

Heritage Statement Addendum

Stocktons, 140 Great Ancoats Street, Manchester

05/08/2026

The following Heritage Statement Addendum has been prepared by Levrant (Heritage Architecture Ltd.) in relation to the Full Planning Permission for the:

“demolition of existing buildings and erection of 2no. new buildings providing up to 758 apartments (Use Class C3), Class E floorspace (comprising flexible office accommodation (Use Class Eg(i)) and Class Ea and b) and associated hard and soft landscaping (including works within the public highway), formation of vehicle accesses and servicing access together with associated works”.

The ‘Site’ contains a largely complete formation of warehouses which were designed in 1899 by P. Sidney Stott for the firm C. C. Dunkerley & Co., with the exception of an existing warehouse building which dates between 1839-1850, at 140, Great Ancoats Street, Manchester. The building complex is identified on the Greater Manchester Historic Environment Record (HER) under reference 11406.1.0. The buildings have housed the Stocktons Furniture store since 1973. The Stockton’s Site has been identified by the Local Planning Authority (LPA) as non-designated heritage asset (NDHA) during the SRF process.

Overview of Heritage Statement (submitted March 2025)

In March 2025 Levrant produced a Heritage Statement which outlined the significance of the existing buildings contained within the site boundary, and the contribution the site made to the settings of neighbouring heritage assets. The report first assessed the significance of the Site, summarised below:

The Site contains a largely complete formation of warehouses which were designed in 1899 by P. Sidney Stott for the firm C. C. Dunkerley & Co., with the exception of an existing warehouse building which dates between 1836-1850. The building group was designed to be open plan. Whilst there have been some lightweight additions and alterations (including suspended ceilings and partitioning), the plan form, structural components and decorative features survive throughout.

When assessed against the recognized criteria for local listing, the existing buildings on the site presented an overall **medium-low** degree of significance, and thus held sufficient interest to warrant recognition as a non-designated heritage asset. However, principally due to the lack of architectural interest externally, with the buildings appearing somewhat disjointed as a consequence of the existing constraints of the site when it was designed in 1899, the buildings are not considered to be of national significance.

The proposals will result in considerable demolition of the NDHA, with the exception of the girder warehouse, which is located to the south of the Planning boundary. The complete loss of the most significant component parts of the NDHA (office block) has been judged to incur a **moderate adverse** effect overall.

The scoping assessment further identified the application site was located in the wider setting of 21 listed buildings and the Stevenson Square Conservation Area, and the Ancoats Conservation Area. Utilising recognised methodology (Historic England GPA3: The Setting of Heritage Assets, 2017), supported by a Visual Impact Assessment (VIA), the assessment identified the proposed redevelopment of the site would give rise to 9 instances of minor adverse impact, 7 instances of negligible adverse impact, and 7 instances of neutral impact on the settings of the identified heritage assets (refer to Table 5 of the Heritage Statement).

Focus of the Addendum Note

The focus of the current Addendum Note is to assess the recent changes proposed by the Applicant, namely the reduction in height of Building A by 5 storeys, and to evaluate whether these changes would result in any meaningful impact on the heritage assessment, which was submitted alongside the original application (March 2025).

Consequently, there is a requirement to assess the perceived change / magnitude of impact of the revised proposals upon the built historic environment. The effects are considered as direct or indirect changes resulting from the development which may be either adverse, beneficial, negligible or neutral in terms of the special architectural and historic interest of the listed structure. The following addendum note should be read in conjunction with the Design and Access Statement Addendum and updated drawing pack (Simpson Haugh).

Design Changes

It is understood that following ongoing consultations with the LPA, the massing of Block A has been reduced from 49 storeys to 44 storeys, with further design changes addressing the façade detailing. Updated views and CGIs have been prepared to determine whether the conclusions outlined in the 2025 Heritage Statement will be impacted as a result of the revised massing.

A total of 8 heritage views were agreed for the assessment of potential heritage impact. The revised views are presented below to demonstrate the design amendments, and reduction in scale.



Figure 1: Viewpoint 2 along the northern aspect of Old Mill Street, just north of Lampwick Lane. The view is orientated south towards Store Street. The view on the left demonstrates the original proposals, and the view on the right shows the design revisions and reduction in height.



Figure 2: Viewpoint 7 experienced from a raised viewing location at the top of the Grade II* listed aqueduct bridge structure, looking north-east and allowing for a long view along Store Street and on towards Old Mill Street. The Site is visible to the far left of the view, largely eclipsed behind the girder warehouse (which formed part of the historic warehouse complex on the wider Stocktons site). The view on the left demonstrates the original proposals, and the view on the right shows the design revisions and reduction in height.



Figure 3: Viewpoint 11 experienced from Great Ancoats Street at the junction with Oldham Road, looking south-east towards the Site, which is currently eclipsed from view by existing built form and due to separating distance from the viewpoint. The view on the left demonstrates the original proposals, and the view on the right shows the design revisions and reduction in height.



Figure 4: Viewpoint 12 provides an expansive view of the Proposed Development Site (centre), which is located to the south of Great Ancoats Street. The Site is bound by Store Street to the east (left) and Ducie Street to the west (right). The view on the left demonstrates the original proposals, and the view on the right shows the design revisions and reduction in height.



Figure 5: Viewpoint 13 is located to the south of Viewpoint 12 from the east side of Store Street (north end) looking south-west. The view on the left demonstrates the original proposals, and the view on the right shows the design revisions and reduction in height.

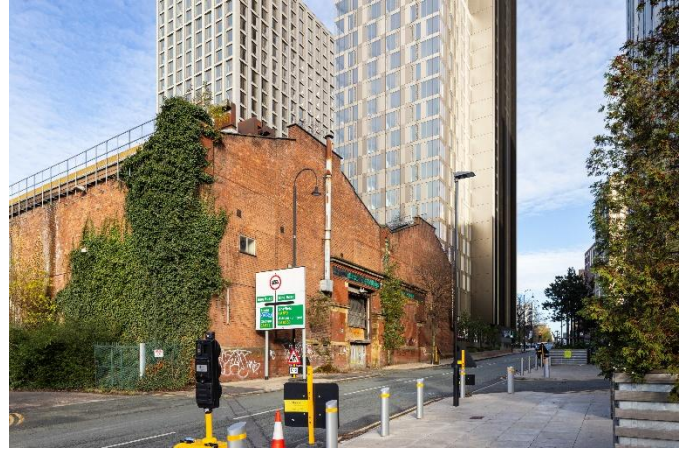


Figure 6: Viewpoint 14 is experienced from the southern aspect of the Proposed Development Site to the east side of Store Street, looking north. The buildings contained within the Site are focused to the north end of the street and are best understood and appreciated in Viewpoint 13. The view on the left demonstrates the original proposals, and the view on the right shows the design revisions and reduction in height.



Figure 7: Viewpoint 15 is experienced from a key pedestrian route in the Ancoats area, looking south-west towards the Proposed Development Site (eclipsed from view), with views along Redhill Street and the Rochdale Canal. The view on the left demonstrates the original proposals, and the view on the right shows the design revisions and reduction in height.



Figure 8: Viewpoint 16 is taken from the junction of Ducie Street where it meets Peak Street. This junction retains the Grade II listed Former Junction Works at Paradise wharf and the separately listed Stable Block (Grade II), this complex has been converted into residential apartments and is located to the immediate right. The view on the left demonstrates the original proposals, and the view on the right shows the design revisions and reduction in height.

As the revised views demonstrate, the amended height and design changes will not reduce the visibility of the Proposed Development from key heritage views. Therefore, it will be evident that the original conclusions of potential harm identified in the 2025 Heritage Statement will be sustained. Whilst the Proposed Development is of considerable height and scale, the position of the towers is in an area of Ancoats which is situated some distance away from designated heritage assets in the area and thus, the impact on their setting has been identified as ranging from minor to negligible adverse (please refer to Table 5, Section 7.6 in the Heritage Statement for a summary of impact).

Conclusion

It will be clear that the amendments to the current proposals have been made following continuous consultation with the LPA. In summary, the nature of the changes will not result in any change to the conclusions outlined within the original Heritage Statement submitted in March 2025.

This Addendum Note should be read in conjunction with the ES Supplement prepared by Turley and its enclosures submitted as part of this revised application.