Heritage Statement
Proposed Development at The Green, St John's, Manchester

Client:
St John's Estate Ltd

Date:
July 2026

Report reviewed by:
Pete Gleave
Partner

-

Contents

1. Introduction 3
2 Development Context 5
3. Description of Proposed Development 7
4. Planning Policy 9
5. Heritage Assessment 13
7. Summary and Conclusions 25

1. Introduction

1.1 This Heritage Statement has been prepared on behalf of the applicant, St John's Estate Ltd. The application seeks consent for an outdoor seating area, installation of outdoor screen, bar, and other associated works. Works have already commenced on the development and as such the description of development is:

"Retrospective planning application for construction of flexible outdoor seating area, outdoor screen, bar, and other associated works"

THE PROPOSALS AND CONTEXT

1.2 The application site is covered by the St John's Masterplan which has been endorsed by the Council through the St John's Strategic Regeneration Framework. The site is within Enterprise City, the commercial focus of the St John's neighbourhood.

1.3 In 2016, planning consent was granted for the refurbishment of the Bonded Warehouse, adjacent to the site to the south (ref 109241/FO/2015/C1), which is now in active use as vibrant workspaces. Over the intervening years, St John's has emerged and is well on the way to becoming a new Manchester neighbourhood built around enterprise, culture and living. It includes the city's landmark cultural venue, Aviva Studios, also known as Factory International.

1.4 More recently planning permission was granted for the retention of covered area for flexible commercial uses (Class E) and drinking establishment (Sui Generis), together with entrance gate and other associated works for a temporary period of three years (ref 144665/FO/2025) on land adjoining the application site. For clarity the café referenced in the previous application is now intended to be used as a bar in the proposals which are the subject of this planning application.

1.5 Other recent openings include Manchester Goods Yard, home to Booking.com, Cloud Imperium Games, Peak AI and Fenix restaurant) and Globe and Simpson (occupied by WPP Group, the world's largest advertising company). The area's transition is underway.

1.6 While the area has developed tangibly, the neighbourhood is an ambitious endeavour and will take several years to complete. There is also a lack of convenient daytime facilities onsite to cater to the new influx of workers and those passing through.

2. Development Context

2.1 This section briefly describes the site, its surroundings and local setting, and outlines the relevant planning history of the site.

SITE AND SURROUNDINGS

2.2 The site comprises land located between Grape Street and Good Yards Street. It is located north of the Bonded Warehouse and Stables. The land is not adopted highway and is in private ownership. It was formerly part of the Granada television studios site. The requirement for filming to be private led to Grape Street being blocked off at its junctions with Atherton Street and Lower Byrom Street to prevent members of the public gaining access.

2.3 The site is located within the St John's Masterplan, endorsed by the Council through the St John's Strategic Regeneration Framework. This ambitious endeavour is well on the way to becoming a new Manchester neighbourhood built around enterprise, culture and living. The commercial heart has become known as Enterprise City.

2.4 To the north of the site, Manchester Goods Yard and Globe and Simpson have recently opened, providing high quality office space to prominent companies and Fenix restaurant. Development is progressing to convert the Old Granada Studios building into a cultural destination with a hotel, residential apartments, workspaces, event spaces, production and recording studios, and a mix of bars, cafes and restaurants. Beyond, there are offices to either side of Quay Street, and beyond, the offices of Spinningfields.

2.5 Adjacent to the south is the Bonded Warehouse, which has been converted into workspaces for small to medium sized businesses, including retail and event spaces. To the south is the Science and Industry Museum, beyond which are the leisure and residential uses of Castlefield. Beyond Lower Byrom Street to the east are residential dwellings and St John's Gardens, a pocket park.

HERITAGE DESIGNATIONS

2.6 The site is located in the Castlefield Conservation Area. The significance of the Conservation Area relates to the presence of structures reflecting the industrial development of this part of Manchester, and the area's associations with the Roman period. There are several designated and non-designated heritage assets nearby. The principal listed structures are the Bonded Warehouse which was listed at Grade II in July 2018; and the Manchester Museum of Science and Industry / Former Lower Byrom Street Warehouse, also listed at Grade II. Heritage is covered in more detail in Section 5 of this report.

SITE DESIGNATIONS

2.7 The site is located within the City Centre (Policies CC1-10), the Regional Centre (Policy EC3) and a Conservation Area (Policy EN3).

3. Description of Proposed Development

3.1 The preliminary sub-sections of this Statement have already touched upon the context and content of the application.

3.2 The application seeks consent for an outdoor seating area and the installation of a screen. The screen will be used to show sporting and entertainment events to support the existing commercial uses within St John's. The site layout plan shows the extent of the development in relation to the nearest roads, surrounding land uses and wider area. Careful thought has been given to ensure that the proposed scheme works with the surrounding buildings and respects both wider views of the development and its more immediate surroundings.

ACCOMMODATION

3.3 The development will deliver a Sui Generis use. The intention is for one fixed unit to be used as a bar, and this was approved under a previous planning application with an alternative commercial use. The unit will have a floorspace of 46m^2 but will be used for serving drinks only with no public access to the building.

LAYOUT

3.4 The development will be located between Grape Street and Good Yards Street. The new development will activate both locations, and interface with the active frontages of the warehouse and stables. A screen will be positioned on the side elevation of Versa Studios. Seating areas will then be positioned on artificial grass to provide space for visitors to sit and use the space, including when the screen is not in operation.

SCALE AND DESIGN

3.5 The proposals include the creation of a new seating area and installation of a screen. The seating area reflects the wider use of the public realm in St John's. The screen is located on the side elevation of Versa Studios and is appropriately positioned in terms of the impact on the surrounding area.

3.6 The proposed development has been thoughtfully designed to respond to its surrounding context, ensuring it integrates well with the existing built environment.

4. Planning Policy

PLANNING AND COMPULSORY PURCHASE ACT 2004

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, the decision maker must make their determination in accordance with the development plan unless material considerations indicate otherwise.

4.2 This chapter therefore considers the relevant national planning policy and guidance which form a material consideration in the determination of this application, and the development plan which consists of the Manchester Core Strategy (2012), the Saved Policies of the Manchester UDP (1995) and the Greater Manchester 'Places for Everyone' Joint Development Plan (2024).

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

4.3 The site is located within the Castlefield Conservation Area, close to several listed buildings. Section 66 of the Act requires decision-makers to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. In considering applications with respect to any buildings or other land in a Conservation Area, Section 72 of the Act requires the local authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

NATIONAL PLANNING POLICY FRAMEWORK

4.4 The National Planning Policy Framework (NPPF) provides a framework within which locally prepared plans for development can be produced. It is a material consideration in planning decisions.

4.5 The NPPF has a clear presumption in favour of sustainable development at its heart. The presumption in favour of sustainable development means that local planning authorities should, without delay, approve development plans that accord with an up-to-date development plan, and where the relevant policies are out-of-date, granting permission unless other policies provide a clear reason for refusal or if any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

4.6 The NPPF requires local planning authorities to approach decisions on proposed development in a positive and creative way, working proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve

4.7 Section 12 of the NPPF identifies good design as 'a key aspect of sustainable development'. Developments must function well over their lifetimes, be visually attractive with appropriate layouts, be sympathetic to local character whilst not discouraging appropriate innovation or change, establishing a strong sense of place, optimising the potential of the site and providing a high standard of amenity.

4.8 Section 16 sets out policy requirements in relation to the historic environment. This is set out and considered in greater detail at Section 5.

4.9 The NPPF is the latest in a sequence of similar policy statements recording successive governments' growing commitment to removing obstacles to investment, development and the creation of jobs. It is therefore an important consideration in the context of this proposal.

MANCHESTER CORE STRATEGY (2012)

4.10 Manchester's Core Strategy was adopted in July 2012 and is the key Development Plan Document in the Local Development Framework (LDF). It replaces significant elements of the existing Unitary Development Plan as the document that sets out the long term strategic policies for Manchester's future development and forms the framework against which planning applications will be assessed.

4.11 The Core Strategy identifies a series of Regeneration Areas which cover the whole city centre. The application site is located within the Left Bank. The Strategy confirms that the city centre is and will remain the largest driver of employment growth in the North West and the most significant focus for cultural activity and creativity in the north of England.

4.12 The Strategy however recognises that much remains to be done if the city centre is to remain competitive and that it will be important to ensure that investment in Manchester continues. Manchester City Centre is the primary economic driver in the city region and

as such is crucial to its longer term economic success. The strategy identifies challenges for the city centre which include provision of sites for economic development.

4.13 Policy EN1 expects all development to follow the seven principles of urban design and to have regard to the strategic character area in which the proposal is located. Opportunities for good design to enhance the overall image of the City should be fully realised. Developers will be expected to consider the heritage of the City Centre Character Area and continue its rich pattern of activity. Developments should contribute positively to the experience at street level.

4.14 Policy EN3 encourages development that complements and takes advantage of the distinct historic and heritage features of the districts and neighbourhoods. New developments must be designed to preserve, or where possible enhance, the historic environment, and the character, setting and accessibility of areas and buildings of acknowledged importance.

OTHER MATERIAL CONSIDERATIONS

4.15 Other material policy considerations include:

- National Planning Practice Guidance;
- St John's Strategic Regeneration Framework (2016 and 2014);
- Manchester City Centre Strategic Plan (2016); and
- Guide to Development in Manchester SPD (2007).

NATIONAL PLANNING PRACTICE GUIDANCE

4.16 The NPPG is a material consideration in the determination of planning applications. It states that good design is integral to sustainable development, and requires the creation of places that work well for everyone and are adaptable for the long term. It identifies key design issues including local character, safe efficient streets, crime prevention, access and inclusion, and cohesive and vibrant neighbourhoods. Developments should be functional, support mixed uses, adaptable, resilient, distinctive in character, permeable to movement.

4.17 Of particular relevance to this application is the Design: Process and Tools section. This states that well designed places can be achieved through proactive and collaborative working at all stages of the opening process. Good design is considered under the ten principles set out in the National Design Guide.

4.18 In relation to brownfield sites, local planning authorities should seek to work with interested parties to promote their redevelopment. To incentivise brownfield land being brought back into use, local authorities should take a flexible approach in seeking planning obligations and other contributions to ensure the combined total does not make the proposal unviable.

ST JOHN'S STRATEGIC REGENERATION FRAMEWORK (2016, 2014)

4.19 A Strategic Regeneration Framework was prepared for the St John's neighbourhood in 2014 and an update published in 2016. The original SFR sought to guide the redevelopment of the 13-acre site for a new residential-led, mixed-use neighbourhood over the following ten years. Key areas include delivering a best-in-class neighbourhood of choice which is a vibrant place for innovation, culture, entertainment, leisure and living. Development should be fully integrated into the urban fabric, retaining and reusing the site's key heritage assets and should complement rather than compete with the wider city.

4.20 The document seeks a complementary mix of uses which will combine to create a distinctive sense of place which ensures 'life and vitality' during evenings and on weekends.

4.21 A draft St John's Strategic Regeneration Framework Update was published in November 2016. It sought to take into account the significant progress that had been made towards achieving the aims of the original SRF, and the changes to the proposals such as the Factory cultural space. It also extended the SRF area to the south.

5. Heritage Statement

5.1 This Section considers the principal issues that are relevant to the application, starting firstly with general planning matters, and then setting out a heritage assessment including the impact on the setting of relevant heritage assets.

HERITAGE ASSESSMENT

5.2 This section has been prepared to satisfy the requirements of Section 16 of the NPPF. It considers the characteristics of the relevant heritage assets and their settings in sufficient detail to understand the potential impact of the proposals on their significance.

5.3 This Heritage Assessment is structured as follows:

- Statutory requirements of legislation and policy.
- Description of the assets including their historic context.
- Assessment of significance.
- An outline of the proposed works.
- Assessment of impact.

Legislation, Policy and Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

5.4 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. In considering applications with respect to any buildings or other land in a Conservation Area, Section 72 of the Act requires the local authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the area

National Planning Policy Framework

5.5 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing)'.

5.6 Significance is defined as 'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.

5.7 Setting is defined 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'.

5.8 Section 16 sets out policy requirements in relation to the historic environment. Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Applicants must describe the significance of affected heritage assets including contribution made by their setting. The level of detail should be proportionate to the assets' importance.

5.9 The NPPF goes on to state Local Planning Authorities should undertake an assessment of 'significance' and take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal. Local authorities should take into account the desirability of sustaining and enhancing the significance of heritage assets; the positive contribution that conservation can make to sustainable communities; and the desirability of new development making a positive contribution to local character and distinctiveness.

5.10 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be), irrespective of whether harm is substantial or less than substantial. Any harm requires clear and convincing justification.

5.11 Where development would cause substantial harm/loss of a designated heritage asset, consent should be refused unless the harm/loss is necessary to achieve substantial public benefits that outweigh the harm or loss, or the nature of the asset prevents reasonable use; no viable use can

be found through marketing; alternative funding is not possible; and the harm/loss if outweighed by the benefit of bringing the site back into use (para 207). Any less than substantial harm should be weighed against the public benefits of the proposal (para 208). The effect on the significance of a non-designated heritage asset should be taken into account, with balanced judgement required as to the scale of any harm or loss and the significance of the heritage asset (para 209).

5.12 Local planning authorities should look for opportunities for new development in Conservation Areas and within the setting of heritage assets that enhance or better reveal significance. Proposals that preserve elements of setting that make a positive contribution should be treated favourably (para 212).

Manchester Core Strategy (2012)

5.13 Policy CC9 sets out a requirement for the highest standard of design in terms of appearance and function. Development should preserve or enhance the heritage assets that have been identified.

5.14 Policy EN1 expects all development to follow the seven principles of urban design and to have regard to the strategic character area in which the proposal is located. Developers will be expected to consider the heritage of the City Centre Character Area. Developments should contribute positively to the experience at street level.

5.15 Policy EN3 encourages development that complements and takes advantage of the distinct historic and heritage features of the districts and neighbourhoods. New developments must be designed to preserve, or where possible enhance, the historic environment, and the character, setting and accessibility of areas and buildings of acknowledged importance.

5.16 Policy DM1 requires development to have regard to siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas in terms of scale and appearance; and effects relating to archaeological and built heritage.

Identification of the Heritage Assets

5.17 Listed buildings near to the site are shown on the plan below as blue triangles.



Figure 1 Listed Buildings (shown as triangles) near development site (indicated by the star)

5.18 Due to the tight urban grain, the principal assets with which the site has a relationship are relatively limited, due to the built-up nature of the site. They are as follows:

- Bonded Warehouse and associated former stables; and
- Manchester Museum of Science and Industry, Former Lower Byrom Street Warehouse.

5.19 There are several Conservation Areas close to the site, as shown on the plan below.

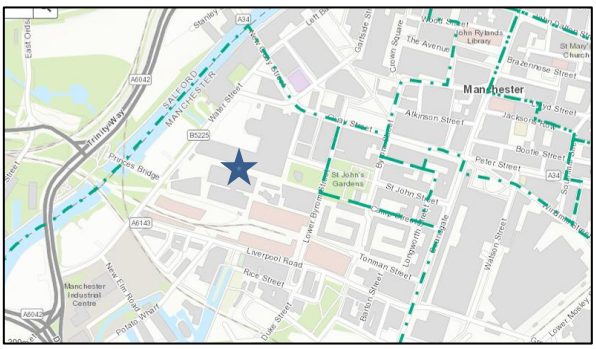


Figure 2 Conservation Areas (indicated by green line)

5.20 The site is located within the Castlefield Conservation Area. No other CAs have a relationship with the site.

5.21 The St John's Strategic Regeneration Framework (2014) identifies non-designated heritage assets within the framework site. They are shown on the map extract below, taken from the Masterplan.

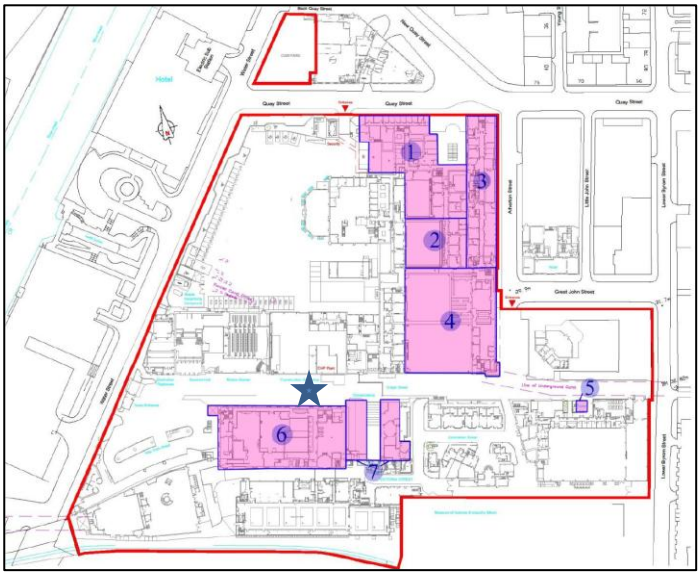


Figure 3 Non-designated heritage assets shown in St John's SRF

5.22 The assets which have a relationship with the site are as follows:

- Administration Block and Studio 2.
- Studios 8 and 12.
- Accumulator Tower.

Historic Development of the Assets and Area

5.23 A great deal of research has been undertaken which outlines the historic evolution of the area on the basis of historic maps. This is contained in the St John's SRF, and in work undertaken as part of the refurbishment of the Bonded Warehouse.

5.24 In the late c18th, the SRF area was largely open ground. There was a group of buildings associated with the unloading of goods from the River Irwell. By the beginning of the c19th, warehouses, wharves, small residential dwellings and industrial buildings had developed around Quay Street and to the south.

5.25 The 1830s saw the arrival of the railways and associated viaduct and warehouses, including the Bonded Warehouse. By the 1850s, there were over 80 houses on the SRF site. They were densely concentrated, principally back-to-backs, three storey terraces and courtyard housing, intersected by occasional public houses. By 1888, the area was becoming fully developed, principally with industrial uses.

5.26 Grape Street gained its name in the late 1880s, likely reflecting the number of timber merchants in the area, with grape being a type of wood. At the start of the c20th, the area was characterised by the railway goods yard, warehouses around the canal basin, and terraces of houses.

5.27 Until the 1950s, the area around the site was of a low rise, small grain, with small terraced housing and open timber yards. Following the construction of Granada Studios, the area around the site took on a different character and larger urban grain with large-scale commercial buildings of differing heights and scales. Grape Street was closed to the public and became private land, in order to keep filming private.

Description of the Heritage Assets

5.28 The Bonded Warehouse (Grade II listed) was constructed in 1869, with a railway line crossing Water Street and running directly into the building. The role of a bonded warehouse was the secure storage of goods until duties were paid upon them. The building is of red brick in English bond with blue engineering bricks to banding, quoins and window returns. Large timber doors are located to the base of each loading bay with remains of hoists and brackets. There is original 'bonded warehouse' signage to the west elevation.

5.29 The Stables (curtilage listed, associated with Grade II listed Bonded Warehouse) comprise two former stables connected by a glazed link. The stables were constructed between 1891 and 1908. The glazed link was put in place in the 1980s to facilitate use of the blocks by those on the Granada Studio tour. Around the same time, the stables were converted into replicas of the public houses featured in Coronation Street and Emmerdale, which involved external alterations.

5.30 The Manchester Museum of Science and Industry, Former Lower Byrom Street Warehouse (Grade II listed) is a former railway goods warehouse dating to 1880 and now forms part of a museum complex. The building is three storeys, of red brick with dressings of red brick and some sandstone, and a slate and glass roof. It is rectangular in plan with entrances for railway lines through the west end.

5.31 The Castlefield Conservation Area incorporates structures reflecting the industrial development of this part of Manchester, in addition to the Roman period. The Rochdale Canal, opened in 1804, made Castlefield the hub of the canal network which subsequently developed. A large number of warehouses emerged to supply the needs of the fast-growing city. The first railway station opened on Liverpool Road in 1830, leading to the construction of various railway lines, crossing Castlefield on viaducts. During the c20th, the canal and rail transport declined, with the facilities being chiefly used for leisure purposes. The railway complex at Liverpool Road was sold to a conservation group and became the Greater Manchester Museum of Science and Industry.

5.32 The Administration Block and Studio 2 is a two storey building which opened in 1956, in a style which represented the era. The consented proposals for the site involve demolition of the Administration Block (application ref 118040/FO/2017) which has since been implemented. Studio 2 will be retained.

5.33 Studios 8 and 12 match and complement Granada House. The building has a large blank return elevation of blue brick facing Grape Street. The consented proposals for the site involve replacement of the old annex building with a new nine-storey workspace/residential building. The annex has been demolished in line with this consent. Studios 8 and 12 will be retained.

5.34 The Accumulator Tower is a brick tower with three arched windows set at a high level, and corbel detailing to the roof. It was built to provide hydraulic power to the adjoining Grade II listed warehouse.

Assessment of Significance

5.35 As required, this assessment is proportionate to the importance of the designated assets and sufficient to understand the impact of the proposal, given their nature and extent.

Bonded Warehouse

Special Architectural and Historic Interest

5.36 The Bonded Warehouse has high evidential, historical and communal value, and medium-high aesthetic value. The building retains many original features, which are considered to be of high significance. These include exposed brickwork walling; original windows, doors and floor hatches; timber and wrought iron roof structure; internal cast iron columns and wrought iron beams; brick jack arch ceilings; machinery and signage.

Contribution of setting to significance

5.37 The Bonded Warehouse is located in an area which has been subject to extensive change through the occupation of the site by Granada Studios, and the current redevelopment of the site. It is therefore experienced within a setting which includes a range of different buildings. Overall, the setting's contribution to the significance of the asset is neutral. It does not enhance the asset's historic context or significance, nor is it particularly harmful.

The Stables

Special Architectural and Historic Interest

5.38 The Stables have modest evidential, historical and aesthetic value which derives from their relationship to the Bonded Warehouse. As such, they reflect to some degree the historical development of Manchester as a c19th industrial, railway city. However, unlike the warehouse, the Stables do not retain original features, which thereby reduces its significance. They may also be said to have a small amount of communal value due to their relationship to the former Coronation Street set.

Contribution of setting to significance

5.39 The proximity of the adjacent Bonded Warehouse is the principal contributor to the setting of the Stables, given the historic functional relationship between the two buildings. However, the surroundings of the warehouse and the Stables has been subject to extensive change due to the development of Granada Studios and the long-term use of the site for television recording purposes, which gave rise to much reworking of surrounding buildings and sets. More recently, consent was granted for the redevelopment of this location into the St John's neighbourhood including Enterprise City.

5.40 The Stables are viewed within this mixed context, which comprises modern development alongside heritage assets. The setting's contribution to the significance of the Stables is therefore partly positive, with the warehouse enhancing the asset's historic context and significance and partly negative.

5.41 Given the tight urban grain of this location, and the smaller scale of the Stables compared to the far larger buildings close by, the Stables makes a modest contribution to the Conservation Area.

The Manchester Museum of Science and Industry, Former Lower Byrom Street Warehouse

Special Architectural and Historic Interest

5.42 The former warehouse has evidential, historical and aesthetic value arising from its presence as an older building in the streetscene, and its reflection of Manchester's historical evolution as a centre for industry and commerce.

Contribution of setting to significance

5.43 The warehouse forms part of the wider Museum of Science and Industry complex, which contains a number of significant historic buildings relating to Manchester's Industrial Revolution. At the same time, the warehouse is now viewed within its modern context, as part of a townscape which has been subject to great change. The setting's contribution to the significance of the warehouse is neutral. It does not enhance the asset's historic context or significance, nor is it particularly harmful.

Castlefield Conservation Area

Character and Appearance / Special Architectural and Historic Interest

5.44 The Conservation Area has evidential, historical and aesthetic value. Its significance relates to the presence of structures which reflect the industrial development of this part of Manchester. This is particularly the case in the area currently occupied by the Bonded Warehouse and Manchester Museum of Science and Industry.

Contribution of setting to significance

5.45 The Conservation Area covers a broad area, with heritage assets sitting alongside modern redevelopment. As such, its assets are viewed within a modern context, as part of a townscape which has been subject to great change. Overall, the setting's contribution to the significance of the Conservation Area is neutral. It does not enhance the asset's historic context or significance, nor is it particularly harmful.

Administration Block and Studio 2

Special Architectural and Historic Interest

5.46 The Administration Block and Studio 2 have limited historical and modest aesthetic value arising from their typically mid-twentieth century design and role in the development of the Granada Television Studios. Consent for demolition of the Administration Block has been granted and implemented.

Contribution of setting to significance

5.47 Their setting is characterised by the mixed city centre streetscape, composed of a range of building types and ages. As such, the contribution of setting to its modest significance is neutral. It does not enhance the asset's historic context or significance, nor is it particularly harmful.

Studios 8 and 12

Special Architectural and Historic Interest

5.48 The studios have limited historical and modest aesthetic value arising from their typically mid-twentieth century design and role in the development of the Granada Television Studios.

Contribution of setting to significance

5.49 Their setting is comprised of the mixed city centre streetscape and the varied built form of the former studios site. As such, the contribution of setting to their modest significance is neutral. It does not enhance the asset's historic context or significance, nor is it particularly harmful.

Accumulator Tower

Special Architectural and Historic Interest

5.50 The Accumulator Tower has evidential, historic and aesthetic value, reflecting its role in Victorian Manchester's industrial, rail and commercial boom.

Contribution of setting to significance

5.51 The Tower's setting is comprised of the varied built form of the former studios site. As such, the contribution of setting to its modest significance is currently negative. It does not particularly enable appreciation of the asset. This will change with the consented development proposals for the wider site.

Proposed Works

5.52 As set out in more detail elsewhere in this report and the submitted documentation, the proposed works comprise the installation of retail and leisure units along with associated works.

Impact Of Development

Bonded Warehouse

5.53 The development proposals will be viewed alongside the Bonded Warehouse. The heritage asset will continue to be viewed alongside the modern elements located within its setting. As such, the impact of the proposal will be neutral. The setting of the listed building will be preserved and no harm will be caused. Significance will be upheld.

The Stables

5.54 The delivery of a modest development close to the Stables will comprise a small addition to the evolving landscape surrounding the heritage asset. The impact of the proposal is modest and will preserve the setting of the Stables in line with the legislative requirement. No harm will be caused. The significance of the asset will be upheld.

The Manchester Museum of Science and Industry, Former Lower Byrom Street Warehouse

5.55 The modest proposal will form a very small part of the setting of the listed warehouse which is already comprised of an existing mixed townscape setting. As such, the setting of the listed warehouse will be preserved and no harm will be caused. Significance will be upheld.

Castlefield Conservation Area

5.56 Due to the tight urban grain around the site, and the size of the Conservation Area, the development site forms only a small part of it. There is a limited zone of visual influence in relation to the broader Conservation Area. The proposal will have a neutral impact on the Conservation Area, which will be preserved in line with the requirement, and no harm will be caused. Significance will be upheld.

Administration Block and Studio 2

5.57 The proposed works will have a neutral impact on the setting of Studio 2 due to the limited nature of the works and the presence of intervening built form. The administration block has been demolished in line with the existing consent. The setting of Studio 2 will be preserved and no harm caused. The limited significance that exists will be upheld.

Studios 8 and 12

5.58 The addition of the development to the streetscene will have a neutral impact on the setting of the nearby Studios. The limited significance that exists will be upheld and no harm caused.

Accumulator Tower

5.59 The Tower's setting is comprised of the varied built form of the former studios site. As such, the scheme will introduce another, albeit modest, element into the existing townscape. It will have a neutral impact on the setting of the Tower. No harm will be caused. Significance will be upheld.

Summary of Impact

5.60 It has been demonstrated that the setting of the relevant assets continues to evolve, with the delivery of the comprehensive redevelopment of the wider site. The modest proposals will result in no harm to designated or non-designated heritage assets and their settings. The assets will continue to be viewed and experienced as part of a mixed streetscape. The proposals will preserve significance and will cause no harm.

5.61 The proposal thereby complies with legislation and with local and national policy in this regard. There are no grounds to refuse consent on the basis of heritage impact.

6. Summary and Conclusions

6.1 This Heritage Statement has assessed the proposed development against relevant national and local planning policies and guidance. It has been illustrated that the proposal conforms to the criteria they set out and that the principle of development is both sustainable and desirable.

6.2 The proposals will activate this part of the City Centre, supporting economic growth and contributing to the aims of the St John's Strategic Regeneration Framework produced by the Council, as well as area-specific policy covering the City Centre. The proposed scheme forms an integral element in the delivery of the wider Bonded Warehouse, Enterprise City and St John's proposals.

6.3 The proposals will be well designed and will contribute to a sense of place. They will result in no harm to heritage assets or their settings.

6.4 This report clearly demonstrates that the proposed development is aligned with national policy and has policy support at the local level.

6.5 The NPPF makes it clear that there is a 'presumption in favour of sustainable development' running through the decision-taking process. The proposed development is consistent with the NPPF's core principles. The scheme has been designed to a very high standard and is in a sustainable, city-centre location.

6.6 We have illustrated that the application site is entirely suitable and appropriate for the proposed development.

6.7 Statute requires that this application be determined in accordance with the development plan unless material considerations dictate otherwise. This proposal satisfies all relevant national and local policy considerations.