



Postal Street
Heritage Statement

April 2025

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1. Introduction

- 1.1. This Heritage Statement (the 'Statement') has been prepared on behalf of Manchester City Council (the 'Applicant') by Deloitte LLP in support of a Full Planning Application for the erection of an 8 storey residential building (Use Class C3a) (the 'Proposed Development') on land bounded by Newton Street; Postal Street; Dean Street and Faraday Street within the Piccadilly Ward, Manchester (the 'Site').
- 1.2. The proposals form part of the first series of housing development being brought forward by Manchester City Council's new housing company, This City. This City is a new kind of housing company, owned and run by Manchester City Council (MCC). They are a new venture that will develop high quality, low carbon housing for all Mancunians. The new homes will be a mix of market housing and homes designated for Manchester Living Rent (to be rented at or below Local Housing Allowance levels). Market housing will subsidise the provision of the Manchester Living Rent properties.
- 1.3. The Proposed Development will comprise 126 new homes, with a proportion of these being priced at Manchester's Living Rent; 759 sqm of ground floor commercial space; secure cycle parking and other associated works.
- 1.4. The Proposed Description of Development is as follows:
"City Council Development for the erection of a residential apartment building (Use Class C3a), of 8 storeys, together with ground floor commercial units (Use Class E), cycle parking provision, and other associated works."
- 1.5. This report should be read in conjunction with the Design and Access Statement prepared by Hawkins Brown and the Planning Statement prepared by Deloitte LLP. This report assesses above ground heritage only.
- 1.6. This Report has been prepared in respect of this Proposed Development and planning application only. The assessment of significance of each asset is considered in this context and is proportional to the asset's significance and relationship with the Site.
- 1.7. This report has been prepared by Deloitte LLP: a real estate consultancy comprising planning and surveyors as part of Deloitte LLP. Authors: Frances Hampson (BA (Hons), MPlan, MRTPI); Ragini Dutta (BArch MPLAN MSc PGDip) – Planner and Michaela Cummings (BA (Hons), MPlan) – Planner.

Context of Report

- 1.8. The Site is located within the Northern Quarter, which is distinct for its rich historical character. The area contains a vast number of historical buildings of architectural and historical interest that are predominantly related to the cotton industry, often being warehouses, showrooms, and workshops of the Victorian or early 20th century. The Stevenson Square Conservation Area is typified by the same historical character and its boundary is adjacent to the Site to the west. A number of historical buildings remain to this day that are adjacent to the Site including the Grade II Listed Wentwood Building, Grade II Listed Former Newton Street Police Station and Grade II Marlsbro House.

- 1.9. Early engagement was undertaken with Historic England (HE) on the 3rd of January 2025 to understand their interest and involvement into the proposed scheme. Historic England then responded on the 17th of January 2025 confirming that the proposals would not require any further engagement with Historic England but instead the decision would fall upon the LPA. HE's reasoning was that the Site was outside of the Stevenson Square Conservation Area and not within the setting of any Grade I or Grade II* listed buildings.

Report Structure

- 1.10. The National Planning Policy Framework (NPPF) (2024) provides the Government's national planning policy on the conservation of the historic environment. In respect of the information required for applications, it states at paragraph 207 that:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance"

- 1.11. In light of these requirements this Report is structured as follows:

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

Research Methodology

- 1.12. The assessment has been conducted in accordance with the statutory duties of The Planning (Listed Buildings and Conservation Areas) Act 1990 and the policies of the NPPF.

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

- National Heritage List for England (Historic England (HE));
- Manchester University Library Records;
- Detailed visual site inspections conducted in December 2024, and
- Other published sources of information which are referenced where relevant.

Scoping Methodology

- 1.14. A desk-based study was undertaken across December 2024 to assist in delineating the area of analysis; identifying which heritage assets would be included for further assessment; and assessing the potential impact on the identified heritage assets.

- 1.15. As set out in The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) it is worth noting the distinction between Zone of Visual Influence and another commonly used method, Zone of Theoretical Visibility: "A 'Zone of Visual Influence'

defines the areas from which a development may potentially be totally or partially visible by reference to surrounding topography. However, *such analysis does not take into account any landscape artefacts such as trees, woodland, or buildings, and for this reason a 'Zone of Theoretical Visibility' which includes these factors is to be preferred.*"

- 1.16. A 'Zone of Theoretical Visibility' study was therefore undertaken to gain a more robust understanding of the extent to which the Proposed Development may be visualised, taking into consideration the landscape artefacts within the surroundings. This initial assessment had identified that the Proposed Development was most likely to be visible within a 150m radius.
- 1.17. The Site visits supplemented our understanding and helped to ascertain the extent of visual impact in conjunction with the Site and nearby heritage assets.
- 1.18. The setting of these assets must also be identified and understood. As set out in 'The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)' by Historic England, "setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance". In this regard an appropriate second step is to identify the setting of the assets and understand whether there is any potential for this to be impacted.
- 1.19. Where there is absolutely no potential for impact (usually because the asset along with its setting, and the Proposed Development, cannot be viewed or understood at the same time, tangibly or intangibly), assets can be discounted from further assessment.
- 1.20. Section 4 of this Statement sets out the scoping exercise undertaken in relation to the Proposed Development. In total 21 assets have been considered and 14 have been discounted.
- 1.21. Following the scoping exercise, the next step is to undertake more detailed analysis of the significance of the identified assets, specifically the contribution setting makes to that significance. This is done in Section 5: Assessment of Significance.
- 1.22. Finally, the impact the development has on the setting and ultimately the significance of the assets is assessed, as conducted in Section 6: Assessment of Impact.

2. Site Context

Site Description

- 2.1. The Site comprises circa 0.2 hectares and is bounded by Newton Street; Postal Street; Dean Street and Faraday Street within the Piccadilly Ward, Manchester. The Site is currently being used as a temporary parking area for the adjacent construction project and is secured by hoarding around the full perimeter, with access into the site restricted to a security gate along Dean Street.

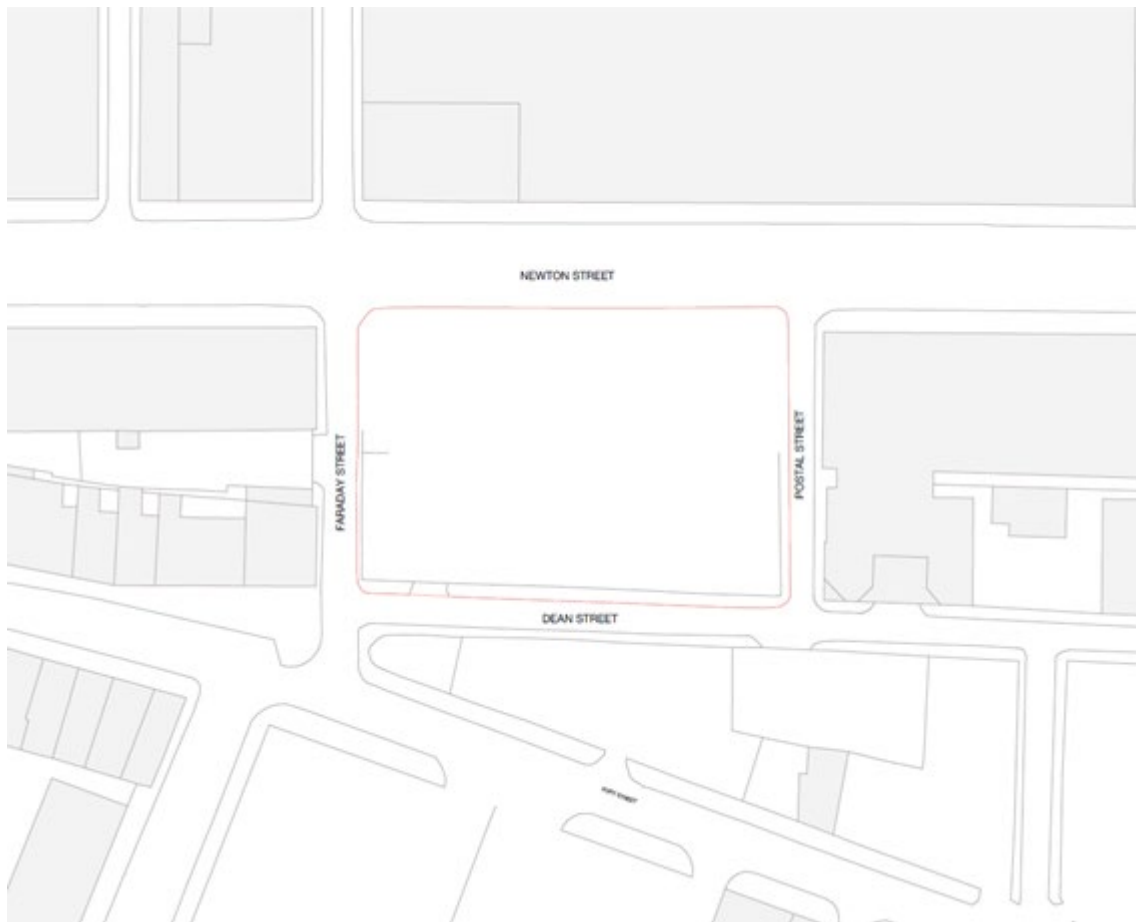


Figure 1- Site Location Plan, with Site outlined in red. Source: Hawkins Brown, 2024.

- 2.2. As shown by Figure 2 and Figure 3, the Site currently is vacant, comprising predominantly hard standing and contains little to no vegetation. The Site can be accessed only via the security gate via Dean Street.
- 2.3. The Site is allocated as being within the City Centre (Policies CC1 to CC10) and Regional Centre (Policy EC3) within MCC's [Core Strategy](#). The Site has been identified within MCC's [Strategic Housing Land Availability Assessment](#) (2023) as Brownfield Land suitable to deliver a minimum of 110 homes.



Figure 2- Existing Site viewed from Newton Street, with Site outlined in red. Source: Hawkins Brown, 2024.



Figure 3- Existing Site viewed from Dean street, with Site outlined in red. Source: Hawkins Brown, 2024.

Wider Area

- 2.4. There are a mixture of uses surrounding the Site. Immediately to the north of the Site there is The Astley, Oxid House and The Wentwood (Grade II listed) which are mid to high rise apartment buildings (of up to 15 storeys) with ground floor commercial frontages along Great Ancoats Street.
- 2.5. To the east of the Site is a number of emerging residential-led developments currently under construction including One Port Street (up to 33 storeys in height) and The Joinery (up to 11 storeys in height). These developments are both currently using the existing surface level car parking plots adjacent to the site to the east as contractor parking on a temporary basis. Further to the east is Brownsfield Mill, a Grade II* listed mill building which was refurbished to create new apartments, and beyond, lock 83 on the Rochdale Canal.
- 2.6. The Site is also located within the area of influence of the [Piccadilly Basin Strategic Regeneration Framework](#) (2016 SRF) which also lies to the east (see Figure 4). The SRF envisions the Piccadilly Basin as an area that presents the opportunity for mixed-use and has the potential to develop a strong identity due to the presence of the Rochdale Canal and a number of historical assets.
- 2.7. The area to the north of the framework has been highlighted as an opportunity to deliver a predominantly residential-led neighbourhood supported by ancillary uses to create a vibrant and active neighbourhood. The Framework does not prescribe the type of development that should come forward in the 'area of influence'. The framework advises however that the general principles established, should be followed to ensure complementary and comprehensive developments come forward.

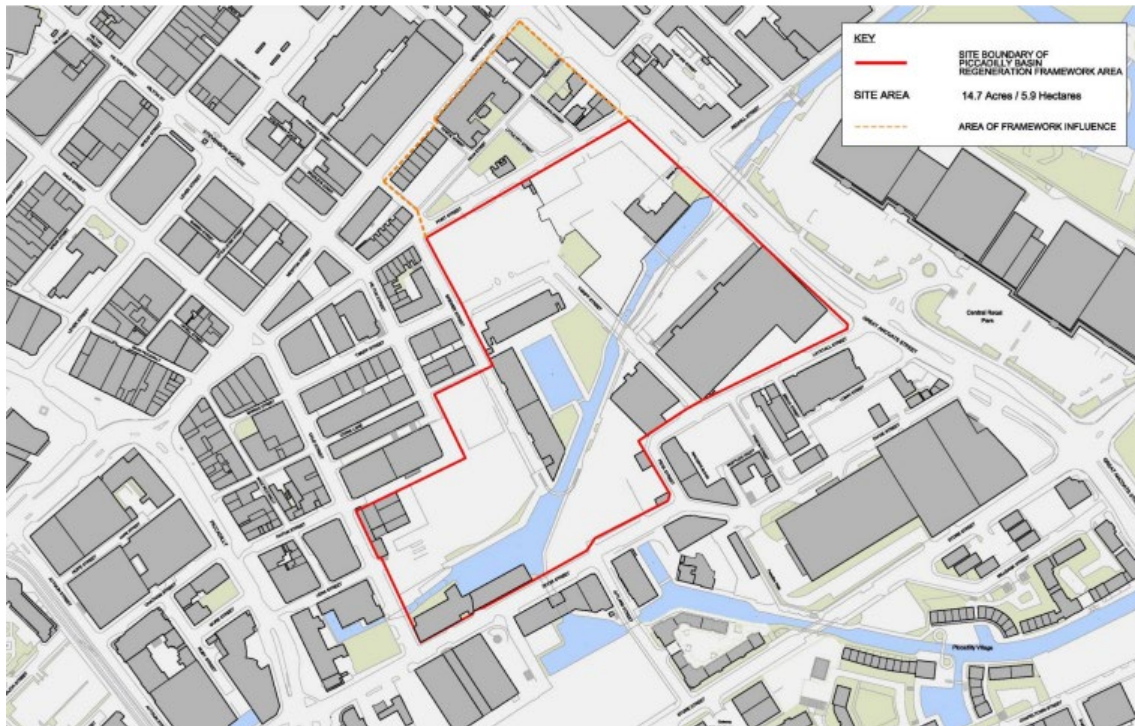


Figure 4- Piccadilly Basin SRF Area. Source: Simpson Haugh and Partners for Manchester City Council in the Piccadilly Basin SRF 2016 (accessed 11 December 2024).

- 2.8. The area to the south comprises of commercial uses including small retail units, drinking establishments, office space and other units for similar commercial related activities. This continues further southwards down to Tariff Street where there is a number of designated heritage assets including the Grade II* listed Jackson’s Warehouse residences.
- 2.9. The area west of the Site is predominantly commercial, with businesses largely concentrated around Stevenson Square, a designated conservation area. Stevenson Square features numerous drinking establishments with outdoor seating extending onto the area itself.
- 2.10. The Site's proximity to the conservation area boundary results in the presence of several designated heritage assets, which are discussed in greater detail below.

Heritage Assets

- 2.11. The Site is not located within a conservation area and there are no listed buildings within the Site boundary. However, there are a number of heritage assets near to the Site.
- 2.12. The Heritage Statement considers above ground heritage only.
- 2.13. For the purposes of this assessment a 150m boundary has been chosen. This boundary has been selected based on the results of the ‘Zone of Theoretical Visibility’ study undertaken and a site visit. This has been done with consideration to the relatively built-up townscape surrounding the Site. This townscape results in obscured views and limits the distance from where the Proposed Development could be visible.

Listed Buildings

- 2.14. As shown on Figure 5, there are 19 listed buildings within 150m of the Site boundary and which have been listed in the table below:

Table 1 Table of listed buildings within 150m radius (Sourced using Historic England’s Mapping Tool, December 2024).

No.	Title	Grade	Distance from Site
1	Marlsbro House	II	5m
2	72-76 Newton Street (The Wentwood)	II	5m
3	Former Newton Street Police Station	II	15m
4	50-62 Port Street	II	25m
5	Newton Buildings	II	60m
6	45,47 and 47a Hilton Street	II	60m
7	49 Newton Street	II	65m
8	Fourways House	II	75m
9	Former Rochdale Canal Warehouse	II*	80m
10	45 and 57 Newton Street	II	85m
11	Bradley House	II	90m
12	Watts Brothers	II	90m
13	35 Dale Street	II	100m
14	49 and 51 Dale Street	II	100m
15	69-77 Lever Street and 10 Bradley Street	II	110m
16	29 and 31 Dale Street	II	115m
17	Brownsfield Mill	II*	120m
18	25 and 27 Dale Street	II	125m
19	4, 6 and 8 and Attached Screen Walls	II	130m

Non-Designated Heritage Assets

- 2.15. There are no non-designated heritage assets which are recorded on the Greater Manchester Historic Environment Record (HER) within the 150m radius. Non designated heritage assets are therefore not considered in this Assessment.

Conservation Areas

- 2.16. As highlighted above, the Site is not located within the boundary of any conservation area, but it is however in close proximity to the Stevenson Square and Ancoats Conservation Areas. The Stevenson Square Conservation Area is located immediately adjacent to the Site to the west whilst the Ancoats Conservation Area is located 120m northeast.



Figure 5- Listed buildings within a 150m boundary and conservation areas shaded in green. Source: Historic England. Marked up by Author in 2022.

- 2.17. Manchester's city centre boasts a rich history, evolving from a Roman settlement to a thriving industrial metropolis. This narrative intertwines with the development of the textile industry, infrastructural advancements, and urban planning responses to rapid growth and decline.
- 2.18. The first major settlement of what is now Manchester city centre was by the Romans in AD 79, who established a fort at Castlefield, approximately 580m to the north-east of the Site. The medieval town emerged around the 12th-century Grelley manor house. By the 16th century, Manchester was renowned for its cloth trade, solidifying its position as a textile hub by the 17th century. Despite disruptions from the Civil War (1642) and the bubonic plague (1645), Manchester's trade rebounded, fuelled by merchant activity and migration.

- 2.19. The early 18th century marked the first planned development beyond the medieval town, with the construction of St Ann's Church and the layout of St Ann's Square (1709-1720). Improved transportation networks, including turnpikes and the opening of the Irwell and Mersey Navigation (1736), facilitated trade expansion.
- 2.20. By the late 18th century, Manchester was a prominent provincial town, its economy driven by a burgeoning cotton industry, primarily operating from domestic workshops. Rapid expansion in the late 18th and early 19th centuries, driven by land demand, led to residential development and the growth of industrial areas like Ancoats. Manchester's success in cotton production was attributed to factors such as textile expertise, lack of restrictive practices, and potentially the region's humidity.
- 2.21. The late 18th and early 19th centuries witnessed the dawn of the Industrial Revolution in Manchester, marked by the arrival of cotton mills, including Arkwright's mill (1780-3) and Drinkwater's steam-powered mill (1789). Canals revolutionised transportation, with the Bridgewater Canal (1759-65) and subsequent canals transforming Manchester into a vital inland port.
- 2.22. The advent of railways, including the world's first passenger railway terminus (1830) and Store Street Station (1842), further spurred redevelopment and industrial growth. Manchester emerged as a global centre for engineering by the late 19th century, renowned for innovations in fireproof construction and iron framing. However, rapid industrialisation led to overcrowded housing and the emergence of slums, highlighting the social consequences of unchecked urban growth.
- 2.23. By the Victorian era, Manchester was an industrial powerhouse, with a diverse economy and thriving industries. Despite its economic significance, Manchester's local government lagged, with a municipal corporation established only in 1838.
- 2.24. The Manchester Ship Canal (1894) elevated Manchester's international standing and diversified its economy, cushioning it from the interwar recession. Despite suburban expansion, housing remained a challenge, leading to slum clearance efforts and the development of council estates.
- 2.25. World War II brought air raids, causing significant damage and loss of life, particularly during the 'Christmas Blitz' of December 1940.
- 2.26. The post-war period saw a decline in manufacturing, leading to economic challenges and social problems exacerbated by inadequate housing solutions. The late 20th century marked the beginning of urban regeneration in Manchester, with a focus on conservation, adaptive reuse of historic buildings (such as the G-Mex Exhibition Centre in 1986), and residential development.
- 2.27. Recent decades have witnessed a continued emphasis on residential expansion, with new-build flats and conversions of historic buildings shaping the urban landscape. This overview of the city centre highlights the cyclical nature of growth, decline, and renewal that has shaped the Site's surrounding vicinity.

Site History

18th Century

- 2.28. The earliest historical mapping (Figure 6 – *note from our sources, this is the clearest map depicting Manchester and the Site at this period*) shows that in 1772, Manchester's built environment was limited to the city centre core. It was predominantly focused around Deansgate, St Anns and a small part of Salford situated alongside the River Irwell. It is likely that the areas beyond this, including the area surrounding the Site were used for farming during the early 18th Century.



Figure 6- Manchester and Salford 1772 Tinker. Source: Manchester Public Profiler (accessed 14 March 2025). Estimated location of Site outlined in red.



Figure 7- A Plan of Manchester and Salford 1794 William Green. Source: Manchester University Libraries (accessed 14 March 2025). Site outlined in red.

- 2.29. Figure 7 identifies several separate buildings within the Site including two larger buildings on the Postal Street / Newton Street and Faraday Street / Newton Street corners as well as a linear development block along the Dean Street boundary. Figure 7 also shows that new development has gradually occurred in the around the Site, and the urban areas have expanded into the neighbourhood which is now known as the Northern Quarter. Figure 7 shows us that development is piecemeal as many of the plots are still undeveloped. The map now includes Stevenson Square which remains today.

19th Century

- 2.30. At the very beginning of the 19th Century, the built environment remains relatively the same as little growth can be shown within Figure 8. However, there was increased development activity in the surrounding area. The adjacent plot to the north of the Site is shown to have increased in density. In Pigot's 1809 map (Figure 9), published two years later, the land that was held by W. Leech in the late 18th Century below Port Street has been redeveloped to form a new canal network, the Rochdale Canal. The cutting of this canal was likely to have occurred between the 1790s and 1800s, signalling a boom in industry and trading within the region to ultimately serve the existing and future mills and warehouses coming forward in the area.



Figure 8- A Plan of Manchester and Salford Roper 1807. Source: Manchester University Libraries (accessed 14 March 2025). Site outlined in red, zoomed in image outlined in white.



Figure 9- A Plan of Manchester and Salford, Pigot 1809. Source: Manchester University Libraries (accessed 14 March 2025). Site outlined in red.

- 2.31. In Bancks and Co's map of Manchester published in 1836 (Figure 10), almost all plots within the vicinity of the Site have been built out to the building line, revealing a strong urban grid. The existence of the new canal network would help to provide increased access to importing and exporting for businesses within the immediate area.

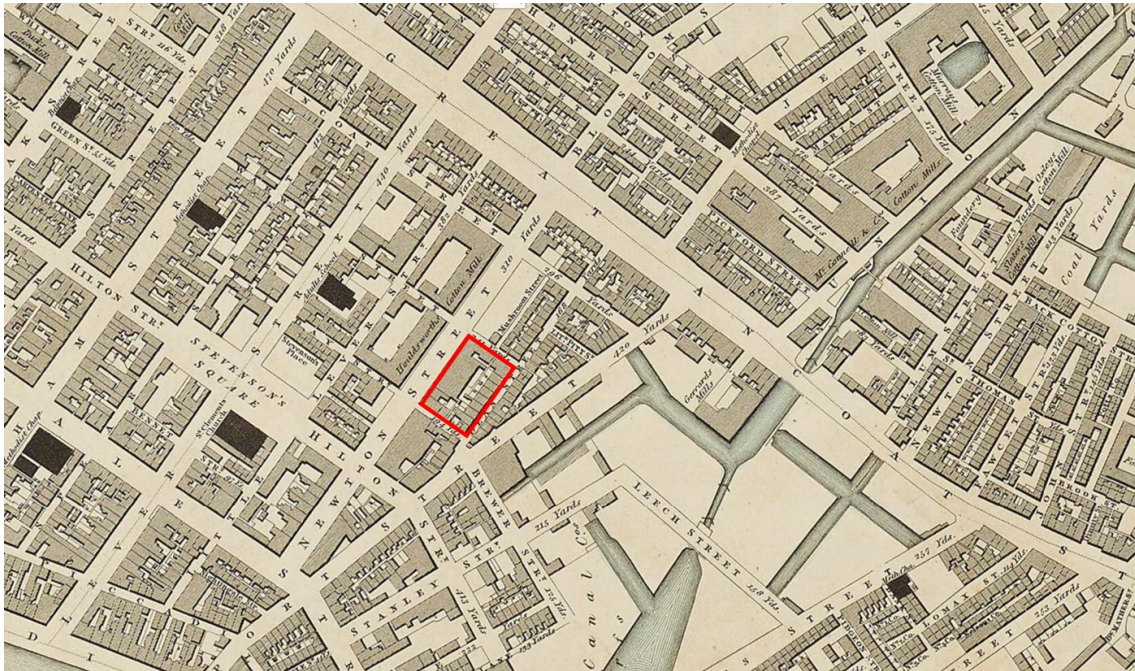


Figure 10- Plan of Manchester and Salford Bancks and Co 1831. Source: Manchester University Libraries (accessed 14 March 2025). Site outlined in red.

- 2.32. The density of the Site has increased, now utilising most of the rectangular plot, as shown in Figure 11. This map, recorded in 1848 depicts two warehouses comprising a cotton mill and tin plates manufacturer on the Newton Street and Postal Street elevation. The plan also shows that the Site comprises additional businesses and also private houses along Dean Street and Faraday Street. Later in 1851, Adsheads Plan (Figure 12) shows us that the tin plate works had expanded into the cotton mill space located along the Newton Street frontage. The Tin Plate Works was owned by Marsh & Co's (Marsh & Shires), manufacturing products such as tinsmiths, sheet metal workers, lamp makers, brass founders, gas fitters, etc as shown in Figure 13.
- 2.33. As identified within Adsheads Plan (Figure 12), the Site was located across from Houldsworth's Mill, known as Newton Street mills which employed around 622 people in 1815. Newton Street Mills can be viewed in Figure 14 (dated 1904) from Warwick Street (now known as Postal Street) showing the Wentwood Building to the right and the Site to the left. This demonstrates the surrounding urban form and the scale of industry in the area.



Figure 11- Manchester and Salford Map recorded in 1848 Sheet 29. Source: Manchester University Libraries (accessed 14 March 2025). Site outlined in red.

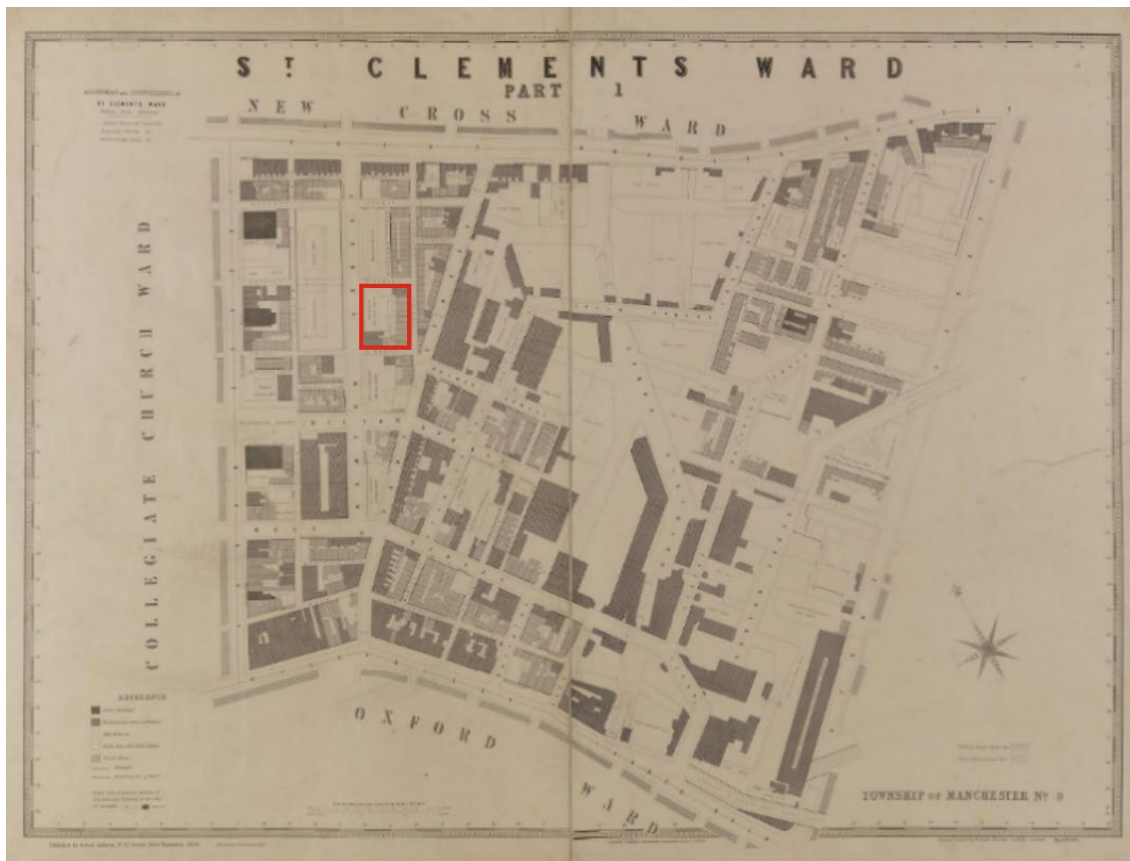


Figure 12- St Clements Ward, Adsheads Plan of Manchester 1851. Source: Manchester University Libraries (accessed 14 March 2025). Site outlined in red.



Figure 13- Marsh and Shires advertisement. Source: Graces Guide (accessed 14 March 2025).



Figure 14- Newton Street Mills viewed from Warwick Street. Source: Manchester Libraries (accessed 14 March 2025).

- 2.34. It can also be observed within Adsheads Plan (Figure 12) that a lot of growth occurred around the newly formed canal network off Port Street which by the time of this map included a significant cluster of cotton mills, warehouses, and other business-related uses. This demonstrates the vast growth of the city centre and the success of the local industries.
- 2.35. Towards the late 19th Century, Goad published the Insurance Plan of Manchester in 1888 (Figure 15) that provides more details of land ownership across the area. With this plan, we can see that the Site itself has been further subdivided in multiple smaller units but still contains a mixture of residential and business-related uses. The image shows the presence of various warehouses including clothing and linen, iron and tinplating.



Figure 15- Goads Insurance Plan of Manchester. Source: British Library (accessed 14 March 2025). Site outlined in red.

20th Century

- 2.36. A key milestone for Manchester at the beginning of the 20th Century was the electrification of the Manchester Tram Network which was upgraded and managed by the Manchester Corporation Transport Department in the early years of the century. At its peak in 1928, the organisation carried 328 million passengers on 953 trams across 46 routes. The Ordnance Survey of 1905 (Figure 16), shows us the extent of the tram network, expressing how established the connections around Greater Manchester were at the time. As shown on the image, the tram route is within a short walking distance to the Site along Great Ancoats Street.



Figure 16- Ordnance Survey 1:2500 county series. Lancashire 1905. Source: Manchester University Libraries (accessed 14 March 2025). Site outlined in red.

- 2.37. As shown on the ordnance survey later published in 1934 (Figure 18), the Site has remained unchanged however directly across from the Site, Newton Street Mills has been demolished and redeveloped by architect Walter Pott in 1909 into Manchester's Sorting and Branch Post Office.



Figure 17- Ordnance Survey 1:2500 county series. Lancashire 1915. Source: Manchester University Libraries (accessed 14 March 2025). Site outlined in red.

- 2.38. Figure 18 is useful as it shows the progression of the tram network a few years later. What can be observed is that the network expanded to include routes along Newton Street as well as a key interchange being located in Stevenson Square.



Figure 18- Ordnance Survey 1:2500 county series. Lancashire 1934. Source: Manchester University Libraries (accessed 14 March 2025). Site outlined in red.

- 2.39. Following the Second World War, a lot of Manchester was left in ruins. Figure 19 shows us that one bomb hit Stevenson Square but caused little damage to the surrounding buildings. Figure 20 depicts an aerial image of the area immediately after end of the war. The Site has remained unchanged, closely aligning itself with the layout set out by Goads Insurance Plan in 1888.



Figure 19- Bombs on the City of Manchester 1941. Source: Manchester University Libraries (accessed 24 Jan 2025). Site outlined in red.



Figure 20- Manchester 1946 Aerial Photo - RAF_3G_TUD_UK_185_VP2_5166. Source: Historic England Archive – RAF Photography (accessed 14 March 2025). Site outlined in red.

- 2.40. A few years later, a second aerial view of the area shows us the current built form in the year of 1953 (Figure 21). Not much has changed on the Site itself, however one unit to the southeast has been redeveloped. We can also see that a few of what can be considered as terraced housing immediately south of the Site on the adjacent plots has been demolished to provide surface level car parking.



Figure 21- Manchester 1953 Aerial Photo - RAF_82_795_VP4_0663. Source: Historic England Archive – RAF Photography (accessed 14 March 2025). Site outlined in red.

- 2.41. By 1969, the area has begun to change in its urban form (Figure 22). The streets have been re-laid for vehicular travel but also a number of buildings have been demolished and surface level car parking has infilled. On the Site the buildings located along Dean Street have now been demolished and replaced by a surface level car park. There is a potential that this may be associated with a car sales showroom as planning permission was granted for single storey extension to existing car showroom in 1977. This has also occurred for other Sites between Dean Street and Port Street, quite likely to be related to slum clearance.
- 2.42. Another notable change in the area is the introduction of denser developments such as the Griffin Building which is located on Lever Street and behind the Postal Office / Sorting Centre.

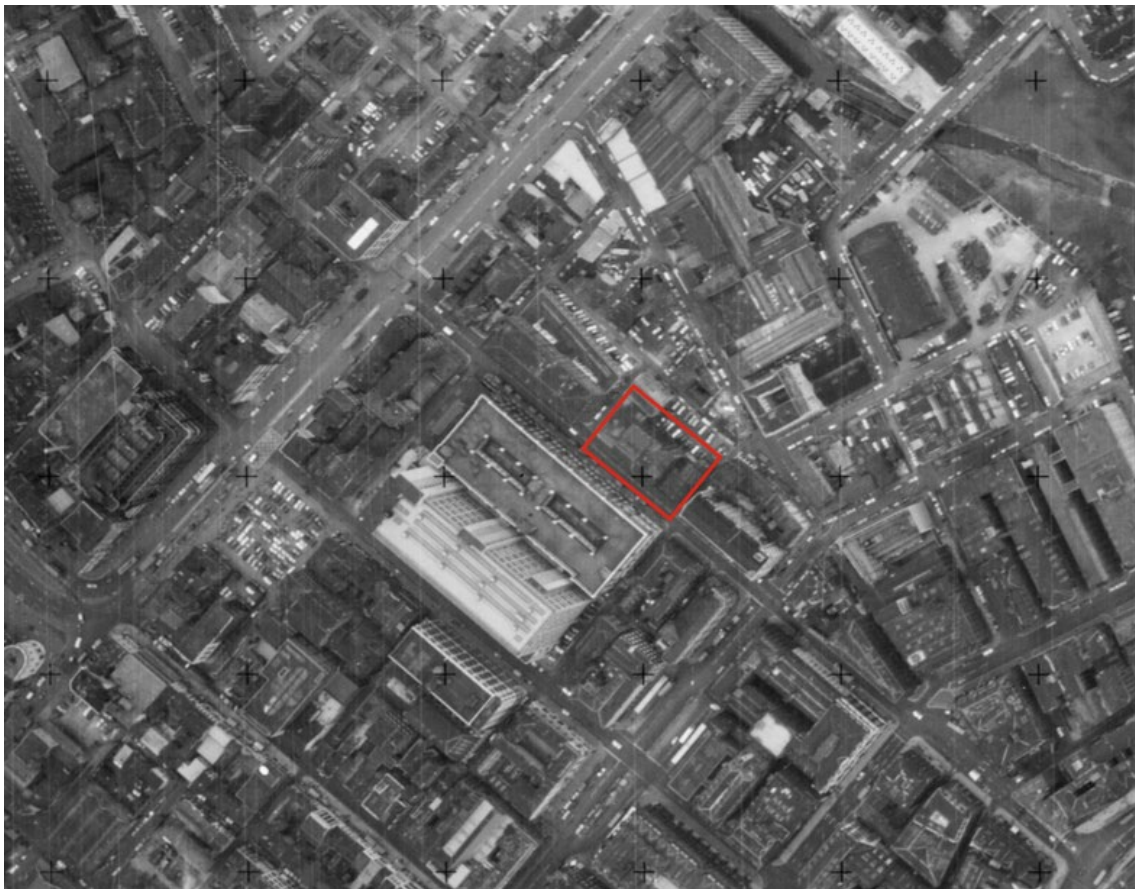


Figure 22- Manchester 1969 Aerial Photo - RAF_543_4782_V2_0005. Source: Historic England Archive – RAF Photography (accessed 14 March 2025). Site outlined in red.

21st Century

- 2.43. Today, the area surrounding the Site has undergone a sense of renewal as the urban form and character has slowly changed to become more residential led with commercial uses. This can be witnessed by the number of historic buildings that have been converted and repurposed into contemporary apartment buildings or office spaces including spaces such as the Grade II* Listed Jacksons Warehouse and Grade II* listed Brownfield Mill. More modern developments have come forward in the immediate area including The Astley and Oxid House which rise to a total of 13 storeys contrasting both in massing and appearance to the nearby urban form.
- 2.44. Currently, the Site is vacant hardstanding. At present the Site creates a gap in the surrounding urban form and detracts from the overall character of the immediate area.

3. Policy and Guidance

The Planning (Listed Building and Conservation Areas) Act 1990

- 3.1. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('Listed Buildings Act') requires that the Local Planning Authority with respect to any functions under or by virtue of any of the provisions, special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 3.2. Section 66 of the Listed Buildings Act requires the Local Planning Authority to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses when considering whether to grant planning permission.
- 3.3. There are 14 designated heritage assets, 1 non-designated heritage asset and 2 conservation areas within a notional 150m radius of the Proposed Development.

National Policy

National Planning Policy Framework (NPPF) (2024)

- 3.4. The NPPF is a material consideration in the determination of planning applications. The NPPF introduces a 'presumption' in favour of sustainable development and supports proposals that are in accordance with policies in an up-to-date Development Plan. Sustainable development is about positive growth which supports economic, environmental, and social progress for existing and future generations.
- 3.5. Section 12 (paragraphs 131 to 141) is titled 'Achieving well-designed places. It states that the planning process is fundamental to creating high-quality buildings and places. Good design is key to sustainable development and contributes to creating better places in which to live and work. It outlines that developments should aim to:
 - Add to the overall quality of the area and function well over the lifetime of the development.
 - Be visually attractive as a result of good architecture, layout, and appropriate and effective landscaping.
 - Be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
 - Establish or maintain a strong sense of place, using arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit.
 - Optimise the potential of the Site, create, and sustain an appropriate mix of uses.
 - Create safe, inclusive, and accessible environments which promote health and wellbeing.
- 3.6. Section 16 (paragraphs 202 to 221) is titled 'Conserving and enhancing the historic environment'. Paragraph 202 states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. When determining a planning application, paragraph 210 states that the local planning authority should take account of the desirability of sustaining and enhance the significance of heritage assets and consider if a new development makes a positive contribution to the local character and distinctiveness.

- 3.7. A heritage asset is defined as a building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets identified by the local planning authority (including local listing). A designated heritage asset is defined as a World Heritage Site, Scheduled Monument, listed building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or conservation area designated under the relevant legislation.
- 3.8. Paragraph 207 states that when submitting a planning application an application should describe the significance of any heritage asset affected, including any contribution made by their setting. It goes on to state that the level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on the asset's significance.
- 3.9. The NPPF defines significance as "the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting" (NPPF, Annex 2).
- 3.10. Paragraph 210 states that in determining planning applications, local authorities are required to take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
 - the positive contribution that conservation of heritage assets can make to the sustainable communities including the economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
- 3.11. The NPPF stresses that 'great weight' should be given to the conservation of designated heritage assets (NPPF paragraph 212), emphasising the need to avoid substantial harm, in terms of demolition, alteration or the compromise of an asset's setting.
- 3.12. The NPPF, at paragraph 14 requires any harm or loss to have clear and convincing justification, with substantial harm to or loss of a Grade II listed building or registered Park and garden to be the exception and any substantial harm to Grade I or II* listed buildings and registered Parks and gardens to be wholly exceptional. Less than substantial harm to any designated heritage assets must be weighed against the public benefits of the proposal, including securing the asset's optimum viable use. The fundamental objective is to ensure that the balance of the impact on the heritage assets is demonstrably beneficial, minimising any negative impact on their significance.
- 3.13. The NPPF defines setting at Annex 2 as:
- "The surroundings in which a heritage asset is experience. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."

- 3.14. Paragraph 216 also requires the effect on the significance of a non-designated heritage asset to be considered during determination, with a balanced judgement required having regard to the scale of any harm or loss of the significance of the asset.
- 3.15. In regard to, the setting of heritage assets and within conservation areas, the NPPF directs local authorities to look for opportunities for new development which enhance or better reveal their significance. Paragraph 206 states that “proposals that preserve those elements of the setting that make a positive contribution to (or better reveal the significance) of the asset should be treated favourably”.
- 3.16. Furthermore, Paragraph 220 states that not all elements of a conservation area will necessarily contribute to its significance.

National Planning Policy Guidance

- 3.17. Planning Practice Guidance (PPG) was introduced in March 2014 as a live web-based resource to support the NPPF. It brings together planning practice guidance for England in an accessible and usable way and is a material consideration in assessing this application.
- 3.18. The PPG recognises that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach to get the best out of assets. It states that ‘Heritage assets may be affected by direct physical change or by change in their setting. Being able to accurately assess the nature, extent, and importance of the significance of a heritage asset, and the contribution of its setting, is particularly important to understanding the potential impact and acceptability of development proposals’.
- 3.19. In considering the setting of a heritage asset, PPG considers that a thorough assessment should be ‘proportionate to the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it’.
- 3.20. PPG acknowledges that substantial harm is a high test, and that it is the degree of harm to the significance of an asset, rather than the scale of the development, which is to be assessed.

Historic Environment Good Practice Advice in Planning, Note 3 – The Setting of Heritage Assets (2nd Edition) (2017) (‘GPA3’)

- 3.21. GPA3 sets out guidance, against the background of the NPPF and the related guidance given in the Planning Practice Guide (PPG), on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.
- 3.22. It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets.
- 3.23. GPA3 recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to the complexity of the case, from straightforward to complex:
- Step 1: Identify which heritage assets and their settings are affected.
 - Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
 - Step 3: Assess the effects of the Proposed Development, whether beneficial or harmful, on that significance or on the ability to appreciate it.
 - Step 4: Explore ways to maximise enhancement and avoid or minimise harm.
 - Step 5: Make and document the decision and monitor outcomes.

- 3.24. GPA3 confirms at paragraph 9 that setting itself is not a heritage asset, nor a heritage designation; rather, its importance lies in what it contributes to the significance of the relevant heritage asset itself.
- 3.25. Importantly, GPA3 highlights when views contribute the most to the significance of a place:
- those where the composition within the view was a fundamental aspect of the design or function of the heritage asset.
 - those where town- or village-scape reveals views with unplanned or unintended beauty.
 - those with historical associations, including viewing points and the topography of battlefields.
 - those with cultural associations, including landscapes known historically for their picturesque and landscape beauty, those which became subjects for paintings of the English landscape tradition, and those views which have otherwise become historically cherished and protected.
 - those where relationships between the asset and other heritage assets or natural features or phenomena such as solar or lunar events are particularly relevant.
- 3.26. Of relevance to this proposal is the following commentary from GPA3:
- Cumulative change – Where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset.
 - Change over time – Settings of heritage assets change over time. Understanding this history of change will help to determine how further development within the asset's setting is likely to affect the contribution made by the setting to the significance of the heritage asset.
 - Setting and urban design – The numbers and proximity of heritage assets in urban areas mean that the protection and enhancement of setting is intimately linked to townscape and urban design considerations, including the degree of conscious design or fortuitous beauty and the consequent visual harmony or congruity of development, and often relate to townscape attributes such as lighting, trees and verges, or the treatments of boundaries or street surfaces.

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

- 3.27. This Historic England advice note covers the NPPF requirement for applicants, where relevant, to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.
- 3.28. The guidance suggests a staged approach to decision making in regard to heritage assets would usually embrace the following stages, informed by the scope of the proposal:
- Understand the form, materials, and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits.
 - Understand the significance of the asset(s).
 - These two stages fulfil the requirement in paragraph 189 of the NPPF and are undertaken by the applicant.
 - Understand the impact of the proposal on that significance.
 - This stage fulfils the requirement in paragraph 190 of the NPPF and is undertaken by the LPA. However, the applicant needs to be aware of impacts so that the analysis of significance submitted to the LPA, under paragraph 189, is sufficient in its level of detail.
 - Avoid, minimise, and mitigate negative impact, in a way that meets the objectives of the NPPF.
 - Look for opportunities to better reveal or enhance significance.

Historic England Advice Note 4: Tall Buildings (2022, 2nd Edition)

- 3.29. The Advice Note sets out ways to plan for tall buildings within the environment. In particular, the Advice Note considers the following impacts on historic assets:
- Quality of Places: the distinctive qualities and values of a place, including historic character and context – and whether the proposal of a tall building will negatively impact the overall quality of the space;
 - Heritage: understanding the significance of the historic environment and the potential impact of a tall building on this significance.
 - Visual: the impact on the streetscape, town or cityscape and wider urban and rural landscapes, and views.
 - Functional: the design, embodied carbon and carbon cost, construction, and operation;
 - Environmental: the influence on local micro-climates such as creation of wind tunnels, canyon effect, over-shadowing, glare, and air quality and effect on heritage assets in terms of the impact these micro-climate changes could have upon their fabric, and how they are experienced; and
 - Cumulative: the combined impacts on heritage assets from existing, consented and proposed tall buildings.
- 3.30. Additionally, the advice note also discusses the importance of pre-application advice with local authorities and statutory consultees (as per the NPPF). These discussions identify issues early in the process so that reasonable resolutions can be sought pre-submission. These discussions also advise the developer on an appropriate zone of visual influence, help the developer understand the local character of the area, and gain an early understanding of the significance of the heritage assets.
- 3.31. The advice notes advises that the use of visualisations is key to communicate the proposed appearance of new developments, in order to provide key context within its setting. Similarly, a diverse range of viewpoints for analysis illustrate these potential impacts that may occur relative to the significance of the identified heritage asset. These identified impacts can then be appropriately mitigated with discussion between the architect, local planning authority and statutory consultees.

Local Policy

- 3.32. The Development Plan in Manchester comprises the Places for Everyone Joint Development Plan Document (PfE) (2024), Core Strategy (2012) and Saved UDP Policies from the Manchester Unitary Development Plan 1995. Decisions on planning applications must be made in line with the development plan, unless there are clear material considerations which dictate why this should not be the case.
- 3.33. The key policies from a heritage perspective in the Development Plan are PfE policy JP-P2, Core Strategy Policies CC9, EN3, DC18.1 and DC19.1. Below details the significance of these policies:
- **Places for Everyone Policy JP-P2 Heritage** notes that the combined authority will proactively manage and work with partners to positively conserve, sustain and enhance the region's historic environment and heritage assets and their settings. The policy focuses on informing the management and integration of heritage by:
 - Embedding the role of heritage in placemaking;
 - Ensuring that heritage significance of site is considered in accordance with national planning policy in the planning and designing process;
 - Integrating the conservation and enhancement of heritage assets and their settings;
 - Delivering positive benefits that sustain and enhance the historic environment, and contribute to economic viability, accessibility and environmental quality of place; and

- Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offers.
- **Core Strategy 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”.
- **Core Strategy Policy EN3 Heritage** states that “new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.”
- **UDP Policy DC18.1 Conservation Areas** states that “the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:
 - the relationship of new structures to neighbouring buildings and spaces;
 - the effect of major changes to the appearance of existing buildings;
 - the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
 - the effect of signs and advertisements;
 - any further guidance on specific areas which has been approved by the Council.”
- **UDP Policy DC19.1 Listed Buildings** outlines that where development affects the setting of a listed building the City Council will consider siting, scale and the quality of the design when assessing proposals.

4. Scoping of Assets

Introduction

- 4.1. As directed by legislation and policy, consideration must be given to the desirability of preserving or enhancing the character or appearance of a Conservation Area; to the preservation of the setting of a listed building; to the contribution setting has to the significance of that listed building; and to the balance of negative impact from a development on that significance against any public benefits the development may bring.
- 4.2. Having established that the Site does not have any direct heritage designations the next step in this exercise is to identify the heritage assets whose setting, and therefore significance may be impacted.
- 4.3. The second step is to identify the setting of the heritage assets and understand whether there is any potential for this to be impacted. Where there is absolutely no potential for impact (usually because the asset along with its setting, and the Proposed Development, cannot be viewed or understood at the same time), assets can be discounted from further assessment.
- 4.4. The next step is to undertake more detailed analysis of the significance of the identified included assets, specifically the contribution setting makes to that significance. This is done in Section 5 of this report.
- 4.5. The final step is to assess the impact the development has on the setting and ultimately the significance of the asset, as carried out in Section 6 of this report.

Scoping

- 4.6. This section of the report identifies the heritage assets that may be impacted by the proposals, considering factors regarding character and inter-visibility with the Site.
- 4.7. As discussed in the scoping methodology in Section 1 of this Statement, A 'Zone of Theoretical Visibility' study was undertaken which had identified that the Proposed Development was most likely to be visible within a 150m radius. Therefore, any identified heritage assets within 150m of the Site were automatically scoped in for further consideration via a site visit.
- 4.8. As detailed in Section 2, the following designated heritage assets have been identified for assessment. These include a total of 21 designated heritage assets have been identified: 19 listed buildings and 2 conservation areas. All listing descriptions are provided in Appendix A.
 - 1 Marlsbro House
 - 2 72-76 Newton Street (The Wentwood)
 - 3 Former Newton Street Police Station
 - 4 50-62 Port Street
 - 5 Newton Buildings
 - 6 45,47 and 47a Hilton Street
 - 7 49 Newton Street
 - 8 Fourways House
 - 9 Jackson's Warehouse (Former Rochdale Canal Warehouse)
 - 10 45 and 57 Newton Street

- 11 Bradley House
- 12 Watts Brothers
- 13 35 Dale Street
- 14 49 and 51 Dale Street
- 15 69-77 Lever Street and 10 Bradley Street
- 16 29 and 31 Dale Street
- 17 Brownsfield Mill
- 18 25 and 27 Dale Street
- 19 4, 6 and 8 and Attached Screen Walls
- 20 Stevenson Square Conservation Area – Shaded green (west)
- 21 Ancoats Conservation Area – Shaded green (northeast)

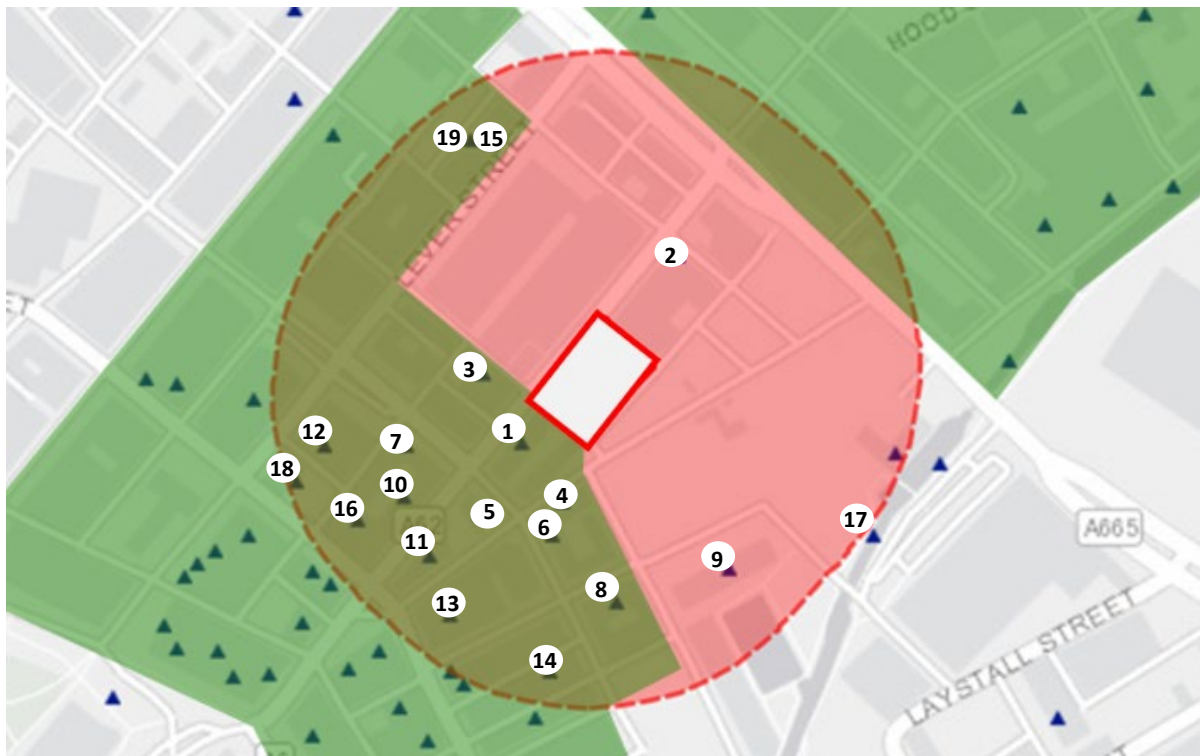


Figure 23- Designated and Non-Designated Heritage Assets within a 150m boundary and conservation areas shaded in green. The Site is outliend in red line. Source: Historic England . Marked up by Author in 2025.

- 4.9. Marlsbro House is a Grade II listed building that was formerly used as a factory, but it now used as a commercial premises. The heritage asset is located adjacent to the Site and shares the same boundary, Faraday Street. Given that the building is Grade II-listed, is located adjacent to the Site and is fully visible when viewed in conjunction with the Site, the asset will be **scoped into** the assessment.



Figure 24- View of Marlsbro House in conjunction with the Site edged in red and heritage asset in blue. Source: Author's own, December 2024.

72 – 76 Newton Street (The Wentwood) (Asset 2) – Grade II



Figure 25- View of The Wentwood in conjunction with the Site edged in red and asset in blue. Source: Author's own, December 2024.

- 4.10. Number 72 – 76 Newton Street (commonly known as 'The Wentwood') is a Grade II listed building that was formerly used as a merchants and manufacturers warehouse but has been converted into residential apartments. The heritage asset is located adjacent to the Site and shares the same boundary, Faraday Street. Given that the building is Grade II listed, is located adjacent to the Site and is fully visible when viewed in conjunction with the Site, the asset will be **scoped into** the assessment.

Former Newton Street Police Station (Asset 3) - Grade II



Figure 26- View of The Former Newton Street Police Station in conjunction with the Site edged in red and asset in blue. Source: Author's own, December 2024.

- 4.11. The Former Newton Street Police Station is a Grade II listed building dated back to c. 1891 and is now a police museum open to the general public. The heritage asset is located 15m diagonally adjacent to the Site, across Newton Street. Given that the building is Grade II listed, is located in close proximity to the Site and is fully visible when viewed in conjunction with the Site, the asset will be **scoped into** the assessment.

50-62 Port Street (Asset 4) – Grade II



Figure 27- View of 50 – 62 Port Street in conjunction with the Site edged in red and asset in blue. Source: Author's own, December 2024.

- 4.12. No. 50 – 62 Port Street is a row of 7 Grade II listed buildings dating back to c. late 18th Century or early 19th Century. The heritage asset is separated from the Site by approximately 20m. Given that the buildings are Grade II Listed, is located in close proximity to the Site and is fully visible when viewed in conjunction with the Site, the asset will be **scoped into** the assessment.

Newton Buildings (Asset 5) – Grade II



Figure 28- View of Newton Buildings in conjunction with the Site marked by red arrow and asset in blue. Source: Author's own, December 2024

- 4.13. The Newton Buildings (50 Newton Street) is a Grade II listed building dated back to c. 1900, designed by Charles Clegg & Son and was originally used as a hat manufacturer. Its last use included hostel accommodation and restaurant /bars, but the building is now vacant which has affected the buildings physical state and ultimately impacted its character. The setting has also slightly changed due to the completion of more modern developments in the immediate vicinity such as Hilton House located across the street.
- 4.14. The Newton Buildings is located 60m south of the Site. As denoted by the red edging, the Site is located behind existing buildings which conceal the view of a majority of the Site. Despite this, the heritage asset will be **scoped into** the assessment as the proposals are higher than the existing buildings in the background and will be appreciated when in the setting of this heritage asset.

45, 47 and 47a Hilton Street (Asset 6) – Grade II



Figure 29- View of 45, 47 and 47a in conjunction with the Site marked by red arrow (approximate location) and asset in blue. Source: Author's own, December 2024.

- 4.16. No. 45, 47 and 47a Hilton Street are a row of Grade II listed buildings dated back to c. late 18th Century. The buildings are located 60m south of the Site. The Site itself is not visible but the Proposed Development will be likely intervisible when viewed in conjunction with the asset given the proposed height. Given this and the Grade II status of the building, the close proximity to the Site the asset will be **scoped into** the assessment.

49 Newton Street (Asset 7) – Grade II



Figure 30- View of 9 Newton Street in conjunction with the Site edged in red and asset in blue. Source: Author's own, December 2024.

- 4.17. No. 49 Newton Street is a former cotton goods warehouse that is dated to c. mid-to-late 19th Century, sitting on the corner of Stevenson Square, the heart of Stevenson Square Conservation Area. Figure 30 shows the heritage asset (building outlined in red) in conjunction with the Site (denoted by red arrow). The building is Grade II listed and is u-shaped, bounded by Newton Street, Hilton Street and Stevenson Square. It spans across five storeys with a semi-basement and has been designed in red brick with Flemish bond. Currently, the building is commercially led with a café / restaurant on the ground floor.
- 4.18. No. 49 Newton Street is located c. 65m to the south of the Site and is visible when viewed in conjunction with the Site. Therefore, it is proposed the heritage asset is **scoped into** the assessment.

Fourways House (Asset 8) – Grade II



Figure 31- View of Fourways House in conjunction with the Site denoted by the red arrow and heritage asset in blue. Source: Author's own, February 2025.



Figure 32- View of Fourways House from the front Souce: Author's own, January 2025.

- 4.19. Fourways House (16-18 Tariff Street) is a former packing warehouse that is dated to c. 1906, designed by James William Beaumont. The building is Grade II listed and spans across six and has been designed in red brick on a low stone plinth with ashlar sandstone dressings and moulded brick detailing, multiple ridge roof, with a Welsh slate covering.
- 4.20. Currently, the building is in commercial use with a restaurant / bar at the ground floor. Fourways House is located c. 75m to the southeast of the Site and is only slightly visible when viewed in conjunction with the Site. Furthermore, The Joinery development at Tariff Street north of this asset is under construction and will obstruct the view of the Site in conjunction with the heritage asset. The heritage asset is more appreciated when viewed from its front elevation, which is away from the Site. Therefore, it is proposed the heritage asset is **scoped out** of the assessment.

Jackson's Warehouse (Former Rochdale Canal Warehouse) (Asset 9) – Grade II*



Figure 33- View of Former Rochdale Canal Warehouse outlined in blue. Source: Author's own, February 2025.

- 4.21. Jacksons Warehouse is a former canal warehouse located on the Piccadilly Basin that is dated to c. 1836. The heritage asset is located 80m to the southeast of the Site, but it is not appreciated in the setting of the Site due to the due to the construction of the Joinery and One Port Street. Given this, the asset will be **scoped out** of the assessment.

45 and 47 Newton Street (Asset 10) – Grade II



Figure 34- View of 45 and 47 Newton Street in conjunction with the Site denoted by red arrow and heritage asset edged in blue. Source: Google Maps, July 2024 (Accessed 24 March 2025).

- 4.22. No. 45 and 47 Newton Street is a former cotton goods warehouse that is dated to c. mid-to-late 19th Century, sitting on the corner of Stevenson Square, the heart of the Stevenson Square Conservation Area. The building is Grade II listed and is u-shaped, bounded by Newton Street, Hilton Street and Stevenson Square. It spans across five storeys with a semi-basement and has been designed in red brick with Flemish bond.
- 4.23. Currently, the building is commercially led with the Northern Quarter Studios providing office space for small businesses but also the widely popular café / restaurant Ezra and Gil on the ground floor. 49 Newton Street is located c. 65m to the southwest of the Site and is only slightly visible when viewed in conjunction with the Site. The heritage asset is more appreciated when viewed directly on its face, as such it is proposed the heritage asset is **scoped out** of the assessment.

Bradley House (Asset 11) – Grade II



Figure 35- View of Bradley House in conjunction with the Site denoted by red arrow (approximate location and asset in blue). Source: Author's own, December 2024.

- 4.24. Bradley House is a former shipping warehouse that is dated to c. late 19th Century, on the Port Street, Newton Street and Dale Street junction. The building is Grade II listed and was home to Kessler & Co merchants who used half of the building as a shipping warehouse. Additionally, Joseph Wood & Sons had a hat factory to the rear, but the building site also contained a public house, single dwelling, shop and shirt warehouse and factory when recorded in 1888. It is a “flat iron” style building due to its triangular shape and spans across five storeys with a semi basement. It is a late Georgian style building designed with blackened sandstone ashlar and brown brick with Flemish bond.
- 4.25. Currently, the building is occupied by a hotel. The character of the building has slightly changed due to new windows as well as a new glazed entrance. However, these are minimal changes, and the architectural significance of the building remains largely the same. Bradley House is located c. 90m to the southwest of the Site and is only slightly visible when viewed in conjunction with the

Site. The heritage asset is more appreciated when viewed from a more direct perspective. Therefore, it is proposed the heritage asset is **scoped out** of the assessment.

Watts Brothers (Asset 12) – Grade II



Figure 36- View of Watts Brothers outlined in blue, and the Site signposted by red arrow (approximate location).
Source: Author's own, February 2025.

- 4.26. Watts Brothers is a former hardware and furniture warehouse that is dated to c. 1898, situated on Lever Street and in close proximity to Stevenson Square, the heart of Stevenson Square Conservation Area. The building is Grade II listed and was originally owned by the Watts Brothers. It is a four-storey building with a semi basement and attic level, designed in red brick in Flemish Bond, with red sandstone dressing and slate roof. It is rectangular in plan and at right angles to Lever Street in a Free Elizabethan style.
- 4.27. The building is now in educational use, providing further educational opportunities for adults. Watts Brothers is located c. 90m to the west of the Site and cannot be viewed in conjunction with the Site due to the obstruction from other buildings and dense urban grain. Therefore, it is proposed the heritage asset is **scoped out** of the assessment.

35 Dale Street (Asset 13) - Grade II



Figure 37- View of 35 Dale Street. Source: Author's own, January 2025.

- 4.28. 35 Dale Street is a former cotton manufacturers warehouse that is dated to c. 1903, situated in between Dale Street and Port Street and was designed by J.W. Beaumont. The building is Grade II listed and was originally owned by Richard Howarth and Co. as a distribution warehouse for the expanding textile company. It is a six-storey building with a semi basement, designed in red brick and pink terracotta in a simplified eclectic style with Elizabethan accent.
- 4.29. 35 Dale Street is located c. 100m to the south of the Site. The asset is not experienced in the same immediate character setting as the other assets due to the obstruction from other buildings and dense urban grain. The site is not visible within the image below. Therefore, it is proposed the heritage asset is **scoped out** of the assessment.

49 and 51 Dale Street (Asset 14) – Grade II



Figure 38- View of 49 and 51 Dale Street. Source: Author's own, January 2025.

- 4.30. 49 and 51 Dale Street (also known as 30 and 32 Hilton Street) is a former home trade warehouse that is dated to c. 1900. The building is Grade II listed and comprises of an iron frame with cladding of red brick and matching terracotta with some sandstone dressing and slate roof to the front and flat asphalted roof on the remaining areas. It is a five-storey building with a semi-basement and is shaped in a U-plan with a long rectangular range between Dale Street and at the front at Hilton Street at the rear.
- 4.31. 49 and 51 Dale Street is located c. 100m to the south of the Site and cannot be viewed in conjunction with the Site due to the obstruction from other buildings and dense urban grain. The site is not visible within the image. Therefore, it is proposed the heritage asset is **scoped out** of the assessment.

Lever Street and 10 Bradley Street (Asset 15) – Grade II



Figure 39- View of 69-77 Lever Street and 10 Bradley Street. Source: Author's own, January 2025.

- 4.32. 69-77 Lever Street and 10 Bradley Street is a row of five townhouses that are dated to c. late 19th Century or early 19th Century. The buildings are Grade II listed and are three storeys over their respective basements, designed with Brown Brick in Flemish bond with slate roofs.
- 4.33. The buildings are located c. 110m to the west of the Site and cannot be viewed in conjunction with the Site as it is behind the viewer when observing the heritage asset. Therefore, it is proposed the heritage asset is **scoped out** of the assessment.

29 and 31 Dale Street (Asset 16) – Grade II



Figure 40- View of 29 and 31 Dale Street. Source: Author's own, January 2025.

- 4.34. 29 and 31 Dale Street is a former home trade warehouse that is dated to c. 1909 and was designed by W & G Higginbottom. The building is Grade II Listed and comprises of an iron frame with cladding of bright red brick in English garden wall bond with some limestone dressing and slate roof. It is a four-storey building with a semi-basement and two storey attic and is rectangular in plan in a simple eclectic style.

- 4.35. The building is now home to office spaces on the upper levels but also includes cycle store on the ground floor. 49 and 51 Dale Street is located c. 110m to the south of the Site and is only slightly visible when viewed in conjunction with the Site. The heritage asset is more appreciated when viewed from a more direct perspective. Therefore, it is proposed the heritage asset is **scoped out** of the assessment.

Brownsfield Mill (Asset 17) – Grade II*



Figure 41- View of Brownsfield Mill outlined in blue. Source: Author's own, December 2024.

- 4.36. Brownsfield Mill (now known as Avro) is a former cotton spinning mill located on the Piccadilly Basin that is dated to c. 1825. The heritage asset is located 120m to the east of the Site and is not visible when viewed in conjunction with the Site due to the One Port Street development, currently under construction as shown in the background. Given this, the asset will be **scoped out** of the assessment.

25 and 27 Dale Street (Asset 18) – Grade II



Figure 42- View of 25 and 27 Dale Street with Tribeca House in view. Source: Author's own, January 2025.

- 4.37. 25 and 27 Dale Street is a former home trade textile warehouse and workshop that is dated to c. 1860-1870. The building is Grade II Listed and is red brick with sandstone ashlar plinth and dressings. It is a four-storey building with a semi-basement and attic level in a chunky late Georgian style.
- 4.38. 25 and 27 Dale Street is located c. 125m to the southwest of the Site, and it cannot be viewed in conjunction with the Site due to existing buildings and dense urban grain obstructing the line of sight. Therefore, it is proposed the heritage asset is **scoped out** of the assessment.

4, 6 and 8 and Attached Screen Walls (Asset 19) – Grade II



Figure 43- View of 4, 6 and 8 and attached screen walls. Source: Author's own, January 2025.

- 4.39. 4, 6 and 8 and Attached Screen Walls are six small dwellings grouped 2, 2 and 2 in three separate blocks linked by screen walls and attached to the rear of Nos 69-73 Lever Street. These are Grade II Listed and are likely to have been service wings to the Georgian Townhouses at 69-73 Lever Street. The buildings are two low storeys and are orange-red brick in English garden wall bond with mono-pitched graduated slate roofs.
- 4.40. The building is now home to retail and office spaces and an adjacent plot is currently under construction on Bradley Street to deliver two mixed use buildings including 100 apartments and ground floor commercial space in a building rising to up to eight stories. Due to these changes, the character and setting of the building has slightly changed. This heritage asset is located c. 130m to the west of the Site cannot be viewed in conjunction with the Site due to existing buildings and dense urban grain obstructing the line of sight. Therefore, it is proposed the heritage asset is **scoped out** of the assessment.

Stevenson Square Conservation Area (Asset 20)



Figure 44- View of Stevenson Square Conservation Area. Source: Author's own, January 2025.

- 4.41. Stevenson Square Conservation Area, as described in Section 2, was a significant location for industrial development throughout the 19th Century until it became more commercially focussed and residential from the 20th Century onwards.

- 4.42. From the heart of the conservation area, the Site cannot be viewed from this point due to obstructing development in the line of sight. However, the conservation area shares the same boundary with the Site on Postal Street and can be viewed clearly from Newton Street and Port Street. Within this part of the conservation area, a number of listed buildings are in close proximity to the Site and can be viewed in conjunction with the Proposed Development including the Former Newton Street Police Station, Marlsbro House and 50 – 62 Port Street. Given this, the conservation area and some of its assets can be appreciated and experienced in conjunction with the Site. For this reason, the asset will be **scoped in** for further consideration.

Ancoats Conservation Area (Asset 21)



Figure 45- View of Ancoats Conservation Area in conjunction with the Site denoted by red arrow. Source: Author's own, February 2025.

- 4.43. Ancoats is a former industrial area that is located within the northern part of Manchester City Centre. Ancoats is considered a cradle of the Industrial Revolution and has been called "the world's first industrial suburb". For many years, from the late 18th century onwards, Ancoats was a thriving industrial district. Ancoats has been designated by MCC as a conservation area, owing to its historical context and its vast number of listed buildings and structures. Most of these listed buildings are former mill buildings which have been carefully refurbished to create high quality apartments with additional uses concentrated on ground level. More recently, in 2021 TimeOut named Ancoats of the 49 coolest neighbourhoods in the world for its trendy places to eat and drink and the fusion between 'old and new'.

- 4.44. Ancoats Conservation Area is located c. 125m to the north of the Site and its built form makes the conservation area difficult to appreciate in conjunction with the Site view. Additionally, there are a number of more modern development such as Oxid House in between the conservation area and the Site. Therefore, it is proposed the heritage asset is scoped out of the assessment.

Summary

Summary of Assets to Scope In for further assessment:

- 1 Marlsbro House – **Scoped in**
- 2 72-76 Newton Street (The Wentwood) – **Scoped in**
- 3 Former Newton Street Police Station – **Scoped in**
- 4 50-62 Port Street – **Scoped in**
- 5 Newton Buildings – **Scoped in**
- 6 45,47 and 47a Hilton Street – **Scoped in**
- 7 49 Newton Street – **Scoped in**
- 8 Fourways House – **Scoped out**
- 9 Jackson’s Warehouse (Former Rochdale Canal Warehouse) – **Scoped out**
- 10 45 and 57 Newton Street – **Scoped out**
- 11 Bradley House – **Scoped out**
- 12 Watts Brothers – **Scoped out**
- 13 35 Dale Street – **Scoped out**
- 14 49 and 51 Dale Street – **Scoped out**
- 15 69-77 Lever Street and 10 Bradley Street – **Scoped out**
- 16 29 and 31 Dale Street – **Scoped out**
- 17 Brownsfield Mill – **Scoped out**
- 18 25 and 27 Dale Street – **Scoped out**
- 19 4, 6 and 8 and Attached Screen Walls – **Scoped out**
- 20 Stevenson Square Conservation Area – Shaded yellow – **Scoped in**
- 21 Ancoats Conservation Area – Shaded orange – **Scoped out**

5. Assessment of Significance

- 5.1. This Section describes the significance of the heritage assets identified in Section 4, and where relevant, what contribution their setting makes to this significance. This assessment is proportionate to the significance of the relevant heritage assets and the potential impact on their significance.

Group 1:

50 - 62 Port Street (Asset 4) and 45, 47 and 47A Hilton Street (Asset 6) – Grade II



Figure 46- 50-62 Port Street outlined in blue and the Site outlined in red. Source: Author's own, February 2025.



Figure 47- Heritage asset in outlined blue and the Site denoted by red arrow (approximate location). Source: Author's own, February 2025.

- 5.2. 50 – 62 Port Street is a Grade II listed building. The row of originally 7 dwellings houses was likely constructed in the late 18th Century and likely included ground floor commercial spaces. 45, 57, and 47a was also likely built in the last 18th century comprising of 2 dwellings and with ground floor commercial spaces. Therefore, whilst the architectural style is typical of that for the time period, the presence of the ground floor commercial uses are uncommon and are rare surviving examples of this typology.
- 5.3. Given the above, the buildings are considered to have **moderate architectural significance and high historic significance.**

Contribution of Setting to Assets Significance



Figure 48- The Site is outlined in red and heritage asset in blue. Source: Google Earth (Accessed 14 March 2025).

- 5.4. As shown above, 50 – 62 Port Street and 45, 47 and 47a Hilton Street can be experienced alongside multiple heritage assets to the north which when viewed together provide a visual indication of the former historical character, as well as it being within Stevenson Square Conservation Area. These nearby buildings were built within a period of vast industrialisation across Manchester typified by former mill buildings and warehouses albeit the asset is of a smaller scale. The buildings to the northwest of the asset are becoming eroded and fragmented due to their lack of maintenance, including Marlsbro House and Newton Buildings. In addition, the area immediately to the east of the asset is comprised of surface level car parks and construction sites and as such, detract from the overall quality of the immediate area. As such, this provides no benefit to the historical setting.
- 5.5. Furthermore, overtime more modern developments have come forward in close proximity to the heritage asset as aforementioned for the previous heritage asset described above.
- 5.6. As such, the setting provides **a moderate contribution to the significance of the heritage asset** due to its mixed nature of historical buildings with more modern developments redefining the way in which it is appreciated.

Contribution of Site to Setting

- 5.7. Similar to the above assets, the heritage asset is also located in close proximity to the Site and is considered to form part of the wider setting of the assets. As mentioned above, the Site is currently comprised of surface level contractor car parking with security hoarding that has been subject to vandalism in the form of graffiti. Together, these qualities create an unattractive appearance for the asset whilst the built form can be seen as a gap in the urban grain representing no contribution to the historical and architectural context to the asset and the wider setting.
- 5.8. Overall, it is considered that the Site makes a **neutral impact to the setting of the asset and does not contribute to its significance.**

Marlsbro House (Asset 1) – Grade II



Figure 49- View of the Site from Marlsbro House. The heritage asset is outlined in blue, and the Site in red. Source: Author's own, February 2025.

- 5.9. The building is considered architecturally significant due to its unusual variation of a roof designed using both iron and timber elements, in this case including a cast-iron clerestory running the full length of both sides. Historically, the building is significant as it is an early example of 19th Century factories outside of the cluster of mills in areas such as Ancoats and Chorlton-on-Medlock.
- 5.10. The building was sold by its then owners, Wrenn and Bennett in 1851. With this, some of the original 42-pane cast-iron windows were replaced with timber sash windows and the main entrance was relocated to Hilton Street, surrounded by a stone façade. The 1888 Goad Fire Insurance Plan shows that the rear outbuildings were cleared by this time albeit for the chimney. The plan reveals that the building was occupied by J Critchley's umbrella factory and HG Forshaw's costume factory as well as an unnamed shirt factory.

- 5.11. Sometime around 1960 the building was altered to how it is currently presented. According to the Historic England list entry a new full-height reinforced-concrete stair and lift core was inserted in the south end and a new level-access entrance created at the south-west corner, sheltered by a wraparound canopy that is now removed. Windows were replaced and the building was rendered front and back, with the large arched rear loading entrance filled in. What remained of the chimney was removed, and flat-roofed, rendered brick entrances were built for the rear fire escapes from the basement. The Hilton Street parapet was wrapped around the first bay of the front wall. More recently, internal partitions have created smaller spaces on all the floors except the loft, which has ultimately concealed much of the historic fabric from view.
- 5.12. As shown on the above image, the boarded-up windows shows the building is vacant and the building has since been subject to vandalism. Together, these have diminished the visual appearance of the building and detract the prominence of the buildings key architectural features and overall, in the way it is appreciated.
- 5.13. Given the above, the building is considered to have **moderate architectural significance and moderate historic significance**.

Contribution of Setting to Assets Significance



Figure 50- The Site is outlined in red and heritage asset in blue. Source: Google Earth (Accessed 14 March 2025).

- 5.14. As shown in the above image, Marlsbro House can be experienced alongside multiple heritage assets within the immediate area which when viewed together provide a visual indication of the former historical character. These nearby buildings were built within a period of vast industrialisation across Manchester typified by former mill buildings and warehouses that share similar architectural characteristics and building vernacular. Therefore, these buildings are

harmonious with one another and as a result they create a strong historical identity that has been recognised by its designation as Stevenson Square Conservation Area.

- 5.15. As stated above, Marlsbro House has been subject to a number of physical changes to its appearance. These include external changes such as the checked pattern of light and black to the façade, modern metal window frames and external roller shutters. Together, these features have resulted in the building appearing dissimilar to the existing building vernacular of the local historical setting that is typically typified by red brick facades. Furthermore, the building has been subject to vandalism in the form of graffiti, resulting in a negative impact on its visual appearance.
- 5.16. Overall, the immediate and wider setting provides a **moderate contribution to the asset** through its uniformity and shared heritage however, the asset itself provides little contribution to this.

Contribution of Site to Setting

- 5.17. The Site is located adjacent to Marlsbro House and will therefore have an impact on the asset. Currently, the Site is comprised of surface level contractor car parking with security hoarding that has been subject to vandalism in the form of graffiti. Together, these qualities create an unattractive appearance for the asset whilst the lack of built form on the Site can be seen as a gap in the urban grain representing no contribution to the historical and architectural context to the asset and the wider setting.
- 5.18. Both the Site and the asset have both been subject to vandalism (graffiti), have undergone physical changes to their appearance and have become underutilised. As such, together, these buildings present a negative contribution to each other and to the wider setting.
- 5.19. The area immediately to the south of the asset however is currently being developed from surface level car parking for residential-led development (One Port Street and The Joinery). Once complete, the Site will be one of the last remaining plots of undeveloped land. Careful development of the Site presents a clear opportunity to fill in a crucial gap in the urban grain and bring this area closer to its full potential.
- 5.20. Overall, it is considered that the Site makes a **neutral impact to the setting of the asset** and **does not contribute to its significance**.

72 – 76 Newton Street (The Wentwood) (Asset 2) – Grade II



Figure 51- View of the Site and the Wentwood. The heritage asset outlined in blue and the Site in red. Source: Author's own, February 2025.

- 5.21. Number 72 – 76 Newton Street (commonly known as ‘The Wentwood’) is a Grade II listed building dated back to c. 1860-1880 and was formerly a merchants’ and manufacturer’ warehouse until it was converted into residential apartments. The architecture is similar to other warehouses of the era, whereby the principal façade has a richer detail around principal doors and with the remaining façade treatment being plainer.
- 5.22. In 1884, the heritage asset formed the Newton Street Cotton Mill ‘s Picking Works which was connected through an underground passage along Newton Street. The plot which stands today was dissected by Mushroom Street and comprised of the Picking Works along Newton Street and dwellings along Dean Street (see Figure 15). Later in c.1888 the Picking Works was replaced by the warehouse which exists today. The historic interest relates to its use and connection to the Industrial Revolution, demonstrating the property of commerce.
- 5.23. In the early 2000s, the warehouse was converted from its former office use to apartments. This development included the refurbishment of the existing internal layout to form new apartments and also included a new build element towards the rear (Dean Street). Therefore, the architecture significance has reduced as a result of these interventions.
- 5.24. Given the above, the building is considered to have **low architectural significance and low historic significance**.

Contribution of Setting to Assets Significance



Figure 52- The Site is outlined in red and heritage asset in blue. Source: Google Earth (Accessed 14 March 2025).

- 5.25. As shown above, The Wentwood can also be experienced alongside multiple heritage assets within the immediate area which when viewed together provide a visual indication of the former historical character of the area. These nearby buildings were built within a period of vast industrialisation across Manchester typified by former mill buildings and warehouses that share similar architectural characteristics and building vernacular. Therefore, these buildings are harmonious with one another and as a result they create a strong historical identity. However, the area immediately to the south of The Wentwood is comprised of surface level car parks and as such, detract from the overall quality of the immediate area. As such, this provides no benefit to the historical setting.
- 5.26. Furthermore, overtime more modern developments have come forward in close proximity to the heritage asset and as a result have altered the existing streetscape. At the corner of Newton Street and Great Ancoats Street, adjacent to the Site is Oxid House which was recently completed in 2018 comprising of 119 new apartments across 13 storeys. This development is significantly taller in height to the asset and other nearby buildings but is also treated with a more modern façade compared to the typical red brick facades of the wider area. Further developments are also coming forward slightly more southwards of the Site for high-density residential-led development (One Port Street and The Joinery) which will rise up to 33 storeys.

- 5.27. The Wentworth extension followed the same height as the existing asset however the choice in materials is considered more contemporary which is in line with the modern development shown by Oxid House.
- 5.28. As such, the setting provides a **moderate contribution to the significance of the heritage asset** due to its mixed nature of historical buildings with more modern developments redefining the way in which it is appreciated.

Contribution of Site to Setting

- 5.29. Similar to Marlsbro House, the Wentwood is also located adjacent to the Site and therefore, the setting is not a necessary asset. As mentioned above, the Site is currently in use for surface level car parking with security hoarding that has been subject to vandalism in the form of graffiti. Together, these qualities create an unattractive setting for the asset whilst the site presents a gap in the urban grain representing no contribution to the historical and architectural context of the heritage asset and wider setting.
- 5.30. Overall, it is considered that the Site makes a **negative impact to the setting of the asset** and **does not contribute to its significance**.

Former Newton Street Police Station (Asset 3) - Grade II



Figure 53- View of the heritage asset outlined in blue and Site in red. Source: Author's own, February 2025.

- 5.31. The Former Newton Street Police Station is Grade II listed and was originally built as a defensible building in 1879 comprising of a linear range fronting Faraday Street with ancillary elements to the rear. The building is of historical significance as one of the earliest police stations in Manchester City Centre.

- 5.32. The police station closed in 1979 and the rear ancillary uses were demolished in the late 20th Century. The building is now in use as a museum. Therefore, the architectural significance has been reduced with the demolition.
- 5.33. Given the above, the building is considered to have **moderate architectural significance** and **moderate historic significance**.

Contribution of Setting to Assets Significance



Figure 54- The Site is outlined in red and heritage asset in blue. Source: Google Earth (Accessed 14 March 2025).

- 5.34. As shown above, The Former Newton Street Police Station can also be experienced alongside multiple heritage assets within the immediate area which when viewed together provide a visual indication of the former historical character as well as it being within Stevenson Square Conservation Area. These nearby buildings were built within a period of vast industrialisation across Manchester typified by former mill buildings and warehouses that share similar architectural characteristics and building vernacular. Therefore, these buildings are harmonious with one another and as a result they create a strong historical identity that has been recognised by its designation as Stevenson Square Conservation Area.
- 5.35. Furthermore, overtime more modern developments have come forward in close proximity to the heritage asset and as a result have altered the existing streetscape as aforementioned above for the previous heritage asset.

- 5.36. As such, the setting provides a **moderate contribution to the significance of the heritage asset** due to its mixed nature of historical buildings with more modern developments redefining the way in which it is appreciated.

Contribution of Site to Setting

- 5.37. Similar to Marlsbro House and The Wentwood, the heritage asset is also located adjacent to the Site and will therefore have an impact on the asset. As mentioned above, the Site is currently comprised of surface level contractor car parking with security hoarding that has been subject to vandalism in the form of graffiti. Together, these qualities create an unattractive appearance for the asset whilst the built form can be seen as a gap in the urban grain representing no contribution to the historical and architectural context to the asset and the wider setting.
- 5.38. Overall, it is considered that the Site makes a **neutral impact to the setting of the asset** and **does not contribute to its significance**.

Newton Buildings (Asset 5) – Grade II



Figure 55- View of the heritage asset outlined in blue in conjunction with Site in red. Source: Author's own, February 2025.

- 5.39. The Newton Buildings, constructed circa 1900 as a hat factory, highlight a striking free baroque style with a unique trapezoidal design. As set out in the listing description, its most defining element is the three-storey giant arcade system, accented by round-headed arches, keystones, and ornate oriels. Original glazed screens with varied pane sizes and the internally expressed segmental barrel-vaulted construction further enhance its architectural merit. Its historic significance is also

considered low, as its original function as a hat factory, while reflective of the area's industrial history, does not represent a particularly unique or exceptional aspect of it.

- 5.40. Given the above, the building is considered to have **moderate architectural significance** and **low historic significance**.

Contribution of Setting to Assets Significance

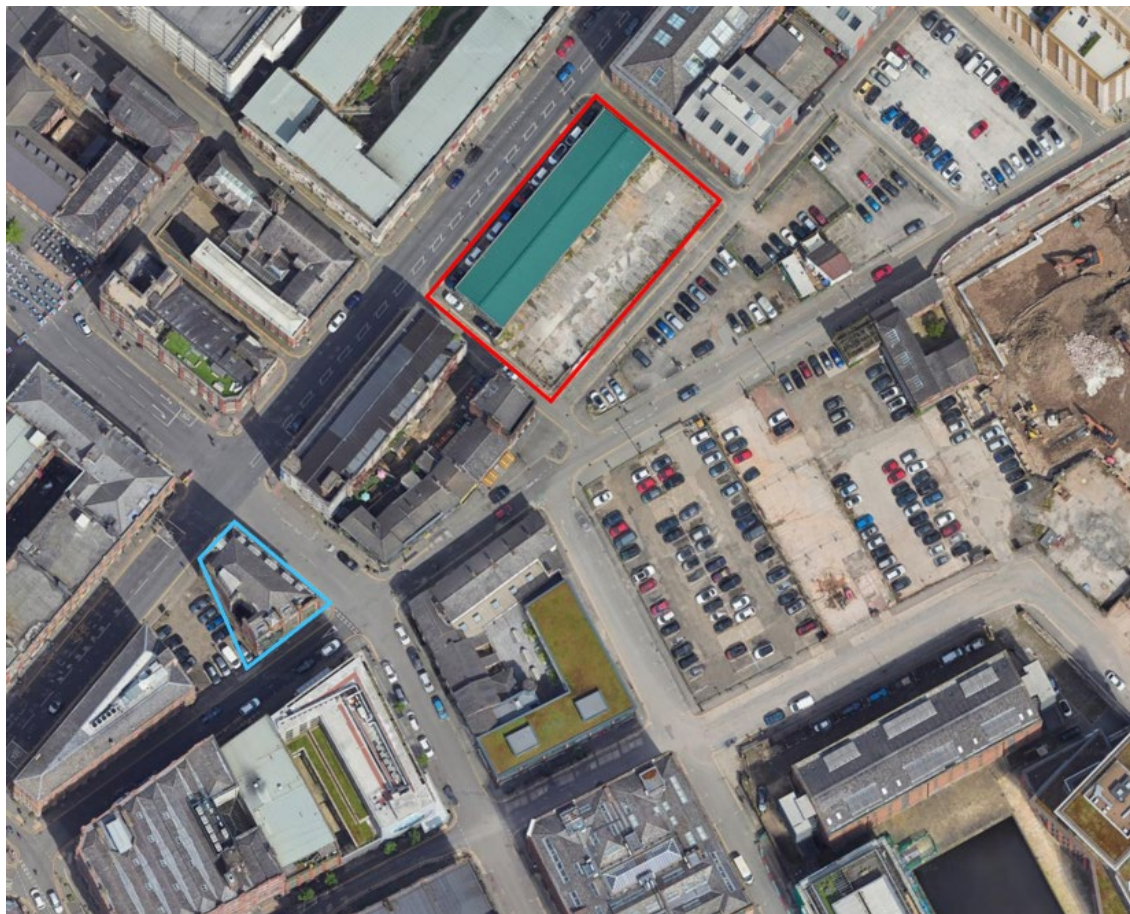


Figure 56- The Site is outlined in red and heritage asset in blue. Source: Google Earth (Accessed 14 March 2025).

- 5.41. As shown above, Newton Buildings can be experienced alongside multiple heritage assets around it which when viewed together provide a visual indication of the former historical character, as well as it being adjacent within Stevenson Square Conservation Area. These nearby heritage assets were built within a period of vast industrialisation across Manchester typified by former mill buildings and warehouses.
- 5.42. Furthermore, overtime more modern developments have come forward in close proximity to the heritage asset. These include Hilton House which is a ground plus five storey modern office development located adjacent to the Site to the south and smaller studio spaces within 3 Tariff Street that rise to 3 storeys to the east. These developments are designed with a modern façade and floor to ceiling windows which therefore contrast clearly contrast with the existing historical vernacular of the wider setting and the asset.
- 5.43. As such, the setting provides a **moderate contribution to the significance of the heritage asset** due to its mixed nature of historical buildings with more modern developments redefining the way in which it is appreciated.

Contribution of Site to Setting

- 5.44. Similar to the above assets, the heritage asset is also located in close proximity to the Site and may therefore have an impact on this asset. As mentioned above, the Site is currently comprised of surface level contractor car parking with security hoarding that has been subject to vandalism in the form of graffiti. Together, these qualities create an unattractive appearance for the asset whilst the built form can be seen as a gap in the urban grain representing no contribution to the historical and architectural context to the asset and the wider setting.
- 5.45. Overall, it is considered that the Site makes a **neutral impact to the setting of the asset and does not contribute to its significance.**

49 Newton Street (Asset 7) – Grade II



Figure 57- Heritage asset outlined in blue and the Site in red. Source: Author's own, February 2025.

- 5.46. 49 Newton Street, a Grade II listed building, stands as a testament to the area's commercial past. This mid-to-late 19th-century structure, originally a cotton goods warehouse and now home to garment wholesalers, features a U-shaped plan with a long-range extending along Hilton Street. Its red brick facade, executed in Flemish bond with gritstone accents, speaks to the industrial aesthetic of its time.
- 5.47. The building's architectural interest lies in its well-preserved details, including the rusticated gritstone ground floor, the large round-headed doorway with its lion-mask keystone, and the rhythmic arrangement of windows, each floor distinguished by variations in sash size and

ornamentation. The loading entrance on the Hilton Street facade and the deep loading slot at the rear provide further insights into its original function and workflow.

- 5.48. Despite its listing status, 49 Newton Street exhibits **low architectural significance** due to its relatively straightforward design within a common commercial typology. Its **historic significance is also considered low**, as its original function as a cotton goods warehouse, while reflective of the area's industrial history, does not represent a particularly unique or exceptional aspect of it.

Contribution of Setting to Assets Significance



Figure 58- The Site is outlined in red and heritage asset in blue. Source: Google Earth (Accessed 14 March 2025).

- 5.49. As shown above, 49 Newton Street can be experienced alongside multiple heritage assets around it which when viewed together provide a visual indication of the former historical character, as well as it being within the boundary of Stevenson Square Conservation Area. These nearby heritage assets were built within a period of vast industrialisation across Manchester typified by former mill buildings and warehouses.
- 5.50. Furthermore, overtime more modern developments have come forward in close proximity to the heritage asset further west of the site. In between this however, the character is diminished by heritage assets which have fallen subject to vacancy and have therefore had their significance diminished (Newton Buildings and Marlsbro House), and there are also surface level car parks also detracting this character.
- 5.1. As such, the setting provides a **moderate contribution to the significance of the heritage asset** due to its mixed nature of historical buildings with more modern developments redefining the way in which it is appreciated.

Contribution of Site to Setting

- 5.2. Similar to the above assets, the heritage asset is also located in close proximity to the Site and therefore can be considered to form part of its broader setting. As mentioned above, the Site is currently comprised of surface level contractor car parking with security hoarding that has been subject to vandalism in the form of graffiti. Together, these qualities create an unattractive appearance for the asset whilst the built form can be seen as a gap in the urban grain representing no contribution to the historical and architectural context to the asset and the wider setting.
- 5.3. Overall, it is considered that the Site makes a **neutral impact to the setting of the asset and does not contribute to its significance.**

Stevenson Square Conservation Area¹ (Asset 20)

- 5.4. Stevenson Square Conservation Area shares the same boundary as the Site on Faraday Street. This can be shown below.

¹ The principal sources for this section are:

Manchester City Council. *Stevenson Square Conservation Area*. (Online)

https://www.manchester.gov.uk/info/511/conservation_areas/1208/stevenson_square_conservation_area [Accessed 11 May 2022]

Historic England. *Manchester's Northern Quarter*. (Online)

<https://historicengland.org.uk/images-books/publications/manchesters-northern-quarter/manchesters-northern-quarter/>

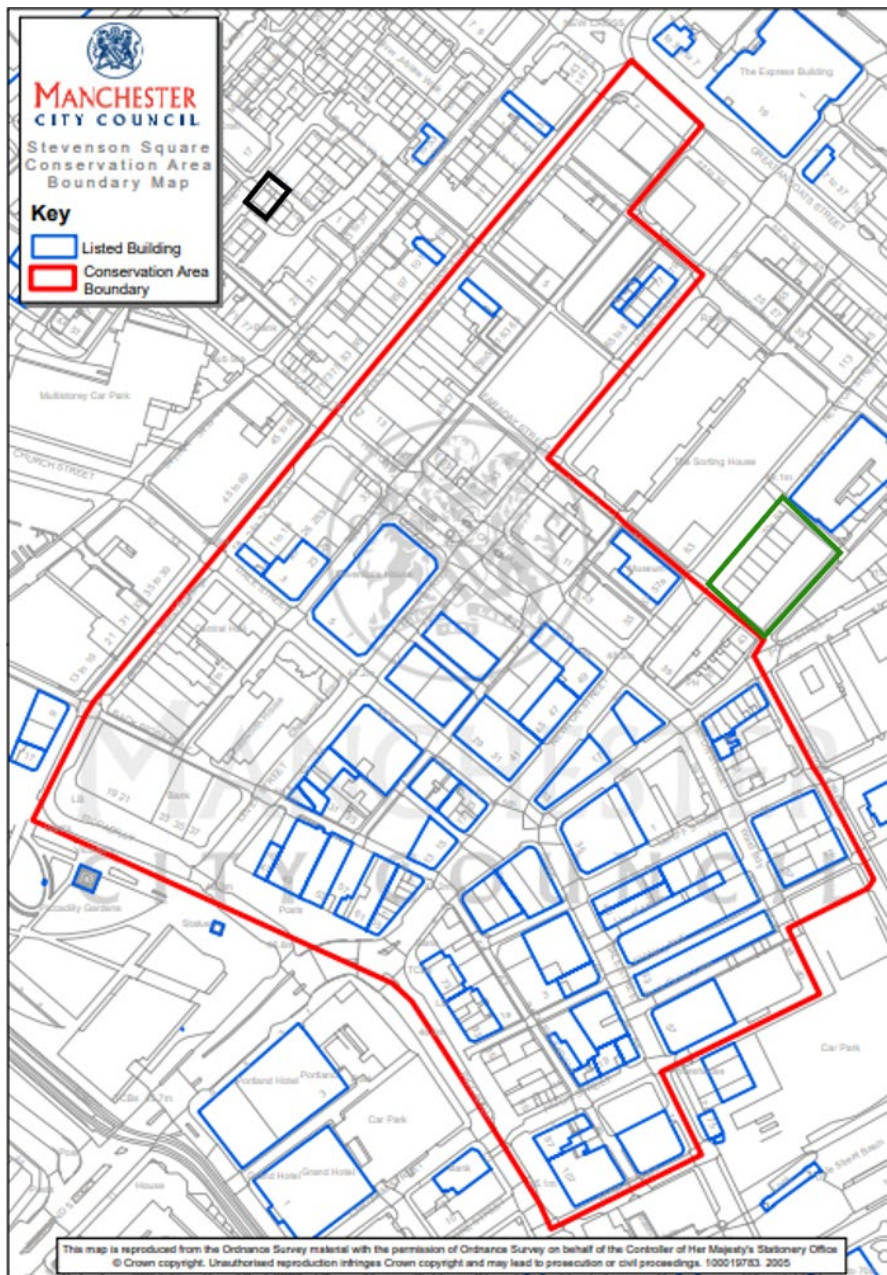


Figure 59- The conservation area is marked in red, and the Proposed Development outlined in green. Source: Manchester City Council Stevenson Square Conservation Area Boundary Map (accessed February 2025).

- 5.5. The Stevenson Square Conservation Area lies to the northeast of Manchester City Centre and was originally designated by Manchester City Council (MCC) in February 1987. The original conservation area was later extended in December 1987 to include houses on Lever Street and Bradley Street.
- 5.6. By the mid-18th Century, the land between Ancoats Lane (now referred to as Great Ancoats Street) was owned by Sir Ashton Lever. He was later pressured by property developers to sell the land to William Stevenson to enable further development of the area. Stevenson then sold off the land in a piecemeal manner to entrepreneurs whose names can be identified by many local streets such as Oldham Street from Adam Oldham, Lever Street (Sir Ashton Lever) and Stevenson Square (Sir William Stevenson). Gradually, the streets around Stevenson Square became lined with private houses and small businesses ranging in trades such dry-salter, hat-block maker, cork cutter and tin plate worker responding to the rapid industrialisation of the city.

- 5.7. Within the last three quarters of the 19th Century, Stevenson Square was popular for open-air speakers. It soon became a meeting place and starting point for processions, most notably the celebration of the opening of the Town Hall in 1877 which is believed to have had 50,000 participants.
- 5.8. During the latter half of the 19th Century, most properties in and around the conservation area were replaced by solely commercial buildings. The original intention was for the area to become a predominantly residential area with the intention to rival the success of the experimental town planning that occurred in St Anns Square. Oldham Street in particular became a favourite shopping district for Manchester's conscious residents up to the last quarter of the 20th Century.
- 5.9. To this day, the conservation area is comprised of a mixture of uses including independent retailers, a strong presence of bars and restaurants paired with medium density residential accommodation to house those wanting to live within the city centre.
- 5.10. The conservation area is considered to have **high architectural significance** and **high historic significance**.

Contribution of Setting to Assets Significance



Figure 60- The conservation area is marked in blue, and the Proposed Development outlined in red. Source: Google Earth, July 2024 (Accessed 14 March 2025).

- 5.11. Stevenson Square Conservation Area can be considered as the heart of the Northern Quarter which is an area of Manchester City Centre that is recognised for its distinct historical character. A majority of the buildings contained within the conservation Area are dated back to the Victorian era or early 20th Century and are typically related to the cotton industry, often being warehouses, showrooms or workshops.

- 5.12. Throughout the years, the conservation area has managed to maintain its historical character through the conversion and refurbishment of its historical buildings which can be fully appreciated for their significance alone and in conjunction with one another. However, a few modern developments have appeared in recent years including modern office development, The Hive on Lever Street which is a 7-storey office building that is home to the Arts Council England.
- 5.13. Furthermore, the area surrounding the conservation area is also beginning to undergo development comprising a mixture of modern, office, retail and residential uses which is helping to contribute to placemaking by filling in the urban grain and removing the existing surface level car parking that detracts from the visual appearance surrounding the conservation area. This includes new build developments, as well as conversions of existing heritage buildings.
- 5.14. As such, the setting provides a **moderate contribution to the significance of the heritage asset** due to its mixed nature of historical buildings with more modern developments redefining the way in which it is appreciated.

Contribution of Site to Setting

- 5.15. Given that the Site is located adjacent to the conservation area by sharing the same boundary (Faraday Street) it is considered that the Site will have an impact on its setting. As mentioned above, the Site is currently comprised of surface level contractor car parking with security hoarding that has been subject to vandalism in the form of graffiti. As such, this creates a negative appearance that detracts from the overall charm and character of the historical setting.
- 5.16. Overall, it is considered that the Site makes a **negative impact to the setting of the asset** and does not contribute to its significance.

6. Assessment of Impact

- 6.1. This Section assesses the impact that the Proposed Development has on the significance of the identified heritage assets. This assessment is proportionate to both the significance of the relevant heritage assets, the potential impact on their significance and the scale of the Proposed Development.
- 6.2. The Proposed Development's massing seeks to reflect the immediate context. Nearby residential buildings on Dean Street and Griffin House stand at 71.3m and 84.9m, while the development at 1 Port Street, situated approximately 80m away from Postal Street, reaches 149.8m. In the context of surrounding development and existing residential buildings, the proposed massing of Postal Street, at 78.72m remains comparatively modest in height.



Figure 61- CGI view of Proposed Development Source: Pillar Visuals, November 2025.

- 6.3. The design of the Proposed Development draws significantly from the Site's industrial heritage. A clear and regular facade rhythm has been adopted to reflect the structured character associated with traditional warehouse buildings, reinforced by the use of robust, industrially influenced materials. The primary facing brickwork features a warm-toned grey multi brick with complementary grey mortar, creating a mottled texture. Feature brickwork in a glazed, colourful finish highlights the main residential entrance on Newton Street. The building's metalwork, in deep red to warm rust-coloured aluminium, is designed to reflect the Site's history of metal plating. It also includes special perforated patterns that help with ventilation and highlight the Site's unique identity.

- 6.4. The primary elevation along Newton Street offers the main residential entrance and active frontage into the residential lobby and commercial unit. The regular facade rhythm and central, feature brickwork expresses this entrance, responding to the formal nature of this historic street. The building references the base, body and crown proportions of other buildings along the street in a contemporary fashion.

Assessment of Impact on Identified Heritage Assets



Figure 62- Heritage Impact View Key Plan showing the location of the 7 heritage assets and the 4 viewpoints showing the 7 heritage assets, Stevenson Square is highlighted in green. Source: Re-Form, November 2025.

- 6.5. The Viewpoint Position Plan above shows 8 views considered for TVIA Assessment, with Stevenson Square Conservation Area boundary outlined in green. From the above Views 1, 2, 3, 4 and 5 are relevant from a heritage perspective and will be assessed to understand the impact of the Proposed Development on the 7 identified heritage assets. These views include:
- View 1: View of the Proposed Development from Blossom Street
 - View 2: View of the Proposed Development from Junction of Dale Street and Newton Street

- View 3: View of the Proposed Development from Junction of Piccadilly and Newton Street
- View 4: View of the Proposed Development from Junction of Port Street and Brewer Street
- View 5: View of the Proposed Development from Top of Port Street

View 1



Figure 63- View 1 from Blossom Street showing 72-76 Newton Street (The Wentwood), Marlsbro House, and the Newton Buildings. Source: Re-Form, 17 December 2025.



Figure 64- View 1 (after) from Blossom Street showing 72-76 Newton Street (The Wentwood) (in green), Marlsbro House (in light blue), and the Newton Buildings Source (dark blue). Source: Re-Form, 17 December 2025.

View 2



Figure 65- View from Newton Street showing Marlsbro House and 72-76 Newton Street (The Wentwood) and the Former Newton Street Police Station in purple. Source: Re-Form, 17 December 2025.

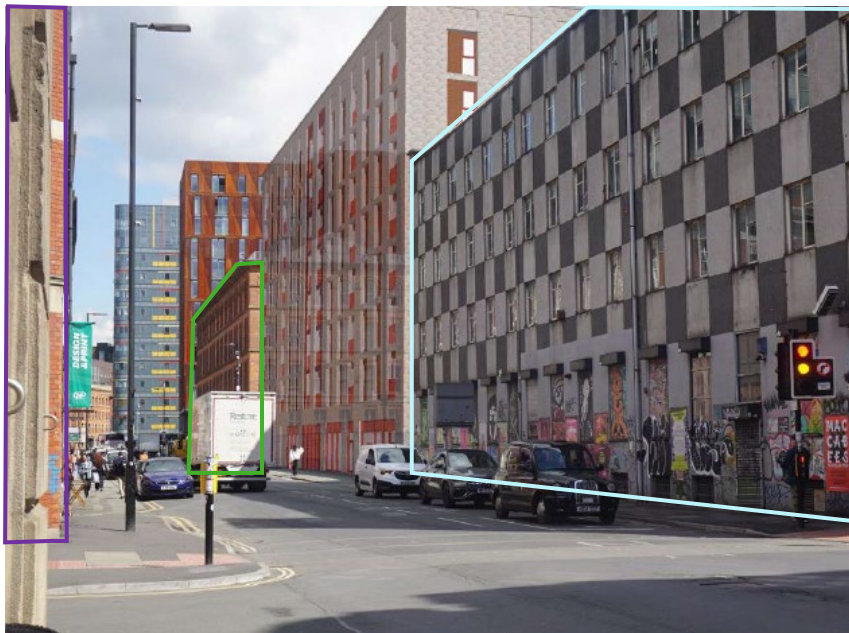


Figure 66- View 2 (after) showing View from Newton Street showing Marlsbro House (in light blue), 72-76 Newton Street (The Wentwood) (in green) and the Former Newton Street Police Station in purple. Source: Re-Form, 17 December 2025.



Figure 67- View 2a showing view from Newton Street at an alternative angle. Source: Re-Form, 17 December 2025.

View 3



Figure 68- View 3 showing Bradley House, Newton Buildings and Marlsbro House from Newton Street. Source: Re-Form, 17 December 2025.



Figure 69- View 3 (after) showing Bradley House (in yellow), Newton Buildings (in dark blue) and Marlsbro House (in light blue) from Newton Street. Source: Re-Form, 17 December 2025.

View 4



Figure 70- View 4 from Brewer Street showing 72-76 Newton Street (The Wentwood) (in green). Source: Re-Form, 17 December 2025.



Figure 71- View 4 (after) from Brewer Street. Source: Re-Form, 17 December 2025.



Figure 72- View 4a from Brewer Street at an alternative angle. Source: Re-Form, 17 December 2025.

View 5



Figure 73- View 5 from Top of Port Street showing Marlsbro House in light blue. Source: Re-Form, 17 December 2025.



Figure 74- View 5 (after) from Top of Port Street (Source: Re-Form, 17 December 2025). Source: Re-Form, 17 December 2025.

Marlsbro House (Asset 1) – Grade II

- 6.6. The Proposed Development will be intervisible with Marlsbro House when viewed from Blossom Street (View 1), as shown in Figure 64 and from Newton Street as shown on Figure 66, and is proposed to be taller than the heritage asset. In View 1, the gable of Marlsbro House will be obscured once the Proposed Development is constructed. However as demonstrated in the last chapter, the current site detracts from Marlsbro House's setting due to its vacant and underdeveloped state – noting the previous building partially obscured the view of Marlsbro House before it was demolished. The Proposed Development will help stitch together the existing urban fabric and create a more cohesive and visually appealing streetscape.
- 6.7. Marlsbro House has also been subject to a number of external changes and vandalism. The emergence of modern developments near the heritage asset has also gradually changed the area's

historical streetscape. In response to this evolving context, the Proposed Development is designed to seamlessly integrate with the contemporary landscape, which now features a blend of heritage assets and new buildings. Furthermore, the selection of warm-toned grey brick for the materiality is a deliberate choice, drawing inspiration from the site's industrial heritage and the use of robust, industrially influenced materials. This choice will contribute to establishing an active and engaging street frontage on Newton Street.

- 6.8. As a result, the Proposed Development will alter the setting of Marlsbro House through improving the site from its currently vacant use and therefore cause **negligible to no harm** to the significance of the heritage asset.

72 – 76 Newton Street (The Wentwood) (Asset 2) – Grade II

- 6.9. The Proposed Development will be intervisible with the Wentwood when viewing from Blossom Street, as shown in Figure 64 and from Newton Street as shown in Figure 66, and is proposed to be taller than the heritage asset. However as demonstrated in the last chapter, the current site detracts from the setting due to its vacant and underdeveloped state. The proposed materiality of warm-toned grey brick in the Proposed Development, drawing inspiration from the Site's industrial heritage, will foster a sense of visual harmony and continuation on the street, providing a considered transition between The Wentwood and Marlsbro House. While the development's materiality differs from the Wentwood's red brick facade, the building's rust coloured metalwork will complement the materiality of the heritage asset and will improve the way it is appreciated.
- 6.10. The Wentwood has also undergone significant alterations, including a contemporary extension to the rear. The extension and emergence of modern developments near the heritage asset have gradually changed the area's historical streetscape.
- 6.11. As a result, the Proposed Development will change the setting of the Wentwood, improving it from its current vacant status and therefore cause **negligible to no harm** to the significance of the heritage asset.

Former Newton Street Police Station (Asset 3) - Grade II

- 6.12. The Proposed Development will be intervisible with the Former Newton Street Police Station when viewing from Newton Street, as shown in Figure 66, and is proposed to be taller than the heritage asset. However as demonstrated in the last chapter, the current site detracts from the setting due to its vacant and underdeveloped state. The proposed materiality of warm-toned grey brick in the Proposed Development draws inspiration from the Site's industrial heritage. While the proposed materiality differs from the heritage asset's materiality, the building's rust coloured metalwork will complement the red brick façade of the heritage asset and will improve the way it is appreciated. This choice will contribute to establishing an active and engaging street frontage on Newton Street.
- 6.13. The Former Newton Street Police Station has also undergone significant alterations and now contributes moderately to the conservation area. The emergence of modern developments near the heritage asset has also gradually changed the area's historical streetscape.
- 6.14. The Proposed Development will change the setting of the Former Newton Street Police Station and cause **negligible to no harm** to the significance of the heritage asset.

50 - 62 Port Street (Asset 4) and 45,47 and 47a Hilton Street (Asset 6) – Grade II

- 6.15. The Proposed Development will be taller than 50-62 Port Street and within visual range of the heritage asset when viewed from the heritage asset (Views 4). However, as demonstrated in the last chapter, the current site detracts from the setting due to its vacant and underdeveloped state. The Proposed Development will bridge this gap in the urban fabric, creating a more cohesive streetscape. The proposed materiality of warm-toned grey brick draws inspiration from the Site's

industrial heritage. It will contribute to establishing an active and engaging street frontage on Dean Street, which is in view of the heritage asset. Additionally, the main façade of the heritage asset is best appreciated when looking away from the Site. As a result, the Proposed Development will have a **minor change** to the setting of 50-62 Port Street by improving its setting and cause **negligible to no harm** to the significance of the heritage asset.

- 6.16. The Proposed Development will be located in close proximity to 45,47 and 47a Hilton Street. However, as demonstrated in the last chapter, the current site detracts from the setting due to its vacant and underdeveloped state. While the surrounding of the heritage asset includes some listed buildings in disrepair, the Proposed Development will contribute to creating a more cohesive streetscape and backdrop to the heritage asset. The proposed materiality of warm-toned grey brick draws inspiration from the Site's industrial heritage. While the proposed materiality differs from the heritage asset's materiality, the building's rust coloured metalwork will complement the red brick façade of the heritage asset and contribute to establishing an active and engaging street frontage. As a result, the Proposed Development will have a **moderate impact** on the 45,47 and 47a Hilton Street by improving its setting and cause **negligible to no harm** to the significance of the heritage asset.

Newton Buildings (Asset 5) – Grade II

- 6.17. The Proposed Development will be located in close proximity to the Newton Buildings (as shown in Figure 64 and Figure 68). However, as demonstrated in the last chapter, the current site detracts from the setting due to its vacant and underdeveloped state. The Proposed Development will bridge this gap in the urban fabric, creating a more cohesive streetscape. While the development's light red brick materiality differs from the Newton Building's unique facade, it complements the broader red brick vernacular found within the conservation area.
- 6.18. As a result, the Proposed Development will have a **minor beneficial impact** on the Newton Buildings by improving its setting and cause **negligible to no harm** to the significance of the heritage asset.

49 Newton Street (Asset 7) – Grade II

- 6.19. The Proposed Development will be intervisible with 49 Newton Street when viewing from Newton Street as shown in Figure 66. However, as demonstrated in the last chapter, the current site detracts from the setting due to its vacant and underdeveloped state. The Proposed Development will bridge this gap in the urban fabric, creating a more cohesive streetscape. The proposed materiality of warm-toned grey brick draws inspiration from the Site's industrial heritage. While the proposed materiality differs from the heritage asset's materiality, the building's rust coloured metalwork will complement the red brick façade of the heritage asset and contribute to establishing an active and engaging street frontage on Newton Street.
- 6.20. As a result, the Proposed Development will have a **minor beneficial impact** on the 49 Newton Street by improving its setting and therefore cause **negligible to no harm** to the significance of the heritage asset.

Assessment of Impact on Stevenson Square Conservation Area

- 6.21. Stevenson Square Conservation Area has a very 'Mancunian' character, featuring Victorian and 20th century buildings. It reflects a key period in Manchester's development, transitioning from a mixed-use neighbourhood to a thriving commercial centre, with a diverse mix of buildings evidencing this evolution.

- 6.22. As the Proposed Development shares a border with the Conservation Area on Faraday Street, the development will be visible from the conservation area, as shown in Views 2 and 3. However, due to the scale of existing buildings on Faraday Street, the Proposed Development will form a part of the evolving townscape and only be partially visible from the conservation area, offering glimpsed views rather than a dominating presence. It will also contribute to repairing the historic urban grain in the area, which is currently disrupted by inconsistent building lines and setbacks. View 4 looks from Port Street into the Conservation Area, currently marked by surface level car parking and not contributing the setting of the Conservation Area. There are limited glimpses into the Conservation Area from this view and once the Proposed Development is constructed the views towards the Conservation Area are slightly reduced.
- 6.23. Careful consideration of the development's scale, design, and materials in the Proposed Development is suggested to mediate its relationship with the surrounding historic context and to ensure a cohesive integration into the area's overall character.
- 6.24. Overall, the Proposed Development will have a **minor impact** on the significance of Stevenson Square Conservation Area and therefore cause **negligible to no harm** to the significance of the Conservation Area.

Summary of Assessment of Impact

- 6.25. The assessment of impact on the identified heritage assets is summarised below:

Table 2 Assessment of impact on the identified heritage assets.

Asset No.	Asset Title	Significance of Asset	Contribution of Setting	Contribution of Site to Setting	Assessment of Impact
1	Marlsbro House	Moderate architectural significance and moderate historic significance.	Moderate	Neutral	Negligible to no harm
2	72 – 76 Newton Street (The Wentwood)	Low architectural significance and low historic significance.	Moderate	Negative	Negligible to no harm
3	Former Newton Street Police Station	Moderate architectural significance and moderate historic significance.	Moderate	Neutral	Negligible to no harm
4	50 - 62 Port Street	Moderate architectural significance and high historic significance.	Moderate	Neutral	Negligible to no harm
5	Newton Buildings	Moderate architectural significance and low historic significance.	Moderate	Neutral	Negligible to no harm
6	45,47 and 47a Hilton Street	Moderate architectural significance and high historic significance.	Moderate	Neutral	Negligible to no harm

7	49 Newton Street	Low architectural significance and low historic significance.	Moderate	Neutral	Negligible to no harm
8	Stevenson Square Conservation Area	High architectural significance and high historic significance.	Moderate	Negative	Negligible to no harm

7. Planning Policy Assessment

- 7.1. The NPPF stresses that ‘great weight’ should be given to the conservation of designated heritage assets (NPPF paragraph 212), emphasising the need to avoid substantial harm, in terms of demolition, alteration or the compromise of an asset’s setting.
- 7.2. As concluded in Section 6, the Proposed Development will cause **negligible to no harm** to identified heritage assets 1, 2, 3, 4, 5, 6, 7 and 8. As such Paragraph 215 of the NPPF is triggered, and the public benefits of the Proposed Development will need to outweigh this harm.
- 7.3. The public benefits of the Proposed Development are set out in full in the Planning and Tall Building Statement submitted in support of the application, but in summary these comprise:
- **Economic Growth and Housing:** Delivers much-needed housing and affordable housing in a central location, supporting a diverse workforce and generating employment through construction and operation.
 - **Brownfield Regeneration:** Revitalises a vacant brownfield site, maximising its potential for a sustainable urban environment.
 - **Sustainable Design and Transport:** Integrates sustainable technologies and encourages the use of sustainable modes of transport.
 - **Accessibility and Inclusivity:** Prioritises accessibility for all users, including those with impaired mobility, ensuring an inclusive design.
- 7.4. Paragraph 219 of the NPPF directs local authorities to look for opportunities for new development within conservation areas and sites within the setting of heritage assets which enhance or better reveal their significance.
- 7.5. Paragraph 219 of the NPPF also states that “proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably”.
- 7.6. Paragraph 210 directs local planning authorities to consider three key factors when determining planning applications concerning the historic environment. These are considered below in light of the Proposed Development:
- The Proposed Development will sustain the significance of the identified heritage assets.
 - The Proposed Development will not affect the positive contribution that the heritage assets can make to their community.
 - The Proposed Development will make a positive contribution to local character and distinctiveness.
- 7.7. It is considered that the Proposed Development will continue to enhance the regeneration of this area by bridging the gap in the urban fabric and thereby making a positive contribution to overall local character and distinctiveness.

- 7.8. The Proposed Development meets the ambitions of MCC's Local Development Plan Policy JP-P2 (Heritage) and Core Strategy Policy EN3 (Preserving and enhancing the historic environment) and Saved UDP Citywide Development Control Policy DC 18.1 (Conservation Areas) and Policy DC19.1 (Listed Buildings) through the provision of an appropriately sited Proposed Development and sensitively chosen material palette. There are no direct interfaces with heritage assets and the Site is not located within a conservation area.
- 7.9. Overall, the Proposed Development's relationship with its surrounding historic context is in accordance with statutory legislation and national and local policy.

8. Summary and Conclusions

- 8.1. In accordance with the requirements of the NPPF, the significance of the designated heritage assets which have the potential to be affected by the application proposals have been described within this Heritage Statement. This included an assessment of the contribution the setting and the Site makes to this significance. The impact on this significance has been assessed.
- 8.2. It has been concluded that the proposal will cause **negligible to no harm** to Marlsbro House, the Wentwood, 50-62 Port Street, 49 Newton Street, Stevenson Square, Newton Buildings, 45,47 and 47a Hilton Street, the Former Newton Street Police Station. The public benefits, as outlined in the Planning Statement, demonstrate that the negligible harm generated is outweighed by the significant array of public benefits. The Proposed Development will preserve the character and appearance of the Stevenson Square Conservation Area.
- 8.3. The Proposed Development has been designed to ensure its relationship with the surrounding historic environment aligns with both national and local policy guidance.

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