Heritage Statement
Maybrook House

May 2026

Turley
Heritage, Townscape and Landscape

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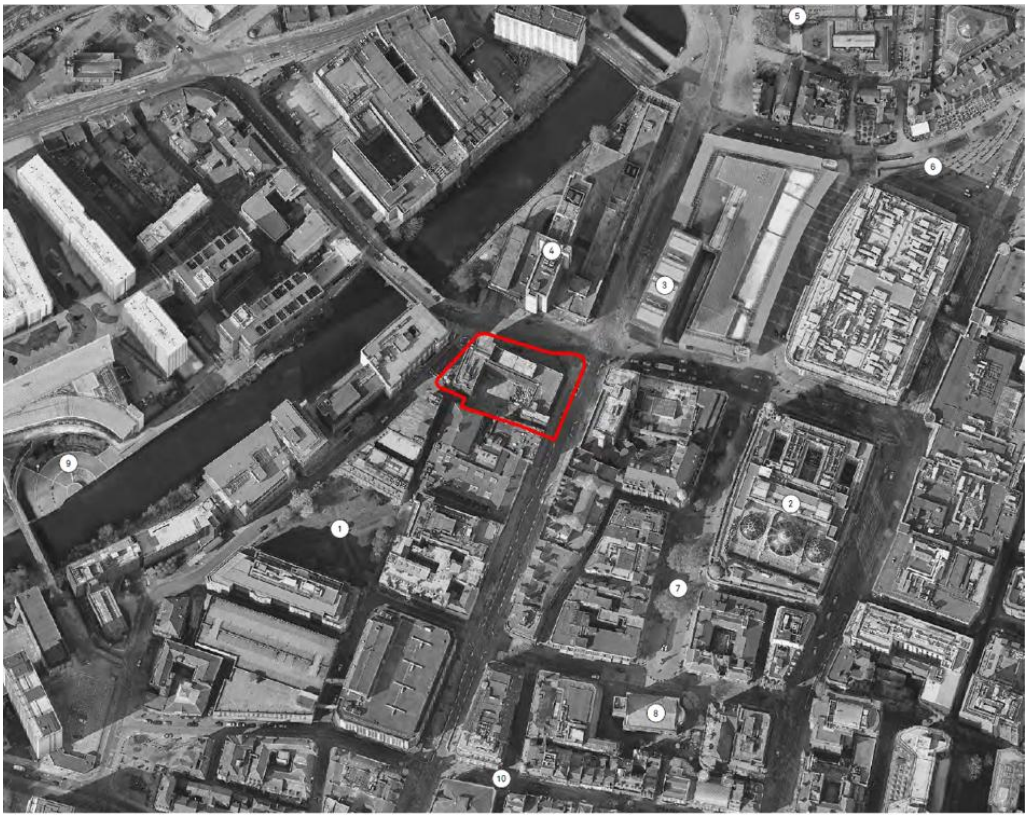
Our reference
EDMH3001

May 2026

1. Introduction

1.1 This Heritage Statement has been prepared by Turley Heritage on behalf of Deansgate Ventures Limited. It is prepared in connection with a full planning application for change of use to a hotel including a two-storey vertical extension, alongside external alterations (the 'Proposed Development') at Maybrook House, Deansgate, Manchester ('the Site' – **Figure 1.1**).

Figure 1.1: Site Location Plan



1.2 The formal description of development is as follows:

"*Change of use of part basement, part ground and all upper floors from gymnasium, restaurant and office use (Use Class E) to hotel (Use Class C1) together with a two storey vertical extension, external alterations and other associated works*."

1.3 The Site comprises Maybrook House, which is situated on a prominent corner in Manchester City Centre and is bound by Deansgate to the east, Blackfriars to the north, Parsonage to the west and Parsonage Lane to the south. The building extends to G+5 storeys in height and includes a basement level. It comprises a number of existing uses including office, retail, restaurant, café and drinking establishment. Part of the basement space was previously used as a gym however, this has since closed. To the rear of the building is a service yard and a small amount of car parking. The Site is within the Parsonage Gardens Conservation Area, and adjacent to the grade II listed Haywards Buildings, with a number of additional conservation areas and listed buildings nearby.

1.4 In determining the submitted full planning application, Manchester City Council (MCC) has statutory duties to have special regard to the desirability of preserving the special interest and setting of listed buildings and to preserve or enhance the character or appearance of conservation areas.[1]

1.5 The National Planning Policy Framework (NPPF, 2024) provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, Paragraph 207 states the following:

"*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance*."[2]

1.6 To comply with these requirements, **Section 2** of this Statement introduces the Site and describes its broad history in the context of the growth and development of this area of Manchester. Heritage assets with potential to be affected by the Proposed Development are identified in **Section 3** (with reference to a Heritage Asset Plan at ***Appendix 1***) and the significance and setting of those assets is described in **Section 4**. An assessment of the impact of the Proposed Development is set out in **Section 5**, and the Statement is summarised and concluded at **Section 6**.

1.7 This assessment has been undertaken based on published information, proportionate archival research and has been informed by site visits. It has been prepared in accordance with Historic England Advice Notes on 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' (HEAN 12)[3], Good Practice Advice on 'Managing Significance in Decision Taking in the Historic Environment' (GPA 2)[4] and 'The Setting of Heritage Assets' (GPA 3).[5]

1.8 This Heritage Statement addresses above ground heritage assets only.

[1] s66(1) and s72(1) Planning (Listed Buildings and Conservation Areas) Act 1990

[2] MHCLG (2024) National Planning Policy Framework (NPPF) - para. 207

[3] Historic England (2019) Historic England Advice Note 12, Statements of Heritage Significance: Analysing Significance in Heritage Assets

[4] Historic England (2015) Historic Environment Good Practice in Planning Note 2, Managing Significance in Decision Taking in the Historic Environment

[5] Historic England (2017) Historic Environment Good Practice in Planning Note 3, The Setting of Heritage Assets (2nd edition)

2. Site Context and Historic Development

Site and current context

2.1 Maybrook House is situated on a prominent corner in Manchester City Centre and is bound by Deansgate to the east, Blackfriars to the north, Parsonage to the west and Parsonage Lane to the south. The building extends to G+5 storeys in height and includes a basement level. It comprises a number of existing uses including office, retail, restaurant, café and drinking establishment. Part of the basement space was previously used as a gym however, this has since closed. To the rear of the building is a service yard and a small amount of car parking. Vehicular access to the site is via Parsonage Lane to the rear.

2.2 Maybrook House is a reinforced concrete building by Philips Cutler Philips Troy (PCPT Architects) which dates from the early 1970s. It is situated at a point on Deansgate where there is a distinct change in townscape character with a higher concentration of historic buildings to the south and tall, larger scale, buildings to the north. This is an area characterised by ongoing change, with a number of recent planning applications for redevelopment of late 20th century buildings with designs of increased height found nearby.

Figure 2.1: View of the Site from Deansgate, looking south west



2.3 The junction of Deansgate, Blackfriars Street and Market Street forms a key node within the city centre, functioning as a major thoroughfare for both pedestrian and vehicular movement. Generally, Maybrook House maintains a consistent building line along both frontages, enclosing streets in the urban block. It provides active ground floor frontages

and presents evenly proportioned modernist elevations expressed in a muted material palette of red brick with painted concrete panels blending into the surrounding townscape.

2.4 To the north, on the opposite side of Blackfriars Street is the Former Ramada Renaissance Hotel, dating from 1972 and including former offices by Cruickshank and Seward. It currently comprises a 15-storey concrete tower over a lower podium, and, in 2023, planning permission was granted for its redevelopment, including a 26-storey tower (planning application reference: 132088/FO/2021).

2.5 Diagonally across from the Site, at the junction of Deansgate and Market Street is No.1 Deansgate; a 14-storey apartment block by Ian Simpson Architects (2000-2) which has an exposed steel cradle supporting a glass wedge. Across from the Site on Deansgate is Speakers House (39 Deansgate), a seven to nine storey, late 20th century office building with consent for redevelopment and erection of a 17-storey building (Planning application reference: 131314/FO/2021).

2.6 Immediately to the south of the Site on Deansgate is Haywards Building, a four-storey, grade II listed commercial building dating from c.1877 and a short distance to the south on the opposite side of Deansgate is the grade II* listed Barton Arcade.

2.7 To the east, along Blackfriars Street and into Salford, there is a varied urban character with a mix of styles and building dates. Due to the heights of surrounding buildings, there is a strong sense of enclosure, broken by the River Irwell, which is spanned by the grade II listed Blackfriars Bridge.

Historic development of the Site and the surrounding area

2.8 The thoroughfare of Deansgate was established in the Roman era and was in use in the medieval period, linking Manchester's medieval centre with the site of a Roman Fort.

2.9 Manchester Cathedral was built to the north east of the Site, situated on the footprint of an earlier Anglo-Saxon church. By the late 13th century a fortified manor house, built by the Grelley Family, was located on the site of Chetham's Hospital. Medieval Manchester was centred on this house. During the 15th century, Thomas de la Warre, the Lord of the Manor (who was also a priest), obtained licences to transform the church into a collegiate foundation. Construction started in 1422, continuing through to the 16th century. This formed the earliest phase of Manchester Cathedral, which grew to become one of the largest and most lavishly designed collegiate churches in England. The domestic premises for the collegiate, the Priests College, and Great Hall, were built on the site of the earlier 13th century manor house and now fall within the complex of Chetham's Hospital buildings.

2.10 By the end of the 16th century, the town had developed a leading role in the cloth trade, an industry introduced by a group of Flemish weavers who first settled in the town during the 14th century. Manchester's wealth continued to grow through the 17th and 18th centuries. By the second half of the 18th century, the city centre featured many high-status residential buildings, following increased demands for housing and soaring land values. The 1750 map at **Figure 2.2** shows the Site and surrounding area at that time, with most of the streets developed with small-scale buildings and courts. Parsonage

Gardens was laid out around this time at St Mary's Church, and St Ann's Square after 1708, beside another new church. A footbridge was constructed at the site of the present Blackfriars Bridge in 1761. The 1794 map (**Figure 2.3**) shows the increased density of development within the city lining the River Irwell and evident across the Site.

Figure 2.2: John Berry Map 1750 with red line showing the approximate location of the Site



Figure 2.3: Green Map 1794 with red line showing the approximate location of the Site



2.11 The early 19th century saw the onset of the Industrial Revolution in Manchester. Significant growth and change in the city are illustrated in the surviving mills and warehouses from this time. However, this rapid growth also led to unprecedented levels of poverty, deprivation, and squalor. In addition to its success in trade, Manchester also became known for its slums (including along the south of Deansgate). The northern part of Deansgate had been partially developed by the mid 17th century and expansion continued into the 18th century. The road was widened from 1869. The outer surrounding land remained in agricultural use until the early 19th century when it was subsumed as part of Manchester's rapid urban expansion.

2.12 By 1848 (**Figure 2.4**), the townscape was changing, with a principal road network, mostly recognisable today, having begun to be laid out. Blackfriars Street was present by this time, defining the northern extent of the Site. The Victorian and early 20th century success of Manchester as a centre for industry and commerce is legible in the large numbers of buildings dating from these periods. The city centre was largely rebuilt from the 1820s onwards, in response to growing demands for commercial premises, including shops and banks, as the middle-classes left the centre for the suburbs. The 1870s and 1880s saw the rebuilding of many streets, including Deansgate, and developed with large-scale commercial and office buildings. To the north east, the 1870s Victoria Buildings formed a notable architectural set-piece over a triangular plot between Deansgate and Victoria Street.

Figure 2.4: 1848 Ordnance Survey Map



2.13 The Site at this time was comprised of a series of small buildings fronting onto the surrounding streets, with a yard and ancillary buildings in the centre of the urban block. As shown in **Figure 2.5**, this included commercial buildings, such as a cotton finishing works, public houses, a small brewhouse and several unidentified buildings. Later mapping and early 20th century trade directories[6] indicate that the Site remained occupied by a variety of commercial uses into the mid-20th century.

2.14 Aerial photographs at **Figure 2.7** show the Site and surrounding area during the 1920s and 1930s. Buildings within the Site and its immediate surrounding area appear largely as they were in the 19th century, though with some notable exceptions, including Blackfriars House to the west, designed for the Bleachers' Association by Harry Fairhurst in 1923.

[6] The 1911 Slaters Directory of Manchester and Salford

Figure 2.5: 1844 Ordnance Survey Map

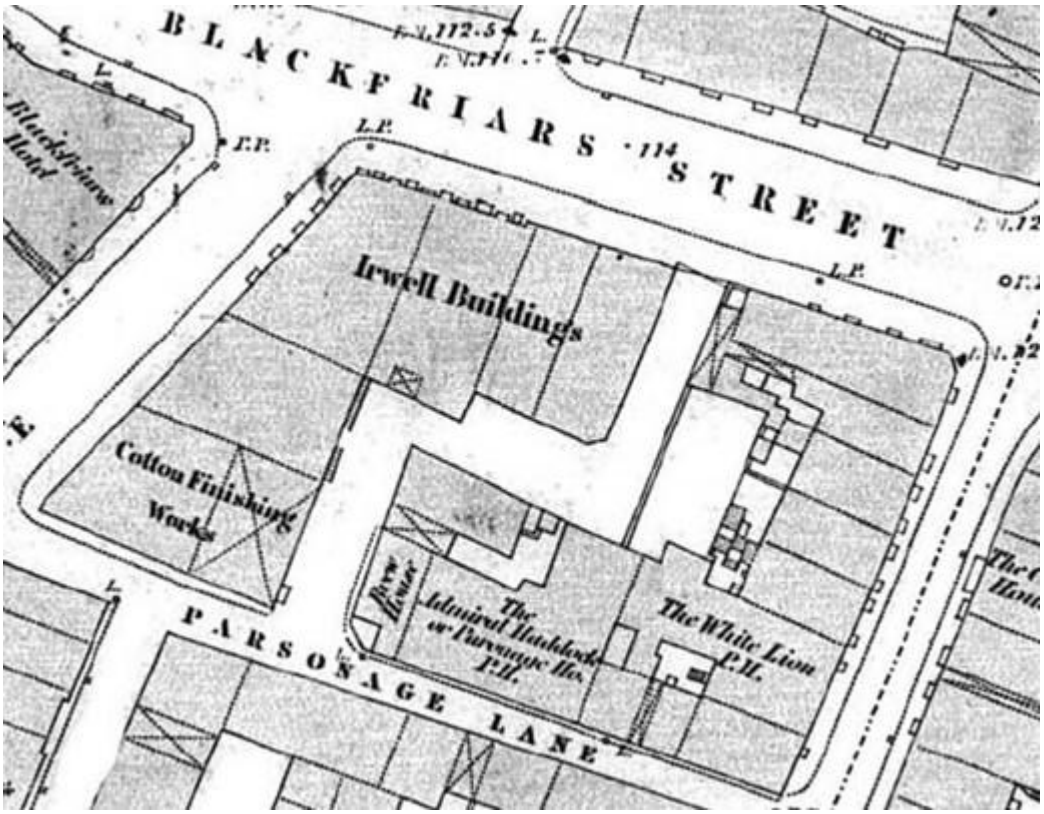
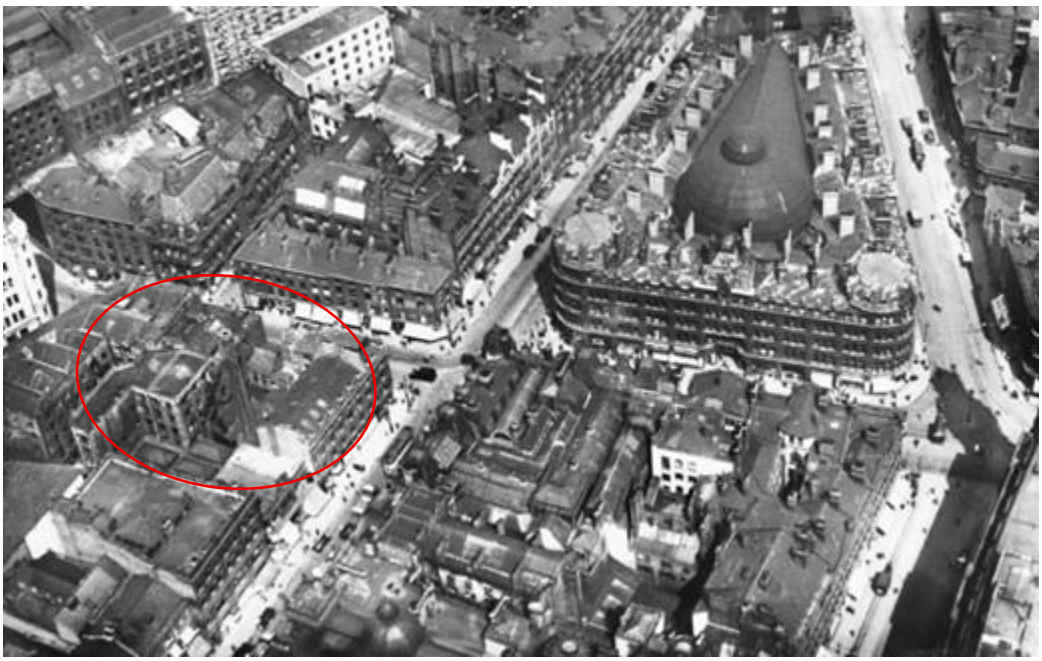
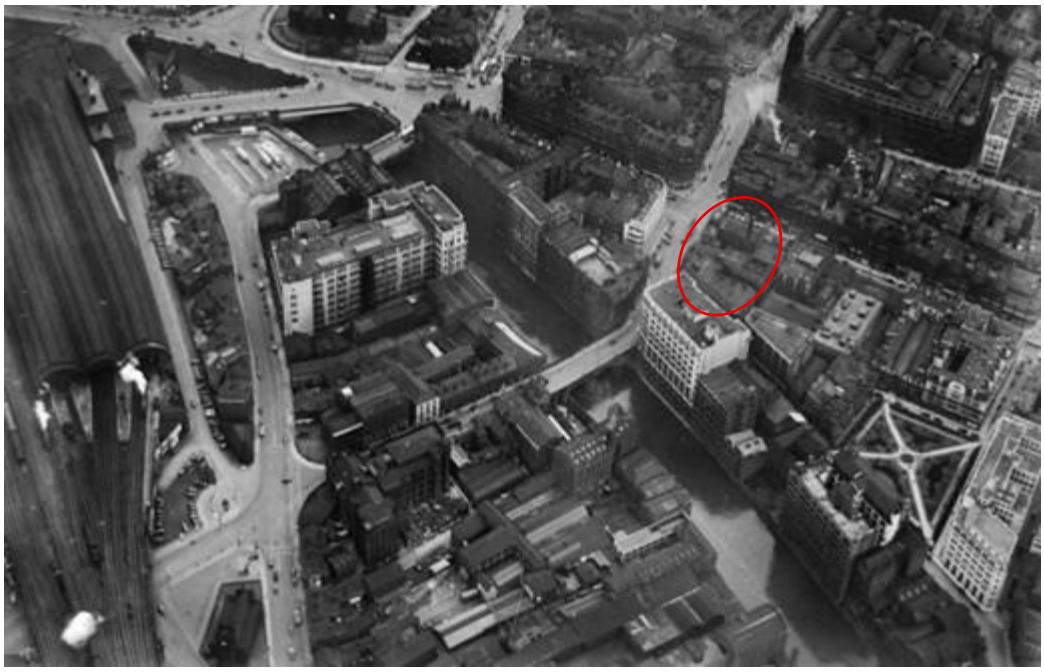


Figure 2.6: 1933 Ordnance Survey Map



Figure 2.7: Blackfriars Street, Historic England Photographs: EPW019091 flown 04/08/1927 and EPW057693 flown 17/06/1938





2.15 Second World War bombing in December 1940 resulted in significant damage in the city centre to the north and east of the Site, with the Victoria Buildings and many others either side of Market Place and Old Millgate destroyed. Earlier development, south of St Mary's Gate and east of Deansgate, opposite the Site, was also destroyed. A north east section of the Cathedral was also damaged. The Manchester bomb damage map at **Figure 2.8** records the scale of damage to the buildings affected. The 1948 aerial photograph at **Figure 2.9** shows the resulting clearance of large areas north and east of the Site. There was no obvious damage to buildings within the Site, aside from a small area around a central courtyard, set back from Blackfriars Street and Deansgate. Post-

War clearances provided the basis for significant redevelopment of the retail core of the city centre which would later manifest in the Market Street development. The area to the north, opposite the Site, overlooking Blackfriars Street and Deansgate, was also cleared and redeveloped from the late 1960s to 1972 as a large footprint, 13 storey office building named 'Fairbairn House'.

Figure 2.8: Manchester Bomb Damage Map



Figure 2.9: 1948 Aerial showing the site following the Second World War; much of the city centre east and north of the Site remained vacant.



2.16 After 1953, various shops at the corner of Deansgate and Blackfriars Street within the Site were cleared to make room for a large Burton's store. The Burton's store was short-lived and is depicted at **Figure 2.11** in 1973, just prior to its demolition. Maybrook House, a mixed-use ground plus five storey reinforced concrete building by Philips Cutler Philips Troy (PCPT Architects), was constructed on the Site in the early 1970s, with retail units at street level and restaurants and offices above. PCPT was founded in 1959 in the Midlands and established a reputation for social housing, though was never considered to be particularly noteworthy or influential in the development of late 20th century commercial architectural typologies.

2.17 The 1978 OS map at **Figure 2.12** shows the completed Maybrook House, Fairbairn House, and Market Place developments. The late 20th century redevelopment of much of the city centre is legible on the map, with the Market Place and Arndale buildings visible. Development of other large scale modern buildings in the area is also evident, including the Premier Inn building to the north west, adjacent to Victoria Bridge Street.

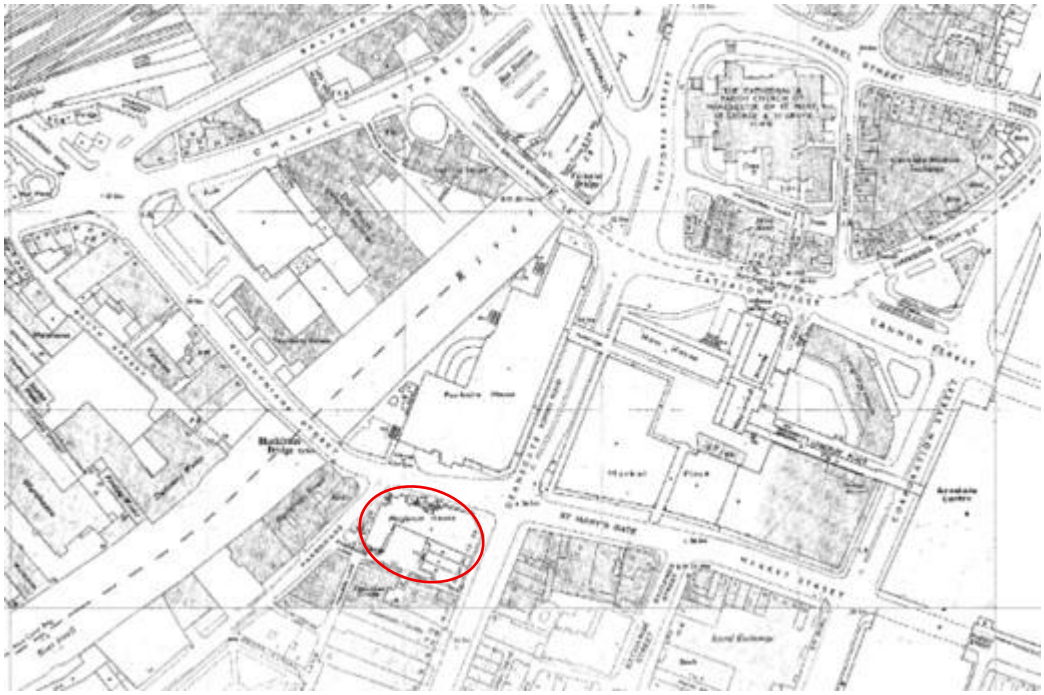
Figure 2.10: 1959 photograph of Deansgate from Blackfriars Street (Site right)



Figure 2.11: 1973 photograph of the Site at the corner of Blackfriars Street and Deansgate, just prior demolition and the construction of Maybrook House



Figure 2.12: 1978 Ordnance Survey Map



2.18 A 1996 IRA bomb resulted in widespread damage to Manchester City Centre, principally to the Market Place and Arndale area. Redevelopment of the retail core was undertaken subsequently, including the New Cathedral Street and the Selfridges/ Marks and Spencer building, as well as the Arndale extension.

2.19 In the 21st century, the central area of Manchester has seen significant development of new large-scale and tall commercial and residential buildings, and there has been much change in the area surrounding the Site, particularly to the north and west where significant groupings of tall buildings have been built in the Chapel Street / River Irwell area of Salford. The 2021 aerial image at **Figure 2.13** shows the Site and the present arrangement of neighbouring townscape area, with the scale of change and development in the surrounding area clearly legible.

Figure 2.13: 2021 Aerial Image



2.20 In summary, the Site and the surrounding area have undergone multiple phases of redevelopment through various historical periods:

- Deansgate, adjacent to the Site, was a key thoroughfare in Roman and medieval times, with Manchester Cathedral established close by on the site of an earlier Saxon church, then transformed into a collegiate foundation in the 15th century, becoming a key centre for patronage and wealth in the region.

- From the 16th century, Manchester became a leading centre in the cloth trade, with greater levels of mercantile wealth becoming centred on the settlement, and the establishment of high-status residences in the area around the Site into the 18th century. Formal open areas beside churches, such as at Parsonage Gardens and St Ann's Square, were laid out at this time.

- Through the 19th century, the Industrial Revolution transformed Manchester into a highly productive and commercial centre, bringing both wealth and extreme poverty, with many slums located to the south of Deansgate. The city centre around the Site was largely rebuilt between the 1870s and 1890s in response to growing demands for commercial premises, such as shops, banks, and warehouses. The Site consisted of a series of smaller commercial buildings, including a cotton finishing works, public houses, and a brewhouse, with development remaining relatively consistent into the 20th century.

- During the Second World War, the area round the Site suffered heavy bomb damage, with buildings opposite to the east and north cleared, though the Site itself was mostly not damaged, aside from a small central courtyard area. Post-War clearances provided the basis for the Market Street development and Fairbairn House to the north, of 13 storeys and constructed between 1960 and 1972 over a large footprint.

- After 1953, shops at the north east corner of the Site were cleared to make way for a new Burton's store. This was demolished in 1973 to make way for Maybrook House, a mixed use six-seven storey building by Phillips Cutler Philips Troy (PCPT Architects) which remains intact on Site today.

- A 1996 IRA bomb resulted in widespread damage east of the Site, triggering redevelopment at Market Place and the Arndale area as a renewed retail core.

- In the 21st century, there has been significant development of large-scale, tall commercial and residential buildings in the area surrounding the Site, particularly to the north and west in the Chapel Street / River Irwell area of Salford.

3. Heritage Assets

3.1 The NPPF defines a heritage asset as:

"*A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest*."[7]

3.2 The designated and non-designated heritage assets assessed in this Statement are those identified as having potential to be affected by the Proposed Development. This is based on a series of judgements including the nature of their significance and relative contribution of setting, their proximity to and relationship with the Site, potential visibility of the Proposed Development and any known functional or historic associations.

3.3 Designated and non-designated heritage assets addressed within this statement and others within the Study Area are identified on a Heritage Asset Plan at ***Appendix 1***.

3.4 This Statement addresses built Heritage Assets only.

Designated Heritage Assets

3.5 Designated heritage assets are those which possess a level of heritage interest that justifies designation under the relevant legislation and are then subject to particular procedures in planning decisions that involve them.

3.6 There are no designated heritage assets within the Site. Therefore, any effects arising from the Proposed Development on built heritage are those arising through change within their setting.

Conservation Areas

3.7 The following conservation areas included at **Table 3.1** below have been identified as having potential to be affected by the Proposed Development and are proportionately assessed within this Heritage Statement.

Table 3.1: Conservation Areas with potential to be affected by the Proposed Development

Conservation Area	HAP Ref.
Parsonage Gardens Conservation Area	1
Cathedral Conservation Area	2
St Ann's Square Conservation Area	3
Flat Iron Conservation Area	4

[7] MHCLG (2024) National Planning Policy Framework (NPPF) – Annex 2: Glossary

Listed Buildings

3.8 Those listed buildings with potential to be affected by the Proposed Development are listed at **Table 3.2** and proportionately assessed in this Heritage Statement. These have been grouped, where appropriate, based on their proximity, group value and shared setting considerations.

Table 3.2: Listed Buildings with potential to be affected by the Proposed Development

Name	Grade	HAP Ref.
Haywards Building ('Regency Court')	II	5
Barton Arcade	II*	6
Blackfriars Bridge	II	7
Blackfriars Street group: The Crown Tavern, 14 and 16 Blackfriars Street and 10 and 12 Blackfriars Street	II	8, 9, 10
Royal Exchange	II	11

Non-Designated Heritage Assets

3.9 The NPPF identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing).

3.10 GPA 2 produced by Historic England (2015) states that:

"Non-designated heritage assets include those that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering the application."[8]

3.11 A search of the Greater Manchester Historic Environment Record (HER) was undertaken in October 2023 and the following asset was identified as having potential to be affected:

Table 3.3: Non-Designated Heritage Assets with potential to be affected by the Proposed Development

Non-Designated Heritage Asset	HAP Ref.
Warehouse on Booth Street	12

[8] Historic England (2015) Historic Environment Good Practice in Planning Note 2, Managing Significance in Decision Taking in the Historic Environment

4. Significance of the Heritage Assets

Introduction

4.1 The NPPF defines the significance of a heritage asset as:

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."[9]

Designated Heritage Assets

Conservation Areas

4.2 Conservation areas are "*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*."[10]

4.3 Historic England has published Good Practice Advice (GPA) on 'Managing Significance in Decision-Taking in the Historic Environment'[11] to assist in assessing the significance of heritage assets. This guidance has informed the following assessments of significance.

4.4 In this section, we have referred to the conservation area descriptions published by MCC on its website and include other observations on the character of areas or streets close to the Site and most likely to be affected by the Proposed Development.

Listed Buildings

4.5 Listed buildings are defined as designated heritage assets that hold special architectural or historic interest. The Principles of Selection for Listed Buildings (2025) are published by the Department for Culture, Media and Sport and supported by Historic England's Listing Selection Guides for each building type.

Setting

4.6 The NPPF defines the setting of a heritage asset as:

"*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral*."[12]

4.7 Historic England has published guidance in respect of the setting of heritage assets, providing detail on understanding setting and the associated assessment of the impact of any changes.[13] The guidance confirms at paragraph 9 that setting is not a heritage asset, nor a heritage designation, rather its importance lies in what it contributes to the

[9] MHCLG (2024) National Planning Policy Framework (NPPF) – Annex 2: Glossary
[10] Planning (Listed Buildings and Conservation Areas) Act 1990
[11] Historic England (2015) Historic Environment Good Practice in Planning Note 2, Managing Significance in Decision Taking in the Historic Environment
[12] MHCLG (2024) National Planning Policy Framework (NPPF) – Annex 2: Glossary
[13] Historic England (2017) Historic Environment Good Practice in Planning Note 3, The Setting of Heritage Assets (2nd edition)

significance of the relevant heritage asset itself. The guidance advocates a staged approach to assessment involving identification of the affected assets, an assessment of the degree to which setting and views contribute to the significance of the assets, an assessment of the effects of the proposals, exploration of ways to maximise enhancement and avoid or minimise harm and the monitoring of outcomes.

4.8 Further guidance on the definition of setting and how it should be taken into account is set out in national Planning Practice Guidance.[14]

[14] https://www.gov.uk/government/collections/planning-practice-guidance.

Assessment of Significance

Listed Buildings

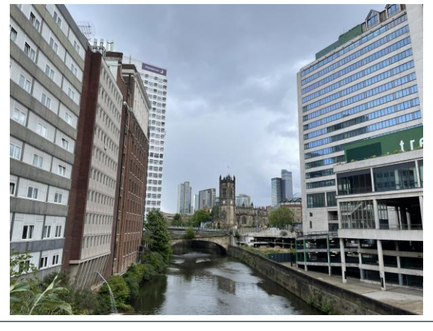
HAP Ref No.	Listed Building		Special Architectural and Historic Interest	Contribution made by Setting to Significance
5	Haywards Building (Grade II)		The Haywards Building, dating from c.1877, was built as a shop with offices above over four storeys. It has architectural interest, constructed in an eclectic free Renaissance style by noteworthy local architects, Corbett, Son & Brooke, with carvings by Williams & Millson. The ground floor has three wide arches with figures to the key stones and the arches filled with glazed screens. The heads of the central and left arches read 'T Hayward & Co Glass and China' in lettered glass bands. To the first floor are round-headed arched windows within imposts and enriched keystones. To the second floor are round headed and the third segmental headed windows. The decorative architectural styling utilised reflects the commercial aspirations of the original occupants of this premises.	***Physical Surroundings*** The Haywards Building forms part of the consistent building line to the west side of Deansgate. The street is distinctive for its linear nature and strong enclosure by buildings. To the direct east is Barton Arcade. To the north are views towards modern large-scale buildings including No 1. Deansgate to the north of St Marys Gate. ***Experience of the Asset*** The building is viewed principally from its direct frontage to Deansgate and also in more oblique views as part of the consistent line of buildings enclosing the street frontage. It forms part of the enclosure of the street and has a resonance with other buildings in the street as a result of their shared building line, height, scale and historic character, including Barton Arcade.
6	Barton Arcade (Grade II*)		Barton Arcade is of architectural significance as a purpose-built Victorian shopping arcade constructed of glass and iron. It has Italianate architectural influences, typical of the period and retains highly decorative ironwork, which culminates in two elaborate, tall domed roofs. The Barton Building presents a five storey stone eclectic frontage to Deansgate and a gabled slate roof with square towers linking Barton Building to Barton Arcade, which runs parallel. Barton Building is in nine bays, giving the building substantial massing in the street scene. Each bay is divided by tall, narrow pilasters rising to foliated capitals at third floor, providing vertical emphasis and balancing the façade. The Barton Building and Barton Arcade were built in 1871 and both have historic interest, evidencing historic shopping patterns and commercial architecture of this period, linked to central Manchester's wider expansion as a commercial centre.	***Physical Surroundings*** The Barton Building and Barton Arcade form part of the consistent building line to the west side of Deansgate. The street is distinctive for its linear nature and strong enclosure. To the direct east is Haywards Building and to the north are views towards modern buildings of increased scale and height including No 1. Deansgate to the north of St Marys Gate. To the west, Barton Arcade has an elevation and entrance to St Ann's Square. ***Experience of the Asset*** The building is viewed principally from Deansgate where its broad frontage and decorative elevations are best experienced and it possesses a degree of prominence and stature. It is also experienced in more oblique views as part of the consistent line of buildings enclosing the street frontage and from St Ann's Square to the east. It has a relationship with adjoining buildings lining the route as a result of their shared building line, height, scale and historic character.

HAP Ref No.	Listed Building		Special Architectural and Historic Interest	Contribution made by Setting to Significance
7	Blackfriars Bridge (Grade II)		Blackfriars Bridge is of architectural interest as an early public road bridge, dating from 1820. It is constructed in sandstone ashlar in the Classical style and has three spans. It takes the form of three semi-circular arches with vermiculated rusticated voussoirs, paired ionic columns and triangular cut-waters. The piers are low with rounded ends. Fabric is largely original, though the parapet was replaced with stone clad reinforced concrete in 1991. The bridge possesses historic interest as a key part of Manchester's transport infrastructure as it grew into a major industrial city through the 19th century. It was built to replace a light timber footbridge of 1761, having already been a historically important crossing point.	***Physical Surroundings*** Blackfriars Bridge traverses the River Irwell connecting Salford to the northern part of Manchester City Centre. To the north is Victoria Bridge. Either side of the bridge are large scale residential and commercial buildings including the Travelodge building to the north west. ***Experience of the Asset*** The functional significance of the bridge, its relationship with the River Irwell, and its group value with Victoria Bridge can be experienced from Blackfriars Street as part of a vehicular or pedestrian journey. There is also a notable view of Manchester Cathedral from the bridge. The bridge has been modified and its architectural interest is therefore only appreciable in oblique views from Blackfriars Street and is more appreciable in views south west from Victoria Bridge (pictured).
8, 9, 10	Blackfriars Street group: The Crown Tavern (Grade II), 14 and 16 Blackfriars Street (Grade II), 10 and 12 Blackfriars Street (Grade II),		The Blackfriars Street group contains three listed buildings fronting Blackfriars Street. The Crown Tavern has architectural interest as a late Georgian townhouse, with a later 19th century tiled public house frontage to the ground floor. It is in brick with a Welsh slate roof and extends to three storeys. The upper storeys contain 16 pane sash windows with flat arched stucco heads. The tiled frontage contains coloured tiles, and 'Crown Hotel' in embossed tiles either side of a central round arched doorway, with modern door. Either side are segmentally arched windows. It possesses historic interest for its dual traditional residential and public house uses. 14-16 Blackfriars Street has architectural interest as former offices and warehouses, dating from 1866, with ashlar facings to the ground floor and brick above. A Classical Italianate style, in line with typical architectural fashions of the period, is carried over four storeys with a broad 10 bay facade which is dominant in the street for its width and regularity. The ground floor has a central round arched doorway and with sash windows either side divided by heavy pilasters. Above are consistent rows of flat arched, venetian gothic windows with stone dressings. Above is a modillion eaves cornice and sill leaf frieze. 10 and 12 Blackfriars Street also possesses architectural interest as a former office and warehouse, dating earlier to 1884 and by a notable local architect, F. H. Oldham of Manchester. It contrasts with 14-16 as a result of its ashlar frontage and vertical emphasis, being only five days wide. It is constructed in the Flemish Renaissance style with elaborate articulation including mullioned and transomed windows, pilasters defining bays and oriel windows. To the parapet is a machiolated cornice. Nos. 14-16 and 10-12 possess historic interest given their traditional industrial and commercial uses, linked to Manchester's wider development as an industrial centre in the 19th century.	***Physical Surroundings*** The Blackfriars group is located on the west side of Blackfriars Street, and encloses this side of the street. To the east is the 6-8 storey Manchester Central Travelodge and associated car park. To the north is Chapel Street and the south is the River Irwell and Blackfriars Bridge. ***Experience of the Assets*** The buildings establish a continuous frontage and strongly define and enclose the western side of the street. Although each of individual design, they have group value with adjacent buildings and create an area of townscape character and depth, illustrating the former status and commercial functions of this part of the city. The Travelodge to the east side of the street contrasts in age, style and height, its concrete frame and flat regular elevations deviating from the articulation and modulation of the listed buildings opposite. The car park to the north introduces an uncharacteristic open space that breaks with the defined building line and deviates from the historic form of dense development in the area.

HAP Ref No.	Listed Building		Special Architectural and Historic Interest	Contribution made by Setting to Significance
11	Royal Exchange (Grade II)		The Royal Exchange dates to 1914-1921 when it was re-built and enlarged for the fourth time. It is of architectural interest as a former commercial exchange building with an impressively sized trading hall to the interior, now containing shops and a 1980s modular theatre. It was designed by locally important architects, Bradshaw, Gass and Hope, and is constructed in Darley stone with a slate roof and three glazed domes. The building takes the form of a central enclosed atrium at first floor and an east-west arcade at ground floor. It possesses historic interest given its traditional commercial use. It is constructed in the classical style and is four storeys with two attic storeys. The ground floor has channelled rusticated piers, and to the first, second and third floor is a giant Corinthian order with massive entablature and modillion cornice. The building has a giant round headed entrance to the west and a second principal entrance in the eastern elevation to Cross Street. The Baroque turret at the north west corner is a local landmark.	***Physical Surroundings*** The Royal Exchange is large and expansive, and encloses a full city block, extending from St Ann's Square/ Exchange Street to the west and Cross Street the east. To the north is St Mary's Gate and to the south is Old Bank Street. ***Experience of the Asset*** The Royal Exchange is experienced as part of the densely developed commercial centre of Manchester and has particular prominence within St Ann's Square. In combination with other historic buildings it emphases the status, historic character and commercial success of the city during the early 20th century. It is principally experienced from Exchange Street and St Ann's Square and Cross Street, with the corner turret at the corner of Exchange Street and St Mary's Gate a distinctive feature in local views.

Conservation Areas

Ref No.	Conservation Area		Character and Appearance	Contribution made by Setting to Significance
1	Parsonage Gardens	 	The Parsonage Gardens Conservation Area is focused on a small urban square of the same name and also contains an area of streets and buildings to the west of Deansgate and the south west of the River Irwell. It includes Parsonage, College Land, Southgate and King Street West as well as the north side of Bridge Street. The gardens are located on the site of the former St Marys Church, which was demolished in 1891 and the adjoining parsonage house, also demolished in 1897. The gardens themselves are one of the few green spaces in the city centre. The space is roughly square in shape and is bisected into four by pathways from the corners, connecting at the centre. Trees have been planted to the boundaries. The square has a relatively tranquil character, in comparison with the busy nature of Deansgate, a short distance east. The square is enclosed by a mix of buildings of differing period, style and material, but their consistent building line and 6-7 storey height results in a formality and enclosure. Key buildings enclosing the square include the Portland Stone Arkwright House which dates to 1929, and the red brick and terracotta National Buildings. Bridge Street comprises a well preserved grouping of Victorian and Edwardian shops which retain consistency due to their function and building line, despite variety in height, materials and detailing and the application of modern signage and fascias to many. The street contrasts with others in the area as a result of its surviving smaller scale buildings and 2-3 storey heights, which results in a more intimate character.	***Physical Surroundings*** The conservation area is defined by Blackfriars Street, Deansgate, Bridge Street and St Mary's Parsonage. To the west is the River Irwell. To the east, beyond Deansgate is the St Ann's Square Conservation Area. ***Experience of the Asset*** The conservation area is contiguous with Manchester City centre and the surrounding area contains the continuing complex and varied townscape which includes densely developed buildings of different periods, heights and scales, roads and infrastructure. It is experienced as part of the continuous urban townscape, and due to the enclosure of streets the central part of the conservation area, particularly the gardens is not readily visible from the surrounding townscape. Bridge Street and King Street West however are longer streets which extend to the east and west outside the designated area, and therefore there are longer vistas available along these routes. Deansgate is a key feature in the surrounding area as a significant route through central Manchester bisecting the east and west side of the city.

Ref No.	Conservation Area		Character and Appearance	Contribution made by Setting to Significance
			College Land which connects the northern and southern parts of the conservation area is enclosed by the rear elevations and servicing areas of buildings to Deansgate and has a secondary and ancillary quality as a result. The conservation area also encloses part of the river frontage to the Irwell and part of the bridge to Blackfriars Street.	
2	Cathedral	  	The Cathedral Conservation Area is the historic centre of Manchester and the ecclesiastical and scholastic focus of development since the Medieval period. The Cathedral and Chethams Hospital embody the medieval origins of the city and remain a focal point for the northern part of the city centre. Alongside the two principal buildings, the origins of the area are legible in the surviving medieval street pattern. Beyond this area are a group of important Victorian commercial buildings including the Corn Exchange and buildings to Cateaton Street and Victoria Station. The area was initially developed in the Saxon period when a wooden bridge crossed the river and a small church stood on higher ground above the river. During the Medieval period the area prospered through the woollen trade and by the 17th century the area had grown into a large town; by this time many of the principal streets were established. During the Industrial Revolution Manchester grew rapidly and the area was densely developed. A key change came during the mid- late 19th century when Victoria Station was opened and Victoria and Corporation Streets were opened up, to be later developed with the first commercial buildings in the area. Key buildings within the designated area include the perpendicular Gothic cathedral, originally dating to the 15th century but later heavily reconstructed and Chethams Hospital School originally founded in 1656 but constructed on the site of a 12th and 13th century court, now in use as a school. These buildings have medieval origins, but the area also contains notable Victorian buildings such as the Corn Exchange, constructed 1890-1903 and notable for its glass and steel roofed market hall. The area also extends to include the 20th century Cathedral Gardens, which is a hard and soft landscaped square to the north east of the Cathedral and the modern 'Urbis/ National Football Museum' building beyond. To the west the designated area includes the three bridges over the River Irwell and parts of the north bank of the river. The combination of open spaces and buildings of differing scales and periods results in an area rich in contrast and variety.	***Physical Surroundings*** The Cathedral Conservation area is focused on the Cathedral and Chethams school complex, as well as the grouping of buildings and spaces that surround them. It is defined by Victoria Station Approach to the north west, Corporation Street and Exchange Square to the east, Exchange Square and Cateaton Street to the south and the River Irwell and Hunts Bank to the north west. The surrounding area is characterised by the complex and varied townscape found the city centre which includes densely developed buildings of different periods, heights and scales, roads and infrastructure, open spaces and trees. To the north is the large scale Victoria Station and Manchester Arena buildings. To the west, beyond the River Irwell is a grouping of large scale modern residential and commercial buildings. ***Experience of the Asset*** The conservation area is experienced as part of the continuous urban townscape of Manchester City Centre, however, due to the historic nature of the principal buildings within it, and the open spaces which surround them it contrasts with the wider townscape. These open spaces, including Cathedral Gardens, and the broad streets around the cathedral including Long Millgate and Fennel Street allow for a spacious and green character and provide longer views of the principal historic buildings. This experience contrasts with the views out of the designated area and towards more dense development and buildings of height in the surrounding area, which emphasise the city centre context of the conservation area. The historic nature and form of the key buildings within the area and the connections between them emphasise the significant and important historic character of this part of the city.

Ref No.	Conservation Area		Character and Appearance	Contribution made by Setting to Significance
3	St Ann's Square	 	St Ann's Square Conservation Area was designated by Manchester City Council in 1970. St Ann's Church was consecrated in 1712 on land previously known as Acresfield which was used to hold fairs from as early as the 13th century. The Act of Parliament that granted the building of the church required that a space of 30 yards wide should be reserved for the fair. This became St Ann's Square and one of the main spaces in the city centre. The conservation area is at the commercial centre of Manchester which is reflected in the predominately commercial uses of the buildings and signage. St. Ann's Square is enclosed with buildings constructed in various styles over a long period; creating a varied built form. Within the space are two bronze statues, one of Richard Cobden and the other a Boer War memorial (both grade II). The Perpendicular church, which dominates the southern end of the Square is the only surviving building from the 18th century; the majority of buildings date from the Victorian period. Other key buildings of architectural and historic interest in the conservation area include; the former bank at nos.35-37 King Street (grade II), Barton Arcade (grade II*) and the Former Royal Exchange (grade II). Stone is the predominant building material, but brick, stucco, mock-Tudor timber-framing and glazed cast-iron framing is also used which add to the varied character of the conservation area.	***Physical Surroundings*** The St Ann's Square Conservation Area comprises a roughly rectangular area of Manchester City Centre, focussed upon St Ann's Square at its centre. To the north the area is bounded by St Mary's Gate/ Market Street, to the west is Deansgate. To the south is John Dalton Street and to the east is Cross Street. ***Experience of the Asset*** The conservation area comprises a continuous part of Manchester City Centre and is experienced as part of the city. Many of the principal streets in the conservation area including John Dalton Street, King Street and St Ann Street travel through the conservation area east- west which gives it an open character. Long vistas along the streets allow for an experience of the commercial character of the area and the quality of the buildings within the streets. St Ann's Square itself has a more enclosed character as a result of the height and form of buildings including the church itself as its heart, and the square is experienced principally only from within its boundaries, with some longer views from Exchange Street/ Market Street, though these are filtered by trees. The grandeur and scale of the buildings within the square add to the formality of the experience in contrast to the surrounding area.
4	Flat Iron (Salford)	 	The Flat Iron Conservation Area is small scale and focussed around the grade II* listed Sacred Trinity Church and parts of Chapel Street and Blackfriars Street. The area forms part of the original town of Salford and Sacred Trinity was the first church to be constructed in the town in 1635. It was at that time on the edge of the town, and remained so until the rapid expansion of the industrial revolution. The area was developed during the late 18th and early 19th centuries with housing, industry and public buildings and gradually existing residential dwellings were demolished or converted as the area evolved and commerce and industry expanded. The conservation area is small and well defined and includes a row of commercial buildings to the south side of Blackfriars Street. This row has a consistent height, scale and mass which results in a strong and robust enclosure. Together they form a high quality group of historic buildings, illustrating the historic character and status of this part of Salford and adjacent Manchester. To Chapel Street the buildings are smaller in scale and status and tend to be only 2 or three storeys. These buildings create a more varied and informal streetscape. To the west side of the conservation area is the Sacred Trinity Church and the churchyard that encloses it. The Church is distinctive in the area for its alignment which deviates from the road, and also by the open space which surrounds it, emphasising its contrast with the busy townscape in which it is located.	***Physical Surroundings*** The Conservation Area is located to the west of the River Irwell in Salford. It is enclosed by Blackfriars Street to the north east, the route of a viaduct to the north west, to the west by Caxton Street and to the south by the rear of properties on Chapel Street and also by Booth Street. ***Experience of the Asset*** The conservation area comprises a continuous part of Salford and is experienced principally from Blackfriars Street and Chapel Street which are continuous and busy roads within the urban environment. The buildings in the designated area are largely traditional in nature and form a small but consistent area of historic townscape, which is experienced in contrast with the surrounding area which contains a large number of large scale modern buildings of height including to the south side of Chapel Street and to the north of the viaduct.

HER Buildings / Non-Designated Heritage Assets

Ref No.	Non Designated Heritage Asset		Architectural and Historic Interest	Contribution made by Setting to Significance
12	Warehouse on Booth Street		The Warehouse is described in the HER as a 'five-storey, square-shaped warehouse, possibly with offices, and constructed of flushed Accrington brick with a flat roof.' It reportedly dates from the 1890s	***Physical Surroundings*** The Warehouse forms part of a wider complex accessed from Booth Street and positioned to the rear of buildings lining Chapel Street and Blackfriars Street. It is therefore surrounded by the traditional buildings lining these routes and modern taller residential apartment buildings to the south. ***Experience of the Asset*** Experience of the asset is restricted. The complex is largely hidden from view and is only clearly appreciable from close proximity on Booth Street. It is not visible from Blackfriars Street and only glimpsed from Chapel Street due to the enclosure created by existing buildings. The industrial character of the building is emphasised by its relationship to the rear of existing buildings, the yard space and cobbled lane to the north. The Warehouse itself is taller than adjacent buildings but it also has a relationship with recent development of considerable height.

Contribution made by the Site to the significance of the assets

4.9 As previously described, the Site is currently occupied by a 1970s commercial building which is not of notable architectural merit or historical significance. It has no known historic associations or functions which materially contribute to the significance of the identified heritage assets.

4.10 Maybrook House acts to enclose the street, continue the building line along Deansgate and Blackfriars Street and provides active street frontages. The materials and colour palette of the existing building are not out-of-keeping with the palette of the wider city centre, though the localised context is more readily characterised by light grey (both in the concrete and glazing of modern buildings as well as the Portland Stone of Blackfriars House), and the warm sandstone of nearby listed buildings including the adjacent Haywards Building, the Barton Arcade and the Royal Arcade. The divergence of the building's brown concrete and red brick colour palette from this immediate context, as well as its corner plot location, gives the building a degree of prominence which its limited architectural quality fails to satisfy and capitalise on. The vertical brick element, adjacent to the **Haywards Building** (grade II listed building) is of lower quality, visually detracting and creates an awkward relationship between the two buildings. As such, the Site is considered to have a slight detrimental effect on the **Haywards Building** and, by extension, the **Parsonage Gardens Conservation Area**.

4.11 Given the intervening distance and orientation of views in which the **Barton Arcade** (grade II* listed building) and the **St Ann's Conservation Area** are appreciated, the effect of this one lower quality element on the significance and appreciation of the assets, which run along the opposite side of Deansgate, is negligible and overall the Site is considered to make a neutral contribution to the significance of these assets.

4.12 From the east and west along Blackfriars Street/Market Street and from the northern end of Deansgate, the Site is experienced as part of the varied city centre context within the setting of the following assets and neither contributes nor detracts from their significance:

- **Cathedral Conservation Area**
- **Flat Iron Conservation Area**
- **The Royal Exchange** (grade II listed building)
- **Blackfriars Bridge** (grade II listed building)
- **Blackfriars Street group: The Crown Tavern, 14 and 16 Blackfriars Street and 10 and 12 Blackfriars Street** (grade II listed buildings)
- **Warehouse on Booth Street** (non-designated heritage asset)

5. Assessment of Impact

Summary of legislative and planning policy context

5.1 In determining the submitted full planning application, MCC has a statutory duty under s66(1) of The Planning (Listed Buildings and Conservation Areas) Act 1990, to pay special regard to the desirability of preserving listed buildings, their setting or any features of special interest they may possess. Section 72 also places a duty for decision-makers to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area, within which the Site is located.

5.2 Case law has confirmed that Parliament's intention in enacting s66(1) was that decision-makers should give considerable importance and weight to the desirability of preserving the special interest and setting of listed buildings, where 'preserve' means 'to cause no harm'.[15]

5.3 The setting of conservation areas is not expressly protected by primary legislation. However, the NPPF states that the setting of a designated heritage asset (including conservation areas) can contribute to its significance.

5.4 Paragraph 210 of the NPPF states that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.

5.5 Paragraph 212 requires, when considering the impact of development on the significance of a designated heritage asset that great weight should be given to the asset's conservation. 'Conservation' is defined by the NPPF as 'the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.'

5.6 Paragraphs 214 and 215 differentiate between 'substantial' and 'less than substantial harm' and provide a framework for the consideration of harm to the significance of designated heritage assets where it arises, bearing in mind the considerable importance and weight that must be given to the statutory duties of the 1990 Act.

5.7 Paragraph 216 requires that the effect of an application on the significance of a non-designated heritage asset is considered 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.

5.8 Paragraph 219 requires that local planning authorities look for opportunities for new development within the setting of heritage assets to better reveal their significance. It states that proposals that preserve those elements of setting that make a positive

[15] East Northamptonshire DC v SSHCLG [2014] Civ 137 and South Lakeland DC v SsfE [1992] 2 AC 141

contribution to or better reveal the significance of the asset should be treated favourably.

5.9 Paragraph 220 recognises that not all elements of a conservation area will necessarily contribute to its significance.

5.10 The relevant heritage legislation, policy and guidance context for consideration of the Proposed Development is also set out in full in ***Appendix 2***.

5.11 The key heritage issues to be taken into consideration in assessing the Proposed Development is therefore the impact of the Proposed Development on the character and appearance of the Parsonage Gardens Conservation Area and the impact on the special architectural and historic interest of nearby listed buildings and conservation areas, as a result of change within their setting.

The Proposed Development

5.12 The Proposed Development is described in detail in the Design and Access Statement (DAS) prepared by Jon Matthews Architects and summarised below. The application seeks full planning permission for the conversion and vertical extension of Maybrook House to a hotel on the upper levels, retaining the existing retail units at ground floor. Existing occupiers, including Tesco, Trailfinders, The Liquor Store and La Vie Café, will remain as part of the proposals. Part of the existing basement (formerly a gym), Cosmo restaurant and the vacant upper floor offices spaces will all be converted to hotel use.

5.13 The formal description of the development is as follows:

"Change of use of part basement, part ground and all upper floors from gymnasium, restaurant and office use (Use Class E) to hotel (Use Class C1) together with a two storey vertical extension, external alterations and other associated works."

5.14 Key elements of the Proposed Development are:

- Change of use of part basement, part ground and upper floors from Class E to C1.
- 226 no. standard rooms and 12 accessible rooms equating to 238 in total.
- Hotel rooms are located on floors 1 to 7.
- Bar area and 'Prep' kitchen with reduced extraction requirements on first floor.
- Back of House (BOH) functions.
- Two storey vertical extension.
- External alterations including window replacement.
- New signage locations/ strategy.

Figure 5.1: Non-verified visual image of the Proposed Development from Deansgate looking south west



5.15 In designing the Proposed Development, there were several challenges inherent in the design of the existing building which have influenced the proposals. These are described in more detail in the DAS, and summarised below:

- The design of the existing building has visual complexity and awkward relationships between its constituent parts which Jon Matthews Architects have sought to simplify and resolve with an aim to improve the overall architectural appearance and design of the building. This includes the stair core elements which at present do not 'land' at ground floor level and bulk heads which are not aligned.

- Whilst the current brown toned concrete and red brick are not out-of-keeping with the wider Manchester city-centre context, the building's immediate townscape surroundings are characterised by light grey (modern buildings and the adjacent Blackfriars House) and sandstone (Haywards Building, the Barton Arcade and the Royal Exchange). The aim has therefore been to soften the visual appearance of the building by better relating it to its context and aiming to be read as part of the modern backdrop to the nearby historic sandstone buildings.

- The external façade of Maybrook House is loadbearing and therefore cannot be altered without demolishing the building, limiting options for enhancing the visual appearance of the building.

- At ground floor level there is currently a large white bulkhead that wraps around the building and is required to accommodate services. The proposals seek to create a cohesive appearance across all units and better integrate this element into the shopfront design, which has been informed by MCC's Shopfront and

Signage Design Guide (though would require tenant agreement for implementation).

5.16 As well as improving the visual appearance of the building, the other key aspect of the brief is to reduce energy use and retain the embodied energy of the building by re-using and re-purposing the existing building.

Location and Siting

5.17 The Proposed Development is contained within the existing footprint of Maybrook House, with the Proposed Development comprising alterations and a vertical two-storey extension to the existing building. As previously identified, the Site sits at the junction of Deansgate with Blackfriars Street and Market Street, a key node within the city centre, functioning as a major thoroughfare for both pedestrian and vehicular movement. The existing building line along both frontages will be retained, continuing to enclose the streets in the urban block.

Form and Appearance

5.18 The Proposed Development includes the construction of a two-storey vertical extension at sixth and seventh floor levels. At seventh floor level, the extension will be expressed as a lightweight addition clad in a capless curtain walling system, creating a contemporary glazed form that contrasts with, yet complements, the existing structure. The glazing will be a neutral toned glass, which will reflect the surrounding context. At sixth floor level, the extension will incorporate a solid panel system, with precast concrete panels used to replicate the depth of grooves and textured finish of the existing façade, ensuring a cohesive relationship with the host building and a well-proportioned crown.

5.19 Further vertical elements include the introduction of anodised metal extensions to the existing brick towers, providing a refined and modern material contrast whilst maintaining alignment with the building's current architectural composition.

5.20 A comprehensive façade refurbishment strategy is proposed across the entire building. This includes the painting of existing brickwork and concrete panels to create a consistent and unified appearance, alongside the installation of a new window system to replace existing glazing. The building will have a warm light grey colour palette, with the final colour to be agreed via condition to allow on-site testing and agreement of a tone which best suits the local context of sandstone and Portland stone (see **Figure 5.2** overleaf).

5.21 At first floor level, where the building projects and is therefore prominent at street level, it is proposed to use terracotta 'baguette' tiles, to visually soften and improve the building's townscape appearance. The concrete panels behind the screen will be repainted in a grey tone to provide depth and contrast. Additional enhancements at this level include soffit replacement, improved lighting, and the introduction of a consistent, unified shopfront design, fascia and signage strategy, including illuminated projecting signage to strengthen the commercial presence of the units at ground floor level.

Figure 5.2: Existing and proposed comparison (courtesy of Jon Matthews Architects)





5.22 The key material palette for the proposed development comprises capless curtain wall glazing, anodised metal, precast concrete, painted brickwork, and painted concrete panels. Collectively, the proposals aim to rejuvenate the building's external appearance,

improve its functionality and performance, and deliver a high-quality mixed-use scheme that responds positively to the Site's prominent city centre context.

Assessment of Impact on Significance

5.23 The impact of the Proposed Development on each affected heritage asset is described in this section of the report and assets are grouped as appropriate. This assessment employs current national advice provided by Historic England as an appropriate framework for analysis, including Historic Environment Good Practice Advice (GPA) in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (2015), which sets out the importance of good design and response to local distinctiveness in the historic environment. This advice provides a checklist of factors that may influence what will make the scale, height, massing, alignment, materials and proposed use of new development successful in its context.

5.24 In relation to how harm in relation to a heritage asset is to be assessed, PPG sets out that:

*"It is the degree of harm to the asset's **significance** rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting."*[16]

5.25 Historic England has published guidance[17] in respect of the setting of heritage assets, which confirms that:

*"Setting is **not a heritage asset**, nor a heritage designation, rather its importance lies in what it contributes to the significance of the relevant heritage asset itself."*

5.26 In a 2020 appeal decision it was confirmed that it is the potential impact on the contribution made by a site to the significance of the whole of a conservation area that is to be assessed. In this appeal, the Secretary of State agreed with the Inspectors consideration of the impact on heritage assets which included the following:

"The first point is that the requirement is to consider the effect on the significance of the asset as a whole and not just a part of it. The use of views is a useful tool in the heritage analysis. However, it is not an end in itself and, in my opinion, the Council made the mistake of being overly reliant on the effect on views rather than considering the effect on significance of the asset overall. This is particularly relevant in relation to the particular conservation areas here because they are extensive and varied in character. This may mean that findings of harm will be more difficult to substantiate. Nevertheless, that is the approach that is required, and it must be followed.

… The simple point is that the Framework requires an assessment of the significance of the affected designated heritage asset, overall."[18]

5.27 The **Haywards Building** (grade II listed) within the **Parsonage Gardens Conservation Area** neighbours the Site on Deansgate, with Maybrook House having a slight

[16] MHCLG and DLUHC (2019) Planning Practice Guidance. Paragraph 018 Reference ID: 18a-018-20190723
[17] Historic England (2017) Good Practice Advice Note 3: The Setting of Heritage Assets (2nd edition)
18 APP/G6100/V/19/3225884 IR Paragraph 399 SoS DL Paragraph 19

detrimental impact on the appreciation of the architectural significance of the listed building principally by virtue of the awkward relationship created by the low quality of the adjacent stair core. The **Barton Arcade** (grade II* listed) is to the south east within the **St Ann's Square Conservation Area,** the boundary of which runs along the opposite side of Deansgate. The **Royal Exchange** (grade II listed), also within St Ann's Square Conservation Area, is more distanced from the Site, separated by intervening modern development along Market Street. Due to the alignment of the street and the height of intervening development, the Proposed Development will not be readily experienced in combination with the Royal Exchange from the south east but would be experienced sequentially along Market Street. In views looking south/south east along Blackfriar's Street, the Royal Exchange comes into and out of view between tall, modern towers when travelling towards Deansgate.

5.28 As a re-use rather than redevelopment of the existing building, the Proposed Development provides a limited opportunity to address the substandard relationship between Maybrook House and the Haywards Building. The proposed improvements at ground and first floor levels will enhance the appearance of Maybrook House at street level where it is experienced alongside and sequentially to the Haywards Building, as its neighbour on Deansgate.

Figure 5.3: Non-verified visual image showing the Proposed Development looking north along Deansgate, with wirelines showing consented schemes at Renaissance and Speakers Corner



5.29 The existing building already diverges from the architectural form, scale, height, materials and colour palette of the Haywards Building. However, neither does it relate closely to the modern built context, principally to the north. As previously identified, this gives Maybrook House a prominence which its limited architectural merit fails to satisfy. The change to a grey colour palette will better associate Maybrook House with the

modern context to the north of the listed buildings, contributing to a more cohesive, modern townscape within the setting of the above listed buildings. This will provide a simplified background context which is distinct, but not distracting, from the Haywards Building, as well as the Barton Arcade and Royal Exchange. As identified above, the final colour tone is to be agreed via condition, but the effect could be particularly successful if a suitable warm grey tone can be identified, that bridges the cooler tones of modern development to the north, with the warmth of the historic sandstone buildings (see **Figure 5.2**). Similarly, the addition of articulation and texture with the 'baguette' tiles at first floor level could also act to bridge the very simple architecture of the modern development to the north, and the highly ornate architecture of the Haywards Building and the Barton Arcade.

5.30 Both the Haywards Building and the Barton Arcade were skilfully designed to balance vertical and horizontal emphasis and create well-proportioned classical architecture, which contributes to their significance as listed building and contributes to the character and appearance of the Parsonage Gardens and St Ann's Square Conservation Areas. Jon Matthews Architects have sought to improve the proportions of the building within the constraints of the existing façade. Overall Maybrook House has a strong horizontal emphasis, which is not effectively balanced by its vertical elements. The proposed re-articulation of the frontage, including a vertical extension, seeks to create a better proportioned building. The increase in height is modest and below the height of the three other corner buildings at this junction. It will create a slight step up in height from the Haywards Building and Blackfriars House, which is appropriate for a corner plot at a significant junction. The Guide to Development in Manchester SPD (Paragraph 215, 2007) acknowledges that a street can successfully accommodate buildings of differing heights. Within this city centre context, where there is existing variance in height and scale, the proposed extension to Maybrook House is not concluded to be overly dominant in relation to the Haywards Building, the Barton Arcade or more broadly the historic townscape along Deansgate within the Parsonage Gardens and St Ann's Square Conservation Areas. The Proposed Development will not be visible from either St Ann's Square or Parsonage Gardens due to the intervening distance and development (see **Figures 5.4** and **5.5**).

Figure 5.4: Modelled view of the Proposed Development from St Ann's Square (courtesy of Jon Matthews Architects)



Figure 5.5: Modelled view of the Proposed Development from Parsonage Gardens (courtesy of Jon Matthews Architects)



5.31 It is therefore concluded that the Proposed Development will lessen the detracting nature of Maybrook House, which negatively affects the appreciation of Haywards Building's architectural interest, and will therefore have a positive, albeit very slight, impact on the significance of the listed building. Whilst having positive townscape impacts, when considering the effect on the Parsonage Gardens Conservation Area and St Ann's Square Conservation Area as a whole, the positive impacts of the Proposed Development are concluded to be negligible. Similarly, given their separation from the Site and existing varied city centre context, the townscape enhancements described above though positive will have a negligible effect on the significance of the Barton Arcade and the Royal Exchange overall.

5.32 The Proposed Development will be experienced as part of the existing modern context on Deansgate to the south of **Cathedral Conservation Area**. The change in height and colour palette to grey, will mean that Maybrook House is more consistent with that context and contribute to a more coherent townscape within that part of the conservation area's setting. The Proposed Development will have no effect on the significance of the conservation area as the historic centre of Manchester and embodiment of the city's medieval origins.

5.33 **The Crown Tavern, 10 and 12 Blackfriars Street, 14 and 16 Blackfriars Street** (all grade II listed buildings) and the **Warehouse on Booth Street** (non-designated heritage asset) are all within the **Flat Iron Conservation Area** (Salford) to the north west of the Site beyond the River Irwell. With the exception of the Warehouse, the buildings form a short stretch of historic townscape on the south eastern side of Blackfriars Street. Whilst of varying styles, scale and levels of ornateness, they all date from the 19th to turn of the 20th century and are constructed of sandstone or redbrick with sandstone detailing. This creates a sense of consistency and coherence within the grouping, and this townscape value adds to their own individual architectural and historic interest. The warehouse, to the rear of the listed buildings, is architecturally more modest and functional in character.

5.34 On the opposite side of Blackfriars Street is an eight storey, late 20th century office building, converted to a Travelodge. With the exception of Blackfriars House, an early to mid 20th century Portland Stone building, the context looking south east towards the Site is characterised by large scale modern development (see **Figure 5.6**). The red brick of the stair core at Maybrook House is particularly prominent in this view and, along with the brown concrete horizontal elements, diverges from the otherwise grey colour palette of the townscape within this part of the listed buildings' and conservation area's setting. The Proposed Development will increase the height of Maybrook House but will be within the broad height datum of development within this part of the assets' setting (see **Figure 5.6**). Given this existing context and intervening distance between the Site and the assets, the increase in height is not concluded to affect the significance of these assets. Whereas the red brick of the stair cores currently draws the eye, the change in the building's colour palette to a grey tone will be more consistent with the existing modern context and contribute to a more cohesive townscape and simplified backdrop against which the grouping of listed buildings is experienced. This will be a positive change within the wider townscape, though the overall impact on the significance of the listed buildings will be marginal. Due to the enclosure of the warehouse on Booth Street and intervening development, the Proposed Development will not be visible from Booth Street where the asset is experienced. It is therefore concluded that the Proposed Development will have a neutral impact on the significance of **The Crown Tavern, 10 and 12 Blackfriars Street, 14 and 16 Blackfriars Street** (all grade II listed buildings), the **Warehouse on Booth Street** (non-designated heritage asset) and the **Flat Iron Conservation Area** (Salford).

Figure 5.6: Non-verified visual image showing the Proposed Development from Blackfriars Street with the wireline showing the consented Speakers Corner development. The existing view (below) is taken from further to the north west and shows the relative location to the frontage of listed buildings (see on the right of the image)



5.35 **Blackfriars Bridge** (grade II listed building) is of significance as an early public road bridge, dating from 1820 and an important part of the city's transport infrastructure as it grew

into a major industrial city in the 19th century. Its setting has changed extensively since the early 19th century and today it is experienced within a varied urban context of both modern and historic buildings. Due to modifications to the bridge, its significance is only appreciable in oblique views from Blackfriars Street and in views south west from Victoria Bridge. In views from Victoria Bridge, the Proposed Development will be largely obscured by the Renaissance. The Proposed Development will be experienced as part of an existing modern city centre context, as described above, and there will be no effect on the ability to appreciate the historic function and architectural interest of the bridge. The Proposed Development will therefore have no effect on the significance of Blackfriars Bridge.

Application of Statutory Duties, National and Local Planning Policy

5.36 It is concluded that the Proposed Development will cause no harm to the significance of the following heritage assets:

- Parsonage Gardens Conservation Area
- Cathedral Conservation Area
- St Ann's Square Conservation Area
- Flat Iron Square Conservation Area
- Haywards Building (grade II listed building)
- Barton Arcade (grade II* listed building)
- The Royal Exchange (grade II listed building)
- Blackfriars Bridge (grade II listed building)
- The Crown Tavern (grade II listed building)
- 10 and 12 Blackfriars Street (grade II listed building)
- 14 and 16 Blackfriars Street (grade II listed building)
- Warehouse on Booth Street (non-designated heritage asset)

5.37 It is also concluded that the Proposed Development, by virtue of townscape improvements, will lessen the detracting nature of Maybrook House which negatively affects the appreciation of the Haywards Building's architectural interest and will therefore have a positive, albeit very slight, impact on the significance of the listed building. When considering the effect on the Parsonage Gardens Conservation Area and St Ann's Square Conservation Area as a whole, the positive impacts of the Proposed Development on significance are concluded to be negligible. Similarly, given their separation from the Site and existing varied city centre context, the townscape enhancements described above though positive will overall have a negligible effect on the significance of the Barton Arcade and the Royal Exchange.

5.38 The requirements of s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 can be satisfied if MCC grants planning permission.

5.39 As recognised in NPPF Paragraph 220, not all elements of a conservation area will necessarily contribute to its significance. Maybrook House is within the Parsonage Gardens Conservation Area, though not reflective of the special architectural and historic interest of the area and has a slight negative impact on its character and appearance. Working within the constraints of the existing building, it is concluded that the Proposed Development meets the objectives of Paragraphs 210 and 212 of the NPPF, by sustaining the significance of the heritage assets identified in this Statement and making a positive contribution to local character. In reference to NPPF Paragraph 219 the Proposed Development preserves those elements of setting that make a positive contribution to or better reveals the significance of the assets and should be treated favourably.

5.40 In accordance with Policy EN3 of the Manchester Core Strategy and Policies DC18.1 and DC19 of the saved Citywide Development Control Policies, and Places for Everyone (2024) ('PfE') Policy JP-P2, the Proposed Development will sustain the significance of the historic environment, including nearby listed buildings.

5.41 In reference to the Guide to Development in Manchester SPD (2007), the Proposed Development acknowledges the character of the Parsonage Gardens Conservation Area and will enhance the special nature of this part of the city.

6. Summary and Conclusions

6.1 This Heritage Statement has been prepared by Turley Heritage on behalf of Deansgate Ventures Limited. It is prepared in connection with a full planning application for change of use to a hotel including a two-storey vertical extension, alongside external alterations (the 'Proposed Development') at Maybrook House, Deansgate, Manchester ('the Site').

6.2 The formal description of development is as follows:

"*Change of use of part basement, part ground and all upper floors from gymnasium, restaurant and office use (Use Class E) to hotel (Use Class C1) together with a two storey vertical extension, external alterations and other associated works*."

6.3 The Site comprises Maybrook House, which is situated on a prominent corner in Manchester City Centre and is bound by Deansgate to the east, Blackfriars to the north, Parsonage to the west and Parsonage Lane to the south. The building extends to G+5 storeys in height and includes a basement level. It comprises a number of existing uses including office, retail, restaurant, café and drinking establishment. Part of the basement space was previously used as a gym however, this has since closed. To the rear of the building is a service yard and a small amount of car parking. The Site is within the Parsonage Gardens Conservation Area, and adjacent to the grade II listed Haywards Buildings, with a number of additional conservation areas and listed buildings nearby.

6.4 In determining the submitted full planning application, Manchester City Council (MCC) has statutory duties to have special regard to the desirability of preserving the special interest and setting of listed buildings and to preserve or enhance the character or appearance of conservation areas.[19]

6.5 This Heritage Statement has met the requirement of NPPF Paragraph 207 by setting out the significance of heritage assets with potential to be affected by the Proposed Development including the contribution made to their setting and the Site. It has assessed the impact of the Proposed Development on that significance, in light of the relevant legislation, national and local planning policy and guidance.

6.6 It is concluded that the Proposed Development will cause no harm to the significance of the following heritage assets:

- Parsonage Gardens Conservation Area
- Cathedral Conservation Area
- St Ann's Square Conservation Area
- Flat Iron Square Conservation Area
- Haywards Building (grade II listed building)

[19] s66(1) and s72(1) Planning (Listed Buildings and Conservation Areas) Act 1990

- Barton Arcade (grade II* listed building)
- The Royal Exchange (grade II listed building)
- Blackfriars Bridge (grade II listed building)
- The Crown Tavern (grade II listed building)
- 10 and 12 Blackfriars Street (grade II listed building)
- 14 and 16 Blackfriars Street (grade II listed building)
- Warehouse on Booth Street (non-designated heritage asset)

6.7 It is also concluded that the Proposed Development, by virtue of townscape improvements, will lessen the detracting nature of Maybrook House which negatively affects the appreciation of the Haywards Building's architectural interest and will therefore have a positive, albeit very slight, impact on the significance of the listed building. When considering the effect on the Parsonage Gardens Conservation Area and St Ann's Square Conservation Area as a whole, the positive impacts of the Proposed Development on significance are concluded to be negligible. Similarly, given their separation from the Site and existing varied city centre context, the townscape enhancements described above though positive will overall have a negligible effect on the significance of the Barton Arcade and the Royal Exchange.

6.8 The requirements of s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 can be satisfied if MCC grants planning permission.

6.9 As recognised in NPPF Paragraph 220, not all elements of a conservation area will necessarily contribute to its significance. Maybrook House is within the Parsonage Gardens Conservation Area, though not reflective of the special architectural and historic interest of the area and has a slight negative impact on its character and appearance. Working within the constraints of the existing building, it is concluded that the Proposed Development meets the objectives of Paragraphs 210 and 212 of the NPPF, by sustaining the significance of the heritage assets identified in this Statement and making a positive contribution to local character. In reference to NPPF Paragraph 219 the Proposed Development preserves those elements of setting that make a positive contribution to or better reveals the significance of the assets and should be treated favourably.

6.10 In accordance with Policy EN3 of the Manchester Core Strategy and Policies DC18.1 and DC19 of the saved Citywide Development Control Policies, and Places for Everyone (2024) ('PfE') Policy JP-P2, the Proposed Development will sustain the significance of the historic environment, including nearby listed buildings.

Appendix 1: Heritage Asset Plan



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Site Boundary

Conservation Areas

Ref	Conservation Areas
1	Parsonage Gardens
2	Cathedral
3	St Ann's Square
4	Flat Iron

Listed Buildings

I

II*

II

Ref	Listed Buildings	Grade
5	Haywards Building	II
6	Bartons Building Including Barton Arcade	II*
7	Blackfriars Bridge	II
8	The Crown Tavern	II
9	14 And 16, Blackfriars Street	II
10	10 And 12, Blackfriars Street	II
11	Royal Exchange	II

HER Buildings

Ref	HER Buildings
12	Warehouse, on Booth Street

CLIENT:
Deansgate Ventures Limited

PROJECT:
Maybrook House, Deansgate, Manchester

DRAWING:
Heritage Asset Plan

PROJECT NUMBER:
EDMH3001

DRAWING NUMBER:
GIS_100

CHECKED BY:
KM

REVISION:
1.0

STATUS:
Draft

DATE:
May 2026

SCALE:
1:5,000 @ A3

Turley

Appendix 2: Legislation, National and Local Planning Policy

Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990

The Act sets out the legislative framework within which works and development affecting listed buildings and conservation areas must be considered. This states that:

> "I*n considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses" (s66(1))*."

The concept of 'preserve' has been interpreted through case law to mean 'to cause no harm'.

With regard to applications for planning permission within conservation areas, it is set out that:

> "*s.72(1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*."

National Planning Policy

National Planning Policy Framework, 2024

Paragraph 207 requires the significance of the heritage assets, which may be affected by the proposals to be described as part of any submission, ideally as part of a Heritage Statement report. The level of detail should be proportionate to the importance of the assets and sufficient to understand the potential impact of the proposals on their significance.

Paragraph 208 sets out that local planning authorities should also identify and assess the particular significance of heritage assets that may be affected by proposals. They should take this assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 210 states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of all heritage assets and putting them into viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212 further outlines that local planning authorities should give great weight to the asset's conservation when considering the impact on a proposed development on the significance of a designated heritage asset. The more important the heritage asset, the greater the weight should be. Annex 2 of the NPPF defines 'conservation' as:

"*The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance*."

Paragraph 213 specifies that any harm to, or loss of, significance of a designated heritage asset should require clear and convincing justification.

Paragraph 214 states 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 or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

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.

In weighing applications that directly or indirectly affect non-designated heritage assets, 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.

Paragraph 219 states that proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance), should be treated favourably. It outlines that local planning authorities should also look for opportunities for new development within conservations areas and the setting of heritage assets to enhance or better reveal their significance.

Local Planning Policy

Relevant to heritage considerations, the local development framework for Manchester is comprised of the Places for Everyone Joint Development Plan ('PfE', March 2024), Manchester Core Strategy (2012-2027) and saved Citywide Development Control Policies of the Manchester Unitary Development Plan (2012).

Places for Everyone Joint Development Plan, March 2024
Policy JP-P2: Heritage states:

"*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 transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings and areas of identified archaeological, artistic and/or historic value.*

Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy. Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for their repair and re-use. Development proposals which help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan.

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."

Manchester Core Strategy (2012-2027)

Policy EN 3 (Heritage) of the Core Strategy states that:

"Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains…"

Citywide Development Control Policies

Policy DC18.1 confirms that the Council will give particularly careful consideration to development proposals within Conservation Areas. It states the following:

"*a) The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:*

i) the relationship of new structures to neighbouring buildings and spaces;

ii) the effect of major changes to the appearance of existing buildings;

iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);

iv) the effect of signs and advertisements;

v) any further guidance on specific areas which has been approved by the Council.

b) The Council will not normally grant outline planning permission for development within Conservation Areas.

c) Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.

d) Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.

e) Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas."

Policy DC19 of the UDP relates to the determination of planning applications for development which involve or have an impact on buildings of Special Architectural or Historic Interest. It states that the Council will have regard to protecting their general setting. In giving effect to this policy, the Council will:

"*d) seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features…*"

Other Material Considerations and Guidance

National Planning Practice Guidance

Whilst not planning policy the Planning Practice Guidance provides a clear indication of the Government's approach to the application of national policy contained in the NPPF. Where there is conflict between the guidance in the PPG and earlier documents the PPG will take precedence.

Department of Culture, Media and Sport Circular: Principles of Selection for Listing Buildings 2025

The Principles of Selection for listing buildings sets out the general criteria for assessing the special interest of a building in paragraph 16, as below:

"*Architectural Interest. To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;*

Historic Interest. To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing."

When making a listing decision, paragraph 17 sets out that the Secretary of State may also take into account:

"*Group value: The extent to which the exterior of the building contributes to the architectural or historic interest of any group of buildings of which it forms part, generally known as group value. The Secretary of State will take this into account particularly where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages) or where there is a historical*

functional relationship between the buildings. Sometimes group value will be achieved through a co-location of diverse buildings of different types and dates."

Fixtures and features of a building and curtilage buildings: The desirability of preserving, on the grounds of its architectural or historic interest, any feature of the building consisting of a man-made object or structure fixed to the building or forming part of the land and comprised within the curtilage of the building.

General principles for selection are also set out in this advice, in paragraphs 18-23. These include: Age and rarity; Buildings less than 30 years old; Aesthetic merits; Selectivity; and National interest, although State of repair will not usually be a relevant consideration.

In addition to the criteria and general principles set out in the guidance, a number of Selection Guides for different building types have been published by Historic England, first in 2011 and then later updated. These Selection Guides provide further information regarding each building type, and demonstrate what features are considered significant and likely to make a building of special architectural or historic interest when assessing each building type.

Historic England: Advice Note 1: Conservation Area Designation, Appraisal and Management 2019 (2nd Edition)

This Historic England Advice Note supports the NPPF and NPPG, and is intended to set out ways to manage change in a way that conserves and enhances historic areas through conservation area designation, appraisal and management. It seeks to offer advice to all those involved in managing conservation areas so that the potential of historic areas worthy of protection is fully realised, the need for community and owner consultation examined, and the benefits of management plans to manage change, and achieve regeneration and enhancement, fully exploited. Advice on appraisal of conservation areas is also given, as assistance in demonstrating special interest and articulating character, guiding investment, and in developing a management plan.

Historic England: Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (2015)

GPA Note 2 provides information to assist in implementing historic environment policy in the Framework and the related guidance given in the NPPG. These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

Guidance: Historic England Good Practice Advice in Planning Note 3 (Second Edition) (December 2017) 'The Setting of Heritage Assets'

Historic England has recently published revised guidance relating to the setting and views of heritage assets. The document gives general advice on understanding setting and how it may contribute to the significance of heritage assets. It also provides advice on how views play a part in setting. It suggests a staged approach to taking decisions on the level of the contribution which setting and related views make to the significance of heritage assets.

The guidance clarifies that there can be a distinction between views that are valued for reasons other than their contribution to heritage significance such as reasons of landscape character or visual amenity.

It states that the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. It also clarifies that the contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting.

Paragraph 9 of the guidance states that setting is not itself a heritage asset. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.

The guidance highlights a series of other considerations that can be relevant to the assessing the impact of development such as 'change over time', 'cumulative change', 'access and setting', 'buried assets and setting, 'designed settings', 'setting and urban design', and 'setting and economic viability'.

It is identified within the guidance that views which contribute more to understanding the significance of a heritage asset include the following:

- Those where the composition within the view was a fundamental aspect of the design or function of the heritage asset.

- Those where town- or village-scape reveals views with unplanned or unintended beauty.

- Those with historical associations.

- Those with cultural associations.

- Those where relationships between the asset and other heritage assets or natural features or phenomena are particularly relevant.

As set out above, a staged approach to assessment is advocated involving identification of the assets that may be affected, assessing the degree to which setting makes a contribution to the significance of the heritage asset or allows significance to be appreciated, assessing the effects of the proposed development and exploring ways to maximise enhancement and avoid or minimise harm.

In assessing the degree to which these settings and views make a contribution to the significance of the heritage assets or allow significance to be appreciated, the key attributes of the heritage asset should be addressed and then the following considered:

- The physical surroundings of the asset and its relationship with other assets;

- The asset's intangible associations with its surroundings, and patterns of use;

- The contribution made by noise, smells etc to significance; and

- The way views allow the significance of the asset to be appreciated.

The Step 2 Checklist provides a list of potential setting attributes that may help to elucidate its contribution to significance under the headings 'The asset's physical surroundings' and 'Experience of the asset'. The Step 3 Checklist provides a list of potential attributes of a development affecting setting that may help to elucidate its implications for the significance of the heritage asset including the 'Location and siting of development', the 'Form and appearance of development', 'Wider effects of the development' and 'Permanence of the development'.

Historic England: Advice Note 7 (2nd edition): Local Heritage Listing: Identifying and Conserving Local Heritage (2021)
This advice supports communities and local authorities in introducing a local heritage list in their area or making changes to an existing list. The value of a local heritage list is reinforced when its preparation is informed by selection criteria, thereby encouraging a more consistent approach to the identification and management of local heritage assets across England, to the benefit of all, including community groups, owners and developers, and others who need to understand local development opportunities and constraints. A local heritage list can celebrate the breadth of the historic environment of a local area by encompassing the full range of heritage assets that make up the historic environment and ensuring the proper recording of local heritage assets.

Historic England: Advice Note 2: Making Changes to Heritage Assets 2016
This document provides general advice according to different categories of intervention in heritage assets, including repair, restoration, addition and alteration, as well as on works for research alone, based on the following types of heritage asset: buildings and other structures; standing remains including earthworks; buried remains and marine sites; and larger heritage assets including conservation areas, landscapes, including parks and gardens, and World Heritage Sites. It is intended to be useful to owners, developers, local planning authorities and others in considering works to all heritage assets.

Historic England: Advice Note 12: Statements of Heritage Significance 2019
This Historic England Advice Note provides general advice with regard to preparing statements of heritage significance and also the analysing of significance for the full range of heritage assets. This is designed primarily for applicants proposing changes to heritage assets and accords with the Framework as revised.

English Heritage (now Historic England): Conservation Principles: Policies and Guidance 2008
This guidance document sets out Historic England's approach to making decisions and offering guidance about all aspects of England's historic environment. The contribution of elements of a heritage asset or within its setting to its significance may be assessed in terms of its "heritage values.".

A draft has been released for public consultation and subsequent revision of this document in 2018.

Manchester City Council: A Guide to Development in Manchester SPD 2007
The SPD brings together development principles to set out the Council's position on a wide range of issues relevant to development within the city. Part 1 sets out development principles, Part 2

provides additional guidance on the character of different parts of the city and part three explains how the guide should be used and relates to wider planning policy.

Paragraph 2.6 states that *"New developments should acknowledge the character of these areas and will only be acceptable if they preserve or enhance the special nature of these varied parts of the City."*

In regards to increases in height, Paragraph 2.15 states: "*Although a street can successfully accommodate buildings of differing heights, extremes should be avoided unless they provide landmarks of the highest quality and are in appropriate locations. In established residential areas, significant variation in height may not be appropriate. Where higher structures are more appropriate, notably in and around the City Centre, they must be informed by all of the principles described in the Guide."*

Paragraph 2.54 relates to the conversion of existing buildings and states:

"UDP Part 1 Policy E3.6(d) refers to the City Council's priority of bringing disused buildings of historic and architectural importance in the City Centre back into use. UDP Part 1 Policy E1.6 as referred to earlier also highlights the energy efficiency of using recycled building materials in both new development and refurbishment schemes. There are many good examples within the City where conversion has been highly successful. Wherever the character, size, appearance and robustness of existing buildings are compatible with proposals for the future of an area, they should be retained and refurbished to accommodate new uses. This retains the character and appearance of the area and reinforces its sense of place. The completed scheme should maximise accessibility."

Manchester City Council: Shopfront and Signage Design Guide
This document sets out best practice for shop frontage and signage design across the city to promote positive change in the context of its urban environment.

Manchester City Council: St Mary's Parsonage Strategic Regeneration Framework 2020
The SRF is not a planning policy document, but has been drafted to support future development proposals. It is endorsed by MCC and acts as a material consideration in planning decisions.

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