

Sister, Plot H, Manchester

Heritage Statement: Significance Appraisal & Impact Assessment



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Prepared for:

RGRE Ltd, ID Manchester Ltd, and The University of Manchester

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Sister, Plot H- Heritage Statement

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EXECUTIVE SUMMARY

This **Heritage Statement** has been prepared on behalf of RGRE Ltd, ID Manchester Ltd, and The University of Manchester by Heritage Architecture Ltd, a practice of conservation architects, surveyors, and heritage consultants which specialise in the built historic environment.

The 0.742-hectare Site in Manchester City Centre is bounded by Charles Street (south), the Manchester South Junction and Altrincham Railway Viaduct and Granby Row (north), Sackville Street (east), and Princess Street (west). The Site currently comprises a vacant multi-storey car park (closed October 2024) and three vacant retail units (last occupied June 2025). The car park and retail units are no longer fit for purpose and are subject to a planning application (approved December 4th, 2025) for demolition. The existing structures are not considered to yield any heritage interest.

Whilst the Site does not contain any heritage assets, it is within the wider setting of a number of listed buildings and non-designated heritage assets (NDHAs), in addition to the Whitworth Street Conservation Area to the north. The aim of this report has been to identify the significance of the Site and its contribution to the settings of nearby heritage assets, as required by Paragraph 207 of the NPPF.

The Applicant, RGRE Ltd, ID Manchester Ltd and The University of Manchester, is seeking Full Planning Permission for the Proposed Development which comprises the redevelopment of the Plot H site for Purpose Built Student Accommodation, with ancillary commercial uses, landscaping, access, and associated works.

12 key views were identified for assessment of the Proposed Development within the existing townscape context. The Visual Impact assessment (**Section 6.5 – 6.6**) identified the Proposed Development would result in 8 instances of minor adverse impact; 1 instance of negligible-to-minor adverse impact; 6 instances of negligible adverse impact; and 12 instances of neutral impact upon the settings of identified designated and non-designated heritage assets. The additional key views demonstrated that the height and scale of the Proposed Development would result in no impact on key heritage assets in the wider townscape. The Proposed Development has also been demonstrated to enhance the character of the area and the composition of the street scene in the immediacies of the Site, providing a more inviting pedestrian environment and improving the overall vibrancy of the area.

Each instance of identified impact is *indirect* and will only influence the experience of the settings of individual heritage assets. There will be no *direct* impacts to identified heritage assets as a result of the Proposed Development.

The identified impact to designated heritage assets, principally the settings of the Renold Building (Grade II), Institute of Science and Technology (Grade II), Regency House with Barclays Bank (Grade II), 46 Sackville Street (Grade II), 42 and 44 Sackville Street (Grade II), The Shena Simon Sixth-Form College (Grade II), Manchester South Junction and Altrincham Railway Viaduct (Grade II), and the Whitworth Street Conservation Area are considered to equate to "less than substantial" harm, at the lower end of the scale, which would need to be considered in the context of **Paragraph 215** of the NPPF and demonstrably balanced by the public benefits of the proposals. The public benefits are outlined in the Planning Statement prepared by Deloitte.

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Regarding the minor adverse impact on the non-designated Barnes Wallis and Wright Robinson building, paragraph 216 of the NPPF states that "*a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset*."

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1. INTRODUCTION

1.1 Purpose of the Heritage Statement

This Heritage Statement has been prepared on behalf of RGRE Ltd, ID Manchester Ltd, and The University of Manchester ('the Applicant') by Heritage Architecture Ltd, a practice of conservation architects, surveyors, and heritage consultants which specialise in the built historic environment.

The 0.742-hectare Site is located within the ID Manchester Strategic Regeneration Framework Area, and is bound by Charles Street (south), the Manchester South Junction and Altrincham Railway Viaduct and Granby Row (north), Sackville Street (east), and Princess Street (west).

The Site is currently comprised of a vacant 1970s multi-storey car park (MSCP) (closed October 2024) and three vacant retail units (last occupied June 2025). The car park and retail units are no longer fit for purpose and are subject to a planning application (approved December 4th, 2025) for demolition. The existing structures are not considered to yield any heritage interest.



Figure 1: Aerial view of the Site (indicated within the red line) within the context of the immediate surrounding area. Source: Google Earth, accessed October 2025.

The Applicant is seeking Full Planning Permission for "Purpose Built Student Accommodation (PBSA) comprising 8, 10 and 38 storeys, connected by a two-storey podium with ground floor flexible commercial floorspace."

Whilst the Site itself does not contain any statutorily or locally listed buildings, it is located within the vicinity of numerous listed buildings, principally the Former Refuge Assurance Company Offices (Grade

II*), Lass O Gowrie (Grade II), Manchester House (Grade II), Orient House (Grade II), Granby House (Grade II), and the Manchester South Junction and Altrincham Railway Viaduct (Grade II).

Additionally, the Site is located adjacent to the various buildings comprising the former UMIST Campus to the east including the Renold Building (Grade II); Barnes Wallis and Wright Robinson building; Moffat Building; Butterfly Stairs and Walkway Bridge; Staff House; Pariser Building; MSS Tower; and the Morton Laboratory, which are all considered to be non-designated heritage assets respectively.

The Site is also located within the immediate setting of the Whitworth Street Conservation Area, with its southern boundary abutting the Site. It will be clear, therefore, that any proposals to redevelop the site will have some potential to impact the settings of these heritage assets.

In line with the requirements of the **NPPF (Paragraph 207)**, the purpose of this report is to first set out the contribution the settings make to the significance of heritage assets which are likely to be affected by the Proposed Development (**Section 5**), and subsequently assess the degree of change and relative impact of the Proposed Development upon their significance (**Section 6**).

This Statement should be read in conjunction with the plans, drawings, and Design and Access Statement prepared by Hodder + Partners, and the Planning Statement prepared by Deloitte.

1.2 General Methodology – focus on proportionality.

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

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

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

1.3 Research sources.

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

documentary research was based upon primary and secondary sources, including maps, drawings, and reports, as well as archive material.

Reference with the following organisations, and documentation sources has been undertaken:

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

Visual surveys of the area were conducted throughout 2022 as part of the wider Sister Development, followed by site specific surveys in February and September 2025, to map out and identify the settings of the heritage assets which could be affected by the Proposed Development.

On 28 July 2022, Heritage Architecture Ltd provided a baseline assessment of the wider ID Manchester site, including a study of the buildings contained in Plot H. This informed subsequent options appraisals.

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

1.4 Consultation

Consultation with the LPA and Historic England during Pre-application and EIA scoping enquiries included the identification and selection of a series of viewpoints from which representative CGI images of the Proposed Development would be prepared and form part of the Heritage Impact Assessment (HIA). These viewpoints were considered proportionate and appropriate.

1.5 Authorship

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

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2. THE SITE & HERITAGE CONTEXT

2.1 Location and site description

The Site comprises a roughly rectangular, multi-storey car park built of concrete, with a linear frontage building to Sackville Street, which originally housed a public house at ground floor with a restaurant above and was established as a subsidiary element to the former UMIST campus. The linear building to Sackville Street is built of 1970s brick in stretcher bond and is formed of two storeys with a setback third storey extension, with a further projecting stair core above. The multi-storey car park behind is built of concrete, formed of five levels over basement. Each level is supported by concrete girders.

Historically, the Site comprised a largely triangular parcel of land to the immediate south of the Manchester South Junction and Altrincham Railway Viaduct which housed various shops, offices, and factories since the mid-19th century. During the 1970s the entire site was cleared to facilitate the reorganisation of Charles Street and the River Medlock, including the construction of the Charles Street MSCP, and the Medlock Culvert situated to the south of the site.

The immediate surrounding area has been subject to significant change since the early 20th century and is now largely characterised by a mix of land uses including a hotel and student halls to the south of Charles Street, the former UMIST campus to the east, and the Circle Square development to the west.

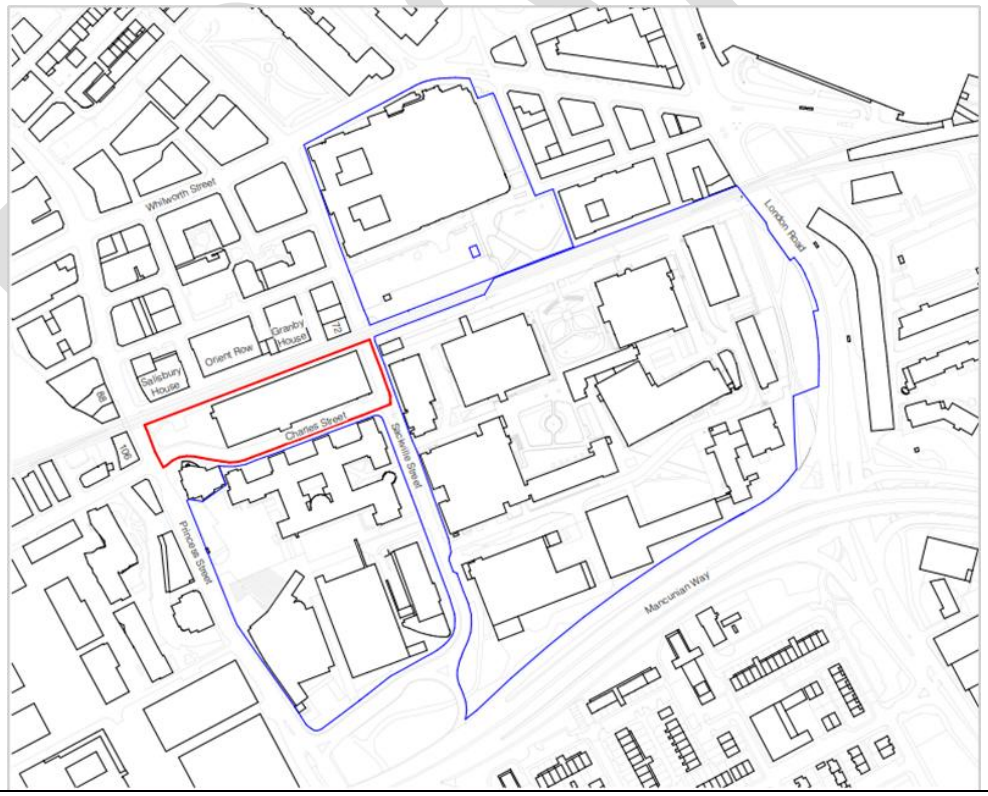


Figure 2: Red line boundary plan of the Site. Source: Hodder + Partners.

2.2 Area of Analysis

Due to the large-scale nature of the Proposed Development, consideration has been given to a **500m** study area around the Site. The area of analysis provides a focus for assessment but is not intended to be prescriptive. Buildings outside this 'boundary' are considered where relevant.

2.3 Statutory Designations

2.3.1 Heritage Asset Plan

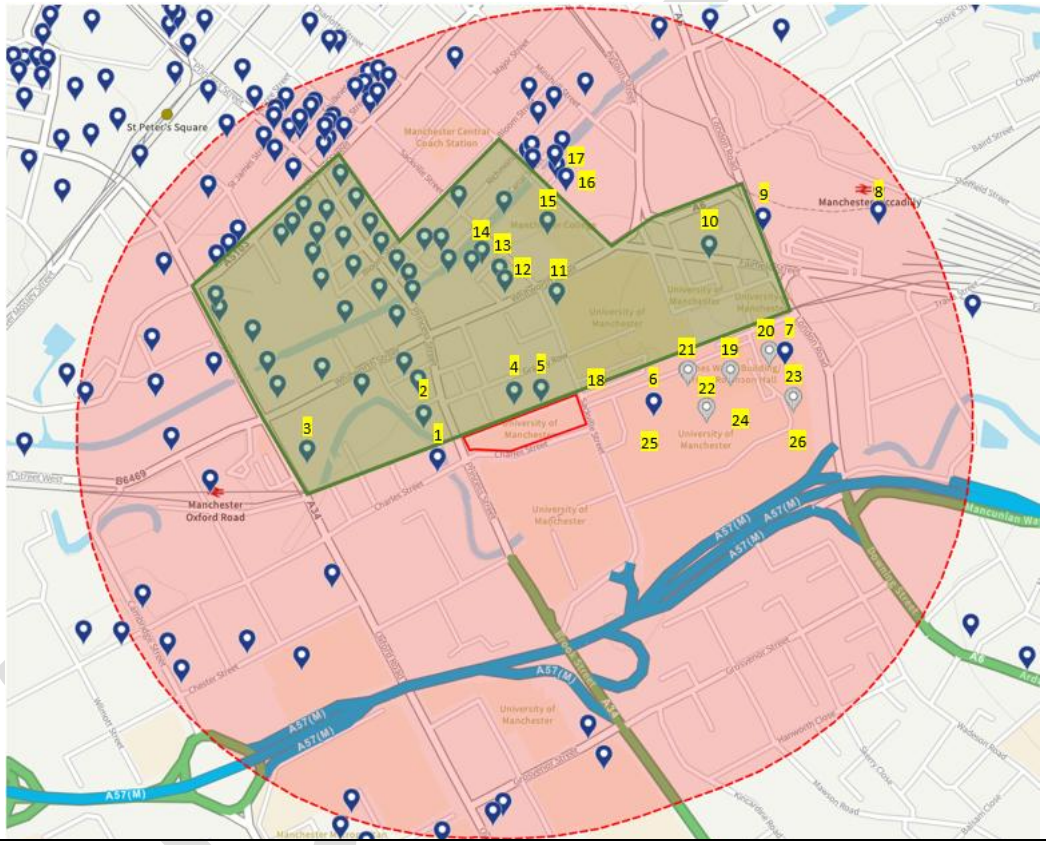


Figure 3: Heritage Asset Map. The Site is indicated within the red line. The extent of the Whitworth Street Conservation Area is shaded green. Within the 500m study area, listed buildings are indicated with blue pin markers, and those taken forward for assessment within this Heritage Statement are numbered accordingly and presented in **Table 1**. Source: SLHA, supported by the NHLE search map, accessed September 2025.

2.3.2 Listed Buildings

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

The 500m study area contains **114** buildings registered on Historic England's database. In total, there are **109 listed buildings** (100 Grade II, 9 Grade II*), and **5** buildings with Certificate of Immunity status. Following consideration of the Zone of Theoretical Visibility Study (ZTV), 91 listed buildings, and the George Street Conservation Area, St Peters Square Conservation Area, and the Albert Square Conservation Area were scoped out of the following assessment as there was considered to be **no impact** on their setting or significance as a result of the Proposed Development. These assets are listed in full at **Table 9, Appendix IV.**

Table 1, below, provides information on the listed buildings scoped in for assessment (refer to **Figure 3**).

Table 1: Listed Buildings which have the potential to be impacted by the Proposed Development

Number, as per Figure 3	Designated Heritage Asset	Grade
1	**Lass O Gowrie**	Grade II
2	**Manchester House**	Grade II
3	**Former Refuge Assurance Company**	Grade II*
4	**Orient House**	Grade II
5	**Granby House**	Grade II
6	**Renold Building**	Grade II
7	**Sculptural Wall**	Grade II
8	**Train Shed and undercroft at Manchester Piccadilly Station**	Grade II
9	**Former Goods Offices to Piccadilly Station**	Grade II
10	**Police and Fire Station**	Grade II*
11	**Institute of Science and Technology (University of Manchester)**	Grade II
12	**Regency House with Barclays Bank**	Grade II
13	**46 Sackville Street**	Grade II
14	**42 and 44 Sackville Street**	Grade II

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15	**The Shena Simon Sixth-Form College**	Grade II
16	**Minshull House**	Grade II
17	**Mintierna House**	Grade II
18	**Manchester South Junction and Altrincham Railway Viaduct**	Grade II

2.3.3 Conservation Areas

Conservation areas are designated areas that are deemed to have special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The Site is located to the south of the **Whitworth Street Conservation Area** which has been scoped into the assessment (identified in green in **Figure 3)**.

2.3.4 Non-designated Heritage Assets

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

Manchester City Council does not have a list of such assets; however, as part of the wider redevelopment of the Sister Site, numerous have been identified within the study area and are outlined in in **Table 2** below.

Table 2: Non-designated heritage assets which have the potential to be impacted by the Proposed Development

Number, as per Figure 3	Heritage Asset	Status
19	**Barnes Wallis and Wright Robinson Building**	Non-designated heritage asset, Certificate of Immunity
20	**Moffat Building**	Non-designated heritage asset, Certificate of Immunity
21	**Butterfly Stairs and Walkway Bridge (formerly known as The Sir Hubert Worthington Stair)**	Non-designated heritage asset, Certificate of Immunity
22	**Staff House (Manchester Meeting Place)**	Non-designated heritage asset, Certificate of Immunity

23	**Morton Laboratory (Chemical Engineering Pilot Plant)**	Non-designated heritage asset, Certificate of Immunity
24	**The Mill**	Non-designated heritage asset
25	**Pariser Building**	Non-designated heritage asset
26	**MSS Tower**	Non-designated heritage asset

2.4 Archaeological potential

The potential archaeological interest of the site is addressed in the Archaeological Desk Based Assessment, which has been prepared by Civic Heritage.

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3. POLICY CONTEXT

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

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

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

Section 72 of the 1990 Act must also be recognised in line with the proposals, as it embodies the '*general duty as respects conservation areas in exercise of planning functions*.' **Section 72** states that local authorities should ensure while carrying out their planning function that '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that* [conservation] *area*.' This duty is therefore applicable to the present proposals.

3.2 National Planning Policy Framework (NPPF) 2025

The revised NPPF was published in December 2024 and amended in February 2025. The NPPF constitutes the Government's policy of what sustainable development in England means in practice.

Design

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

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

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

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

Heritage

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

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

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

Paragraph 207 stipulates that Local Authorities should require applicants to describe the significance of any assets that have the potential to be affected by development proposals, including any contribution their setting makes to an appreciation of their significance. The NPPF determines that this description should be proportionate to the assets' significance and *"no more than is sufficient to understand the potential impact of the proposal on their significance."* This report fulfils this requirement by providing an appraisal of the significance and settings of key heritage assets in the environs of the Site.

Paragraphs 212-218 of the NPPF should be read together. In **Paragraph 212**, the NPPF stresses that *"great weight"* should be given to the conservation of designated heritage assets in the planning balance, defining that the *"more important the asset, the greater the weight should be."*

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

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

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

Paragraph 216 states that *"the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*

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

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

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

3.4 Regional Planning Policy

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

Objective 4 of the PfE seeks to:

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

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

> *Through this Plan we will proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. Local Plans will set out the key elements which contribute to the district's identity, character, and distinctiveness and which should be the priority for safeguarding and enhancing in the future, and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive integration of our heritage by:*
>
> > *1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;*
> >
> > *2. Utilising the heritage significance of a site or area in the planning and design process, providing opportunities for interpretation and local engagement;*

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

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

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

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

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

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

3.5 Local Planning Policy

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

While not an adopted Planning Policy Document, consideration had been given to the **ID Manchester Strategic Regeneration Framework (2023)**, which sets out guidance for the appropriate re-development of Site, including an analysis of the surrounding heritage context. The document is wholly rooted in the policies of the adopted Development Plan.

3.5.1 Local Plan (2012)

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

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

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

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

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

3.5.2 Unitary Development Plan for the City of Manchester, 1995

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

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

3.6 Historic England's guidance.

In 2015 Historic England released three Good Practice Advice notes supporting the implementation of national policy and the related guidance in the PPG. Good Practice Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment) and Good Practice Advice Note 3 (The Setting of Heritage Assets – as amended December 2017) were both utilised as part of this assessment in order to gain a full understanding of the relevant issues.

In particular, the present report takes account of the advice contained within the revised version of Advice Note 3 on understanding what constitutes the setting of a listed building, conservation area or other heritage asset, and the selection of assets the settings of which may be considered to be affected by development in a particular location, as well as the approach to the selection of indicative key views of a proposed development in context with existing heritage assets.

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

This Heritage Statement accords with the requirements of the NPPF, and the guidance set out in **Historic England's Advice Note 12**, *'Statements of Heritage Significance: Analysing Significance in heritage Assets'* (October 2019).

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4. HISTORY AND DEVELOPMENT

4.1 Introduction

To understand the level of heritage significance of the Site as a component of the wider built historic environment, it is first necessary to explore its historical development and interaction with the evolution of this area of Manchester.

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

4.2 Brief Historical Background of the Immediate Context

Historic mapping from the early-18th century indicates the Site and immediate surrounds formed part of an inherently rural area largely subdivided into rectangular parcels of land with a lack of built form beyond the confines of the meandering River Medlock. As the 18th century progressed, the population of Manchester rapidly expanded to accompany the growth of trade and industry in the city centre. The rural country lanes were replaced by formally laid out roads which enabled the development of dwellings and utilitarian buildings connected with local industries, principally the cotton trade. The River Medlock is shown in historic mapping as running directly along the southern boundary of the site, with various mills and warehouses constructed in the immediate vicinity.

In 1840, the Birmingham-London railway line opened a station at Bank Top (later London Road and now Piccadilly Station). The railway viaduct which lies to the northern boundary of the Site introduced a landmark development in the progression of the railways, which subsequently spurred the development of businesses and industrial buildings along the entire length of the structure.

The University of Manchester Institute of Science and Technology (UMIST) originated as the Manchester Mechanics Institute, founded in 1824 and becoming the Manchester Technical School in 1883, then the Manchester College of Technology after the First World War. After the Second World War, the awarding of university status to a small number of technical colleges, including Manchester, was proposed. In 1953 the college's strategic importance in the national development of technology was underlined by Manchester's receipt of the highest proportion of central funding for technical further education of any city outside London, and the appointment of the eminent former radar researcher Dr Bertram Vivian Bowden as the college's Principal.

Bowden wrote that "the college will perform a vitally important service for the industry of the country as a whole and of this district in particular." The award of a Royal Charter was announced in 1955, and in 1956 direct national funding (by the University Grants Committee) replaced local authority control. After the Robbins Report of 1963 recommended higher education should be available to everyone likely to benefit from it, with an emphasis on science and technical subjects, the college was given special status, in 1964 becoming the only technology college to join an existing university (Victoria University of Manchester), though retaining a separate identity. In 1966, during a period of rapid expansion, the college was renamed the University of Manchester Institute of Science and Technology

(UMIST), keeping its name and autonomy until it fully merged with the former Victoria University to form the University of Manchester in 2004.

Bowden appointed Sir Hubert Worthington (1886-1963) to undertake a masterplan for the campus; Worthington had previously collaborated with the Council to draw up the City of Manchester Plan of 1945, which envisaged an expansion of the educational centre of the University of Manchester on Oxford Road and its integration with a new road system. Worthington prepared a masterplan for the campus which was delivered in unison with two architectural practices: Cruickshank and Seward and H. Fairhurst.

The land to the south of the viaduct was completely redeveloped following the post-war planning programme within Manchester. This included the construction of the River Medlock Culvert, which lies just beyond the southern boundary of the site, and is overlaid by modern student housing, and office buildings associated with the University of Manchester.

Throughout the 1960s and 1970s, the UMIST campus was developed, featuring a number of modernist buildings arranged around open greenspaces and interconnected spaces with raised walkways. The campus was designed to be 'car free' and pedestrian only, with the heart of the campus enclosed by Sackville Street and London Road. A multi-storey car park (the Site) was established in the early 1970s to serve the students and visitors of the campus but was situated to the west side of Sackville Street, away from the heart of the campus.

4.3 Historical Development of the Site

The Site was originally a rural area situated to the north of a large meander of the River Medlock. Early notable developments included the construction of Garret Hall, an Elizabethan timber-framed manor house to the north-west, and Garret Mill to the south-east, a cotton spinning mills owned by Messer's Thackery and Whitehead (**Figure 4**).

In the late 18th and early 19th century, Charles Street extended diagonally from Oxford Street until it joined Sackville Street, then known as 'Zara Street.' Granby Row was oriented in its existing position along the northern periphery of the site. The Hall remained largely intact until at least the early-19th century, but by 1836, the composition of buildings had been altered leaving an area to the west of the Site containing linear buildings fronting Princess Street, then known as 'Brook Street,' with an open area of land to the rear (**Figure 5, 6**).

The construction of the Manchester South Junction and Altrincham Railway Viaduct in 1846-9 enveloped much of the existing open land to the south of Granby Row, and a rectangular block of buildings with a central internal passage and courtyard took shape to the west of the Site area (**Figure 7**). Following the construction of the Viaduct, a number of shops, works, and yards were added to the eastern area of the site to complement the businesses lining the corner of Charles Street and Princess Street. The Charles Goad map of 1898 indicates that there was a large variety of commercial premises to the western end of the site, including furniture shops, two public houses at no. 30 and no. 22, a lodging house at no. 24, and a mixure of machine shops, metal refiners, and an engineering works to

the eastern end (**Figure 8**). By 1900, Altrincham Street had been laid out, running parallel to the Viaduct (**Figure 9**). In the 1939 Goad map, many of the occupants of buildings along both Princess Street and Charles Street had vacated, and the public house and lodgings at no. 22 and no. 24 transformed into a printing ink works. At this time, the River Medlock was still meandering through the southern area of the Site, and had not yet been culverted (**Figure 10, 11, 12**). All buildings on site were demolished to facilitate the construction of the Charles Street MSCP in the 1970s.

The multi-storey car park is situated to the north-west aspect of the former UMIST campus, directly adjacent to the Grade II listed railway viaduct. A newspaper article from May 1971 indicates the car park was due to be completed by October that same year, at a total cost of £380,000. The article states that *"the six-storey building occupied the length of Charles Street, between Princess Street and Sackville Street…it has been built by UMIST for the vehicles of staff, students and the thousands of visitors to the institute each year."* The article goes on to state that three premises were established within the building, including a bank and a public house.[1] Historic images of the building being constructed illustrate the repetitive form of the expansive concrete girders which were cast in-situ on site, this being a standard construction method for 1970s multi-storey car parks (**Figure 13, 14, 15**).

The public house within the Site was situated to the eastern aspect of the car park, facing onto Altrincham Street. Originally known as 'the Swinging Sporran,' the public house served as a popular location for students and staff alike to socialise. The three-storey, grey brick building in stretcher bond contained a brick relief to the south-east corner, which housed a geometric flourish of brick detail. The words *'WM Youngers Tartan Beers'* originally featured above. The east and south elevations also featured signage which stated: "Swinging Sporran." **Figure 16** illustrates that the ground floor was complete with vertical panels, which ran across the east elevation to Sackville Street. These have since been lost.

The public house was originally accessed via double doors to the south elevation. The upper storeys to the building were lit by a simple, continuous metal-framed windows. The multi-storey car park to the rear was exposed on all sides and built of concrete, cast in-situ. The Swinging Sporran was primarily a student bar, with a basement club below, hosting the likes of musicians such as 'the Chemical Brothers' in the early 1990s. In 1973, the first floor of the building (double height) was converted into a restaurant.

The Swinging Sporran has since become known as 'The Retro Bar,' and the rest of the ground floor has been heavily altered and converted from a bank into a coffee shop and kiosk. Furthermore, the external form of the building has been continually adapted over the late-20th and early 21st centuries and has been visually impacted by contemporary signage and alterations to the windows and ground floor units.

[1] "UMIST gets a £380,000 car park". The Guardian (1959-2003); London (UK) [London (UK)]. 12 May 1971: 7.

Table 3: Map Regression of the Site

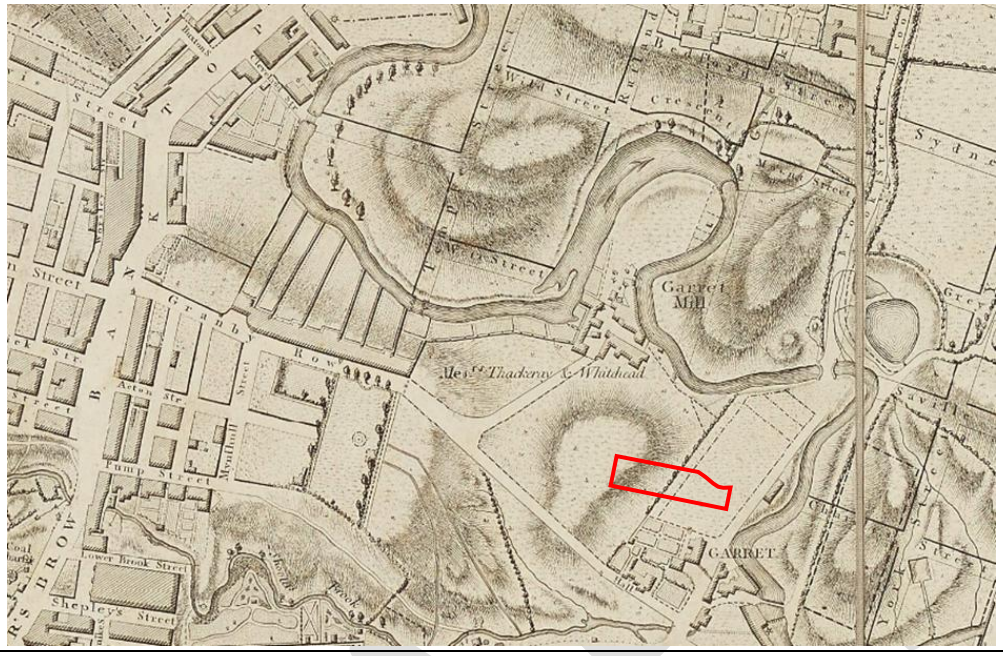


Figure 4: Extract from *A topographical plan of Manchester and Salford, with the adjacent parts: shewing also the different allotments of land proposed to be built on, as communicated to the surveyor by the respective proprietors*, 1793. This map shows Garret Hall and Garret Mill which would have bounded the site to the north and south. Granby Row is indicated running east to west along the centre-left of the map, and Charles Street is laid out to the right. The approximate location of the Site is outlined in red. Source: Mapping Manchester, accessed October 2025, https://www.digitalcollections.manchester.ac.uk/view/PR-R-45670/1.

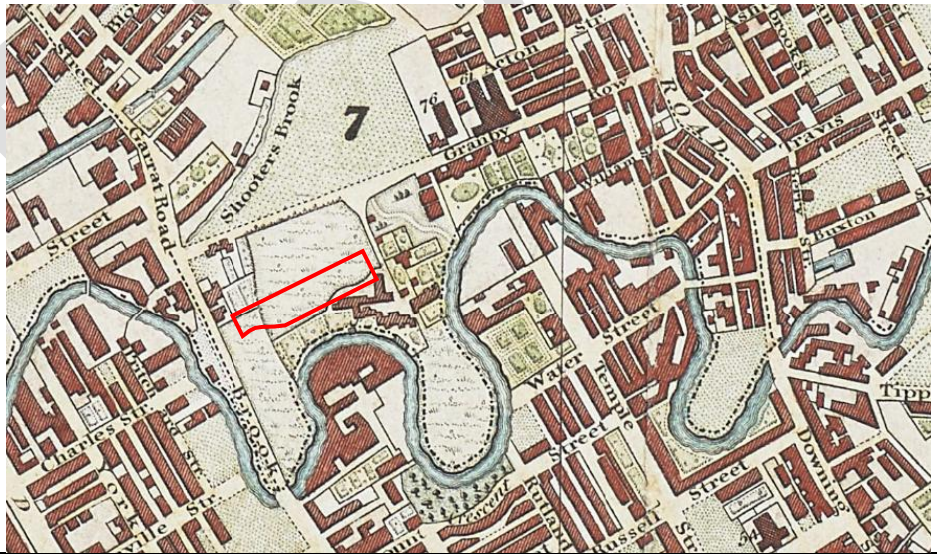


Figure 5: Extract from *Manchester and its environs, W. Wales & Co publishers*, 1824 publication. Development within the city had considerably expanded in the three decades between this map and the above. The south of the river has become densely populated with buildings, and Brook Street has been extended northwards to join with Garret Street to the west of the Site. The approximate location of the Site is outlined in red. Source: Mapping Manchester https://www.digitalcollections.manchester.ac.uk/view/PR-C-00017-00070-MANCHESTER-00075/1.

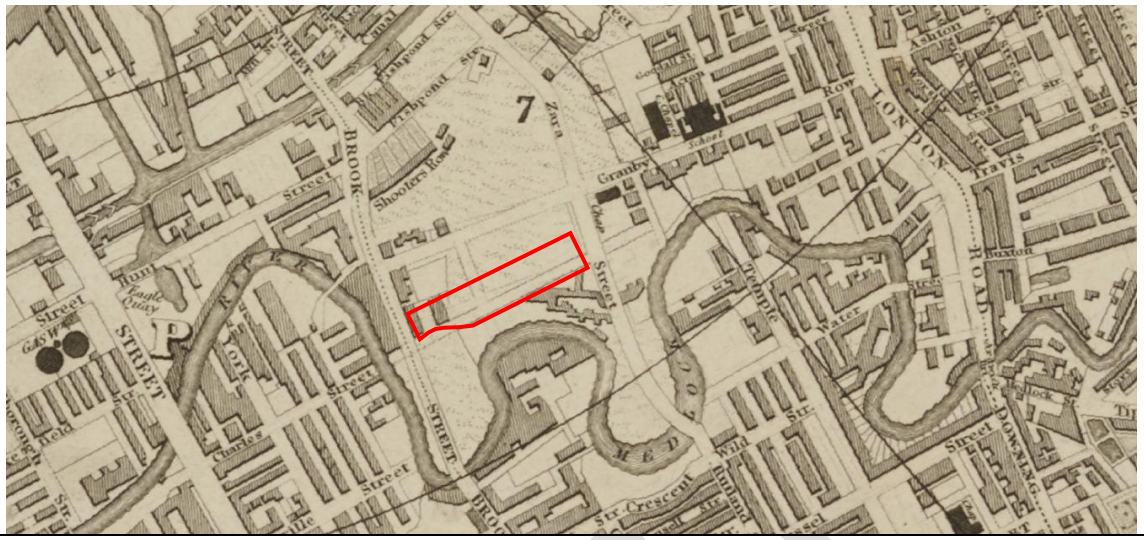


Figure 6: An extract from Pigot's 1836 Map. Charles Street has been extended to join with Zara Street to the east, which has been newly laid out, and the road is seen to cut directly to the north of the mill complex fronting the River Medlock. The approximate location of the Site is outlined in red. Source: Manchester Historical Maps https://manchester.publicprofiler.org/beta/index.php.

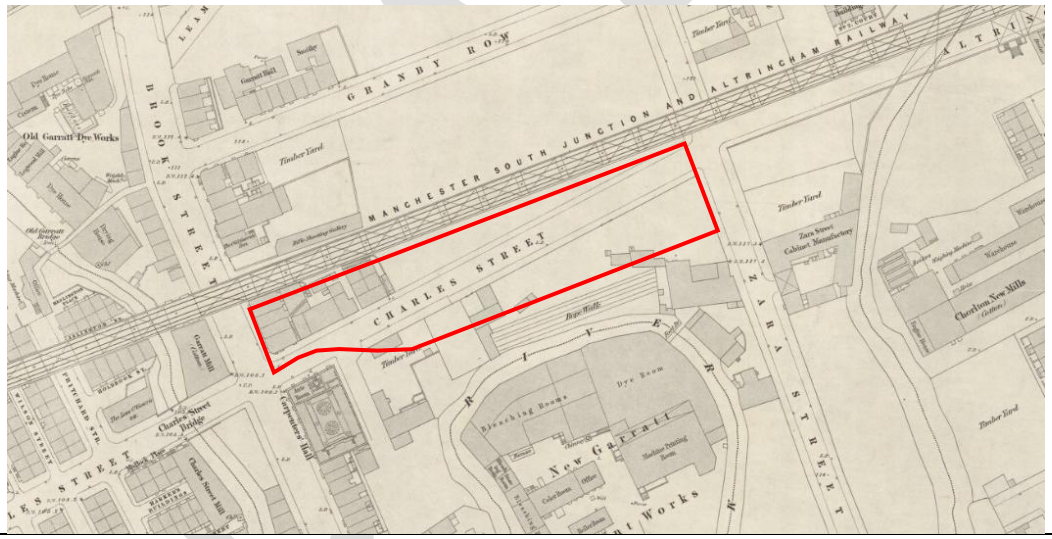


Figure 7: Extract from Manchester and Salford Sheet 34 Surveyed: 1849, Published: 1851. Town Plans of England and Wales, 1840s-1890s. The Manchester South Junction & Altrincham Railway viaduct was constructed in 1846-9 by David Bellhouse junior for the Manchester South Junction & Altrincham Railway (MSJ&AR) Company. The aim was to create an extension of their lines, known as the South Junction line, that would be carried along the southern boundary of the city centre on a viaduct and then join the Liverpool and Manchester Railway at Ordsall Lane in Salford, providing access to the lucrative port and city of Liverpool. A branch line, leaving the South Junction line at Castlefield, would also follow the Bridgewater Canal to Altrincham. The approximate location of the Site is outlined in red. It should be noted that the red-line boundary crosses into Charles Street, however the orientation of Charles Street was amended in the 1970s to curve south, and then continue on a linear path to join Sackville Street in order to accommodate the MSCP. Source: National Library of Scotland Map Images, accessed October 2025, https://maps.nls.uk/.

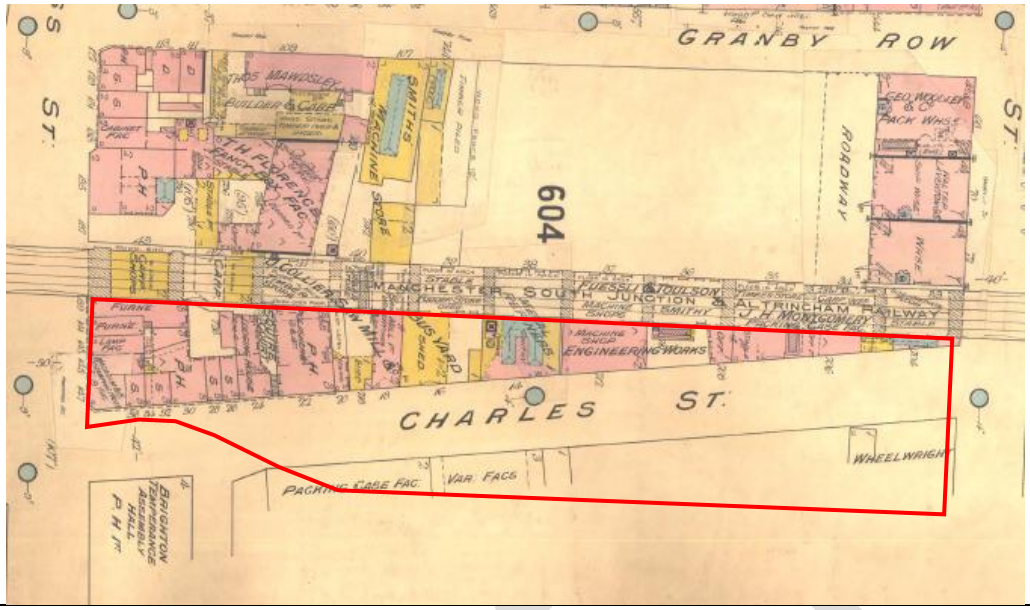


Figure 8: Extract from Goad Map of 1898, Volume 3, Sheet 51, showing the premises lining Charles Street.



Figure 9: Extract from the 1900 OS Map indicating the construction of the new 'Technical School' (hereafter referred to as the 'Sackville Building') to the north of Altrincham Street. The building is shaded red on the map, denoting its importance within the townscape. Further school buildings can be seen to envelop the Sackville Technical School, note the existence of the Cannon School Board to the north. The River Medlock still meanders through this area of city, crossing under the railway viaduct just to the east of Sackville Street. The approximate location of the Site is outlined in red. Source: University of Manchester archives.

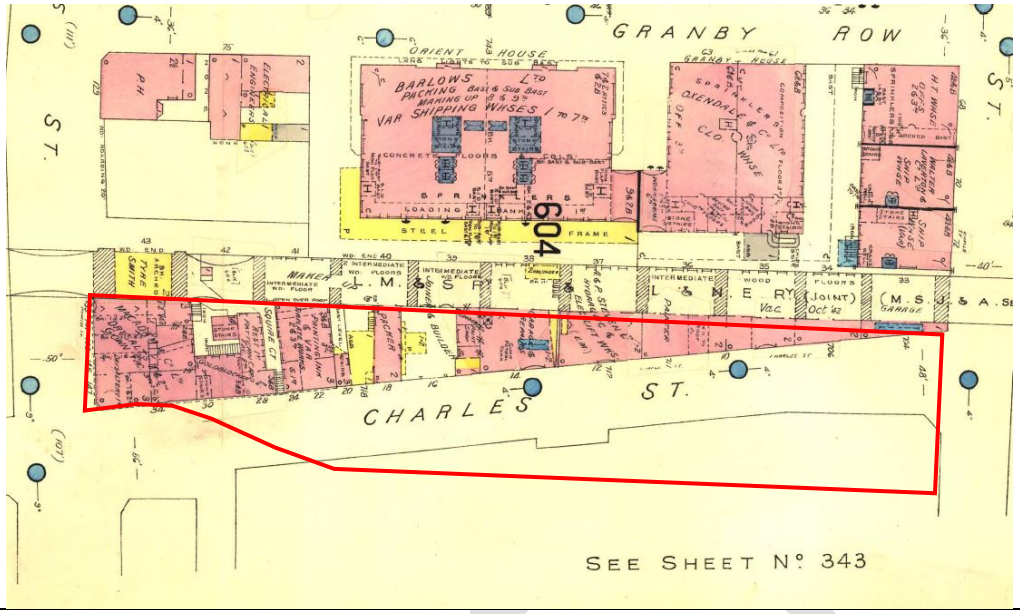


Figure 10: Extract from Goad Map of 1939, Volume 3, Sheet 351. There had been many changes to the occupiers since the 1898 volume, including the takeover of the corner units by Macadam & Co. Drysaltery. No. 28 had become a pattern card factory, the bus yard had been lost and handed over to a joinery business, and no. 14 had become a repair garage.



Figure 11: Extract from SJ8497NW – A Surveyed: 1948, Published: ca.1949. National Grid maps, 1944-1974. The Site remained in relatively the same composition and orientation until the installation of the River Medlock culvert in the late 1960s/early 1970s, when the entirety of land to the south of the viaduct along Charles Street, and all buildings within the immediacies of the meander were cleared. Source: National Library of Scotland Map Images, accessed October 2025, https://maps.nls.uk/.

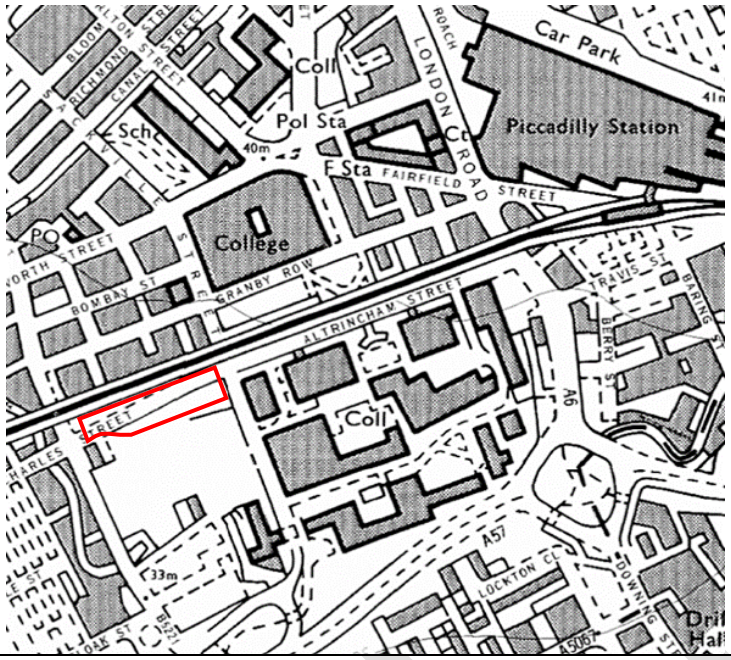


Figure 12: Extract of the 1972 OS Map showing the cleared site (approximate location outlined in red) and culverted river to the south. The construction of the UMIST campus to the east is also clearly seen in this map, with the central courtyard and butterfly stairs situated directly south of Altrincham Street. Source: ProMap.

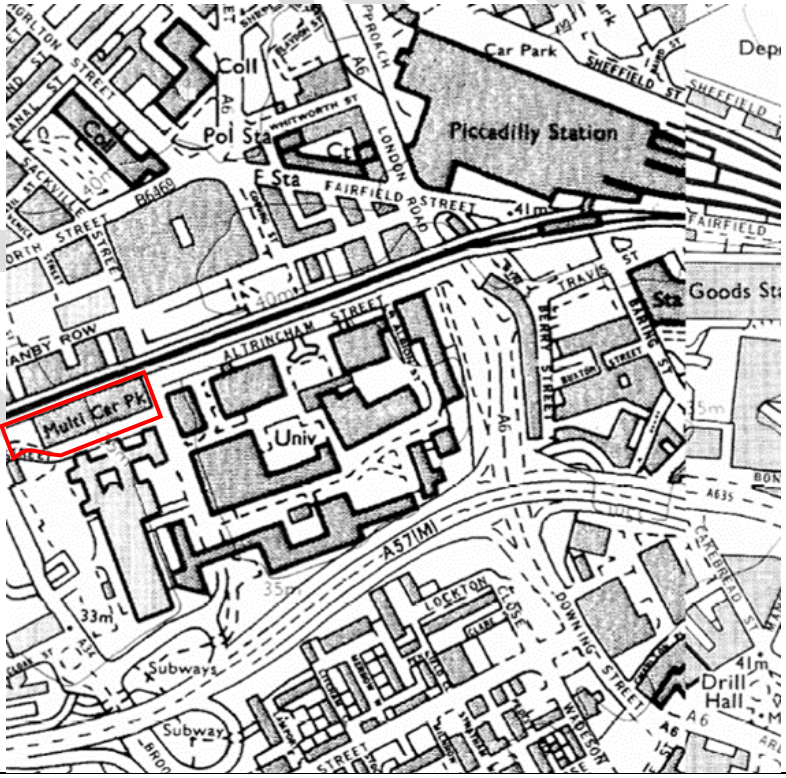


Figure 13: Extract of the 1993-1994 OS Map showing the MSCP in place (outlined in red), and the new orientation of Charles Street where it now curves south underneath the building before joining with Sackville Street to the east. Source: ProMap.

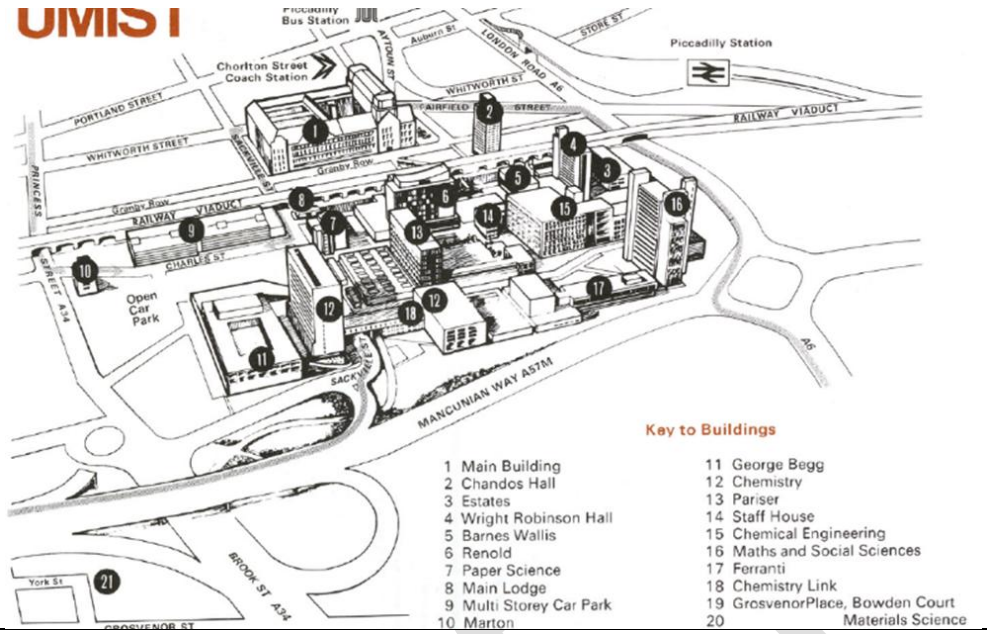


Figure 14: UMIST Campus Map c. 1989 showing the MSCP marked as '9' intending to serve those attending the campus. Source: University of Manchester.

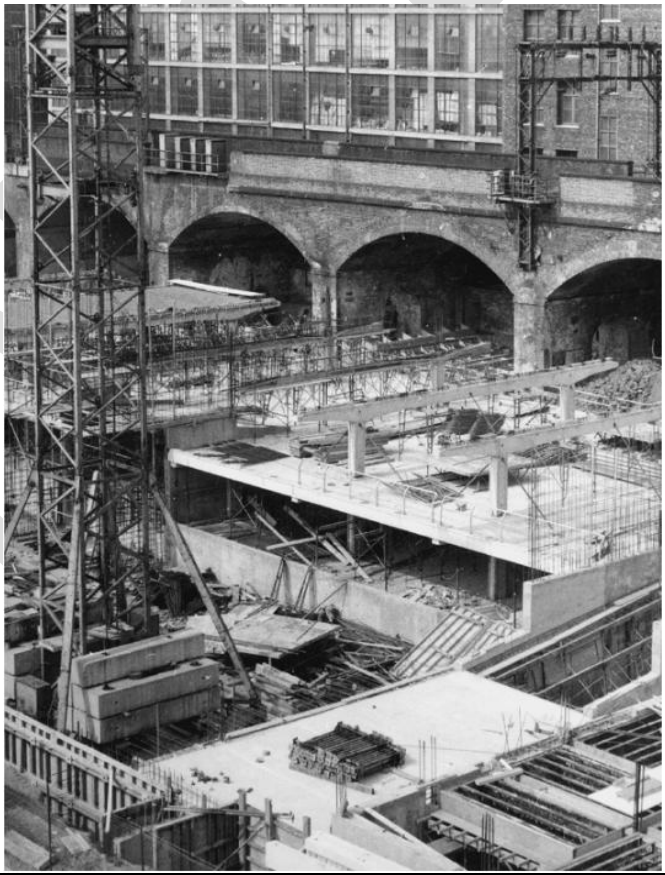


Figure 15: UMIST Charles Street MSCP under construction c.1970. Source: Manchester Image Archive, ref: m.58846.



Figure 16: The east elevation of the Charles Street UMIST Car park showing the ground floor retail units, and the geometric brick relief to the south-east corner, c.1970s, Manchester. The 'Swinging Sporran' signage can be seen lining the Charles Street and Sackville Street elevations. Source: Manchester Image Archive.

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5. SIGNIFICANCE APPRAISAL

5.1 Introduction

The purpose of the significance appraisal is to use recognised criteria to assess the heritage significance and interest of the Site; and of the settings of the identified heritage assets which could be affected by the Proposed Development.

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

5.2 Methodology

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

The assessment of significance accords with the requirements of the NPPF (2025) and uses Historic England's methodology outlined in its 2019 document, *"Statements of Heritage Significance".* Historic England's *"Conservation Principles Policies and Guidance"* 2008 and the revised guidance on *"Setting of Heritage Assets*" (as reissued in Dec. 2017) have also been acknowledged as part of the following assessment.

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

- ***Archaeological interest***

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

- ***Architectural and artistic interest***

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

- ***Historic Interest***

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

The focus is on providing necessary and proportionate amount of information based on the perceived level of heritage significance (refer to **Table 6, Appendix I** for full definitions of heritage significance as defined in the present report).

5.3 Heritage Assets – Contribution of setting to significance

The heritage assets which have the potential to be impacted by Proposed Development of the Site have been identified in Section 2.3. The contribution of setting to the significance of these heritage assets will be explored in **Table 4, below**.

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

Table 4: Heritage Assets - contribution of setting to significance

No. Fig 3 above	Summary of Architectural and Historic Interest *Description extracted from Historic England's official listing description*	Contribution of setting to significance	Relationship to the existing site
1	**Lass O Gowrie, Grade II, List Entry Number: 1293175** *"II* *Public house. Mid C19 altered c.1900. Red brick with dressings of deep red, orange and green glazed terracotta, slate roof. Rectangular plan on island site with chamfered corners to west end. Two storeys over basement, a 6-window facade to Charles Street and 2-window west end, the ground floor with richly-decorated tiled cladding including pilaster panels with debased Ionic caps which have pendants with bell-flower*	The Lass O Gowrie is located in an area now heavily characterised by modern development. The domestic scale of the building means that it is best appreciated in localised views along Charles Street, as long-range views are largely dominated by Circle Square to the south. Nevertheless, the building retains its original backdrop along the River Medlock and the Charles	The Site is located approximately 100m east of the public house, and currently makes **no contribution** to an appreciation of its significance. Due to the proximity of the listed building to the Proposed Development, there is some potential for the

	decoration, a doorway (offset left of centre) in neo-Baroque style with open segmental pediment, and a frieze of green tiling with raised lettering ("WINES AND SPIRITS" "BOTTLED ALES AND STOUT" at the front, "LASS-O-GOWRIE" at the corner, "ALES AND STOUT" at the west end); windows with engraved plate-glass (3 to the right, one to the left and 2 at the west end); corner doorway altered as window; segmental-headed windows at 1st floor, all with keystones, that over the door blind and the others all recessed 4-pane sashes; prominent modillioned cornice carried round. Hipped roof with ridge chimney. Interior altered but basement still in use as brewery."	Street Bridge, which allows the approach from the east to be read somewhat in its original context. This, in turn, is complemented by the adjacent low-rise buildings to the west. The building is therefore best experienced from Charles Street looking northwest directly toward the building. Despite the degree of contemporary development in the surrounding townscape, the contribution of setting to significance is considered to be **low beneficial.**	development to impact upon its setting. The impact of the proposals will therefore need to be tested in the subsequent Visual Impact Assessment.
2	**Manchester House, Grade II, List Entry Number: 1270897** *"GV II* *Shipping and packing warehouse, now restaurant, offices etc. 1914, probably by Birkett; altered. Iron frame with cladding of brown sandstone and some buff brick (roof concealed). Irregular plan at right-angles to street, with chamfered right-hand corner. Free Baroque style. Six storeys with basement and attic, 4 bays (1:1:2:1 windows) plus the corner; with a grey stone plinth, channelled rustication to the first 3 floors, giant Ionic pilasters to the 4th and 5th floors rising from banded pedestals at 3rd floor, those flanking the centre bay coupled and all with festoons, a moulded frieze with large central cartouche, prominent mutuled cornice with a large mutuled segmental pediment arched across the centre of the attic storey, which has a small cornice and interrupted parapet. At ground floor the centre has a doorway and side windows in Venetian window form, with open segmental pediment and cartouche crest, the outer bays have round-headed windows with run-out voussoirs and triple keystones, and the corner has a square-headed doorway with pilaster jambs and carved tympanum under a segmental hood. The 1st and 2nd floors have windows with moulded architraves and cornices, those at 2nd floor on*	Due to the intervening Viaduct, Manchester House can only be appreciated from the southern part of Princess Street. The dominant scale and style of the building allow its individual appreciation amongst the group of similar buildings, such as Asia House and Lancaster House adjacent to it, and when looking north along Princess Street. As such, the principal frontage of the building is best experienced from Granby row, where the architectural articulation of the façade can be understood. The contribution of setting to significance is thus considered to be **low beneficial** overall.	The Site is located approximately 100m east of the listed building, and currently makes **no contribution** to an appreciation of its significance. Due to the proximity of the listed building to the Proposed Development, there is some potential for the development to impact upon its setting. The impact of the proposals will therefore need to be tested in the subsequent Visual Impact Assessment.

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	slender consoles with pendent festoons; the windows at 4th and 5th floors also have moulded architraves, those at 4th floor with small cornices; and the attic has a 4-light Diocletian window in the pediment, and windows in the other bays with keyed architraves and cornices. Interior not inspected. Forms southern end of uninterrupted linear group of similar buildings on this side of Princess Street."		
3	**Former Refuge Assurance Company Offices, Grade II*, List Entry Number: 1271429** *"GV II** *Insurance company offices. 1891 by Alfred Waterhouse, extended 1910 and 1912 by his son Paul Waterhouse, and further extended in 1930s. Steel frame, clad in red brick with liberal dressings of deep brown and buff terracotta, and grey Dalbeattie granite to base of tower. Irregular plan formed by original square block on corner of Whitworth Street, block to south of this added 1910 (triangular at rear), tower between and linking these added 1912, and rectangular block added to east end of original Whitworth Street range in 1930s. Very large and ornate eclectic design with French Renaissance accent and some Baroque features. Four storeys with basements and attics, the first block with a large corner element and then 6-bay facades to both streets, next the tower flanked by deep 1-bay re-entrants, with 3-bay porch in front, and a 6-bay range beyond this; with brick piers, enriched bands between floors, undulating parapets, tiered shaped gables to the end bays and a tiered octagonal turret with domed roof between those at the Whitworth Street corner, and a very tall square clock-tower, pilastered and banded, with a prominent cornice and Baroque cupola. Large closely-spaced cross-windows to the first 3 floors, coupled 2-light mullioned windows to the top floor, all with elaborate terracotta surrounds including twisted columns, pierced aprons (etc) and those at 2nd floor with decorated segmental pediments. The corner element has a round-headed doorway with richly-ornamented terracotta surround carried up to 1st floor and finished with a toy-sized fort; various small rectangular windows in the right-hand side, and a mullioned and transomed window in the left side tiered through 4 floors. Main entrance at base of tower in*	Due to both its prominence at street level, and within the wider skyline as a result of its central clock-tower and imposing façade, the setting of the listed building is far-reaching. The linear approach along Oxford Street and Oxford Road directs views toward the western frontage of the building as far as 300m from the north and south. The building, now the Kimpton Hotel, is a local landmark of high importance, and its dominance along Oxford Street and Oxford Road is maintained in through the appropriate size and scale of modern development within its immediate surrounds. The contribution of setting to the significance of the listed building is considered to be **medium-high beneficial.**	The Site is located approximately 250m east of the listed building, and currently makes **no contribution** to an appreciation of its significance. Due to the proximity of the listed building to the Proposed Development, there is some potential for the development to impact upon its setting. The impact of the proposals will therefore need to be tested in the subsequent Visual Impact Assessment.

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	single-storey 3-bay porch of white granite in Baroque style, with round-headed central arch in projected surround of engaged Tuscan semi-columns, broken segmental pediment (etc), flanked by square-headed openings with Ionic columns, and swagged bulls-eye windows and balustraded parapets above. Interior: inside porch, enclosed forecourt surrounded by massive arcades and colonnades in buff glazed terracotta, with doorways, niches (etc) in Baroque style; other parts believed to be of similar quality, but not inspected. Very conspicuous landmark, and probably the apogee of "Manchester style" late C19 commercial architecture."		
4	**Orient House, Grade II, List Entry Number: 1200838** *"GV II* *Shipping or packing warehouse. 1914, by G.H.Goldsmith. Steel frame with facade of white matt-glazed terracotta and sides of rectilinear glass curtain walling, roof concealed. Large rectangular plan parallel to street. Classical style facade to otherwise strictly functional building. Nine storeys over basement, but the facade of 6 storeys with attics, a symmetrical composition of 1:7:1 bays, the ends breaking forwards slightly, the ground and 1st floors treated as a rustic, with channelled rustication and cornices to both levels, the next 3 storeys as a 7-bay giant colonnade, with fluted Ionic columns and pilastered end bays, an enriched frieze over the colonnade and a low 5th floor with very prominent modillioned cornice and various forms of enrichment; full attic storeys to the ends, set-back attics over the centre, and tall chimneys. Entrances in the 3rd and 7th bays, both with projected doorcases which have shallow pediments on consoles, and acroteria on the pediments; 3-light windows to all floors, those in the end bays mostly with mullions and cornices, and those in the colonnade steel framed, and canted in the first 2 levels. Interior not inspected."*	The scale and density of proximate developments means that the building is best appreciated in short-range views along Granby Row. The building is largely contained within this localised setting and is primarily experienced in conjunction with the adjacent Granby House. This pair of warehouses allow for an experience of the listed building within its historical setting when viewed from the immediacies of the principal frontage, and allows for a punctuated view of the Viaduct to the south. The overall contribution of setting to significance is considered to be **low (neutral).**	The Site is located directly south of the listed building, and currently makes **no contribution** to an appreciation of its significance. Due to the proximity of the listed building to the Proposed Development, there is some potential for the development to impact upon its setting. The impact of the proposals will therefore need to be tested in the subsequent Visual Impact Assessment.
5	**Granby House, Grade II, List Entry Number: 1218253** *"GV II*	The scale and density of proximate developments means that the building is best appreciated in short-range views along Granby	The Site is located directly south of the listed building, and currently makes **no contribution** to an

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	Shipping or packing warehouse, now flats. 1911, by Goldsmith and Son. Brick with dressings of white stone, composition roof. Rectangular plan. Six storeys with basement and attic, 8 narrow bays, with weathered stone plinth, very emphatic 3rd floor of the 4 centre bays and 2nd floor of the 2 bays on each side, finishing with moulded segmental heads in bands of white stone, and all the windows within them with moulded segmental heads; the upper floors of the outer bays rise into gables which have canted stone oriels tiered up to 4th floor level, lunettes and various forms of Art Nouveau decoration above. Top 2 floors simpler, with square windows; cornice with dentils in each bay; low attic of white stone. Central double entrance with modillioned cornice and entablature with swags at each side, 8-panelled divided doors and internal steps. Eight-bay return walls similar, but with segmental-arched basement windows. Rear and interior not inspected."	Row. The building is largely contained within this localised setting and is primarily experienced in conjunction with the adjacent Orient House. This pair of warehouses allow for an experience of the listed building within its historical setting when viewed from the immediacies of the principal frontage and allows for a punctuated view of the Viaduct to the south. The overall contribution of setting to significance is considered to be **low (neutral).**	appreciation of its significance. Due to the proximity of the listed building to the Proposed Development, there is some potential for the development to impact upon its setting. The impact of the proposals will therefore need to be tested in the subsequent Visual Impact Assessment.
6	**Renold Building, UMIST Campus, Grade II, List Entry Number: 1491623** *"A block for lecture theatres, originally designed in 1958 for the Manchester College of Technology by W A Gibbon, a partner in the firm of Cruickshank & Seward, with his assistant Gordon Hodkinson, and built in 1960-1962. The structural engineer was S S Heighway of Ove Arup & Partners and the acoustic consultant was Hope Bagenal. The building contains a large abstract mural, also designed in 1958, by Victor Pasmore, executed in 1968.* *The institution was renamed the University of Manchester Institute of Science and Technology (UMIST) in 1966."*	The Renold is understood and appreciated as a prominent building of high architectural quality among a series of modernist buildings arranged around the central quadrangle (former bowling green). The levels across the campus and from the neighbouring viaduct, allow for glimpsed views of the Renold building, which has a strong visual prominence by virtue of its 'zig zag' eastern façade. The composition of modernist buildings, particularly those which share a similar architectural character with the use of white concrete, such as the Barnes Wallis / Wright Robinson Tower and Butterfly Stair, make a positive contribution to the setting of the Renold Building. The open expanses of green space to the south and east of the lecture theatre block permit the intended 'breathing space' around the building, and	The Site is located within the former UMIST campus, and while the MSCP contributes to and understanding of the historical evolution of the wider site, the Site itself is considered to make a **negligible contribution** to an appreciation of the listed building's significance. Due to the proximity of the listed building to the Proposed Development, there is some potential for the development to impact upon its setting. The impact of the proposals will therefore need to be tested in the subsequent Visual Impact Assessment.

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		thus also make a positive contribution to the setting of the building. The contribution of setting to the significance of the listed building is considered to be **high beneficial.**	
7	**Sculptural Wall, Grade II, List Entry Number: 1400857** *"Sculptural wall and sound buffer, 1968, by Antony Hollaway."*	The asset is located directly adjacent to the Moffat Building and the Morton Laboratory and can be seen alongside the MSS tower in mid-to-long range views travelling along London Road. Whilst the wall was always designed to be a utilitarian art piece, the public realm around London Road is an underutilised and largely inhospitable environment, this is partly due to the high degree of traffic but also exacerbated by the poor pedestrianised spaces and streets. A row of semi-mature trees is situated to the grassed land to the east of the wall and are thought to have been planted when the wall was erected, whilst these screen the wall to an extent, they form part of the natural evolved setting. The Hollaway Wall is currently enclosed behind modern high fencing, creating a sense of segregation from the public; thereby making a negative contribution to the ability to experience the asset in its designed setting. The contribution of setting to significance is thus considered to be **low adverse**, albeit it is recognised the immediate built context of the asset remains largely unchanged since its conception in the 1960s.	The Site is located within the former UMIST campus, and while the MSCP contributes to and understanding of the historical evolution of the wider site, the Site itself is considered to make **no contribution** to an appreciation of the listed building's significance. Due to the proximity of the listed building to the Proposed Development, there is some potential for the development to impact upon its setting. The impact of the proposals will therefore need to be tested in the subsequent Visual Impact Assessment.

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8	**Train Shed and undercroft at Manchester Piccadilly Station, Grade II, List Entry Number: 1283014** *"Train shed set above a rail-served undercroft, 1866, extended 1883 with significant remodelling 1958-1966 and 1998-2002."*	Manchester Piccadilly was historically a highly important transport hub during the industrial revolution, used to transport goods to and from Manchester. This historical significance has continued on to modern day, with the building continuing to be an important hub for commuters and travellers into the city. Whilst the building and its immediate setting has been altered over time with contemporary upgrades and modern infrastructure, the original column structure and vaulted under croft survives. The station has enabled significant growth, expansion and development around the city, its setting has thus been subject to continual change and has evolved from an industrial setting to a modern, commercial one. The contribution of setting to the significance of Manchester Piccadilly is considered to be **low (neutral).**	The Site is located approximately 550m west of the listed building, and currently makes **no contribution** to an appreciation of its significance. Whilst the Proposed Development will most likely be a visual element of the building's setting, it is unlikely the scheme will meaningfully affect its significance or an appreciation of it. However, it is recommended that the potential impact of the Proposed Development is confirmed by testing it in the VIA. The impact of the proposals will therefore need to be tested in the subsequent Visual Impact Assessment.
9	**Former Goods Offices to Piccadilly Station, Grade II, List Entry Number: 1197919** *"GV II* *Station goods offices. c.1850-60. Sandstone ashlar. Facade to basement goods warehousing under station. Renaissance style. Two storeys, with lettered frieze over ground floor, pedimented doorway; round-headed windows at 1st floor with elaborate architraves."*	Manchester Piccadilly was historically a highly important transport hub during the industrial revolution, used to transport goods to and from Manchester. This historical significance has continued on to modern day, with the building continuing to be an important hub for commuters and travellers into the city. Whilst the building and its immediate setting has been altered over time with contemporary upgrades and	The Site is located approximately 500m west of the listed building, and currently makes **no contribution** to an appreciation of its significance. Whilst the Proposed Development will most likely be a visual element of the building's setting, it is unlikely the scheme will meaningfully affect its significance or an appreciation of it.

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		modern infrastructure, the original column structure and vaulted under croft survives. The station has enabled significant growth, expansion and development around the city, its setting has thus been subject to continual change and has evolved from an industrial setting to a modern, commercial one. The contribution of setting to the significance of Manchester Piccadilly is considered to be **low (neutral).**	However, it is recommended that the potential impact of the Proposed Development is confirmed by testing it in the VIA. The impact of the proposals will therefore need to be tested in the subsequent Visual Impact Assessment.
10	**Police and Fire Station, Grade II*, List Entry Number: 1197918** *"GV II** *Police and fire station. 1901-6, by Woodhouse, Willoughby and Langham. Red brick with liberal dressings of yellow terracotta, slate roofs. Very large irregular quadrilateral plan round a central courtyard, on triangular island site. Ebullient Edwardian Baroque style, with turrets, domes, corner tourelles, and tall south-east tower with domed belfry. Four and 3 storeys, with attics, 3:1:4:1:4:1:3 bays to London Road, symmetrical, with 4-storey 11-bay centre flanked by 3-storey 3-bay wings, banded terracotta ground floor, modillioned eaves cornice. The 4-storey main range has a giant round-headed central archway with banded surround and inner lintel lettered "FIRE AND POLICE STATION", large square windows at ground floor, coupled windows at 1st floor, a giant colonnaded screen to the 2nd and 3rd floors with coupled columns on pedestals, round-headed windows to 2nd floor and coupled windows to 3rd floor, plain frieze and moulded cornice, a balustraded parapet with central upstand lettered "ERECTED ANNO DOMINI MDCCCCV", and end turrets finished with Baroque cupolas which have life-sized terracotta statues seated at the corners. The 3-bay wings, in similar style, have (inter alia) central windows with elaborate architraves including balconies at 1st floor, a domed turret to the left and a corner tourelles to the right. The*	The setting of the former fire station complex is only fully appreciated from the intimacies of London Road, the eastern end of Whitworth Street and Fairfield Street The building is a dominant feature of the streetscape, and due to its height, mass, and varied roofline, is only fully revealed when travelling along London Road and Fairfield Street. The setting of the building along Whitworth Street has been marginally compromised by a number of recent office, hotel and apartment developments along the street. The contribution of setting to the significance of the listed building is considered to be **low (neutral).**	The Site is located approximately 350m west of the listed building, and currently makes **no contribution** to an appreciation of its significance. Due to the proximity of the listed building to the Proposed Development, there is some potential for the development to impact upon its setting. The impact of the proposals will therefore need to be tested in the subsequent Visual Impact Assessment.

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	very long facades to Fairfield Street (left return) and Whitworth Street (right return) are in generally similar style (without the colonnade and cupolas), but including 4 open-pedimented bays (segmental in Whitworth Street) and with a series of round-headed arched fire-engine doorways to Fairfield Street; and the narrow west end is slightly simpler. The inner courtyard has (inter alia) iron balconies to 3 levels of the 3 main ranges (serving domestic accommodation), with standards in Art Nouveau style. An ambitious building with much good detail of the period, in unusually complete condition."		
11	**Institute of Science and Technology (University of Manchester), Grade II, List Entry Number: 1247609** *"GV II* *University institute of science. 1895-1912, by Spalding and Cross. Red brick with dressings of red sandstone and terracotta, slate mansard roofs. Large rectangular plan with 2 internal courtyards. French Renaissance style. Five storeys, basement and attics; mullion and transom windows tiered over lower 4 storeys, with rusticated pilasters, richly moulded aprons and entablatures and surmounted by elaborate shaped gables; projecting gabled bay at centre and arched entrance. returned side to Whitworth Street has projecting gabled bays, that to left surmounted by cupola. Moulded bands and eaves cornice; brick chimney stacks. Terracotta forecourt balustrading extending over both facades. Rear similar. Interior not inspected."*	The setting of the building varies from inherently red-brick education buildings and warehousing to the north and a rage of modernist buildings to the south (former UMIST campus). Vimto Gardens is situated to the immediate south of the listed building, serving as a key open space. This area was designed to provide breathing space around the university building and makes a positive contribution to its significance. The range of warehouses to the west side of Sackville Street provide a complementary buffer to views along the street. Equally, the range of former warehouses to the east side of Chorlton Street enhance the setting of the Site, particular with regards to form and scale. Whilst the introduction of the 'Kampus' development is inherently larger in mass and scale; this impact is tempered by the appropriate use of materials and varied rooflines. The key view / vistas of the building are best appreciated around the corner of Whitworth Street and Sackville Street, in which the principal facades of the building can be appreciated.	The Site is located approximately 150m southwest of the listed building, and currently makes **no contribution** to an appreciation of its significance. Due to the proximity of the listed building to the Proposed Development, there is some potential for the development to impact upon its setting. The impact of the proposals will therefore need to be tested in the subsequent Visual Impact Assessment.

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		The contribution of setting to significance is thus considered to be **medium beneficial** overall.	
12	**Regency House with Barclays Bank, Grade II, List Entry Number: 1254835** *"GV II* *Includes: No.50 SACKVILLE STREET. Shipping or packing warehouse, now bank and offices. c.1880-90, altered. Iron frame with sandstone ashlar and red brick dressings (roof not visible). Trapeziform plan on island site, with loading bay at west (left) side. Functional and almost a-stylar design. Five storeys over basement, 6 bays plus 3-window canted corner to right; with massive punch-dressed plinth and piers to ground floor, frieze over this, banded brick piers to upper floors, main cornice with simplified Lombard frieze, low parapet with square pedestal (or chimney?) over each pier, octagonal lantern over corner (probably formerly domed). Doorway in right-hand corner, with segmental pediment on coupled brackets; wide segmental-headed archway to 3rd bay, shouldered square loading bay entrance at left end; 2-light windows filling each bay on each floor, diminishing in the height, all with central square pillar and most with 9-pane glazing. Right-hand return (to Sackville Street), 6 bays in matching style, but with segmental archways to the 3rd and 4th bays, another to the 6th bay and at 1st floor above this a 2-light window with pilstered stone surround including decorated lintel and moulded cornice. Six-bay west side similar but simpler, with fire-escape to 5th bay. Interior not inspected."*	The setting of Regency House is largely dominated by red-brick buildings of 4 and 5 stories to the south and north, with the Shena Simon Campus, and the Institute of Science and Technology building typifying the experience to the east. These buildings provide a positive experience of the listed building from within the Conservation Area, and the articulated corner detailing of the building contributes to the directional canyon-like experience along Whitworth Street. To the west, the building is situated adjacent to the New Square development; however, this development is set back from the road so that from Whitworth Street looking east, it is entirely screened by Regency House, and when looking west, the complementary red cladding reduces the harshness of the transition between modern and historic. The key views / vistas of the building are best appreciated around the corner of Whitworth Street and Sackville Street, in which the principal facades of the building can be appreciated. The contribution of setting to significance is thus considered to be **medium beneficial** overall.	The Site is located approximately 200m south of the listed building, and currently makes **no contribution** to an appreciation of its significance. Due to the proximity of the listed building to the Proposed Development, there is some potential for the development to impact upon its setting. The impact of the proposals will therefore need to be tested in the subsequent Visual Impact Assessment.

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13	**46 Sackville Street, Grade II, List Entry Number: 1247608** *"GV II* *Shipping warehouse, now upholstery business. c.1860-70. Red brick in Flemish bond, with sandstone dressings, slate roof. Rectangular plan on corner site, at right-angles to street. Eclectic style with Romanesque features. Four storeys over basement, a 1:3:1-window facade plus chamfered corner to the right; with plinth, a Lombard frieze dividing the floors 2 and 2, brick pilasters to both levels, sill-bands to all floors, and wooden eaves cornice on moulded stone brackets. The corner has a segmental-headed doorway with stilted moulded surround and panelled divided doors, at 1st floor a stone canted oriel in Romanesque style, with a round-headed window which has pilaster jambs with carved caps, moulded head with keystone, Lombard frieze and steeply-pitched hipped slate roof, and at 2nd floor a pair of small round-headed windows. The main facade has segmental-headed windows to ground floor, round-headed to 1st floor, square-headed to 2nd floor and round-headed to 3rd floor, those in the centre bay mostly arcaded. Right-hand return has Lombard frieze and pilasters like those at front, 2 windows to each bay (all either round- or segmental-headed), and loading bay doorway to 5th bay. Left side and rear concealed. Included for group value."*	The asset is located within an area typified by red-brick former warehouses, and part of its setting derives from the group value associated with the row of these listed buildings along Sackville Street. The existence of nos. 42 and 44 Sackville Street to the north provide a positive contribution to the setting of no. 46, as these buildings are largely contemporary to each other, and were historically in complementary uses. This is further enhanced by the Shena Simon campus to the east, and the Institute of Science and Technology to the south which maintain an atmosphere of its evolved historical setting following the reorientation of building uses within the Conservation Area. The building has a highly detailed corner to Brazil Street and Sackville Street, where the canted oriel window and architectural emphasis are characteristic of the Conservation Area. The key view of no. 46 is from the junction of Sackville Street and Brazil Street; however, due to the New Square development to the west of no.46, the corner entrance is now exclusively viewed in conjunction with these modern buildings. The contribution of setting to significance is thus considered to be **low-medium beneficial** overall.	The Site is located approximately 200m south of the listed building, and currently makes **no contribution** to an appreciation of its significance. Due to the proximity of the listed building to the Proposed Development, there is some potential for the development to impact upon its setting. The impact of the proposals will therefore need to be tested in the subsequent Visual Impact Assessment.
14	**42 and 44 Sackville Street, Grade II, List Entry Number: 1270791** *"GV II*	The setting of the listed building is characterised by the immediate presence of Regency House to the south, and the Institute of Science	The Site is located approximately 250m south of the listed building, and currently makes **no contribution**

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	Packing warehouses, now variously occupied. Probably c.1860-80. Red brick in Flemish bond, with sandstone dressings and hipped slate roof. Rectangular plan on end-of-block site parallel to south side of Rochdale Canal. Simple late-Georgian style. Four storeys over basement, 10 bays, symmetrical, with channelled plinth, pilastered ground floor with stone frieze and cornice, upper floors treated as giant arcade of round-headed arches with brick pilasters and linked stone imposts, prominent wooden cornice on coupled brackets, and parapet with short square chimneys (irregularly arranged). The centre has coupled round-headed doorways with recessed divided panelled doors in an elaborate stone surround including polished pink granite shafts with composite stone caps, mask keystones, bracketed and dentilled cornice with small lion-mask antefixae. The ground, 1st and 2nd floors have segmental-headed sashed windows, those at ground floor with stilted stone heads and linking imposts, those at 1st floor with moulded stone heads on brackets and key-blocks with anthemion crests, and those at 2nd floor with stone shoulders and keystones; the 3rd floor has round-headed windows now furnished with casements. Return sides, 8 bays, similar but simpler. Interior not inspected."	and Technology in longer-range views. The existence of nos. 46 Sackville Street to the south provides a positive contribution to the setting of nos. 42 and 44, as these buildings are largely contemporary to each other, and were historically in complementary uses. The Shena Simon campus to the east, including the landscaped gardens to the western front provide a positive contribution to the setting of the building, and act as a principal space from which to view the eastern frontage of the listed building. The setting of the building to the west has been largely eroded by the New Square development, whereby the towers can be seen to dominate the building in scale and mass. However, much like Regency House, the impact of this development is somewhat tempered by the appropriate use of materials and varied rooflines. The key views / vistas of the building are best appreciated from within Sackville Gardens, in which the principal façade of the building can be appreciated, and the development to the rear is concealed behind the scale of the listed building itself. The contribution of setting to significance is thus considered to be **low-medium beneficial** overall.	to an appreciation of its significance. Due to the proximity of the listed building to the Proposed Development, there is some potential for the development to impact upon its setting. The impact of the proposals will therefore need to be tested in the subsequent Visual Impact Assessment.
15	**The Shena Simon Sixth-Form College, Grade II, List Entry Number: 1270607** *"II*	The building is set within an established, enclosed setting encapsulated by the high-rise, red brick boundary wall to Chorlton	The Site is located approximately 300m south of the listed building, and currently makes **no contribution**

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	School, now sixth-form college. 1897-1901, extended c1911. Red brick with terracotta dressings and Welsh slate roof with brick wall stacks. French Renaissance style. Large rectangular block extending N along street with further block projecting forward on right to the street corner. Mainly four storeys and basement. 5-window range on main block with 3-window range on projection, mullion and transom windows with terracotta details. Facade enriched with pilasters, string courses, cornice and parapet, and the central window projects and has a curved pediment. On the roof a projecting feature has square balustrade and round lantern. On the street corner is a curved and polygonal tower feature which is surmounted by an open octagonal drum with tall roof and open lantern. The front to street is a 24-window range with sections projecting, the elements emphasised by pediments, gables, wall stacks and pavilion roof with ornamental cresting. Similar facade to rear."	Street and original railings to Whitworth Street and Sackville Street. The use of the former playground area to Chorlton Street as a car park is considered to be a negative aspect of its setting, however this is somewhat mitigated in the retention of the original playground walls. The setting of the Shena Simon site is largely unaltered from its conception in the early 20th century, with its relationship to Sackville Gardens to the west and Sackville School of Technology to the south still legible, and the group value of these key spaces within the Whitworth Street Conservation Area forming a highly valuable composition. The key view / vistas of the Shena Simon building are best appreciated around the corner of Whitworth Street and Chorlton Street, in which the decorative ventilation tower can be seen, forming a landmark feature in the townscape. The contribution of setting to significance is thus considered to be **high beneficial** overall.	to an appreciation of its significance. Due to the proximity of the listed building to the Proposed Development, there is some potential for the development to impact upon its setting. The impact of the proposals will therefore need to be tested in the subsequent Visual Impact Assessment.
16	**Minshull House, Grade II, List Entry Number: 1283092** *"GV II* *Canal warehouse, in use as a Polytechnic library at the time of listing. Early to mid C19, probably enlarged in later C19, and subsequently altered. Red brick in English garden wall bond (the front rendered), with sandstone dressings, corrugated sheet cladding to jettied upper floors at rear (roof concealed), internal cast-iron and wrought-iron frame. L-plan formed by main range on east-west axis between Chorlton Street at front and former canal basin at rear, with a wing at*	Minshull House draws part of its setting from the group value associated with Mintierna House to the north, and the adjacent listed canal structures which contribute to its historical significance and operations. Historically the building drew much of its setting from the now lost canal arm which originally ran along its eastern elevation, and so key views of the building are now derived from along	The Site is located approximately 350m south of the listed building, and currently makes **no contribution** to an appreciation of its significance. Whilst the Proposed Development will most likely be a visual element of the building's setting, it is unlikely the scheme will meaningfully affect

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	the south-east corner. Three storeys over a basement, 5x13 bays; symmetrical west front 1:3:1 bays, now covered with scored render; the centre breaks forwards slightly and has rusticated quoins and a very wide elliptical-arched former wagon entrance with rusticated long-and-short surround and raised keystone (now blocked with C20 glazed screen containing doorway), and segmental-headed windows on both floors above, all with raised sills and altered glazing; the outer bays have tall round-headed openings with C20 glazing, and upper windows like those in the centre. The 13-window left return wall has (inter alia) a 3-window portion towards the rear which matches the centre portion of the front and has a similar wagon archway (now blocked, with windows on 2 levels), and to the right of this a narrow loading slot with a pitched canopy breaking the eaves. The rear is distinguished by a full-width cantilevered jetty from the 1st floor upwards overhanging the side of the former basin, and the wall below this has a mooring ring and the remains of a wooden wall-crane. Interior: retains intact framework of cast-iron columns (those at ground floor very thick, with entasis, and vertical fins), a system of struts and tie-rods to the cantilevered upper floors, and timber king-post roof trusses with raked struts."	Chorlton Street, where it is viewed in conjunction with Mintierna House, and the group value of the two buildings is best appreciated. However, from this location, the building is experienced in conjunction with the KAMPUS development to the south which has altered parts of its setting due to the extended scale of the modern buildings. Nevertheless, this development is considered to be an improvement upon the setting of the building, as it removed the 1960s buildings to the south and east which detracted from its setting. The contribution of setting to significance is thus considered to be **low (neutral)** overall.	its significance or an appreciation of it. However, it is recommended that the potential impact of the Proposed Development is confirmed by testing it in the VIA. The impact of the proposals will therefore need to be tested in the subsequent Visual Impact Assessment.
17	**Mintierna House, Grade II, List Entry Number: 1197759** *"GV II* *Shipping warehouse. Probably mid to later C19; altered. Red brick with facade of coursed sandstone rubble (roof concealed). Long rectangular plan at right-angles to street and parallel to Rochdale Canal at Lock No.86. Basement and 4 storeys, a 4-window facade, with rusticated quoins, sill-bands to the upper floors, moulded cornice and low parapet; round-headed doorway to left with rusticated surround and internal steps; small basement door next to this, and 2 basement windows with honeycomb grills; otherwise, all windows are 2-light casements with moulded architraves except those at top floor which have altered glazing. Left return side (overlooking canal) has windows with flat-arched heads. Interior not inspected. Forms group with canal lock No.86 (q.v.), and No.47 (Minshull House) to right (q.v.)."*	Mintierna House draws part of its setting from the group value associated with Minshull House to the south, and the adjacent listed canal structures which contribute to its historical significance and operations. The building's distinctive historic gold lettering upon the north-east gable end is best appreciated from along Canal Street and Minshull Street; however, key views of the building are also derived from Chorlton Street, where its setting to the east is characterised by the eastern elevation of the Shena Simon Building. From Canal Street, the building is experienced in conjunction with the KAMPUS development to the south which has altered parts of	The Site is located approximately 350m south of the listed building, and currently makes **no contribution** to an appreciation of its significance. Whilst the Proposed Development will most likely be a visual element of the building's setting, it is unlikely the scheme will meaningfully affect its significance or an appreciation of it. However, it is recommended that the potential impact of the Proposed Development is confirmed by testing it in the VIA.

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		its setting due to the extended scale of the modern buildings. Nevertheless, this development is considered to be an improvement upon the setting of the building, as it removed the 1960s buildings to the south and east which detracted from its setting. The contribution of setting to significance is thus considered to be **low (neutral)** overall.	The impact of the proposals will therefore need to be tested in the subsequent Visual Impact Assessment.
18	**Manchester South Junction and Altrincham Railway Viaduct, Grade II, List Entry Number: 1200837** *"Railway viaduct for the Manchester South Junction & Altrincham Railway Company, 1846-9, constructed by David Bellhouse Jnr. Red brick with some small sections of blue brick, sandstone dressings and cast-iron bridges."*	The section of the mid-19th century viaduct structure of relevance to the current proposals runs parallel with Charles Street, and shares group value with the neighbouring Piccadilly Station and associated goods offices (Grade II). The viaduct forms an integral part of townscape fabric from the 19th century, with built form of various age, materiality and form built up around it. The viaduct is best appreciated from open public spaces such as Vimto Gardens and the line of Altrincham Street to the south. Whilst the presence of the new Echo Street development to the east and Circle Square to the west has resulted in some considerable, visual change to the setting of the Grade II listed viaduct, it will be evident the setting of the asset is subject to continual change and evolution by virtue of being a central, built component within a developing city centre. The contribution of setting to significance is thus	The Site directly abuts the listed building, and currently makes a **low adverse contribution** to an appreciation of its significance. Due to the proximity of the listed building to the Proposed Development, there is some potential for the development to impact upon its setting. The impact of the proposals will therefore need to be tested in the subsequent Visual Impact Assessment.

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		considered to be **low beneficial** overall.	
19	**Barnes Wallis and Wright Robinson building, Certificate of Immunity, NDHA, List Entry Number: 1491085** *The Barnes Wallis and Wright Robinson building was built in 1963 to 1966 to designs by WA Gibbon of Cruickshank and Seward. As built it followed the modernist aesthetic of the campus, being an expressively-massed concrete building with a recessed ground floor with wide loggias and Perretesque,* *faceted piers. The overall design of the Barnes Wallis and Wright Robinson building is quite striking, in particular its roofscape, which is sculpturally expressive of functional elements, notably the main meeting hall with its 'floating' roof, and various stair and plant projections, to both the podium and tower elements. The exterior of the building has however, been altered in quite significant ways. The main alteration is the infilling of almost all of the front loggia, which fundamentally undermines the massing of the podium element.*	The non-designated heritage asset is situated in a prominent position within the former UMIST campus, which comprises a locally significant collection of modernist architecture. The NDHA is located to the north aspect of the campus, arranged around a central quadrangle, and shares group value with the neighbouring campus buildings. The Barnes Wallis building benefits from being viewed alongside the Renold and Butterfly Stair, of which it shares particular cohesion and unity. The contribution of setting to the significance of the NDHA is considered to be **high beneficial.**	The Site is located within the former UMIST campus, and while the MSCP contributes to and understanding of the historical evolution of the wider site, the Site itself is considered to make a **negligible contribution** to an appreciation of the NDHA's significance. Due to the proximity of the NDHA to the Proposed Development, there is some potential for the development to impact upon its setting. The impact of the proposals will therefore need to be tested in the subsequent Visual Impact Assessment. It should be noted however that this building is proposed to be demolished under the Sister, Plot C application, and so any impact upon its significance could be considered as void if these proposals are approved.
20	**Moffat Building, Certificate of Immunity, NDHA, List Entry Number: 1491090** *A distribution warehouse of around 1950, converted for office use in 1967 and then for education and research purposes in 1990, and built of red fireskin brick. The Moffat building was built as a distribution warehouse by a local confectionery company, by 1951, when a photo shows its extant two-storey north façade.*	The non-designated heritage asset is situated in a prominent position within the former UMIST campus, which comprises a locally significant collection of modernist architecture. The NDHA is located to the north-east aspect of the campus, to the west of London Road, and shares	The Site is located within the former UMIST campus, and while the MSCP contributes to and understanding of the historical evolution of the wider site, the Site itself is considered to make a **negligible contribution** to an

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	Around 1967 it was converted for the college's estates department, which included adding a glazed office on the roof above the stairs, and may be when the parapet was rebuilt in a different brick. The building was also painted white shortly afterwards, and was abutted at its north-east corner by the sculptural wall. The building underwent a radical internal transformation in 1990, for use by the department of optometry and vision sciences, and was opened by the then president of the Royal Society, Lord Porter of Luddenham. This is thought to be when the central floor had most of its west windows blocked, and probably also when the white paint was removed. The north façade had a large window and corner entrance inserted early in the C21.	group value with the neighbouring campus buildings. The Moffat Building benefits from being viewed alongside the Hollaway Wall (Grade II) of which it shares particular cohesion and unity. The contribution of setting to the significance of the NDHA is considered to be **medium beneficial.**	appreciation of the NDHA's significance. Due to the proximity of the NDHA to the Proposed Development, there is some potential for the development to impact upon its setting. The impact of the proposals will therefore need to be tested in the subsequent Visual Impact Assessment. It should be noted however that this building is proposed to be demolished under the Sister, Plot C application, and so any impact upon its significance could be considered as void if these proposals are approved.
21	**Butterfly Stairs and Walkway Bridge (formerly known as The Sir Hubert Worthington Stair), UMIST, Manchester, Certificate of Immunity, NDHA, List Entry Number: 1491350** *The butterfly stairs and walkway bridge (formerly known as The Hubert Worthington Staircase) was initially designed in 1961 by Thomas Worthington & Sons, with the final, completed design by W A Gibbon of Cruickshank & Seward after Sir Hubert Worthington's death in 1963. It was constructed in 1963 by Ove Arup & Partners. The two curved concrete flights of steps survive, forming a pedestrian entry to the sunken quadrangle. However, at the lower level, although the original textured, cobbled area remains, the shaped reflecting pool that formed an integral part of the design is no longer present.*	The non-designated heritage asset is situated in a prominent position within the former UMIST campus, which comprises a locally significant collection of modernist architecture. The NDHA is located to the north aspect of the campus, arranged around a central quadrangle, and shares group value with the neighbouring campus buildings. The Butterfly Stair benefits from being viewed alongside the Renold and the Barnes Wallis of which it shares particular cohesion and unity. The contribution of setting to the significance of the NDHA is considered to be **high beneficial.**	The Site is located within the former UMIST campus, and while the MSCP contributes to and understanding of the historical evolution of the wider site, the Site itself is considered to make a **negligible contribution** to an appreciation of the NDHA's significance. Due to the proximity of the NDHA to the Proposed Development, there is some potential for the development to impact upon its setting. The impact of the proposals will therefore need to be

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			tested in the subsequent Visual Impact Assessment.
22	**Staff House (Manchester Meeting Place), UMIST, Certificate of Immunity, NDHA, List Entry Number: 1491326** *The Staff House was built in 1959 to 1961 to designs by Thomas Worthington & Sons. As built, it followed the modernist aesthetic of the campus, being a flat-roofed concrete-framed building comprising just eleven bays east to west with a recessed, partial ground floor with wide loggias and Perretesque faceted piers. Whilst it is recognised the late-20th century alterations to the Staff House have reduced its aesthetic merits to an extent (i.e. infill to ground floor, loss of clear connectivity to wider site), the Staff House encloses the central square with the Renold and Barnes Wallis, forming a coherent and deliberately enclosed space which looks out onto the Sackville Buildings and butterfly stair.*	The non-designated heritage asset is situated in a prominent position within the former UMIST campus, which comprises a locally significant collection of modernist architecture. The NDHA is located to the north aspect of the campus, arranged around a central quadrangle, and shares group value with the neighbouring campus buildings. The Staff House is of differing character to the neighbouring buildings but retains a sense of cohesion with the Barnes Wallis and Renold Building through mediating their relative scale, whilst enclosing the central open quadrangle. The contribution of setting to the significance of the NDHA is considered to be **high-medium beneficial.**	The Site is located within the former UMIST campus, and while the MSCP contributes to and understanding of the historical evolution of the wider site, the Site itself is considered to make a **negligible contribution** to an appreciation of the NDHA's significance. Due to the proximity of the NDHA to the Proposed Development, there is some potential for the development to impact upon its setting. The impact of the proposals will therefore need to be tested in the subsequent Visual Impact Assessment. It should be noted however that this building is proposed to be demolished under the Sister, Plot C application, and so any impact upon its significance could be considered as void if these proposals are approved.
23	**Morton Laboratory (Chemical Engineering Pilot Plant), UMIST, Certificate of Immunity, NDHA, List Entry Number: 1491347** *The Morton Laboratory (Chemical Engineering Pilot Plant) was built in 1964 to 1966 (H. Fairhurst). As built, it utilised an internal steel frame and reinforced structural concrete. Whilst such construction was not innovative for the time, it did enable the functions to be practically and*	The non-designated heritage asset is situated in a prominent position within the former UMIST campus, which comprises a locally significant collection of modernist architecture. The NDHA is located to the north-east aspect of the campus, to the west of	The Site is located within the former UMIST campus, and while the MSCP contributes to and understanding of the historical evolution of the wider site, the Site itself is considered to make a **negligible**

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	visually embodied in the form with some flair, the brick end housing labs and offices and the curtain-walling, glazed end being flexible with removable floor grilles to accommodate large-scale experiments between floors, dramatically visible to both those on campus and those passing on the external public road.	London Road, and shares group value with the neighbouring campus buildings. The Morton Lab benefits from being viewed alongside the Hollaway Wall (Grade II) of which it shares particular cohesion and unity. The contribution of setting to the significance of the NDHA is considered to be **medium beneficial.**	**contribution** to an appreciation of the NDHA's significance. Due to the proximity of the NDHA to the Proposed Development, there is some potential for the development to impact upon its setting. The impact of the proposals will therefore need to be tested in the subsequent Visual Impact Assessment. It should be noted however that this building is proposed to be demolished under the Sister, Plot C application, and so any impact upon its significance could be considered as void if these proposals are approved.
24	**The Mill, NDHA** *Former 19th century Cotton Spinning Mill complex, with significant early 20th and mid-20th century external and internal alterations. Limited and much altered survival of 19th century fabric. The original Mill building was constructed in the early 19th century with subsequent phases of reconstruction and alteration. Those parts of the building that date to the late 19th century are therefore limited to the external elevations; with much of the interior dating to the late-1950s. H. Fairhursts and Sons were responsible for the extensive alterations in the late 1950s to provide a new Chemical Engineering. Externally, the late-19th century gate to the south-eastern aspect of the building is of high artistic value, formed of red brick with stone dressings and a deep, recessed arched entrance in an Italianate style.*	The former Jackson Street Mill is an outlier within the Former UMIST campus. The building was retained and redeveloped quickly to accommodate a new Chemical Engineering block. Whilst the building shares some historical associations with the wider campus, the asset is considered to retain minimal architectural group value with the wider site. The contribution of setting to the significance of the NDHA is considered to be **low beneficial.**	The Site is located within the former UMIST campus, and while the MSCP contributes to and understanding of the historical evolution of the wider site, the Site itself is considered to make **no contribution** to an appreciation of the NDHA's significance. Due to the proximity of the NDHA to the Proposed Development, there is some potential for the development to impact upon its setting. The impact of the proposals will

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			therefore need to be tested in the subsequent Visual Impact Assessment.
25	**Pariser Building, NDHA** *The Pariser Building was designed by Messrs. Harry S. Fairhurst and Son in 1957 and named after councillor M. P. Pariser, chairman of the council of College of Technology. The building was largely completed in 1962 and was officially opened by HRH Prince Philip, the Duke of Edinburgh on the 15th October 1963. The 'L'-shaped building was the fifth building to be completed on the new campus site and was designed as the new civil engineering department to accommodate the departments of municipal engineering, structural engineering, building, and a part of the department of mechanical engineering.*	The non-designated heritage asset is situated in a prominent position within the former UMIST campus, which comprises a locally significant collection of modernist architecture. The Pariser shares some group value with the other buildings designed by Fairhurst's and is read as positive contributor to the architectural character of the area. The contribution of setting to the significance of the NDHA is considered to be **high-medium beneficial.**	The Site is located within the former UMIST campus, and while the MSCP contributes to and understanding of the historical evolution of the wider site, the Site itself is considered to make a **negligible contribution** to an appreciation of the NDHA's significance. Due to the proximity of the NDHA to the Proposed Development, there is some potential for the development to impact upon its setting. The impact of the proposals will therefore need to be tested in the subsequent Visual Impact Assessment.
26	**MSS Tower, NDHA** *The Maths and Social Sciences Building, often known as the "MSS" or "UMIST" Tower, was designed to accommodate the Collage's Maths and Social Sciences departments by W. A. Gibbon of Cruickshank and Seward in 1968.The 15-storey concrete tower forms the tallest building on the Campus and was constructed as part of the later development phase to the south of the Site. W.A. Gibbon explained that the tower was "positioned to form a strong visual feature as one proceeds towards the city."*	The non-designated heritage asset is situated in a prominent position within the former UMIST campus and forms a landmark building from wider views, due to its height and scale. The MSS shares some group value with the other buildings designed by Fairhurst's, particularly the Ferranti Building, and is read as positive contributor to the architectural character of the area. The contribution of setting to the significance of the NDHA is considered to be **high-medium beneficial.**	The Site is located within the former UMIST campus, and while the MSCP contributes to and understanding of the historical evolution of the wider site, the Site itself is considered to make a **negligible contribution** to an appreciation of the NDHA's significance. Due to the proximity of the NDHA to the Proposed Development, there is some potential for the development to impact upon its setting.

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			The impact of the proposals will therefore need to be tested in the subsequent Visual Impact Assessment.

5.4 Whitworth Street Conservation Area

The Conservation Area was designated by the City Council in September 1974, and was bounded by Oxford Street, Portland Street, Abingdon Street, Bloom Street, Chorlton Street, Cobourg Street and the Piccadilly to Oxford Road railway viaduct. It was extended in June 1985 to include an area bounded by Whitworth Street, London Road and the above viaduct.

By the middle of the 19th century, Manchester had witnessed world-wide recognition by virtue of its success in the textile trade. This led to the subsequent need to build warehouses of sufficient quality to represent the growing recognition and demand. By the mid-to-late 19th century, the area around Whitworth Street had become developed with six to seven-storey buildings, complete with opulent and deeply modelled facades, principally of redbrick and terracotta. The rear elevations of these buildings were typically faced in glazed white brick. The great height of the warehouses along Princess Street, and especially on Whitworth Street, give the area its most obvious physical character of a canyon-like atmosphere.

The Princess Street warehouses are relatively early in date, and for the most part are relatively plain and simplified developments of the Italian palazzo style. By the time the Whitworth Street warehouses were built, the Edwardian penchant for decoration was at its height, and the technology for constructing buildings with a steel or reinforced concrete frame enabled them to be taller than before. These later buildings also tended to abandon the use of traditional brick as a wall material and instead favoured the then fashionable faience or glazed terracotta, which lends itself to rich decoration. The successful architectural quality of the former warehouse buildings along Whitworth Street, Princess Street and Chorlton Street are further recognised by their listed building status. The concentration of listed buildings around Sackville Gardens and in the immediate streets beyond convey the significant character and appearance of the area.

As a whole, the Whitworth Street Conservation Area is considered to hold:

- **High Historic Interest**
- **High Architectural / Artistic Interest**

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Contribution of Setting to Significance

The contribution of Whitworth Street Conservation Area's setting to an appreciation of its significance is considered to be **low-medium**. The characteristic rectilinear canyon-like streets within the Conservation Area largely cease upon exiting the boundary, and modern development to the south takes on a markedly different pattern whereby vertical emphasis, and the incorporation of green space and open courtyard arrangements characterise developments such as the recent Circle Square development, and the mid-20th century UMIST campus. To the east, Piccadilly station marks a dramatic change in architectural style, and longer-range views with lower-rise developments open up these spaces. The George Street Conservation Area sits along the northern boundary of the Whitworth Street Conservation Area, and while it has its own distinctive former Georgian street pattern and prevailing architectural qualities, the regular grid pattern of streets, principally along Princess Street, lends itself to a natural complimentary continuation between the two designations. The significance of the Conservation Area is thus best experienced from within its boundaries, as the scale of buildings largely prevents long-range views, less the key sight lines from Whitworth Street West and Princess Street.

In its existing form, it is considered that the Site makes a **negligible adverse** contribution to an understanding of the significance of the Whitworth Street Conservation Area, as it largely conceals the railway viaduct which marks the southern boundary of the designation. Furthermore, in its existing state it could be considered that the Site is a detracting feature of the Conservation Area's setting, with low-quality built form that diminishes the architectural quality of the area. Nevertheless, given its proximity, there will be a visual relationship between the Proposed Development and the Conservation Area, and subsequently, the potential for a meaningful impact on how its significance is appreciated.

5.5 Statement of Significance – the Site

The Statement of Significance provides a summary of the relative architectural / artistic, and historic interest of the Site.

The multi-storey car park at Charles Street is an unlisted building which dates to the early 1970s. The building is situated to the west aspect of Sackville Street, distinctly orientated outside of the enclosed campus, which was designed to be 'car free.' The car park was designed to serve visitors and residents of the former UMIST campus but shares no group value with any of the other buildings on the campus. The architect for the building is not known / could not be identified through archival research.

The building is formed of two parts, a linear brick building with a frontage to Sackville Street, containing the 'Retro Bar,' a kiosk and coffee shop. The multi-storey car park is located to the rear, formed of concrete decks with an open stair core to the centre of the south elevation.

Whilst the car park appears largely as built, the frontage building to Sackville Street has been altered, with the original windows and elevational treatment to the ground floor units replaced, and all original signage lost. The only external feature of some interest is the geometric brick mural to the south-east

corner. Notwithstanding this, the building does not present a significant example of this building typology, and it is not of innovative construction. When compared with the likes of Preston Bus Station (Grade II) or the quality of the artworks at Abbey Walk MSCP, Grimsby, Lincolnshire; the Charles Street MSCP does not present a particular high-quality or advanced example of a late-20th century MSCP typology.

Due to the Site's previous occupation, there is the potential for surviving below-ground remains of which could potentially be of some archaeological interest. This interest is explored further in the Archaeological Assessment prepared by Civic Heritage.

It is therefore considered the Site yields:

- **Negligible Historic Interest**
- **Negligible Architectural and Artistic Interest**

It is considered that the Charles Street MSCP does not warrant sufficient interest to be considered a non-designated heritage asset. As stipulated in **Paragraph 038** of the Planning Practice Guidance, *"a substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets."*

The wider townscape contains of a number of historically and architecturally important designated and non-designated heritage assets the settings of which contribute to their significance. The current Site is considered to make a **negligible adverse** contribution to the setting of these heritage assets, including the setting of the Whitworth Street Conservation Area.

It will be clear, therefore, that any proposals to develop the Site must seek to preserve and / or enhance their setting.

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Figure 16: Image of the Site looking north-west from the junction of Charles Street and Sackville Street. The planning application to demolish the MSCP was approved in December 2025. Source: Google Maps Street View, March 2025.

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6. HERITAGE IMPACT ASSESSMENT

6.1 Measuring heritage impact

The magnitude of impact is a product of the extent of change which is likely to result from the Proposed Development on the settings of the identified designated and non-designated heritage assets. Where the proposed changes are considered to enhance the setting or appreciation of a heritage asset, the impact on its significance will be deemed to be beneficial. Conversely, where the Proposed Development is considered to compromise or diminish its positive heritage values, the impact on the significance will be deemed adverse.

Measuring the heritage impact of the Proposed Development is essentially an evaluation of change to the fabric, character, and appearance of the identified heritage asset, balanced against its relative significance. Please refer to **Table 6**, **Appendix I** for relative significance / values used in this Heritage Statement.

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

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

The criteria for assessing the magnitude of change and significance of impact are set out in **Tables 7 and 8 (Appendix II and III),** both direct heritage impacts (physical alteration or change in character) and indirect heritage impacts (such as the change to the setting of listed buildings), are set out in **Table 7 (Appendix II)**. This follows the recommended approach to evaluating heritage impact derived by ICOMOS (2011) and the tests set by Historic England in the 2017 guidance on the evaluation of: 'The Setting of Heritage Assets' *(Historic Environment Good Practice Advice in Planning. Note 3).*

As Historic England's Guidance Note on producing Statements of Heritage Significance makes clear, the reliance and use of tabulated matrices can lead to a reductionist approach when assessing the true 'significance' of impact. Consequently, the following impact assessment is formed of a non-technical narrative argument that sets out 'what matters and why' in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them.

6.2 Determining the overall impact

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

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

Mitigation in respect of any adverse impact upon the setting of the identified heritage assets is formulated upon the overall benefits of the Proposed Development. Benefits relate to both the place in which the development will be constructed, as well as benefits to the wider community or society as a whole. Discussion of such benefits falls outside the scope of the Heritage Statement and is expounded in the wider Planning Statement.

6.2.1 Demolition of the Charles Street MSCP

The demolition of the MSCP and associated retail units is subject to a separate planning application under reference **143741/FO/2025**, which was approved in December 2025**.** A Heritage Statement has been submitted as part of that application outlining the relative significance of the Site, and any potential impact to the setting of nearby heritage assets as a result of its demolition.

In summary, the significance assessment above has tested the relative 'value' of the Charles Street MSCP against recognised criteria for local listing (Historic England, 2021), and further weighted against Historic England's guidance on 'buildings and infrastructure for the motor car' (2016). This assessment has identified the Site **does not warrant sufficient interest to be considered a 'non-designated heritage asset.'**

This lack of Planning status, in heritage terms, would mean consideration under **Paragraph 216** would not be applicable, and indicates the loss of the building would equate to 'no harm' as described in the NPPF.

As noted above, the building is within the immediate setting of numerous listed buildings and non-designated heritage assets, and the Whitworth Street Conservation Area, of which it is considered to make a **negligible adverse** contribution regarding setting. The demolition of the 1970s building would be considered to incur a slight benefit to the setting of these designated heritage assets.

Notwithstanding the approved demolition application, this report considers the impact of the demolition, and any public benefits, alongside the Proposed Development, as the MSCP forms the existing baseline from which to assess the cumulative impact.

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6.3 The Proposals

The Applicant, RGRE Ltd, ID Manchester Ltd and The University of Manchester, is seeking Full Planning Permission for "Purpose Built Student Accommodation (PBSA) with ground floor flexible commercial floorspace across three buildings of 8, 10 and 38 storeys, with a two-storey podium."

- *Height / Storeys in AOD (metres)*
  - *Tower 1: 8 storeys / 62.25 m*
  - *Tower 2: 10 storeys / 67.95 m*
  - *Tower 3: 38 storeys / 148.75 m*
  - *Tower 3 podium: 2 storeys / 46.20 m*

- *Total Floorspace (sqm)*
  - *GEA: 38,536.1m^2*
  - *GIA: 34,618.6m^2*

- *Total units: 1041*
  - *Cluster: 720*
  - *Studios: 321*

- *Flexible commercial floorspace (Use Class E) (sqm)*
  - *GEA: 659.1m²*
    - *Commercial Unit A: 137.5m²*
    - *Commercial Unit B: 241.5m²*
    - *Commercial Unit C: 280.1m²*

6.4 Visual Impact Assessment

Figure 17 below provides the ZTV study, and **Figure 18** provides a baseline map with the relative locations of key heritage viewpoints informed by the ZTV study.

The selected views have been scoped in where; a) there is a baseline value to the view, in heritage terms, and b) where the Proposed Development was visible, and c) sensitive / key viewpoints which test whether the Proposed Development would be visible. Additional views will be assessed as part of the wider Townscape Visual Impact Assessment (see TVIA – prepared by Layer Studio).

As stated within Historic England's Guidance on Tall Buildings (Note 4, March 2022), 'using visualisations can help communicate the proposed appearance of new developments. Done well they can give a clear understanding of how a tall building sits within its context.' The guidance goes on to stress that 'visualisations are also effective ways to show and assess the cumulative impact of a development alongside other existing and proposed tall buildings. Such visualisations are useful to indicate the scale of impact on and change to the historic environment.'

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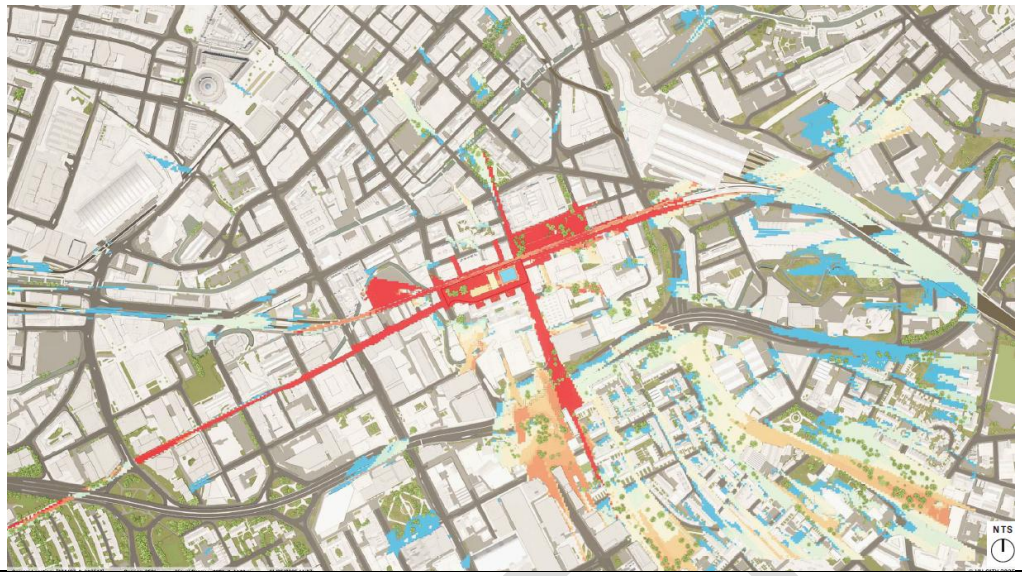


Figure 17: Extract from the ZTV Study. Areas of high visibility are represented in red, limited visibility in orange, and very limited visibility in blue. Source: Layer Studio.

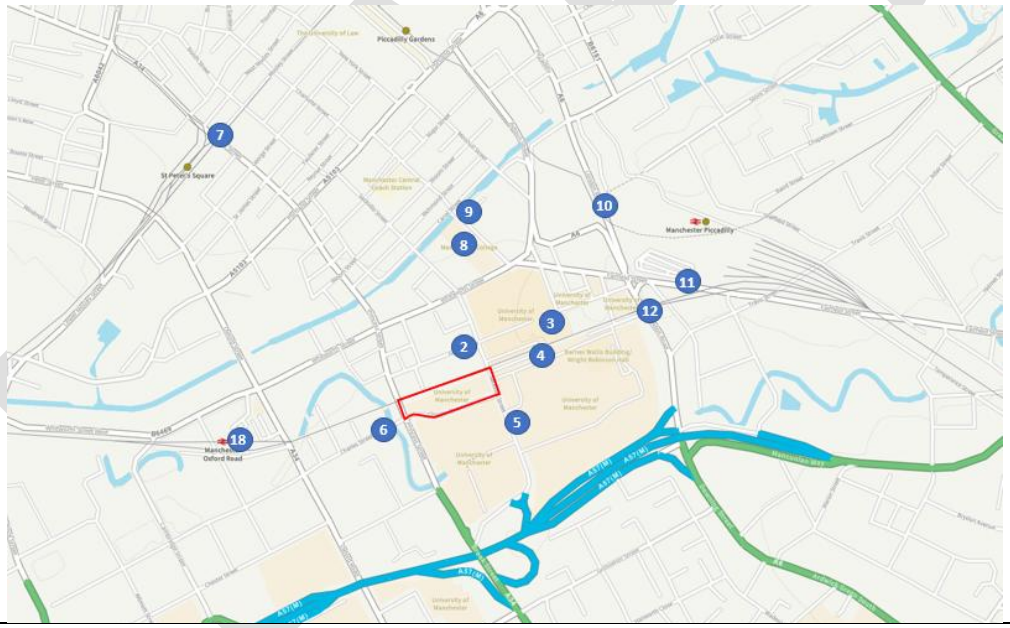


Figure 18: Key views map. Source: SLHA, utilising baseline map from NHLE.

- 2 – Granby Row at Granby House
- 3 – Vimto Park (SRF view B)
- 4 – Altrincham Street
- 5 – Sackville Street
- 6 – Charles Street at Lass O' Gowrie pub
- 7 – Princess Street
- 8 – Sackville Gardens (SRF view 5)
- 9 – Chorlton Street (SRF view 2)
- 10 – London Road (SRF view 3)
- 11 – Fairfield Street (SRF view 4)
- 12 – Altrincham Street
- 18 – Oxford Street Station

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

Short Range Views

- **V2** (Granby Row at Granby House)
- **V4** (Altrincham Street)
- **V5** (Sackville Street)
- **V6** (Charles Street at Lass O'Gowrie Pub)

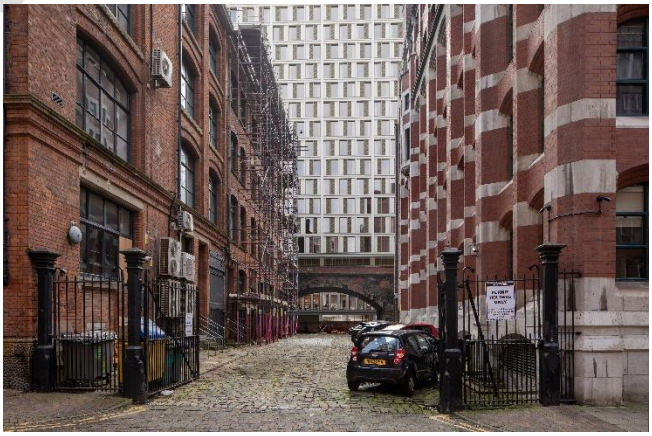
Mid-Range Views

- **V3** (Vimto Park SRF view B)
- **V8** (Sackville Gardens SRF view 5)
- **V12** (Altrincham Street)

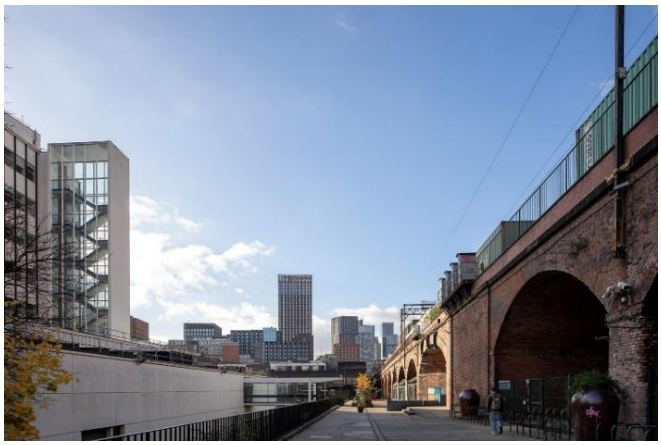
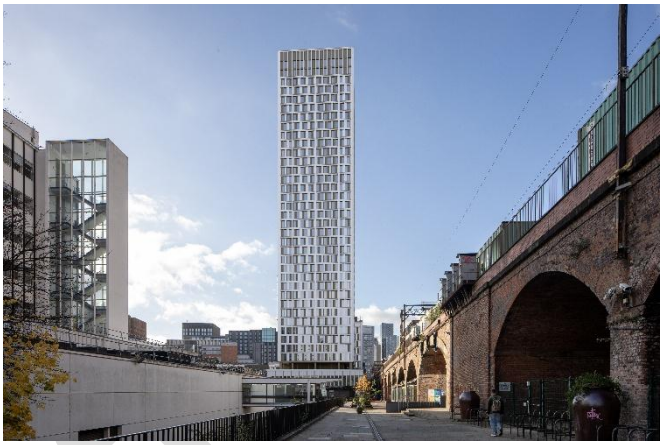
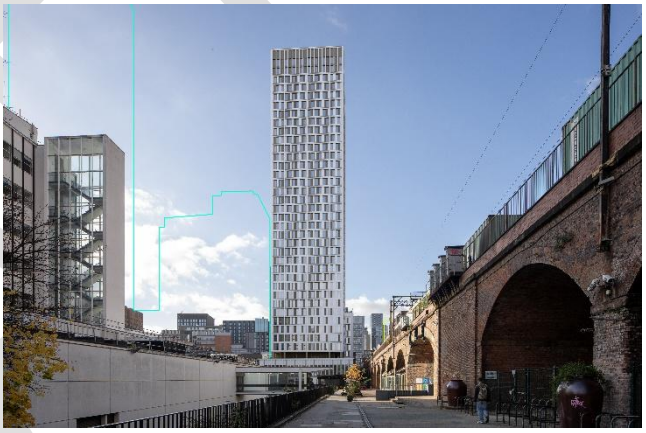
Long Range Views

- **V7** (Princess Street)
- **V9** (Chorlton Street SRF view 2)
- **V10** (London Road SRF view 3)
- **V11** (Fairfield Street SRF view 4)
- **V18** (Oxford Street Station)

6.4.1 Short Range Views

Existing View	Proposed View
V2 (Granby Row at Granby House)	
	

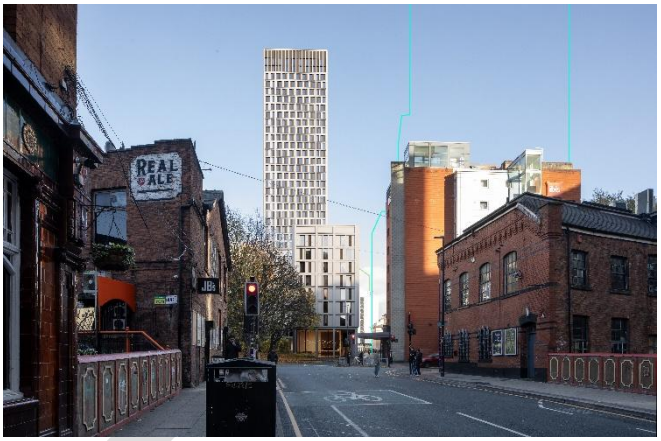
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V4 (Altrincham Street)	
	
	 **Cumulative View**

V5 (Sackville Street)	
	

	 **Cumulative**

V6 (Charles Street at Lass O' Gowrie Pub)	
	
	

	 **Cumulative View**

Existing Baseline: Views 2, 4, 5, and **6** are principally focused on immediate views of the Site from the north, east, south, and west, allowing for an appreciation of the Site, and Proposed Development when moving through the immediate surrounds. From these locations, V2 takes in the eastern elevation of Granby House, with the viaduct cutting across the horizon in the mid-distance, and the lower levels of the MSCP obscuring the void of the viaduct arches; V4 looks west along Altrincham Street, with the external staircase of the Grade II listed Renold Building in the left foreground of the view; V5 is from the south along Sackville Street which frames the viaduct in the mid-distance, and the Paper Science building to the right foreground, and demonstrates the low-quality pedestrian environment in the immediacies of the Site; and V6 is taken from the southern elevation of the Grade II listed Lass O'Gowrie looking east across the Charles Street Bridge toward the Site in the mid-distance.

View 2 is a glimpsed view of the Site when moving along Granby Row, and views toward the viaduct and beyond to the Faraday Building from this location are channelled through the orientation of Granby House, and the adjacent building (Stethos House). View 2 is the only view within this set which is taken from within the Conservation Area. However, it will be apparent that the view is directed outwards, and so is not considered the best location from which to appreciate the character of the Conservation Area. **View 4** provides the western context of the Site, with the existing Circle Square development forming a prominent element of the background, and additional multi-storey tower developments characterising the distant skyline.

The Site is most prominent from **View 5** and **View 6** where the low architectural quality of the MSCP detracts from views toward the viaduct. View 5 looks toward the southern boundary of the Conservation Area, with the railway viaduct providing a definitive border which separates the patterns of built form to its south and north. From this view, the character of the Conservation Area is not readily appreciable, as the viaduct itself obscures long-range views along Sackville Street.

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As described in **Table 4** the Site is not considered to make any meaningful contribution to an appreciation of the significance of the heritage assets identified within the locality of these views. It is evident that the settings of these assets could be improved by the removal of the existing low-quality MSCP, and replacement with a higher-quality built form.

Proposed: The proposed views illustrate the transformational scale of the Proposed Development as a strong conclusion to views from the west, and a complimentary continuation of the emerging tall buildings context along the eastern sections of the railway viaduct surrounding Echo Street. In the glimpsed view of **V2**, the Proposed Development fills the space between Granby House and Stethos House, with the mid-distance channelled view toward the Faraday Building obscured. As a result of the articulation of the Proposed Development's façade at ground and first floor level, the void and structure of the viaduct arches remain legible. The vertical emphasis of the Proposed Development sits in contrast to the established horizontal form of the viaduct, and this would impede to a minor extent on the ability to appreciate the significance of the structure from this view. In addition, this view is taken from within the Conservation Area, but as discussed above, it is not considered to best express the character and appearance of the area, and thus any potential impact on its special significance as a result of the Proposed Development would not be overtly understood from this view. Finally, as this view sits along the eastern edge of Granby House, when directly in front of the building's principal façade the Proposed Development would be largely screened by the existing building, allowing Granby House to retain an individual appreciation of its significance, and the Proposed Development having a negligible impact.

From the position of **V4,** the Proposed Development stands out as a landmark building along Altrincham Street enabling further activation of the area in tandem with the adjacent Sister Plot C. The materiality of the Proposed Development is seen in compliment to the northern façade of the Grade II listed Renold Building, and the established distance between the base of the Proposed Development, and the viaduct, allows both structures to be appreciated individually, thus incurring a negligible impact on the ability to appreciate the robust horizontal structure of the viaduct from this perspective. The cumulative view takes into account the proposed Weston Hall scheme to the south of the Site and demonstrates the integration of the building within the emerging tall buildings context south of the viaduct. The additional development is stepped away, and down from the façade of the Proposed Development in this view, allowing all proposed new buildings to be read individually. In **V5**, the base of the Proposed Development is positioned to the western side of Sackville Street, with the non-designated heritage assets associated with the former UMIST Campus to the east. From this location, the linear directed views into the Conservation Area will remain uninterrupted, and there are no heritage assets which would be obscured in this view as a result of the Proposed Development. The cumulative view presented increases the quantum of development to the western side of Sackville Street, however this is not considered to obscure views into the Conservation Area, or to any identified designated heritage assets from this location.

V6 is shown as both a daytime and night-time view, as the activity spurred by surrounding bars, nightclubs, and restaurants such as the Lass O'Gowrie, Circle Square, YES and Factory encourages a large number of pedestrians in this area throughout the day, and thus this would be a prominent location from which to view the Proposed Development. The Proposed Development is considered to

be an enhancement upon the existing context and would retain glimpsed views toward the former UMIST campus and Renold building in the far-distance. The lighter tonality of the Proposed Development sits in positive contrast to the brick materiality of historic buildings in the foreground, and the development is not considered to impede upon the ability to appreciate the architectural significance of the Lass O'Gowrie, which sits to the left of this view. The listed building would remain best appreciated from Charles Street looking north, where the architectural interest of the building is understood. Whilst the development is a considerable increase in height over what is existing, it is considered to be a positive termination to the view along Charles Street. The Proposed Development would greatly enhance the pedestrian environment and approach, and, particularly in the night-time views, would provide a more inviting environment over what is existing, thus extending the vibrancy of this area which currently largely terminates along Princess Street and the western boundary of the Site. The cumulative view incorporating the Weston Hall scheme introduces an additional element to the south replacing the low-quality built form of the existing Ibis building, and is expected to enhance the pedestrian environment in the area, and the visual approach from the west.

6.4.2 Mid-Range Views

<table>
<tr><th>Existing View</th><th>Proposed View</th></tr>
<tr><td colspan="2">V3 (Vimto Park SRF view B)</td></tr>
<tr><td></td><td></td></tr>
<tr><td></td><td>
Cumulative View</td></tr>
</table>

<table>
<tr><th colspan="2">V8 (Sackville Gardens SRF view 5)</th></tr>
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<tr><td></td><td></td></tr>
<tr><td></td><td>
Cumulative View</td></tr>
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V12 (Altrincham Street)	
	
	 **Cumulative View**

Existing Baseline: Views 3, 8, and **12** are mid-range views directed toward the Site from the east and north. **View 3** is taken from along Granby Row looking to the west toward Vimto Park and is largely characterised by existing mature trees which serve to screen long-range views toward the Circle Square development. The Grade II listed Manchester House terminates the view at the end of Granby Row, and the clock tower of the Grade II* listed Former Refuge Assurances building is glimpsed above the roofline. The right of the view is framed by the southern elevation of the Grade II listed Institute of Science and Technology, where the substantial scale of the building is readily apparent due to the contrasting lack of built form within Vimto Park.

View 8 is taken from within Sackville Gardens along the western elevation of the Grade II listed former Shena Simon Campus. Oriented south-west, this view takes in the Grade II listed Regency House, and the Grade II listed 46 Sackville Street running along the right periphery, with the western corner of the Grade II listed Institute of Science and Technology terminating the view. Additionally, this is a prominent location from which to experience the character of the Whitworth Street Conservation

Area and enables an appreciation of the highly significant contributions to the streetscape, and the character and appearance of the Conservation Area, made by the identified designated heritage assets.

View 12 principally focuses on the Grade II listed Holloway Wall in the mid-distance. The low-rise buildings opposing the viaduct along Altrincham Street, and the high-rise Echo Street development to the left periphery encapsulates this view. The Hollaway Wall forms a definitive barrier to the cohesive group of modernist buildings behind, including the Moffatt Building, Barnes Wallis / Wright Robinson tower, Morton Laboratory, Jackson Street Mill, and MSS Tower. However, the Holloway Wall is not immediately appreciable from this viewpoint due to the long-term weathering of the structure, and the assortment of trees and vegetation, which provide light screening. The strong horizontal form of the listed MSJ & A railway viaduct is also evident in this view, with the structure sweeping across the right periphery of the view.

Proposed: The mid-range views demonstrate that the Proposed Development would be best experienced from within the immediacies of the Site, with wider views contextualising the development amongst the existing and emerging skyline. In **V3**, the Proposed Development is a prominent landmark established within the immediate context of Vimto Gardens, which currently lacks built form, and will form a significant feature of the experience of Vimto Gardens. From this location, the prevailing materiality of the Conservation Area can still be appreciated, with the southern elevation of the Grade II listed Institute of Science and Technology dominating the right periphery. As with other views described above, the tonality of the Proposed Development is read as a contemporary addition which sits in positive contrast to the existing darker brick materiality of surrounding historic buildings, and the character and appearance of the Conservation Area. Whilst the development would be a considerable addition to the immediate boundary of the Conservation Area, this is not considered to be the most prominent location from which to appreciate its character, and thus the impact on its setting and significance is considered to be minor. The channelled views along Granby Row toward the Grade II listed Manchester House will remain uninterrupted, and the separating distance between the Proposed Development and the clock tower of the Former Refuge Assurances building will not introduce any direct competition between the two. It will be evident in the cumulative view that the developments outlined in the periphery would not result in any material change to the proposed situation and will incur no further / greater impact.

V8 is a prominent location from which to experience the character of the Conservation Area and appreciate the group of listed buildings surrounding Sackville Gardens. The Proposed Development rises significantly above the existing established roofline, however, as shown in the view, the existing vegetation offers some screening effect to the mid-stories. Due to the expanse of Sackville Gardens, the Proposed Development will be readily experienced as a significant element of the settings of the buildings in this view. This is considered to incur a minor, to minor-to-moderate range of impact on the settings of these buildings, with each individually assessed in **Table 5.** Furthermore, the Proposed Development is considered to have a minor-to-moderate impact on the setting of the Conservation Area from this location, as it will introduce a new quantum of development which fills in currently open views along Sackville Street. The dusk view provided illustrates that there will be no additional impact considered to result from the night-time context of the building from this location. It will be

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evident in the cumulative view that the majority of the Weston Hall scheme is shown to be concealed behind the Proposed Development, and it is thus considered that the development would not result in any material change to the proposed situation.

In **V12** the Proposed Development is shown to sit comfortably in the context of the emerging development Echo Street development to the north of the viaduct, with the height of the development matching the Echo Street towers. Additionally, the height of the Proposed Development is comparative to the tower of the Barnes-Wallis building within the former UMIST campus from this perspective, introducing some direct competition. From this location, the Proposed Development is not considered to have a significant impact on the ability to appreciate the settings of the non-designated heritage assets within the former UMIST Campus, and both the setting and significance of the Grade II listed Holloway Wall, and the Grade II listed Renold building, as, cumulatively, these assets are best experienced from more intimate locations in their immediacies. Furthermore, the robust horizontal visual emphasis achieved by the viaduct will remain evident in the proposed view, with the Proposed Development creating a contrasting vertical emphasis, which naturally draws together with the viaduct along the horizon line and allows for directed views along Altrincham Street. In the cumulative view, the Proposed Development is semi-obscured by the Plot C Sister Proposals, which would serve to further integrate the Proposed Development within the emerging context and minimise the impact of the Proposed Development on the setting of identified heritage assets from this location, particularly those proposed to be demolished within the Plot C masterplan.

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6.4.3 Long Range Views

Existing View	Proposed View
V7 (Princess Street)	
	
	 **Cumulative**

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V9 (Chorlton Street SRF view 2)





V10 (London Road SRF view 3)







Cumulative View

V11 (Fairfield Street SRF view 4)







Cumulative View

V18 (Oxford Street Station)





	 **Cumulative**

Existing Baseline: Views 7, 9, 10, 11, and **18** are long-range contextual views placing the Proposed Development within the existing and emerging context throughout the city-centre. **View 7** is taken from along Princess Street looking to the south toward the Site and is framed by an array of Grade II and II* listed buildings along Princess Street, alongside the Grade I listed Manchester Art Gallery to the left foreground. St Peter's Square and the Town Hall sit to the right of this view. Looking along Princess Street, this is a prominent location from which to view the transition between the George Street Conservation Area and the Whitworth Street Conservation Area. The complimentary building styles, materiality, rooflines, and orientation allows for a sweeping view down Princess Street, which, in turn, enables an appreciation of both character areas in conjunction.

View 9 is taken from Chorlton Street in front of the Grade II listed Mintierna House, and the Grade II listed Minshull House, with the north-eastern elevation of the Grade II listed former Shena Simon building dominating the view. The Grade II listed former Shena Simon campus is a key landmark building within the Conservation Area which provides a positive contribution to its character and appearance. From this location, the negative aspects of the building's setting, including the area of car parking to the east are visible, and thus this location is not considered to be a significant orientation from which to meaningfully appreciate the significance of the listed building.

View 10 is taken from London Road looking south and is principally composed of the north and eastern elevation of the Grade II* listed Police and Fire Station building. Looking west toward the Site, **View 11** takes in the southern elevation of Piccadilly Station, with the IQ Student development an unmistakably prominent feature of the view. From this location, the south-east tower of the Police and Fire Station is situated to the right of the view in the mid-distance, and it remains the tallest feature along the north side of Fairfield Street. These views illustrate the immediate setting of Manchester Piccadilly Station and associated goods offices (Grade II). As demonstrated within each of these baseline views, the immediate townscape context around the station consists of an eclectic mix of contemporary buildings, such as the Echo Street development and the Motel One hotel on London Road, experienced alongside historic buildings, which are principally lower in scale. This view also looks into the eastern boundary of the Whitworth Street Conservation Area. However, the infrastructure to the south of

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Piccadilly Station somewhat obscures the character of the area until the junction of London Road and Fairfield Street, where the 'canyon-like' streetscape is best experienced.

From the west, **View 18** illustrates the experience of the Site from an elevated position to the front of the Grade II listed Oxford Road station. The view is level with the first floor of the Grade II* listed Former Refuge Assurances building (Kimpton Clock Tower Hotel) and is a prominent position from which to view its principal frontage, and iconic clock tower. The partial erosion of the setting of this building due to modern high-rise developments to the south introducing competition to the established roofline of the listed building is evident within this view; however, the area to the south of the listed building is a rapidly evolving area comprised almost entirely of modern development, and thus any further additions to the skyline within this defined area will be a natural extension of the existing townscape.

Proposed: The views demonstrate that the Proposed Development will not be visible in **V9,** and **V10**, and thus there is considered to be no impact on identified heritage assets from these locations. **V11** shows the Proposed Development to the left periphery of the view and contextualises the tower as part of the expanding skyline in this area of the city. The Proposed Development is shown to integrate comfortably alongside the Echo Street development and is not considered to substantially impact the setting of any identified heritage assets from this location. It will be evident in the cumulative view that there are no developments outlined which would result in any material change to the proposed situation.

In **V7,** the Proposed Development rises above the established roofline of buildings along the eastern side of Princess Street, however the height of the tower is viewed in conjunction with the Grade II listed 34 Princess Street, which serves to integrate the building as part of the southern terminus of this view. The prevailing character of this view, including the sweeping nature of Princess Street, and the complimentary building styles between the two Conservation Areas will be unimpacted by the Proposed Development, however it will introduce an additional building within a currently open skyline, thereby incurring a minor impact on the setting of the Conservation Area. In the cumulative view, the Weston Hall scheme is shown to rise above the Proposed Development, thus incurring additional impact to the setting of the Conservation Area when viewed in tandem.

V18 demonstrates that the Proposed Development would rise slightly above the roofline of the Former Refuge Assurances building, adding a new element between the existing chimneys of the southern wing. Only the uppermost stories of the Proposed Development would be visible from this elevated location, and when moving toward the listed building along Oxford Street at pedestrian level, the height of the elevation would obscure the Proposed Development in its entirety. Furthermore, the height of the Proposed Development is thus that it does not compete with the clock tower, and any shared visibility would be minor in scale, thereby reducing the impact on the ability to appreciate the significance of the listed building in isolation. Nevertheless, the Proposed Development is considered to have a minor impact on the setting of the listed building due to the introduction of additional height which would extend above the established roofline and be visible in conjunction with the principal elevation of the building from this location. In the cumulative view, the Weston Hall scheme is shown to rise above the roofline of the listed building, and far above the height of the Proposed

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Development, thus incurring additional impact to the setting of the Former Refuge Assurance Building when viewed in tandem from this location.

6.5 Visual (indirect) Impact Assessment – Summary Table

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

These values have been established within the following table (**Table 5, below**) assessing the scale of impact and the perceived effect of change in each case as regard each of the designated heritage assets identified which could potentially be affected by the Proposed Development.

Whilst the table follows standardised guidance (with regards to scale of impact and significance of effect), it should be stressed that **a number of detailed design mitigations have reduced the overall impact in select instances**. This is reflected in the table below and is discussed further within the following summary section.

Table 5: Predicted impacts of the Proposed Development upon significance of setting to Heritage Assets

Heritage asset	Designation	Relative Significance / Value (inc. contribution of setting)	Scale of impact (setting)	Significance of the effect of change, or overall impact
Lass O Gowrie	Grade II	Medium	Negligible	**Negligible Beneficial and Adverse**
Manchester House	Grade II	Medium	Negligible	**Neutral beneficial**
Former Refuge Assurance Company Offices	Grade II*	High	Minor	**Negligible Adverse**
Orient House	Grade II	Medium	Negligible	**Neutral**
Granby House	Grade II	Medium	Negligible	**Negligible Adverse**
Renold Building, UMIST Campus	Grade II	Medium	Minor	**Minor Adverse**
Sculptural Wall	Grade II	Medium	Minor	**Negligible Adverse**
Train Shed and under croft at Manchester Piccadilly Station	Grade II	Medium	Negligible	**Neutral**

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Former Goods Offices to Piccadilly Station	Grade II	Medium	Negligible	**Neutral**
Police and Fire Station	Grade II*	High	Negligible	**Neutral**
Institute of Science and Technology (University of Manchester)	Grade II	Medium	Minor-to-Moderate	**Minor Adverse**
Regency House with Barclays Bank	Grade II	Medium	Minor	**Minor Adverse**
46 Sackville Street	Grade II	Medium	Minor	**Minor Adverse**
42 and 44 Sackville Street	Grade II	Medium	Minor	**Minor Adverse**
The Shena Simon Sixth-Form College	Grade II	Medium	Minor	**Minor Adverse**
Minshull House	Grade II	Medium	Neutral	**Neutral**
Mintierna House	Grade II	Medium	Neutral	**Neutral**
Manchester South Junction and Altrincham Railway Viaduct	Grade II	Medium	Minor	**Negligible-to-Minor Adverse**
Barnes Wallis and Wright Robinson building	Non-designated heritage asset	Low	Minor	**Minor Adverse**
Moffat Building	Non-designated heritage asset	Low	Minor	**Negligible Adverse**
Butterfly Stairs and Walkway Bridge (formerly known as The Sir Hubert Worthington Stair), UMIST	Non-designated heritage asset	Low	Negligible	**Neutral**
Staff House (Manchester Meeting Place), UMIST	Non-designated heritage asset	Low	Negligible	**Neutral**

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Morton Laboratory (Chemical Engineering Pilot Plant)	Non-designated heritage asset	Low	Negligible	**Neutral**
The Mill	Non-designated heritage asset	Low	Negligible	**Neutral**
Pariser Building	Non-designated heritage asset	Low	Negligible	**Negligible Adverse and Beneficial**
MSS Tower	Non-designated heritage asset	Low	Negligible	**Neutral**
Whitworth Street Conservation Area	CA	High	Minor-to-Moderate	**Minor Adverse**

6.6 Heritage Impact Assessment – Summary

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

- 8 instances of minor adverse impact;
- 1 instance of negligible-to-minor adverse impact;
- 6 instances of negligible adverse impact; and
- 12 instances of neutral impact upon the settings of identified designated and non-designated heritage assets.

The tabulated matrix is intended to be generally consisted with recognised criteria for assessing impact upon the significance of heritage assets, as defined within ICOMOS Guidance (2011). This matrix is not, however, intended to be prescriptive, and consideration is given to the elements of the existing surrounds of heritage assets which increase or decrease the relative value of their setting to significance.

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7. CONCLUSIONS

7.1 Overview of significance and impact

The Site currently comprises a vacant multi-storey car park (closed October 2024) and three vacant retail units (last occupied June 2025). The car park and retail units are no longer fit for purpose and are subject to a planning application (submitted August 2025) for demolition. The existing structures are not considered to yield any heritage interest.

Whilst the Site does not contain any heritage assets, it is within the wider setting of a number of listed buildings and non-designated heritage assets (NDHAs), and the Whitworth Street Conservation Area to the north. The aim of this report has been to assess the significance of the Site and its contribution to the settings of nearby heritage assets, as required by Paragraph 207 of the NPPF.

12 key views were identified for assessment of the Proposed Development within the existing townscape context. The Visual Impact assessment (**Section 6.5 – 6.6**) identified the Proposed Development would result in 8 instances of minor adverse impact; 1 instance of negligible-to-minor adverse impact; 6 instances of negligible adverse impact; and 12 instances of neutral impact upon the settings of identified designated and non-designated heritage assets.

The Proposed Development has also been demonstrated to enhance the character of the area and the composition of the street scene in the immediacies of the Site, providing a more inviting pedestrian environment and improving the overall vibrancy of the area.

7.2 Statutory and policy requirements.

Each instance of identified impact is *indirect* and will only influence the experience of the settings of the individual identified heritage assets. There will be *no direct* impacts to identified heritage assets as a result of the Proposed Development.

The identified impact to designated heritage assets, which includes the settings of the Renold Building (Grade II), Institute of Science and Technology (Grade II), Regency House with Barclays Bank (Grade II), 46 Sackville Street (Grade II), 42 and 44 Sackville Street (Grade II), The Shena Simon Sixth-Form College (Grade II), Manchester South Junction and Altrincham Railway Viaduct (Grade II), and the Whitworth Street Conservation Area are considered to equate to "less than substantial" harm, at the lower end of the scale, which would need to be considered in the context of **Paragraph 215** of the NPPF and demonstrably balanced by the public benefits of the proposals. The public benefits are outlined in the Planning Statement prepared by Deloitte. Regarding the minor adverse impact on the non-designated Barnes Wallis and Wright Robinson building, **Paragraph 216** of the NPPF states that "*a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset*."

Mitigation for any perceived instances of adverse impact (minor at most) are to be accrued by the public benefits of the Proposed Development. These are discussed in full within the Planning Statement prepared by Deloitte.

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REFERENCES

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

1. Planning (Listed Buildings & Conservation Areas Act 1990.
2. Department of Communities and Local Government (2025). National Planning Policy Framework.
3. Department of Communities and Local Government (2019) Planning Practice Guide. Conserving and enhancing the historic environment
4. Historic England (2019). Understanding Place: Conservation Area Designation, Appraisal and Management.
5. Historic England (2008). Conservation Principles. Policies and Guidance.
6. Historic England (2017). The Setting of heritage assets.
7. Historic England (2016). Making Changes to Heritage Assets. Historic England Advice Note 2.
8. Historic England (2015). Historic Environment Good Practice Advice in Planning. Note 2: Decision-Taking in the Historic Environment.
9. Historic England (2019). Statements of Heritage Significance.

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APPENDICES

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

Table 6: The hierarchy and definition of heritage significance relevant to the redevelopment of the Site (tailored from ICOMOS & Historic England guidance)	
Heritage status / hierarchy	**Description.**
Very High / Exceptional heritage significance *International architectural and historic interest and importance.*	This heritage grading relates to the fabric and setting of: • Scheduled Ancient Monuments, • Grade-I listed buildings, • Grade-I historic parks/gardens, • and battlefields, defined by statute, where the particular site is well represented in the impacted historic environment.
High heritage significance *National architectural and historic importance and interest.*	This heritage grading relates to the fabric and setting of: • Grade-II* and grade-II listed buildings, • Grade-II* and grade-II historic parks/gardens, • battlefields, as defined by statute, • Conservation Areas containing very Important buildings. where the particular site is well represented in the impacted historic environment.
Medium heritage significance *Regional architectural and historic importance and interest.*	This heritage grading relates to the fabric and setting of: • Grade-II listed buildings (dependant on character), • Grade-II historic parks/gardens and battlefields, • designated Conservation Areas, • Unscheduled archaeological sites and landscapes of potential national interest where the fabric and character of the site is well represented in the impacted historic environment.
Low heritage significance *Local architectural and historic heritage importance and interest.*	This heritage grading relates to the fabric and setting of: • Locally Listed Buildings (as formally identified by the Council and defined by an adopted Local Planning Policy), • Site's identified and recorded as being of heritage interest on the Historic Environment Record, which retain a definable heritage interest as a component of the historic environment. • unrecorded buildings, structures, or designed landscape features, which demonstrably retain a degree of heritage value due to their: architectural design, historic, communal, or townscape interest.
Negligible heritage significance *Buildings or fabric components which have been extensively altered, eroding, or compromising their architectural and historic interest*	This heritage grading relates to sites which may be: • recorded on the Historic Environment Record in record form or as 'Find Sites' but retain minimal or no original fabric or definable character. • buildings, structures, or designed landscape features, which detract from the architectural design, historic, communal, or townscape interest of the principal heritage asset.
Unknown heritage potential *Buildings/sites where the potential importance interest requires determination*	This heritage grading relates to sites which may be locally identified as meriting recognition but have not been previously recorded or investigated so that their origins and fabric significance have yet to be objectively defined.

Appendix II: Assessing the Magnitude of Change or Impact

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

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

Table 7: Criteria for defining the effect and degree of direct and indirect heritage impact

Definition of magnitude and nature of heritage impact.	**Direct heritage impacts**	**Indirect heritage impact**
Major adverse Impact. *Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.*	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage interest of the identified heritage assets in the view, or the ability to understand and appreciate its architectural and historic interest and thus results in total loss of significance.
Moderate Adverse Impact. *Less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.*	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its heritage interest.
Minor Adverse Impact. *The negative impact on the setting or overall character will need to be clearly balanced by appropriate mitigation.*	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage interest of the heritage asset and its setting, such that it is noticeably changed.
Negligible adverse impact. *This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant*	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic heritage interest of the identified

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

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

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Appendix III: Assessing the Significance of Impact

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

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

Table 8: Assessing the Significance of Impact

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

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

Appendix IV: Heritage Assets Within 500m Radius

Table 9: Heritage Assets Scoped Out of Assessment	
Heritage Asset	**Designation**
Chatham Mill, List Entry Number: 1293040	**Grade II**
India House (Including Attached Wrought Iron Gateway Linked to Lancaster House), List Entry Number: 1254836	**Grade II***
Former Grosvenor Picture Palace, List Entry Number: 1218431	**Grade II**
94-98, Grosvenor Street, List Entry Number: 1218404	**Grade II**
Oddfellows Hall, List Entry Number: 1200840	**Grade II**
Adult Deaf and Dumb Institute (Former), List Entry Number: 1200839	**Grade II**
Former Manchester Ear Hospital, List Entry Number: 1197922	**Grade II**
Dancehouse Theatre Including Numbers 6-14, List Entry Number: 1384997	**Grade II**
Former Town Hall Facade to Mabel Tylecote Building, Manchester Metropolitan University, List Entry Number: 1283062	**Grade II**
Dalton Statue in Forecourt Of Dalton College, List Entry Number: 1197791	**Grade II**
Manchester Oxford Road Station (Including Platform Structures), List Entry Number: 1255053	**Grade II**
Peveril Of the Peak Public House, List Entry Number: 1293058	**Grade II**
The Ritz Dance Hall, List Entry Number: 1254888	**Grade II**
The Palace Theatre, List Entry Number: 1271227	**Grade II**
Chorlton New Mill and Attached Chimney, List Entry Number: 1197774	**Grade II**
Chorlton Old Mill, List Entry Number: 1197775	**Grade II**
Mill On North East Corner Of Junction With Chester Street, List Entry Number: 1197776	**Grade II**

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Asia House, List Entry Number: 1247432	**Grade II***
Former Pickles Building, List Entry Number: 1246955	**Grade II**
Lindencourt House, List Entry Number: 1208396	**Grade II**
26-30, Princess Street, List Entry Number: 1246961	**Grade II**
116 And 118, Portland Street, List Entry Number: 1247062	**Grade II**
9, Richmond Street, List Entry Number: 1247476	**Grade II**
103, Princess Street, List Entry Number: 1247391	**Grade II***
16, Nicholas Street, List Entry Number: 1271453	**Grade II**
Transact House, List Entry Number: 1247386	**Grade II**
59 And 61, Faulkner Street, List Entry Number: 1282964	**Grade II**
52 And 54, Faulkner Street, List Entry Number: 1282963	**Grade II**
46, 48 And 50, Faulkner Street, List Entry Number: 1282962	**Grade II**
39 And 41, George Street, List Entry Number: 1218183	**Grade II**
83, Princess Street, List Entry Number: 1270913	**Grade II**
87-91, Princess Street, List Entry Number: 1247390	**Grade II**
Langley Buildings, List Entry Number: 1247385	**Grade II**
109 And 111, Portland Street, List Entry Number: 1271095	**Grade II**
101, Princess Street, List Entry Number: 1270899	**Grade II**
Brazil House, List Entry Number: 1270871	**Grade II**
The Churchill Public House, List Entry Number: 1197758	**Grade II**
109, Princess Street, List Entry Number: 1270914	**Grade II**

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Former Warehouse, List Entry Number: 1431770	**Grade II**
51 And 53, Richmond Street, List Entry Number: 1270835	**Grade II**
110-114, Portland Street, List Entry Number: 1247061	**Grade II**
104, BLOOM STREET (See Details For Further Address Information), List Entry Number: 1218476	**Grade II**
61, Oxford Street, List Entry Number: 1246286	**Grade II**
St James Buildings, List Entry Number: 1246571	**Grade II**
127-133, Portland Street, List Entry Number: 1246958	**Grade II**
Eastern House Portland House, List Entry Number: 1247058	**Grade II**
Bridgewater House, List Entry Number: 1270606	**Grade II**
Former Electricity Power Station, List Entry Number: 1255031	**Grade II**
32, DICKINSON STREET (See Details For Further Address Information), List Entry Number: 1247060	**Grade II**
Rhodesia House, List Entry Number: 1270911	**Grade II**
Lancaster House, List Entry Number: 1254887	**Grade II***
Rochdale Canal Lock Number 87, To East Of Princess Street, With Cast Iron Footbridge Beside Street, List Entry Number: 1247580	**Grade II**
New Union Public House, List Entry Number: 1247444	**Grade II**
Central House, List Entry Number: 1247389	**Grade II**
Lionesse House, List Entry Number: 1247387	**Grade II**
3, Brazil Street, List Entry Number: 1283077	**Grade II**
52 And 54, Portland Street, List Entry Number: 1246953	**Grade II**
35, 37 AND 39A, GEORGE STREET (See Details For Further Address Information), List Entry Number: 1200836	**Grade II**

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Rochdale Canal Lock Number 86, To East of Chorlton Street, List Entry Number: 1247481	**Grade II**
Nos. 41 And 43, Faulkner Street, List Entry Number: 1200829	**Grade II**
45 And 47, Faulkner Street, List Entry Number: 1200830	**Grade II**
34, Princess Street, List Entry Number: 1247383	**Grade II**
39, Chorlton Street, List Entry Number: 1283091	**Grade II**
Rochdale Canal Boundary Wall to Canal Between Sackville Street and Chorlton Street, List Entry Number: 1270837	**Grade II**
27, Sackville Street, List Entry Number: 1247607	**Grade II**
Boundary Wall to Rochdale Canal Between Princess Street and Sackville Street Rochdale Canal Boundary Wall to Canal Street Between Princess Street And Sackville Street, List Entry Number: 1247555	**Grade II**
55, FAULKNER STREET (See Details for Further Address Information), List Entry Number: 1217991	**Grade II**
No. 56, Faulkner Street, List Entry Number: 1200832	**Grade II**
No. 49, Faulkner Street, List Entry Number: 1200831	**Grade II**
No. 36, PRINCESS STREET, No. 94, PORTLAND STREET, And No. 75, FAULKNER STREET, List Entry Number: 1247384	**Grade II**
Basil House, List Entry Number: 1246956	**Grade II**
113-119, Portland Street, List Entry Number: 1246957	**Grade II**
Rochdale Canal Lock Number 88, To East of Oxford Street, List Entry Number: 1270857	**Grade II**
2, Harter Street, List Entry Number: 1200841	**Grade II**
Tootal, Broadhurst and Lee Building, List Entry Number: 1271294	**Grade II***
Circus Tavern and Attached Railings, List Entry Number: 1247057	**Grade II**
44-50, Portland Street, List Entry Number: 1247041	**Grade II**

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11, Bloom Street, List Entry Number: 1208005	**Grade II**
Lee House, List Entry Number: 1218358	**Grade II**
Nos 74-78, And No 80 (The Grey Horse Public House) And Attached Railings, Portland Street, List Entry Number: 1246954	**Grade II**
Britannia Hotel, List Entry Number: 1246952	**Grade II***
8, MINSHULL STREET (See Details for Further Address Information), List Entry Number: 1219858	**Grade II**
Canada House, List Entry Number: 1208597	**Grade II**
Rochdale Canal Boundary Wall to Canal Between Chorlton Street and Minshull Street, List Entry Number: 1247478	**Grade II**
Fraser House, List Entry Number: 1283064	**Grade II**
City Police Courts, List Entry Number: 1219894	**Grade II***
Joshua Hoyle Building, Including Roby House, List Entry Number: 1271127	**Grade II**
Princes Buildings, List Entry Number: 1246285	**Grade II**
70 AND 72, PORTLAND STREET (See Details for Further Address Information), List Entry Number: 1271071	**Grade II**
57, Faulkner Street, List Entry Number: 1218005	**Grade II**
63, George Street, List Entry Number: 1218197	**Grade II**
George Street Conservation Area, Designated June 1985	**Conservation Area**
St Peters Square Conservation Area, Designated December 1973	**Conservation Area**
Albert Square Conservation Area, Designated March 1972	**Conservation Area**

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