching the prison from the south along Southall Street and is the only wholly visible element of the prison, forming an imposing entrance to the complex. As this is the only outwardly facing element of the prison, the gatehouse is also seen in conjunction with newer industrial developments along Canrarvon Street, the prison extension to the southwest, as well as residential development in the far-distance when looking south along Southall Street. However, the gatehouse is largely concealed in wider views towards the asset, and is thus best experienced from the immediacies of the building.

Consequently, due to the almost complete survival of the prison complex the contribution of setting to the significance of the listed building is considered to be **high.**

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| 02 | Main Prison Block of HMP Manchester<br>Grade II | Prison. 1866-68, by Alfred Waterhouse. Red brick with stone dressings. Six wings radiating from central concourse: a short entrance wing facing the gatehouse and 5 cell-block wings. Romanesque style. The hexagonal concourse has a clerestory of round-headed windows with pilasters, a corbel table to the eaves and a pointed roof. The 2-storey entrance wing (including 1st floor chapel) has a slightly projecting gabled bay in the centre with pilasters, an arcaded range of 5 windows and central arched entrance, and a perron over all. The five 4-storeyed cell wings have ranges of barred windows with stone sills and cambered stone lintels, and a canted bay at the gable end of each, enclosing the staircase. | The main prison block is largely concealed from the surrounding streetscape at ground level by the exterior walls encircling the complex. The setting of the listed building is defined by the experience of the prison complex as a preserved entity and contributes considerably to an understanding and appreciation of the block's significance.<br>Although much of the immediate surrounds have been redeveloped to accommodate industrial infrastructure, the surrounding streetscape, particularly to the east, retains much of its historical layout.<br>Consequently, due to the almost complete survival of the prison complex the contribution of setting to the significance of the listed building is considered to be **high**. |
| 03 | The Tower of HMP Manchester<br>Grade II | Extraction tower for the heating and ventilation system. 1866-68, by Alfred Waterhouse. Red brick with sandstone dressings. Octagonal plan. Minaret style, approx. 234 feet high, with an arched recess in each side, a perimeter gallery with brick balustraded parapet on stone corbels, and a domed cupola | As above, the prison tower draws much of its significance and setting from the prison complex, however, due to the height of the tower it is considered to be a prominent landmark and is visible in the immediate and wider townscape above the prison walls. As such, the tower also draws some of its setting from |

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| | | with louvred openings in the sides and cast-iron cresting to the roof. A very prominent landmark in this area of the city. | the surrounding Strangeways area where it retains prominence as one of the tallest elements of the immediate context, and ultimately denotes the location of the prison from the surrounding streets.<br>Consequently, due to the almost complete survival of the prison complex the contribution of setting to the significance of the listed building is considered to be **high**. |
| 04 | Former Boys Prison Block of HMP Manchester<br>Grade II | Formerly women's prison. 1866-68, by Alfred Waterhouse. Red brick with stone dressings and slate roof. Cruciform plan with wings radiating from an octagonal concourse. The concourse has a clerestory with a 3-light stone mullioned window in each side, a corbel table to the eaves, a tourelle at each corner, and a pointed roof. The 4-storeyed wings have ranges of cell windows with stone sills and cambered stone heads. | The former boys prison block is largely concealed from the surrounding streetscape at ground level by the exterior walls encircling the complex. The setting of the listed building is defined by the experience of the prison complex as a preserved entity and contributes considerably to an understanding and appreciation of the block's significance.<br>Although much of the immediate surrounds have been redeveloped to accommodate industrial infrastructure, the surrounding streetscape, particularly to the east, retains much of its historical layout.<br>Consequently, due to the almost complete survival of the prison complex the contribution of setting to the |

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| | | | significance of the listed building is considered to be **high**. |
| 05 | Former Synagogue<br>Grade II | Methodist chapel, subsequently synagogue, now occupied by a Law Chambers firm. c.1840. Sandstone ashlar (roof concealed). Rectangular plan on corner site. Classical style. Two storeys over basement; single-storey 3-bay facade, symmetrical, the centre breaking forwards and pedimented; with plinth, pilasters, and entablature with cornice and high parapet. | The listed building sits on the west side of Cheetham Hill Road. As with other buildings in this area, the local setting of the building is wholly fragmented, consisting of numerous phases of development and infill which has detracted from the character and quality of the local townscape. However, the building is a visible and prominent feature of the streetscape as one moves along Cheetham Hill Road from the south and is seen in conjunction with other historic buildings including the tower of the Church of St Chad in the background. Its immediate context includes low quality late 20th century development, as well as tall residential development to the east. Tall buildings are therefore a defining and prominent feature of the listed building's setting. Consequently, the contribution of setting to the significance of the listed building is considered to be **low**. |
| 06 | St Chad's Cheetham Hill First World | A First World War memorial erected around 1920. MATERIALS: grey granite. | The memorial cross is set within the churchyard of St Chad's Church which provides |

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| | War Memorial Cross | DESCRIPTION: the memorial stands around two and a half metres tall and comprises a wheelhead cross on a pyramidal base and a slightly tapering plinth. It faces west, towards Cheetham Hill Road. The cross has knotwork carving to the arms and a central relief of Christ's head crowned with thorns. The shaft has stopped chamfers and at its base has a relief of a winged Victory vanquishing a serpent. The wheel has lead lettering reading IN/ HOC/ SIGNO/ VINCES (in this sign you will conquer). The sides of the shaft have slightly recessed panels, and are also stop-chamfered. The base is dressed smooth apart from the lower border which is rock-faced. An inscription in lead capital lettering reads ERECTED/ TO THE MEMORY/ OF/ THE PARISHIONERS AND OLD SCHOLARS/ OF ST CHAD'S WHO FELL IN THE GREAT WAR/ 1914-1918/ D. SHEAHAN, M. RECTOR. The plinth is rock-faced. | its most important setting relationship, contributing to an appreciation of the memorial's historical and architectural interest.<br>Whilst the quality of the local townscape is low, its contribution to the setting of the listed structure as a memorial within the churchyard is relatively limited. Therefore, the contribution of setting to the significance of the listed building is considered to be **low.** |
| 07 | Roman Catholic Church of St Chad and Attached Presbytery, And Boundary Walls | A Roman Catholic church with attached presbytery, now an oratory, of 1847, by Weightman and Hadfield of buff sandstone in Perpendicular Gothic style.<br>The Roman Catholic Church of St Chad and attached presbytery, and boundary | The listed building sits on the west side of Cheetham Hill Road. The local setting of the building is wholly fragmented, comprising numerous phases of development and infill which has detracted from the character and quality of the local townscape. Traditional |

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| | | walls, a Catholic church with attached presbytery, now an oratory, of 1847, by Weightman and Hadfield, is listed at Grade II for the following principal reasons:<br>Architectural interest: imposing building in Gothic style by the notable practice of Weightman and Hadfield, with a striking south-west tower with expressed polygonal stair turret, and good decorative carving including statuary, gargoyles and figurative hoodmould stops.<br>The ensemble is enhanced by the inclusion of a large presbytery in complementary Gothic style with good surviving interior features, and boundary walls with timber gates and some surviving railings.<br>The listed building has group value with the Grade II listed First World War Memorial Cross in its churchyard. | buildings that have survived have largely been altered and their original architectural quality diminished. Notwithstanding this, the church sits within a loose group of historic buildings on Cheetham Hill Road which communicate the development and former character of the area. These include the listed library and former synagogue to the north, and the listed public house and former town hall complex on the west side of Cheetham Hill Road.<br>Tall buildings are a visible feature of the building's setting in long views south towards the city centre and Deansgate. The residential towers at the southern end of Cheetham Hill Road backdrop the tower of the church in views from the north. This has diminished an appreciation of the structural, landmark quality of the church in views south along the road.<br>Consequently, the contribution of setting to the significance of the listed building is considered to be **low/medium**. |
| 6a | 3, 12 Park Place<br>NDHA | The Northern Hospital building was built on Park Place in an Italianate design in 1889. It is constructed of red brick and has a clear Classical/Italianate design | As with other buildings in this area, the local setting of the building is wholly fragmented, comprising numerous phases of development and infill which has detracted from the |

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language communicated through its intricate corbelled cornice, segmental arched window headers, and contrasting brickwork, all contributing to its architectural value. The building forms a group with No. 21 Cheetham Hill Road which provided an extension to the hospital in 1892. The building is identified as being of Low architectural and historical value and its contribution is limited to local value to the Cheetham Hill Road area.

Nos. 6-12 Park Place are heavily altered early 19th century residential terraces, now used as commercial premises. The architectural legibility of the terrace has been diminished by ad hoc works to the property which has seen the loss of original features (windows, doors, roof) and their subsequent replacement with low quality/inappropriate alternatives. Notwithstanding this, the domestic character of the terrace is still perceived. They are considered to be Low architectural and historical significance for their reflection of the early residential of the Cheetham Hill Road area.

character and quality of the local townscape. Traditional buildings that have survived have largely been altered and their original architectural quality diminished.

Park Place has a degraded townscape character that is contributed to by the deteriorated pedestrian realm, decline of the buildings, and presence of a high number of parked cars.

Consequently, the contribution of setting to the significance of the NDHA is considered to be **low.**

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| 7a | 37 Park Street (Dutton Hotel)<br>NDHA | The Dutton Hotel is believed to have been constructed in the late-C19, although it is not annotated as a public house until the 3rd edition OS Map published in 1933. The pub is said to have been frequented by the guards of the nearby HMP Manchester, more commonly referred to as Strangeways. The three-storey building is constructed of red brick with pale brick dressings and has a three-bay principal elevation facing Park Street, which incorporates the pub's commercial frontage. Attached to the ground floor of the south-west and south-east elevations are mid-to-late C20 single-storey extensions and a fire escape.<br>The building is identified as being of Low architectural and historical value and its contribution is limited to local value to the Cheetham Hill Road area. | As with other buildings in this area, the local setting of the building is wholly fragmented, comprising numerous phases of development and infill which has detracted from the character and quality of the local townscape. Traditional buildings that have survived have largely been altered and their original architectural quality diminished.<br>Park Street and Dutton Street have a degraded townscape character that is contributed to by the deteriorated pedestrian realm, decline of the buildings, and presence of a high number of parked cars and hard landscaping within the Dutton Street Car Park situated opposite the non-designated heritage asset.<br>Consequently, the contribution of setting to the significance of the NDHA is considered to be **low.** |
| 12a | 45-55 Julia Street (Clarence Hatworks)<br>NDHA | Mid-C19 with later additions. 45-55 Julia Street sits to the rear (southern) part of the wider plot of Globe House, and the site of Imperial Works. The office building is named as 'Clarence Hat Works', as denoted by the painted signage along the northernmost bay fronting Julia Street, and was established in 1863, and built | As with other buildings in this area, the local setting of the building is wholly fragmented, comprising numerous phases of development and infill which has detracted from the character and quality of the local townscape. Traditional buildings that have survived have largely been altered and their original architectural quality diminished. The |

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in 1895. The building fronts onto Julia Street and is composed of 5 storeys and 9x5 bays. The building is identified as being of Low architectural and historical value and its contribution is limited to local value to the Cheetham Hill Road area.

demolition of the northern range of the Imperial Works along Southall Street has altered the historic context of the non-designated heritage asset and has contributed to the degradation of its setting.

Consequently, the contribution of setting to the significance of the NDHA is considered to be **low.**

## 3.4 Conservation Areas

### The Cathedral Conservation Area

The Cathedral area has been the ecclesiastical and scholastic centre of Manchester since the earliest times. To the south and east the two buildings of the Cathedral and Chetham's Hospital School, and the confined solemnity of the Cathedral Yard, are effectively separated from the rest of the city centre by a partial ring of Victorian commercial buildings, including the impressive Corn Exchange. Manchester City Council's online summary of the conservation area's local setting states:

"*To the north and west the Cathedral overlooks the broad width of the busy Victoria Street and the deep cut of the River Irwell, both of which traverse the area, and beyond, into Salford, to the extensive cobbled forecourt of the disused Exchange Station which forms the western boundary of the area*".

The former Chetham Hospital complex to the north provides an important insight into the historical context of the Cathedral which enables an understanding and appreciation of its architectural and historical significance.

The architectural and historical value of the Cathedral Conservation Area is **high** owing to its inclusion of highly-graded listed buildings which reflect the history and development of Manchester from the Saxon period onwards and which, as previously noted, embodies the city's ecclesiastical and scholastic centre. The survival of the buildings within the Conservation Area and their adaptation to suit changing requirements and withstand the growth and

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expansion of the city is testament to their local and national significance, which are experienced as an important historical grouping to the north of the city centre.

The wider townscape setting of the conservation area is wholly varied, reflecting the piecemeal redevelopment of this part of the city. Tall and large buildings are a visible and prominent feature of the asset's setting, albeit there is a sense of breathing space around the Cathedral in particular which reinforces its tower to be appreciated as a landmark within the surrounding townscape.

There is no intervisibility between the existing site and the conservation area, and the site makes no contribution to an appreciation of its significance.

## 3.5 Statement of Significance – the site

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

- The site comprises a modern industrial building with open forecourt. As the site contains no historic fabric, it yields **no heritage interest.**
- Historically, the site has been developed twice over, firstly in the 1870s by the construction of a number of industrial buildings, and in the c1980s with the construction of the current industrial unit.
- The site is located within 500m of 22 listed buildings and two conservation areas. However, due to the low height of the current industrial building, surrounding buildings and wider typology, the site is not intervisible from the setting of any identified listed buildings or either conservation area, and does not contribute to the setting or significance of any identified designated or non-designated heritage assets.

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# 4. Heritage Impact Assessment

## 4.1 The Proposals

The Applicant is seeking permission for:

> *Demolition of existing structures and erection of a part 10, part 11, part 14 and part 20 storey residential building comprising 189 units with associated residents' amenity space, servicing and public realm.*

The final, proposed massing is expressed as three distinct

elements:

- A 19 storey landmark block that anchors the corner and aligns with the emerging Boddingtons context;
- An 11 storey rear block that steps down to reduce visual impact.
- A 10 storey volume addressing the square.

The chamfered corner of the tallest block introduces an architectural gesture, softening the overall mass and enhancing townscape interest. The building line is deliberately set back from Dutton Street, creating a new landscaped public square. This public space forms a key node within the wider masterplan, strengthening connectivity and offering a clear landmark and sense of place. The proposed materiality seeks to reference the existing brick, stone and ceramic detailing identified on the historic buildings in the surrounding area.

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Figure 25: A view of the proposed development on approach from Dutton Street. (Source: Tim Groom Architects)

## 4.2 Impact Assessment

Measuring the heritage impact of the proposed development is essentially an evaluation of change to the fabric, character, and appearance of the identified heritage asset, balanced against its relative significance. Please refer to Appendix III for relative significance / values, and the criteria for assessing the magnitude of change and significance of impact used in this Heritage Statement. As stated within Historic England's Guidance on Tall Buildings (Note 4, March 2022), 'using visualisations can help communicate the proposed appearance of new developments. Done well they can give a clear understanding of how a tall building sits within its context.' The guidance goes on to stress that 'visualisations are also effective ways to show

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and assess the cumulative impact of a development alongside other existing and proposed tall buildings. Such visualisations are useful to indicate the scale of impact on and change to the historic environment.'

The site contains no listed buildings and is not located within a conservation area. It will be clear, therefore, that there is no potential for the proposed development to incur any direct heritage impacts, i.e., physical impacts on historic fabric. The following assessment will therefore focus on the indirect impact of the proposed development on the surrounding historic environment, i.e., its visual impact and/or setting impact.

A total of 15no. views have been prepared by rbmp for the Townscape and Visual Impact Assessment ('TVIA'); their locations are indicated on the plan at Figure 25. The viewpoints have been selected and agreed in consultation with MCC.

A selection of 7no. of these views has informed the subsequent Heritage Impact Assessment as they illustrate the relationship of the proposed development and heritage assets in its local and wider townscape setting.

### Visual Impact Assessment

Figure 26 provides a baseline map with the relative locations of key heritage viewpoints, which have been agreed with the LPA (MCC) to be assessed for the potential heritage impact. These view locations (views 4, 6, 7, 9, 10, 13 and 14) will form the Visual Impact Assessment.




Figure 26: Viewpoint map. Views 4, 6, 7, 9, 10, 13, and 14 are relevant to the assessment.

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The following assessment divides the viewpoints into ‘short-range’, ‘mid-range’, and ‘long-range’ views to inform the qualitative discussion.

Short-range Views

- View 6
- View 7
- View 13

Mid-range Views

- View 4
- View 14

Long-range Views

- View 9
- View 10

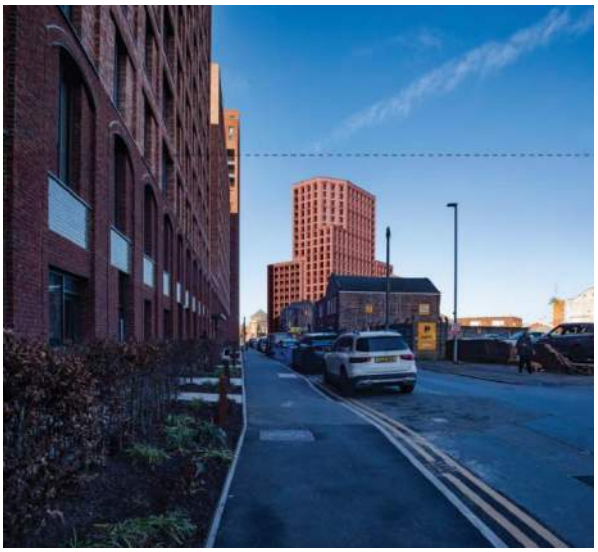
## Short-range Views

### View 6

Existing



Proposed



### View 7

Existing



Proposed



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## View 13

Existing



Proposed



View 6 is taken from Dutton Street looking north and demonstrates the eastern context of the site. The site itself is concealed behind the existing buildings along Dutton Street and is not considered to contribute to this view. The non-designated Dutton Hotel is visible in the mid-distance, and the non-designated Clarence Hatworks, and the grade II listed Tower of HMP, and the roof of the Main Prison Block is visible in the far-distance rising above the existing roofline of the buildings lining the eastern side of Dutton Street. The view is framed by the 'Warehouse Gardens/Old Brewery Gardens' apartment complex to the left, and large swathes of land remain open to the right. In the Proposed View, the proposed development wholly conceals the view of the Tower, and slightly obscures the main prison block. While the Tower is a visible element of much of the wider surrounding area owing to its height, it is considered to be a prominent local landmark in this area and is the tallest element when looking north in the existing view. The obscurement of the Tower from this position is therefore considered to constitute a **minor adverse indirect impact.** The roof of the main prison block will remain legible against the proposed development; however, the group view of both the block and tower will be obscured, resulting in a **minor adverse indirect impact** due to the decreased legibility of the prison complex as a whole from this position. The proposed development would be constructed directly behind the Dutton Hotel in this view, and while it would not obscure views toward the asset, it is considered to introduce an imposing element behind the NDHA which would be wholly visible in conjunction with the asset. However, this is not

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considered to be the most prominent position from which to experience the significance of the Dutton Hotel. Furthermore, as demonstrated in the architectural visual (**Figure 25**), the proposed public realm works would significantly enhance the approach to the Dutton Hotel and encourage a positive street scene both during the day and at nigh time. Thus the proposed development is considered to incur a **negligible adverse indirect impact** on the setting of the Dutton Hotel, with **negligible beneficial indirect impact** garnered through the enhanced public realm and approach to the NDHA. Although the proposed development would introduce a significant additional element in this area, this is not considered to be the best position from which to view the architectural significance of the Clarence Hatworks. Irrespective of this, the proposed development would not impede upon any views directed toward the Clarence Hatworks from this position, and the NDHA would remain legible as an individual element of the view. The asset is thus considered to sustain a **neutral impact** to its setting.

View 7 is taken from the intersection of Cheetham Hill Road looking north to the Site and is heavily characterised by the existing road infrastructure. The view is concentrated on the Steven Charles Snooker Centre in the foreground, and the Warehouse Gardens development to the centre-left. The grade II listed Former Synagogue building occupies the right periphery of the view. The site is screened by intervening development from this position and is not considered to contribute to the view. The Proposed View illustrates the proposed development as a complimentary continuation of the emerging tall buildings context in this area, and the materiality of the buildings sit comfortably alongside the material palette established by the adjacent modern development. The separating distance between the proposed development and the Former Synagogue building, alongside the contrasting materiality, allows the listed building to remain experienced an as individual element, and the proposed development is not considered to impeded upon its setting to any appreciable degree, nor will it obscure views towards the asset. It is therefore considered there will be a **neutral** impact on the Former Synagogue as a result of the proposed development.

View 13 is taken from Julia Street looking east toward the site. The view is characterised by the open spaces of car parking in the foreground, low-rise industrial buildings in the mid distance, and the Warehouse Gardens development to the centre-right of the view. The existing site is viewed along the eastern edge of Julia Street in the mid-distance. The non-designated Clarence Hatworks lies along the left periphery of the view. The Proposed View demonstrates the proposed development will be visible as an element of the expanding skyline and sit

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comfortably alongside the development to the east. The vertical stepped treatment disperses the total mass and scale of the buildings, and the proposed material palette softens the appearance of the proposed development, serving to integrate the building within the existing industrial context and red-brick material palette surrounding the site. The proposed development is not considered to impact upon the experience of the Clarence Hatworks from this position.

### Mid-range Views

#### View 4

Existing




Proposed




#### View 14

Existing



Proposed



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The mid-range views demonstrate that the Proposed Development would be best experienced from within the immediacies of the Site, with wider views contextualising the development amongst the existing and emerging skyline.

View 4 is taken from the corner of Cheetham Hill Road and St Chad's Street, with the grade II listed Roman Catholic Church of St Chad and attached Presbytery, and boundary walls, and the grade II listed First World War Memorial Cross to the left periphery. The view takes in low-rise mixed-use buildings in the foreground, with the skyline in the mid-distance occupied by existing and emerging multi-storey residential development. The site is screened by intervening development from this position and is not considered to contribute to the view. This view faces away from the principal elevation of the grade II listed church and is thus not considered to be the best position from which to experience the significance and character of the listed building. The proposed development would not be visible in conjunction with the principal frontage of the listed building and is not considered to impact upon the appreciation of the significance of the grade II listed church and memorial. As with other views described above, the tonality of the proposed development is read as a contemporary addition which sits in complement to the emerging developments in this area of Manchester. The Proposed Development is not considered to drastically alter the context of this view in terms of scale or massing and will largely be seen to reinforce the context of tall buildings.

View 14 is taken from Sherborne Street looking south toward the site. The view is concentrated on the Tower of HMP and the Former Boys Prison Block in the foreground, with large areas of car parking dominating the street-level experience. This is a prominent location from which to experience the prison complex as the Former Boys Prison, Tower, and Main Prison Block are all viewed in conjunction. The site is screened by intervening development from this position and is not considered to contribute to the view. In the Proposed View, the proposed development sits to the left of the Boys Prison and is visually separated from the conical roof, allowing the two to be experienced separately. However, the height of the Proposed Development is comparative to the roofline of the Former Boys Prison Block from this perspective, introducing some direct competition. Additionally, it will be evident that the cumulative view of the proposed development would encapsulate the roof of the Former Boys Prison with a modern cluster of high-rise development including the proposed development and the Former Boddingtons Brewery Site. Although the darker red hue of the proposed development will be comparative to the colouring of the existing prison complex, it is not considered to reduce the legibility of these buildings as individual heritage assets. Due to the

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expanse of the view, the proposed development would be a readily apparent element of the buildings' settings, incurring a **minor adverse indirect impact** when assessed in isolation, and in considering the cumulative impact on the experience of the setting of the Former Boys Prison when viewed from this location. The proposed development, including the cumulative view, is not considered to introduce any greater impact to the setting of the Tower or Main Prison Block from this location. The Gatehouse of the Prison is only appreciable from the immediacies of the building along Carnarvon Street and Southall Street, and thus the proposed development is not considered to impact upon the setting or experience of the Gatehouse as the two will not be experienced in conjunction, nor will the proposed development obscure any existing mid-to-longer-range views toward the Gatehouse.

### Long-range Views

#### View 9

Existing



Proposed



#### View 10

Existing



Proposed



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View 9 is taken from within Cathedral Gardens looking north toward the site. The site is screened by the existing buildings from this position and is not considered to contribute to the view. The view is concentrated on the grade II listed Southeast wing to Chetham's Hospital (former Manchester Grammar School), and the visitor entrance of the National Football Museum in the mid-distance, with the Waterhouse Gardens development visible in the far distance. The Proposed View demonstrates that the proposed development will not be visible from this location, and thus there is considered to be no impact on identified heritage assets. Furthermore, this is considered a prominent position from which to experience the character and appearance of the Cathedral Conservation Area, and those assets which contribute to its significance. Due to the absence of visibility, the proposed development is not considered to impact upon the experience of the conservation area.

View 10 is taken from Victoria Street looking north toward the site. The site is screened by the existing buildings from this position and is not considered to contribute to the view. The grade I listed Cathedral Church of St Mary (Manchester Cathedral) occupies the right periphery, with the modern Embankment East Tower dominating the left periphery of the view. Several residential developments in contrasting materiality are shown to rise above the established roofline of the AO Arena in the far-distance. From this location, the proposed development is shown to rise slightly above the established lowest roofline of the Waterhouse Garden development and is viewed wholly in the context of the existing and emerging skyline which serves to integrate the building as part of the northern terminus of this view. The proposed development would be barely perceptible from this view, and ultimately read as an incidental element of the skyline in the far-distance. It is therefore considered that the proposed development would not impact the setting of any identified heritage assets from this location, nor would it impact upon the character or appearance of the Cathedral Conservation Area.

## 4.3 Heritage Impact Assessment – Summary

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

- 3 instances of minor adverse impact;
- 1 instance of negligible adverse/beneficial impact; and
- 7 instances of neutral impact.

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The proposed development addresses the need to redevelop the currently dilapidated and unused site. In regenerating the area, the proposals introduce a sense of cohesion and activity, which will herald the beginning of the redevelopment of the northern side of Dutton Street, as seen successfully undertaken on the southern side in recent years. The Proposals will clearly make a positive contribution to the vitality of this part of the city centre, which is currently being redeveloped in line with the Great Ducie Street and Strangeways and Cambridge SRFs.

## 4.4 Visual (indirect) Impact Assessment – Summary Table

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

These values have been established within the following table (Table 3) assessing the scale of impact and the perceived effect of change in each case as regard each of the designated heritage assets identified which could potentially be affected by the proposed development.

Table 3 – 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 |
|---|---|---|---|---|
| Gatehouse of HMP Manchester | Grade II | Medium | Negligible | Neutral |
| Main Prison Block of HMP Manchester | Grade II | Medium | Minor | Minor Adverse |
| The Tower of HMP Manchester | Grade II | Medium | Minor | Minor Adverse |

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| | | | | |
|---|---|---|---|---|
| Former Boys Prison Block of HMP Manchester | Grade II | Medium | Minor | Minor Adverse |
| Former Synagogue | Grade II | Medium | Negligible | Neutral |
| St Chad's Cheetham Hill First World War Memorial Cross | Grade II | Medium | Negligible | Neutral |
| Roman Catholic Church of St Chad and attached Presbytery, and boundary walls | Grade II | Medium | Negligible | Neutral |
| Cathedral Conservation Area | / | High | Negligible | Neutral |
| 3, 12 Park Place | NDHA | Low | Negligible | Neutral |
| 37 Park Street (Dutton Hotel) | NDHA | Low | Negligible | Negligible Adverse / Beneficial |
| 45-55 Julia Street (Clarence Hatworks) | NDHA | Low | Negligible | Neutral |

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# 5. Conclusions

## 5.1 Overview of significance and impact

The site does not contain any listed buildings and is not located within any designated conservation areas; however, there is potential for the proposed development to result in some visual impact upon the immediate and wider built historic environment.

The aim of this report has been to identify the significance of the site and its contribution to the settings of nearby heritage assets, as required by Paragraph 207 of the NPPF.

The Visual and Heritage Impact Assessment (Section 4.2 – 4.4) identified that the proposed development would result in:

- 3 instances of minor adverse impact;
- 1 instance of negligible adverse/beneficial impact; and
- 7 instances of neutral impact.

The additional key views demonstrated the height and scale of the proposals would result in no impact on the setting or significance of key heritage assets in the wider townscape.

## 5.2 Statutory and policy requirements.

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

Each instance of identified impact is **indirect** and will only influence the experience of the settings of the individual identified heritage assets.

The Site currently provides a largely adverse contribution to the setting identified heritage assets, and to the wider surrounding townscape in the poor architectural quality of the existing buildings. Through the demolition of the existing buildings on-site, and the replacement with high-quality residential towers, the proposed development is considered to contribute to the enhancement of the immediate area and support the objectives of the Great Ducie Street SRF.

The identified minor adverse impact to the settings of Main Prison Block of HMP Manchester (grade II), The Tower of HMP Manchester (grade II), and the Former Boys Prison Block of HMP Manchester (grade II), are considered to equate to “less than substantial” harm, at the lower

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end of the scale as the proposed development would only impact the wider setting experience of the listed buildings, with their primary setting drawn from the intimacies of the prison complex remaining unaffected. This impact would need to be considered in the context of Paragraph 215 of the NPPF and demonstrably balanced by the public benefits of the proposals. Mitigation for any perceived instances of adverse impact (minor at most) are to be accrued by the public benefits of the Proposed Development. These are discussed in full within the Planning Statement.

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# 6. Appendices

### Appendix I: Summary of Relevant Planning History

| Reference | Detail | Decision | Decision Date |
|---|---|---|---|
| 026105 | Erection of a single storey warehouse extension and creation of car park/ servicing area | Approved | 29 April 1986 |
| 048949/FO/NORTH1/95 | Proposed warehouse with associated offices incorporating new vehicular crossing point | Approved | 03 April 1996 |
| 059204/FU/NORTH1/00\| | Change of use from warehouse to telehousing/point of prescence | Approved | 30 June 2000 |
| 139686/FO/2024 | Temporary change of use for a padel facility and supporting facilities for a period of 3 years. | Approved | 12 June 2024 |

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## Appendix II: Methodology

### Literature and Research Review

This Heritage Statement is the result of an extensive process which synthesises relevant evidence sourced from: documentary research, site analysis, building surveying, and professional judgment.

The documentary research was based upon primary and secondary sources, including maps, drawings, and reports, as well as archive material. Reference with the following organisations, and documentation sources has been undertaken:

- Council Planning Records
- Historic Environment Record (HER);
- Historic mapping (Ordnance Survey where appropriate); and
- Various online resources (including the National Heritage List for England and Britain from Above)

Visual surveys of the site were conducted in March 2024, in order to map out and identify the relative heritage interest of the site and its contribution to the setting of surrounding heritage assets within the wider townscape, and to establish the most appropriate locations for key views from which to assess visual impact. The purpose is to define the contribution of the built form to the appreciation and understanding of the special interest of the area.

### Significance Assessment

The appraisal of significance includes the result of desktop and site surveys, as well as professional judgement. Assumptions have been made based on previous experience and historical research sources where findings have been limited.

The key criteria for assessing the significance of assets is set-out in Historic England's 'Statements of Heritage Significance: Analysing Significance in Heritage Assets', published 21 October 2019. These definitions are in alignment with the NPPF definition of significance and are as follows:

- 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

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decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

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

The grading of values is typically considered using three categories: low, medium and high.

Very High / Exceptional: International architectural and historic interest and importance.

This heritage grading relates to the fabric and setting of Scheduled Ancient Monuments, Grade-I listed buildings, and Grade-I historic parks/gardens, and battlefields, defined by statute, where the particular site is well represented in the impacted historic environment.

High: National architectural and historic importance and interest.

This heritage grading relates to the fabric and setting of Grade-II* and grade-II listed buildings, Grade-II* and grade-II historic parks/gardens, battlefields, as defined by statute, and Conservation Areas containing very Important buildings where the particular site is well represented in the impacted historic environment.

Medium: Regional architectural and historic importance and interest.

This heritage grading relates to the fabric and setting of Grade-II listed buildings (dependant on character), Grade-II historic parks/gardens and battlefields, designated Conservation Areas, and Unscheduled archaeological sites and landscapes of potential national interest where the fabric and character of the site is well represented in the impacted historic environment.

Low: Local architectural and historic heritage importance and interest.

This heritage grading relates to the fabric and setting of Locally Listed Buildings (as formally identified by the Council and defined by an adopted Local Planning Policy), and sites 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.

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## Impact Assessment

The following grading system has been used for impact assessments in this report.

Substantial adverse: a fundamental change in the appreciation of the heritage asset and its historic context, or setting, involving the degradation of a cultural heritage site of national importance, or the substantial demolition of any grade of a statutorily listed building. This is usually considered as 'substantial harm'. In relation to a conservation area, this is a high test representing a severe impact, where the significance of the asset is either totally lost or drained away, as established in the *Bedford BC v SSCLG38* appeal.

Moderate adverse: a change resulting in a level of impact that noticeably reduces the significance of a listed building or its setting, a locally important building, site, or landscape, but does not totally destroy its value. A moderate adverse impact to a conservation area occurs when development causes a noticeable, negative impact on its overall character or appearance, but does not fundamentally destroy its significance.

Minor adverse: a subtle change to a heritage asset resulting in a low-level, non-fundamental reduction in its significance or setting. Such harm or impact often includes reversible alterations, minor setting changes, or non-intrusive material changes This is usually considered as 'less than substantial harm'.

Neutral: the development would not materially affect the status quo.

Negligible: can be *adverse* or *beneficial* but essentially would have no significant effect on the heritage asset

Minor beneficial: small yet perceptible improvement in the setting of, or condition of, or character of the heritage asset or its setting. It may involve the removal of minor adverse features or be limited to appropriate reinstatement.

Moderate beneficial: a change that appreciably helps to explain the significance and history of the site and surrounding area, ensuring the long-term future and understanding of a heritage asset. This may include the reinstatement of lost historic features and the removal of inappropriate and intrusive later features.

Substantial beneficial: brought about when a development proposal significantly enhances, sustains, or better reveals the significance of a designated or non-designated asset.

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## Appendix III: Relevant Policy and Guidance

### Planning (Listed Buildings and Conservation Areas) Act 1990

The Act is legislative basis for decision making on applications that relate to the historic environment. Sections 16, 66 and 72(I) of the Act impose a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and conservation areas.

Section 66 of the Act states that: In considering whether to grant permission for development which affects a listed building or its setting, the local planning authority, or as the case may be the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

### National Planning Policy Framework (NPPF) (2025)

This sets out the Government's planning policies for England and how these are expected to be applied. With regard to 'Conserving and enhancing the historic environment', the framework requires proposals relating to heritage assets to be justified and an explanation of their effect on the heritage asset's significance provided.

Paragraph 7 of the Framework states that the purpose of the planning system is to 'contribute to the achievement of sustainable development' and that, at a very high level, 'the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).

With regard to the significance of a heritage asset, the framework contains the following policies:

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

With regard to potential 'harm' to the significance designated heritage asset, in paragraph 212 the framework states the following: ...great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

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213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

(a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

(b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage sites, should be wholly exceptional.

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

(a) the nature of the heritage asset prevents all reasonable uses of the site; and

(b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

(c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

(d) the harm or loss is outweighed by the benefit of bringing the site back into use.

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

### Regional Planning Policy

The Greater Manchester Combined Authority **Places for Everyone ('PfE') (2024)** is the long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. The plan sets out a strategic policy framework for the nine boroughs and helps these areas to meet their local housing and employment needs by identifying land and infrastructure to support growth.

**Objective 4** of the PfE seeks to:

- Enhance our cultural, heritage and educational assets;
- Improve sustainable transport and active travel access to these locations; and
- Improve access for local people to jobs in these locations.

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

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

*1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;*

*2. Utilising the heritage significance of a site or area in the planning and design process, providing opportunities for interpretation and local engagement;*

*3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;*

*4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility, and environmental quality of a place, and to social wellbeing; and*

*5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.*

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

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

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

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## Local Context

*Local Plan (2012)*

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

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

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

**Policy EN2** is also of relevance, as it stresses that "suitable locations will include sites within and immediately adjacent to the City Centre with particular encouragement given to non-conservation areas and sites which can easily be served by public transport nodes."

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

*Unitary Development Plan for the City of Manchester, 1995*

The Unitary Development Plan (the 'UDP') for Manchester was adopted by the Council in 1995. The Core Strategy, adopted in 2012, replaced significant elements of the UDP, though there are saved policies which are extant, and which are relevant to a consideration of the impact of development proposals on heritage assets.

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

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### National Planning Policy Guidance (PPG) (2024)

The National Planning Practice Guidance (PPG) was last updated in February 2024 to support the National Planning Policy Framework (NPPF) and the planning system. It includes particular guidance on matters relating to protecting the historic environment in the section: Conserving and Enhancing the Historic Environment.

Our assessment methodology (Appendix 3) uses the NPPF and PPG's terminology for significance.

Paragraph 7: Why is 'significance' important in decision-taking? Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

Paragraph 8: How can proposals avoid or minimise harm to the significance of a heritage asset?

Understanding the significance of a heritage asset and its setting from an early stage in the design process can help to inform the development of proposals which avoid or minimise harm. Analysis of relevant information can generate a clear understanding of the affected asset, the heritage interests represented in it, and their relative importance.

Early appraisals, a conservation plan or targeted specialist investigation can help to identify constraints and opportunities arising from the asset at an early stage. Such appraisals or investigations can identify alternative development options, for example more sensitive designs or different orientations, that will both conserve the heritage assets and deliver public benefits in a more sustainable and appropriate way.

Paragraph 13: What is the setting of a heritage asset and how should it be taken into account? The setting of a heritage asset is defined in the Glossary of the National Planning Policy Framework. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent. The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. The contribution that setting makes to the

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significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time. When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

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## Appendix IV: References

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