One Castlefield, Manchester

Heritage Statement

August 2026

PREPARED FOR

Kirindolam 8 Ltd



Heritage Statement

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Executive Summary

Kirindolam 8 Ltd have commissioned Civic to undertake a Heritage Statement to support a full planning application for the development of One Castlefield, Manchester. This assessment of the built heritage in close proximity to the site, was intended to establish, as far as possible, the character of the historic built environment within the vicinity of the proposed development site to provide a description of significance in order to understand the potential impact of the proposals, including the potential impact on the setting of any nearby designated and non-designated heritage assets.

The proposed development site is located to the north of Chester Road, within the Hulme area of Manchester, at Cornbrook which forms part of the gateway into Manchester city centre. The site was historically undeveloped and by the late 19th century formed Cornbrook Brewery and a Globe Works (later Spice Mill). The buildings were extended in the 20th century and remained in use until the late 20th century, when they were demolished and offices were constructed within the site. The offices have recently been demolished, and the site is currently vacant.

There are no buildings of historic interest within the boundary of the proposed development site. There are 14 Listed Buildings and 10 Non-designated Heritage Assets within the vicinity of the site. In addition, the site is to the west of the Castlefield Conservation Area and north of the Empress Conservation Area. The setting and significance of these heritage assets were assessed in order to understand the potential impact of the proposed development on their setting.

The impact assessment finds that the appropriate new development of the site will result in Moderate (adverse), Slight (adverse) and Neutral levels of impact upon the significance of the heritage assets. The assessment has taken account of the permanent redevelopment of the Site for residential use, the construction of two mid-rise and high-rise buildings, and the cumulative effect of consented developments within the surrounding area.

The surrounding consented developments comprise a mixture of tall and mid-rise developments in the vicinity of the Site, reflecting the ongoing regeneration of the Cornbrook Gateway area and the western approach to Manchester city centre. As part of this emerging high-density urban context, the proposed development would be experienced within a wider pattern of growth rather than in isolation. Collectively, these developments are contributing to a new city-centre skyline in which contemporary buildings sit alongside historic assets, providing a clear contrast while ensuring that the significance, character and legibility of heritage assets remain appreciable.

Overall, the proposals are not considered to result in *substantial harm to* or t*he total los*s of the significance of the heritage assets assessed within this report. Whilst the proposed development will result in visual changes within the setting of heritage assets and views, their historic and architectural interest would continue to be appreciated and, when assessed as a whole, it would deliver clear public benefits.

1. Introduction

1.1. Background

1.1.1. Purpose and nature of the proposal

This Heritage Statement has been prepared in support of a full planning application for the residential development of land known as One Castlefield, located in the south-western boundary of Manchester city centre. The development proposals comprise the construction of a 46-storey building and a nine-storey building with associated amenity space, car parking and landscaping.

This Heritage Statement appraises the identified features of the historic built environment within the context of the proposed development site, providing a description of their significance in order to understand the potential impact of the proposals, both positive and negative. The Heritage Statement includes an assessment of significance and impact assessment.

1.1.2. Planning background

Planning permission was granted in 2018 for the demolition of the existing buildings and the erection of 418 residential unit, 419 apartments and five new residential buildings rising from five to 16-storeys (Planning Ref: 113473/FO/2016). A re-appraisal of the development brief for the site was considered necessary due to a change in site ownership, changes to building safety regulations, buildability and efficiency, viability and also taking into account recent nearby developments and approvals (Donald Insall Associates, 2025).

The consented No.1 Cornbrook development (Planning Ref: 139133/FO/2024, as amended by 142148/NMC/2025), will be located *c*. 120m south-west of the proposed development site, and comprises a 24-storey residential-led scheme.

It is also worth noting that the Manchester Draft Local Plan highlights arterial routes and areas close to the Manchester Inner Ring Road which can easily be served by public transport as being appropriate for tall buildings (See section 3.1.3) (Manchester City Council, 2025).

1.1.3. Location

The site is located to the north of Chester Road, Greater Manchester (centred at NGR 382475, 397132; herein referred to as the ‘Site’; see Plate 1). The Site is bounded by the Manchester and Junction Line and Liverpool to Manchester Line Railway, as well as the Metrolink to the north, Castlefield Locks modern development to the east, Ellesmere Street to the south and Trentham Street to the west.



Plate 1: Satellite view showing the Site boundary

1.1.4. Site inspection and character

The Site is located to the north of the A57 Chester Road, a main vehicular route providing access into the city centre. The Site is approximately 1.1miles from the centre of the city between the Castlefield/ St George's and Cornbrook area. The character of the Site has historically been rural and industrial, comprising undeveloped land to the south of the Bridgewater Canal and the River Irwell, and by the late 19th century, Cornbrook Brewery and a Globe Works (later Spice Mills) was established. The Site currently comprises vacant land, with a substation along the southern boundary. The land within the Site is on a lower elevation comprising hard standing with areas of vegetation. Spoil heaps of demolition material are placed throughout (Plate 2; Plate 3). Red brick walls and metal railings border the Site.

The Site is located within an urban setting situated amongst residential-led regeneration within Castlefield. The immediate setting is formed of the 15-storey Vox building and six-storey Castlefield Locks. Transport infrastructure is a predominant feature in the immediate setting, with the railway, Metrolink and Bridgewater Canal immediately north. A range of mid- to high-rise residential developments are located within the wider setting, ranging between three and 20 stories, with a variety of colour palettes and materials. The former Turnville Public House and Albert Mill remain as key examples of the area's industrial past.

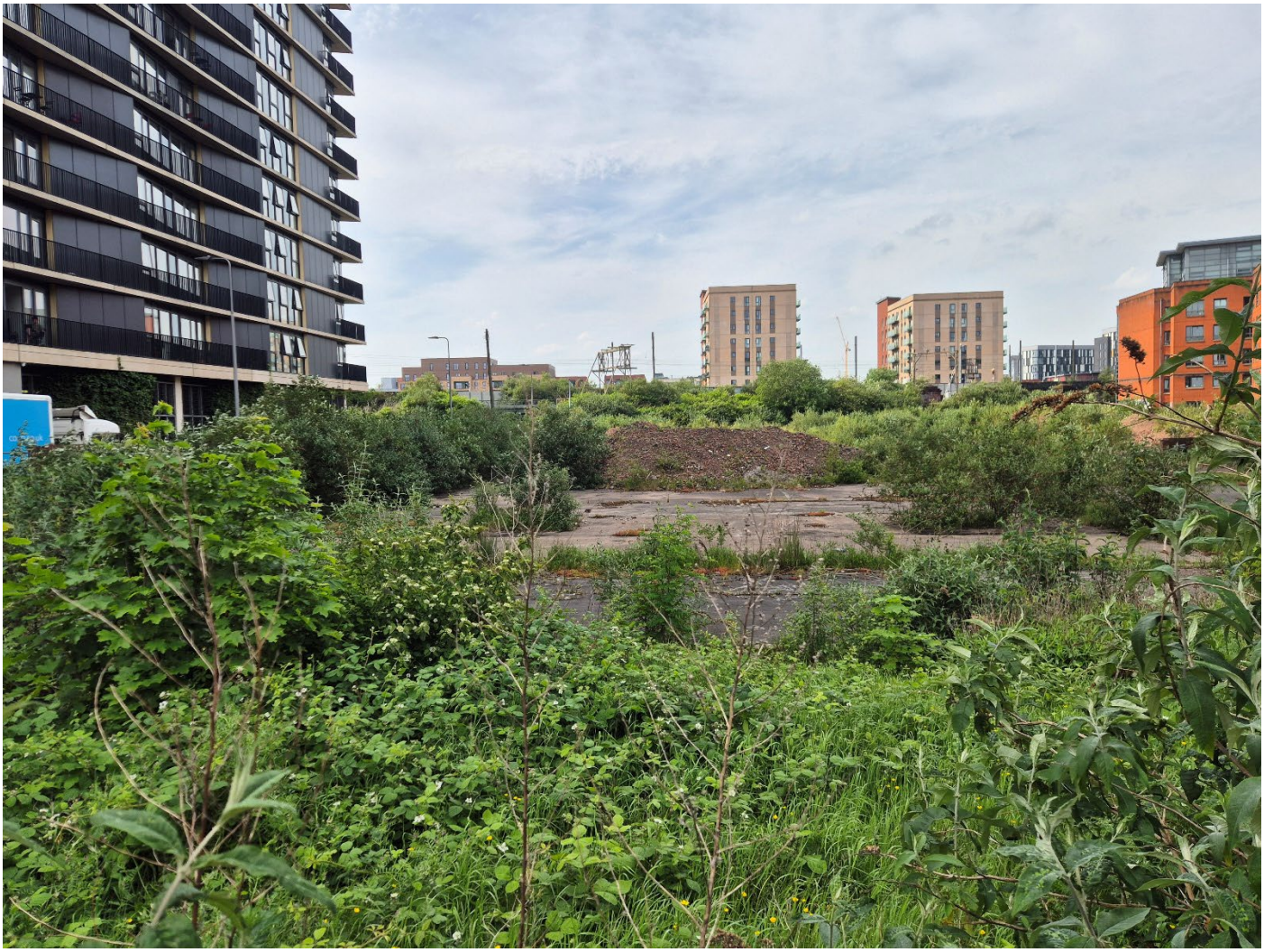


Plate 2: View showing the western Site area, facing north



Plate 3: View showing the eastern Site area, facing north

1.2. Study Area

A study area of 500m has been defined for this assessment based on the urban character of the area and the scale of proposed development. The 500m study area provides a focus for the assessment but is not intended to be prescriptive; designated heritage assets outside of the study area which have the potential to be affected by the proposals have also been considered.

1.2.1. Heritage assets

There are no heritage assets that are afforded statutory protection, such as Scheduled Monuments, Listed Buildings, or any Registered Parks and Gardens within the Site. The Castlefield Conservation Area is located *c.* 130m east of the Site and the Empress Conservation Area is located approximately 200m south. The Site is also within the vicinity of 14 Listed Buildings and 10 Non-designated Heritage Assets (NDHA), which will be considered within this assessment (Table 1; Plate 4).

DESCRIPTION	DESIGNATION	LIST ENTRY
Railway Bridge Over Canal	Grade II Listed Building	1283078
Former Turville Public House	Grade II Listed Building	1283069
Former Albert Mill	Grade II Listed Building	1200817
Hulme Barracks	Grade II Listed Building	1247392
Brindleys Weir	Grade II Listed Building	1255540
Hulme Lock Branch Canal	Grade II Listed Building	1208196
Ordsall Hall	Grade I Listed Building	1386169

Church of St Clement	Grade II Listed Building	1386139
Rectory of St Clement's Church	Grade II Listed Building	1386140
Church of St George	Grade II* Listed Building	1208640
Churchyard Walls, Gate Piers, and Gates at Church of St George	Grade II Listed Building	1197789
School House	Grade II Listed Building	1197761
Roman Catholic Church of St Wilfrid	Grade II Listed Building	1283075
Essence Factory	Grade II Listed Building	1240409
Talbot Mill	Non-designated Heritage Asset	-
Cornbrook Bridge	Non-designated Heritage Asset	-
Cornbrook Terrace	Non-designated Heritage Asset	-
Chester Terrace	Non-designated Heritage Asset	-
School Furniture Works	Non-designated Heritage Asset	-
Hadfield Street Works	Non-designated Heritage Asset	-
1 Lund Street	Non-designated Heritage Asset	-
Empress Machine Tool Works	Non-designated Heritage Asset	-
215 to 219 Chester Road	Non-designated Heritage Asset	-
Queen Street School (former)	Non-designated Heritage Asset	-
Castlefield	Conservation Area	
Empress	Conservation Area	

Table 1: Designated heritage assets considered within this assessment

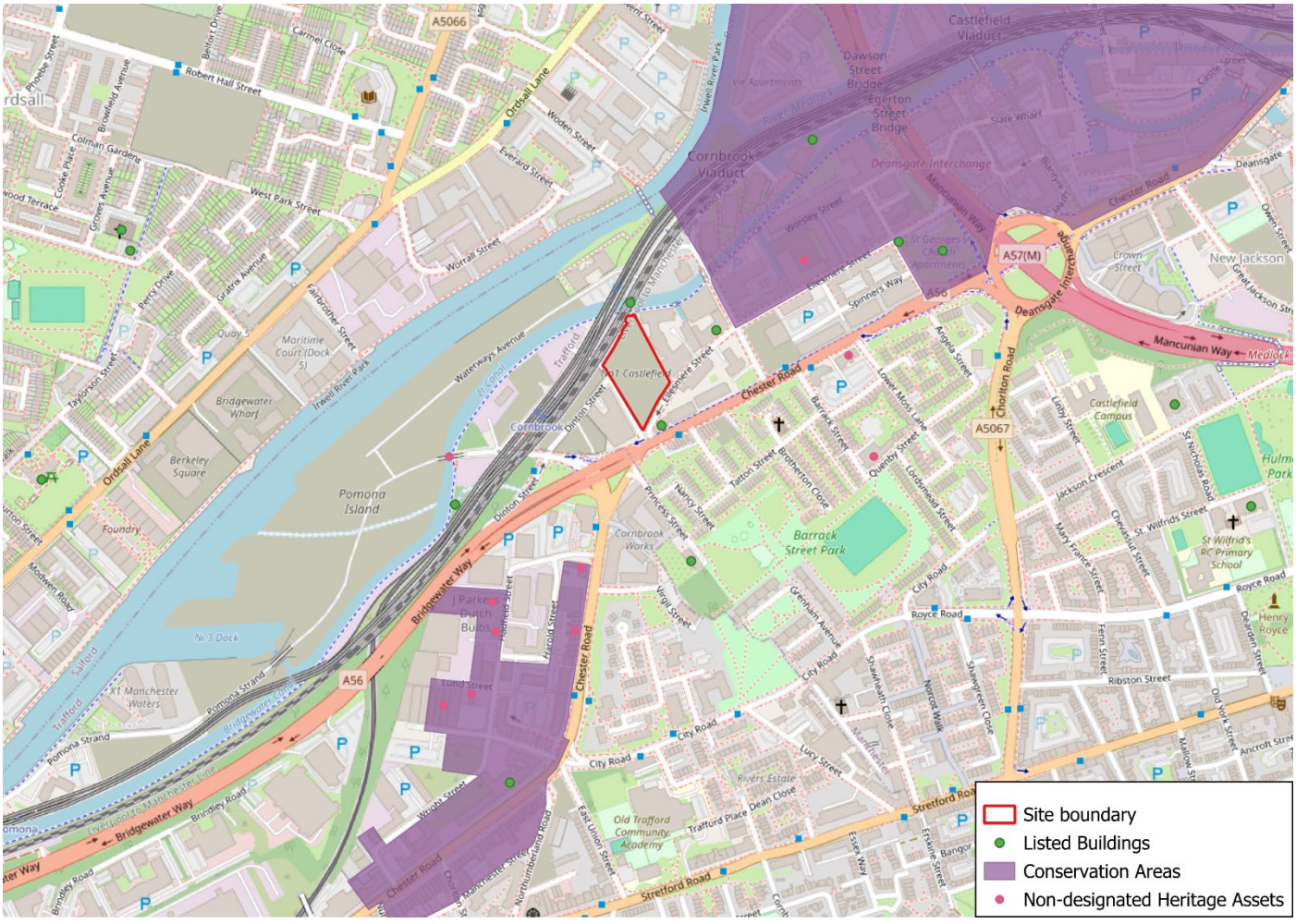


Plate 4: Designated and non-designated heritage assets considered within this assessment

1.2.1. Consultation with Local Planning Authority

Paul Mason, Heritage and Urban Design Manager for Manchester City Council was contacted via email on 20th May 2026 to agree the scope of the assessment.

A response was received from Jennifer Atkinson, Strategic Planning and Project Lead on 29th May 2026, who agreed with the scope of the Heritage Statement.

2. Methodology

2.1. Introduction

The production of the assessment followed the Chartered Institute for Archaeologists (CIfA) standard and guidance for undertaking historic environment assessments (CiFA, 2020) and Historic England's guidance (HEG279) on statements of significance (Historic England, 2019) and (HEAG180 GPA3) on assessing the setting of heritage assets (Historic England, 2017). The guidance calls for a staged approach, which provides relevant and proportionate information sufficient to inform decision-making by the Council.

In addition, Good Practice Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment) (Historic England, 2015), Good Practice Advice Note 3 (The Setting of Heritage Assets) (Historic England, 2017) and Good Practice Advice Note 4 (Enabling Development and Heritage Assets) were considered as part of this assessment (Historic England, 2020). The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology.

Historic England's revised guidance on tall buildings was published on 4th March 2022 (Historic England, 2022). The note supersedes a previous version from 2015 and takes into account recent updates to planning policy and legislation and recent experience of the development of tall buildings within the historic environment. The purpose of the guidance is defined by Historic England as follows: *'Its purpose is to support Local Planning Authorities, developers, communities and other stakeholders in dealing with tall buildings proposals within the legislative and planning framework relevant to the historic environment'.*

2.2. Heritage significance and impact assessment methodology

The aim of the Heritage Statement is to assess the heritage interest of the Site and identify nearby designated heritage assets which have the potential to be affected by the development proposals. The analysis of heritage significance and impact within the Heritage Statement follows the guidance set out in Historic England's Good Practice Guides (Historic England, 2020; Historic England, 2015) and Historic England's Advice Note 12, 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' (Historic England, 2019).

The Historic England guidance states that the assessment should address the attributes of the proposed development in terms of its: location and siting, form and appearance, wider effects and permanence (Historic England, 2019; Historic England, 2017). Chapter 8 is an assessment of how these attributes could potentially affect the significance of the assets assessed.

The Heritage Impact Assessment (also within Chapter 8) also comprises an assessment of both the direct and indirect heritage impacts, defined as follows by ICOMOS in its 2011 guidance contained within '*Guidance on Heritage Impact Assessments for Cultural World Heritage Properties'* (ICOMOS, 2011).

- Direct heritage impacts are a primary consequence of the proposed development resulting in the physical alterations to the fabric or character of the Site. They result in a degree of change to the Site, or alterations to its setting.
- Indirect impacts occur as a secondary consequence of the proposed development, and can result in physical loss or changes to the setting of a heritage asset beyond the development footprint.

The significance of the impact of the proposed development is based on the value or sensitivity of the heritage asset and on the magnitude of the impact on that heritage asset. These impacts may be either adverse or beneficial (ICOMOS, 2011) see Appendix A.

2.3. Research sources

The Heritage Statement has examined a range of existing documentary, cartographic, photographic and electronic information to understand the significance of the heritage assets. These include:

- National Library of Scotland;
- The National Heritage List for England (NHLE);
- Historic trade directories and newspapers;
- Reports of archaeological work carried out in the Study Area; and,
- Historic Landscape Characterisation.

3. Planning Policy

3.1. Introduction

This assessment accords with National, Regional and Local Planning Policies which relate to the historic environment. National planning policies relevant to heritage asset management are contained within the National Planning Policy Framework (NPPF 2025).

3.1.1. Planning (Listed Buildings and Conservation Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest. The Site is located within 1km of seven Listed Buildings, whilst a Conservation Area lies just beyond the search area. Therefore, two sections of the act are relevant.

Section 66 (1) of the Act requires the Local Planning Authority to "have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses" when considering whether to grant planning permission.

Section 72 (1) states that in relation to Conservation Areas "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".

3.1.2. National Planning Policy Framework (NPPF)

The NPPF sets out the Government's planning policies and for making decisions on development proposals in England (Ministry of Housing, Communities & Local Government, August 2026, pp. 93-98). Chapter 20 deals specifically with *Conserving and Enhancing the Historic Environment* (HE1-10). The section states that heritage assets are an irreplaceable resource that can range from buildings of local historic value to World Heritage Sites, that 'should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations*'.*

Policy *HE1: Planning for the historic environment* states that to *'*deliver a positive strategy for the conservation, enhancement and enjoyment of the historic environment, development plans should:

a. Identify the heritage assets within the plan area, including those heritage assets at most risk through neglect, decay or other threats, set out the key issues facing them and identify where these assets can be used to support sustainable development;

b. Be informed by a proportionate heritage assessment

c. Consider the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

d. Take opportunities, for example through site allocations, design guides, design codes and masterplans, to draw on the contribution which the historic environment can make to the character and quality of development, and its context and

e. Be supported by a local heritage list to identify non-designated heritage assets that are important to the local community*'.*

The assessment should identify whether the development would have a positive effect, no effect, result in harm or cause total loss to the significance of a heritage asset. The degree of harm should be identified, with substantial harm occurring where the development would seriously affect a key element of an asset's significance. The effect on the significance of the heritage asset should be considered, not the scale of the development.

Policy *HE5: Assessing effects on heritage assets* states that:

1. 'Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the

potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessar*y'.*

Policy *HE6: Proposals effecting heritage assets* applies specifically to designated heritage assets, including listed buildings and conservation areas and that 'substantial weight should be given to the asset's conservation (and the more important the asset, the greater weight it should be). This is irrespective of whether any potential effects amount to a positive effect, harm, substantial harm, or total loss of its significance'.

Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weight against any public benefits resulting from the proposal. Where substantial harm or total loss would arise, it should be demonstrated that the harm is necessary to achieve substantial public benefits to outweigh the harm or loss.

Policy *HE7: Decisions on non-designated heritage assets* provides the decision-making framework for non-designated heritage assets, including locally listed buildings, and states that development proposals that would have a positive effect on a non-designated heritage asset should be supported. Where a proposal would harm the significance of a non-designated heritage asset, that harm should be weighed against the benefits of the proposal, with regard to both the cale of the harm or loss and the significance of the asset.

Policy *HE9: Conservation Areas* states that development proposals that are within or affecting the significance of conservation areas should 'retain and conserve buildings and other feature which make a positive contribution to the character and appearance of the conservation area' and should 'consider the area's special architectural or historic interest'.

The significance of the historical resource identified within this report has been assessed in line with NPPF recommendations.

3.1.3. Local Development Framework

Manchester Core Strategy

The NPPF outlines the need for local planning policies to create local plans and frameworks to implement the NPPF at a local level. Manchester City Council adopted the Core Strategy in July 2012 and was updated in 2024. *Policy EN3* sets out the approach to the Historic Environment and states:

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.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset (Manchester City Council, 2012).

Draft Local Plan

Manchester City Council are currently preparing a draft Local Plan, of which Chapter 15 concerns Design Quality and Heritage. Policy D3 covers approaches to tall buildings within Manchester and states that:

Tall buildings are defined as buildings which are substantially taller than other buildings in the neighbourhood and/or which significantly change the skyline.

Proposals for tall buildings will be supported where it can be demonstrated that they:

- *deliver excellent design quality;*

- *give due consideration to location and siting, local context, character, views and sight lines;*
- *contribute positively to sustainability;*
- *contribute positively to place making, for example as a landmark, by terminating a view, or by signposting a facility of significance; and*
- *take account of the City's priorities in the area and will bring significant regeneration benefits.*

A fundamental design objective will be to ensure that tall buildings complement the City's key existing building assets and make a positive contribution to the evolution of a unique, attractive and distinctive Manchester, including to its skyline and approach views. With the exception of conservation areas and listed buildings, suitable locations will include sites within and adjacent to the Inner Ring Road which can easily be served by public transport.

Elsewhere within Manchester, tall building development will only be supported where, in addition to the requirements listed above, it can be shown to play a positive role in a coordinated place-making approach to a wider area. Suitable locations are likely to relate to existing district centres. The height of tall buildings in such locations should be informed by the local, rather than the City Centre, urban context.

Due to their size, tall buildings can have a significant impact on the local environment and its micro-climate. It is therefore expected that this impact be modelled and that submissions for tall buildings also include appropriate measures to create an attractive, pedestrian friendly local environment.

It will be necessary for the applicant/developer to demonstrate that proposals for tall buildings are viable and deliverable.

Policy D5 concerns Heritage and states that:

Manchester has a distinctive historic environment with a concentration of heritage assets in the city which contribute to the character, economy, sustainability, culture and quality of life.

Development affecting Heritage assets will positively conserve or enhance their significance as an integral part of sustainable growth, and will:

- *Describe and assess the significance of the heritage asset which will inform proposals for their positive conservation.*
- *Ensure heritage assets and their settings are conserved and enhanced in a manner appropriate to their significance.*
- *Secure the continued beneficial use of heritage assets while allowing them to meet changing needs and adapt to climate change.*
- *Ensure heritage is at the heart of place making and sustainable growth, responding positively to the distinctive character of our heritage assets and delivering high quality buildings and spaces which enhance their settings.*
- *Avoid harm to the significance of heritage assets, but where unavoidable clearly demonstrate the public benefit of the proposals and seek to mitigate the harm in all cases.*

Non-designated Heritage assets (NDHAs)

Non-designated heritage assets including local buildings and structures of merit, archaeology, and open spaces will be conserved. When assessing Proposals affecting NDHAs a balanced judgement will be made regarding the scale of any harm or loss of the asset and the public benefit of the development (Manchester City Council, 2025).

3.1.4. Places for Everyone

Places for Everyone (PfE) was adopted in March 2024 and forms part of the development plan for nine districts in Greater Manchester.

In relation to the historic environment, Policy JP-P2: Heritage: '*We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place. Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:*

1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;

2. Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;

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

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

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

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/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 them to contribute to regeneration and placemaking, and they should set out strategies for their repair and re-use. Development proposals which will 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' (Greater Manchester combined authority, 2024, pp. 192-4).

4. Historical Background

4.1. Introduction

The historical background provides context for the Site.

4.2. Prehistoric (pre-10,000 BC to AD 43)

The current understanding of human activity in the Manchester region during the prehistoric period is poor, although it is reasonable to suggest that several areas in the city centre, such as Castlefield, the area that now contains Manchester Cathedral, Chetham's School and Ardwick may have been conducive for late prehistoric settlement on account of the natural topography and the abundance of natural water sources (i.e. rivers) (Gregory, 2007).

4.3. Roman (AD 43 – AD 410)

Archaeological evidence for Romano-British activity in Manchester is focused on the Roman fort of *Mamucium,* located in Castlefield, and established during the governorship of Agricola (AD 77-84). The fort was initially constructed of wood but underwent several phases of development and was rebuilt in stone around AD 200. The fort was located *c.* 850m to the north-east of the Site.

As this military complex developed, a grid of roads was laid out and a substantial extramural settlement, or *vicus*, developed. Based on archaeological excavations and the distribution of Roman finds, the limits of this civilian settlement appear to have extended south-eastwards along Chester Road, terminating somewhere in the vicinity of Great Jackson Street, northwards from the fort to approximately Quay Street, westwards along Liverpool Road for *c.* 100m from the north-west corner of the fort, and eastwards across Deansgate to the area now occupied by Viadux.

4.4. Medieval (AD 410 – AD 1540)

There is very little archaeological evidence in the region as a whole that represents the period between the end of the Roman occupation and the Norman Conquest of 1066. Edwin took control of Manchester in AD 620, and it is believed that this may have marked the beginning of a settlement near the site of the present-day cathedral (Farrer & Brownbill, 1908). Later, in AD 919, Edward the Elder established a fortified stronghold—known as a burh—in Manchester, which at the time was part of Viking-controlled Northumbria.

After the Norman Conquest, William I granted most of the territory between the Ribble and Mersey rivers to Roger of Poitou, who retained the manor of Salford demesne (Tupling, 1962, p. 116), but divided his other newly acquired land into several fiefdoms (Kidd, 1996, p. 13). The substantial of these was the estate centred on Manchester, created by the grant of extensive lands in the hundreds of Salford, Leyland and West Derby to Albert Grelley (Tupling, 1962, p. 116).

By the 13th century, the Grelley family had established a manor house at the confluence of the rivers Irwell and Irk, where they governed both the manor and the extensive barony (Hartwell, Hyde, & Pevsner, 2004, p. 256). In 1222 Manchester was granted an annual fair, and in 1301 Thomas Grelley was granted the Great Charter of Manchester by Edward I, and thus it became a free borough (*ibid*).

The Site is located outside of Manchester's medieval historic core in Hulme, which was documented in the early 13th century as held in the manor of Salford by Jordan, the Dean of Manchester, and in 1212 as being held by Henry de Chetham and assessed as four oxgangs of land. In 1320, the area was included in a survey of the manor of Manchester and may have been held by the Grelleys. The Hulme estate then descended with the Hulme family until the 18th century (Farrer & Brownbill, 1911).

4.5. Post-medieval (AD 1540 – *c* AD 1750)

By 1539, John Leland was able to describe Manchester as the 'finest and busiest town in the whole of Lancashire, with the best buildings and the greatest population' (Chandler, 1993, p. 263), at a time when the textile industries in South Lancashire were beginning to flourish. Manchester emerged as a centre for the textile finishing processes, as woollen cloth was brought in from outlying areas for bleaching and dyeing. Most importantly, however, Manchester expanded its role as a market centre for textiles produced in the towns and hamlets of the surrounding district (Frangopulo, 1964, p. 26).

Manchester underwent a rapid expansion during the post-medieval period. The population of Manchester increased from approximately 1800 people in 1563 to just over 3000 people in the year 1642 (Willian, 1980, pp. 38-9). The Hearth Tax Returns of 1664 listed 820 households, which suggests a population of approximately 3690. In comparison, the hearth liable for tax in Hulme was only 34, 10 of which were for Hulme Hall, indicating a sparsely populated and rural area on the outskirts of the developing city (Farrer & Brownbill, 1911).

The population of Manchester roughly doubled between 1563 and 1664, despite an outbreak of plague in 1645 (Phillips & Smith, 1994, p. 7). By the census of 1773, the town's population had dramatically increased even further, with approximately 24,937 people living in the township of Manchester, 23,032 of which were living in the town itself. During the post-medieval period, Manchester changed from what had been a small market centre into the largest town in Lancashire (Nevell, 2003).

4.6. Industrial (*c* AD 1750 - 1914)

By around 1750, pure cotton fabrics were being produced, and cotton had overtaken wool in importance. Textiles were generally manufactured in domestic-based workshops or weavers' cottages as part of the putting-out system, whereby merchants employed textile workers and supplied them with raw materials, later manufactured in purpose-built factories.

Advances in transportation were vital to the growth of the textile industry in Manchester. The first key development was the opening of the Mersey & Irwell Navigation Company in 1734, which provided a navigable route from the Mersey estuary in Liverpool to Salford and Manchester (George & Brummond, 2002, p. 22). The next development was the construction of the Bridgewater Canal, the first true canal in the world, which was completed between the Duke of Bridgewater's coal mines at Worsley and Castlefield by 1765. The Manchester end of the Bridgewater Canal was fed by the River Medlock, which was navigable as far as India House (HER 8654.1.0) on Whitworth Street. The Bridgewater Canal is located to the immediate north of the Site.

The success of the Bridgewater Canal stimulated canal construction throughout the country, including the Rochdale Canal. The Rochdale Canal had been planned in 1765 by James Brindley but was not completed until 1804 when it joined the Ashton Canal to the north of the city centre. In 1805, John Rennie engineered its connection to the Bridgewater Canal, to the south of the city centre (DGM1553).

In 1845, the South Junction Railway was authorised by an Act Parliament, intended to join the Manchester & Birmingham and Sheffield & Manchester Railways with the Liverpool & Manchester Railway, which served different stations. The line was to run from Altrincham and Manchester, parallel to the Bridgewater Canal for most of its course. The line opened in 1849.

Hulme remained largely rural into the industrial period, with Hulme Hall comprising the earliest house. By 1793, streets were being planned in the area, located on the south side of Chester Road. St George's Church was one of the earliest buildings constructed on the north side of Chester Road in the early 19th century, likely as a result of population increase, and by 1830 Hulme had developed into a suburb of Manchester, just south of the city centre. Several public buildings were also established from the late 18th century, into the 19th century, including the cavalry barracks, a town hall, a public library and drill hall. Industries in the area were

varied, comprising iron works, cotton mills, saw mills and a printing works (Farrer & Brownbill, 1911).

Hulme was included within the municipal borough of Manchester in 1838 and in 1896 the area was merged in the new township of South Manchester (*ibid*).

4.7. Development of the Site

One of the earliest maps that capture the Site is Bancks & Co's map of 1831 (Fig. 3), which shows the Site as undeveloped land to the north of Chester Road and just south of the Bridgewater Canal. The map shows the northern side of Chester Road as still comprising largely fields with Hulme Hall adjacent to the River Irwell, north of the Bridgewater Canal and St George's Church to the east. However, in the early 19th century, development had begun to take place on the south side of Chester Road, comprising streets of worker's houses, the cavalry barracks, churches and industrial works. Larger properties, possibly reflecting shops with homes above, and public houses lined Chester Road in the early 19th century. It was not until the mid- to late 19th century that development would take place on the north side of Chester Road, comprising mostly industrial works and rows of worker's houses.

The Site remained mostly undeveloped until the late 19th century, except for a footpath and small watercourse which passed through the Site in the mid-19th century (Plate 5; Fig. 4). The watercourse was culverted under the footpath. In the early 19th century, the South Junction Railway was constructed to the north of the Site. A road leading from Chester Road was also constructed in the Site, running under the railway (outside the Site boundary) and leading to Commercial Mill to the west.

Cornbrook Brewery was constructed in the Site before 1877. The brewery was owned by Lawrence O'Neil, who had previously owned the Phoenix Brewery in Rochdale Road. The brewery had been taken over by H. Weld Blundel and Co by 1885 (Paul Butler Associates, 2016). The 1895 Ordnance Survey map is the next map to capture the Site and shows the brewery in detail (Plate 6; Fig. 5). The brewery comprised a main range on Trentham and Ellesmere Street, with an L-shaped range to the north which was labelled as the 'New Globe Works (Cabinet)'.

The brewery was extended to the east in the late 19th – early 20th century, creating a large internal courtyard and occupying most of the footprint of the Site (Fig. 6). This likely took place between 1898 and 1899 when plans were filed for the extension and alteration of the brewery, including the construction of a new fermenting room. The surrounding buildings likely comprised stores and ancillary buildings. A few further extensions were added by 1912. The 1912 Ordnance Survey map details the extensions carried out in the late 19th and early 20th centuries (Plate 7; Fig. 7) The Globe Works was no longer labelled, however, by 1934 the northern buildings were labelled as the 'Cornbrook Spice Mills' (Fig. 8).

During the Second World War, two of the brewery buildings were destroyed when a landmine was discovered on the Site. Although the brewery stayed open and was taken over by Bass Charington in 1961. The 1950 Ordnance Survey map indicates that the buildings were not completely destroyed or were quickly rebuilt. The earliest L-shaped range and southern range appeared to survive or have been rebuilt, although some of the extensions and ancillary buildings had been removed or destroyed. A long narrow building had also been constructed in the east of the Site, extending the earlier range (Plate 8; Fig. 9). Little further development took place at the Site between 1950 and 1965 (Fig. 10).

In 1972 Bass Limited were producing 24million gallons per year. The brewery closed in the 1970s (Paul Butler Associates, 2016). The brewery and spice mill buildings were later demolished, and office buildings were constructed within the Site. The buildings were recently demolished under the previously consented scheme (Planning Ref: 113473/FO/2016).

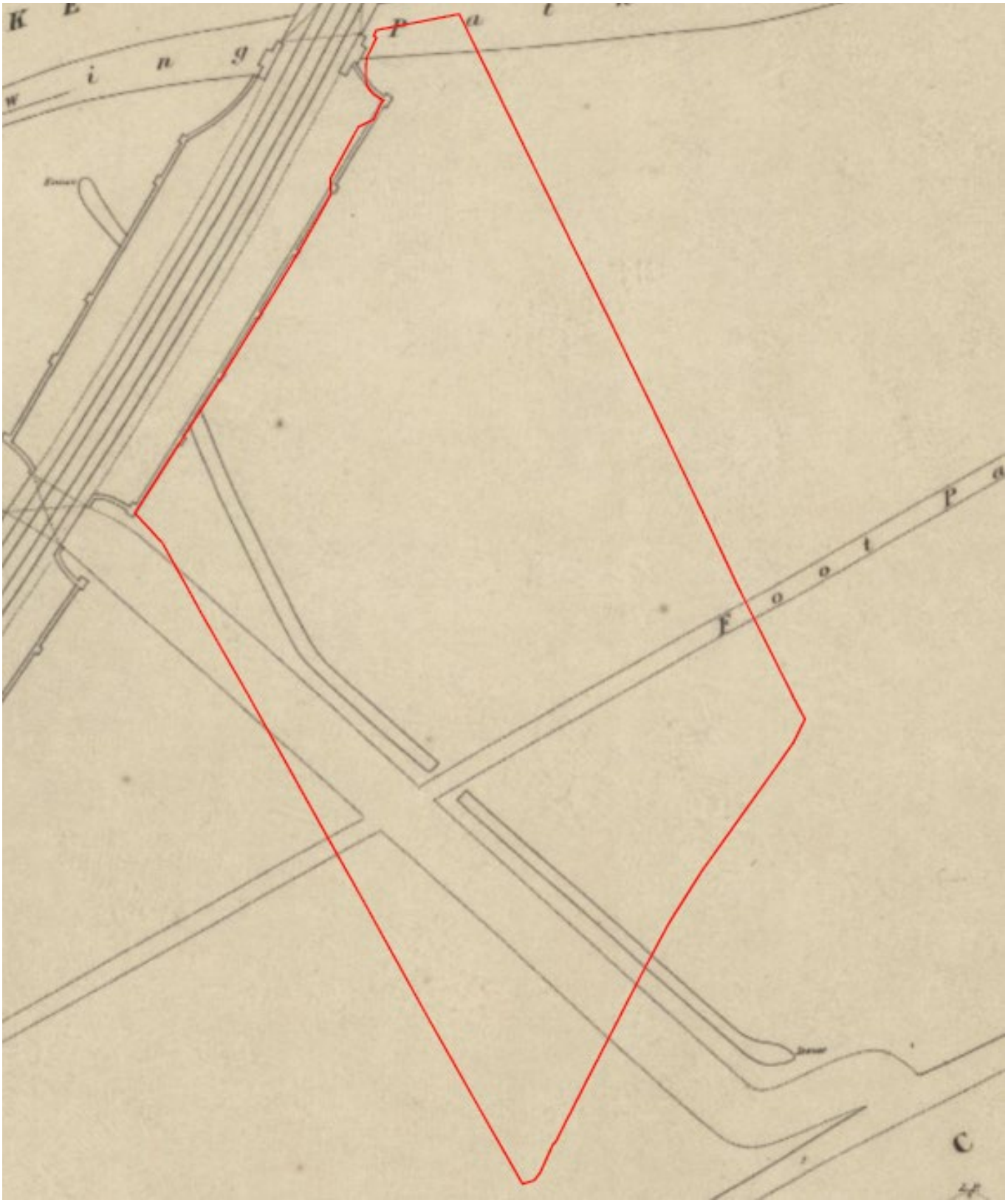


Plate 5: 1851 Ordnance Survey map (courtesy of the National Library of Scotland)



Plate 6: 1895 Ordnance Survey map (courtesy of the National Library of Scotland)



Plate 7: 1912 Ordnance Survey map (courtesy of the National Library of Scotland)

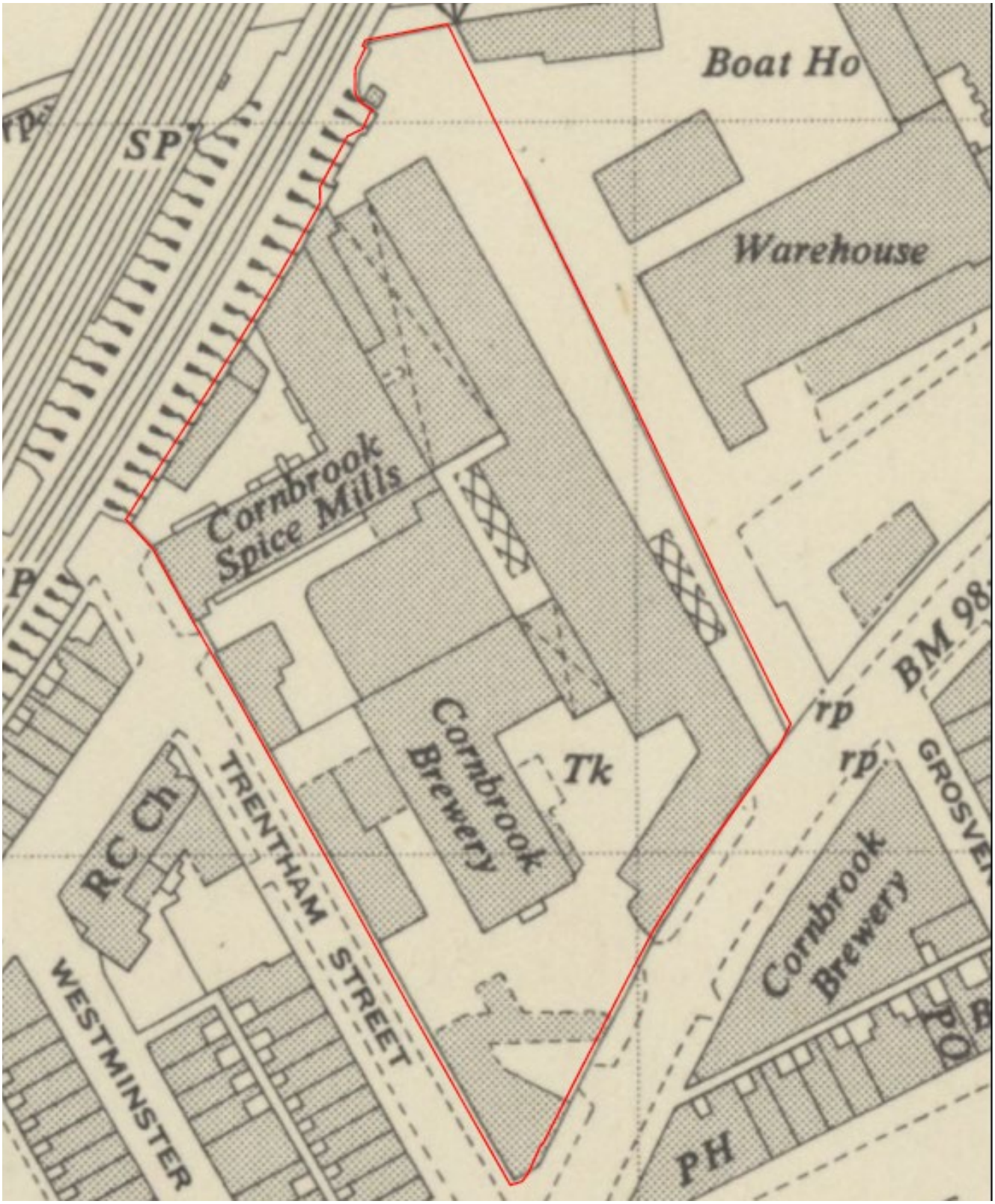


Plate 8: 1950 Ordnance Survey map (courtesy of the National Library of Scotland)

5. Assessment of Significance

5.1. Introduction

The purpose of an assessment of significance is to use recognised criteria to assess the heritage significance of designated and non-designated heritage assets which may be affected by the proposed development, including their setting. Significance is defined as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be of archaeological, architectural, artistic or historic. The Site will also be assessed, regarding its contribution to understanding and appreciating the heritage significance and setting of any surrounding heritage assets. This will provide a baseline for the relative 'magnitude of change' and 'scale of impact' which is to be assessed within Section 8.6.

This allows for the extent of "harm" upon any heritage asset incurred by the proposals to be established within the terms defined by the NPPF. In particular, the assessment of significance of setting informs the choice of heritage views which form a key part of the following Visual Impact Assessment. The NPPF defines substantial harm as occurring where a development proposal would seriously affect a key element of an asset's significance or result in the total loss of the heritage assets significance (Ministry of Housing, Communities & Local Government, August 2026).

5.1.1. Identification of Heritage Assets within the Study Area

The Study Area is defined in Chapter 1.2, followed by a list of heritage assets that may be impacted by the proposed development (listed in Chapter 1.2, Table 1), which includes 14 Listed Buildings, 10 Non-Designated Heritage Assets, the Castlefield Conservation Area and the Empress Conservation Area. The settings of the surrounding heritage assets could be visually impacted upon, and this will be assessed below in the first instance, to see if they need to be considered further.

5.1.2. Methodology

This assessment of significance follows guidance outlined within Historic England's *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019) (Historic England, 2019), *Conservation Principles, Policies and Guidance (2008)* (Historic England, 2008) and *Setting of Heritage Assets* (Historic England, 2017). The framework for assessing the level of significance of the structures was taken from the ICOMOS guidance on Heritage Impact Assessments (Appendix 1). The criteria for the assessment of significance as outlined in the 2019 Historic England guidance is as follows:

CRITERIA FOR THE ASSESSMENT OF SIGNIFICANCE	
INTEREST	**DESCRIPTION**
Archaeological Interest	*There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.'*
Architectural and Artistic Interest	*'These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.'*
Historic Interest	*'An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.'*

Table 2: Criteria for the assessment

The scope of potential impact upon heritage assets can involve impacts upon their setting as well as any physical impact. The importance of 'setting' lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.

The significance assessment allows for the consideration of the Site and its contribution to the settings of

nearby designated heritage assets. The contribution of setting to the significance of any given heritage asset is considered to be either **high, medium, low, negligible, or neutral** (Appendix 1).

5.2. Designated heritage assets

5.2.1. Railway Bridge Over Canal, Grade II Listed Building

Summary of heritage values and architectural and historic interest:

The Railway Bridge Over Canal is recorded by Historic England as the eastern of two railway bridges, similar to the railway bridge in the viaduct included under Deansgate (List Entry: 1283078). The bridge is recorded as constructed around 1850 and is illustrative of the expansion and development of the transport network in Manchester during the mid-19th century. The bridge was constructed to carry the South Junction Railway over the Bridgewater Canal towards the Manchester Central Railway Station (now the Manchester Central Convention Complex) and has retained the same use. The arched bridge is constructed in cast-iron and may be associated with a series of predominantly arched, cast-iron bridges by Edward Taylor Bellhouse, William Baker and William Cubitt that cross various streets, as well as the Rochdale Canal and the Bridgewater Canal.

The building is a Grade II Listed Building and should be assigned **medium** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The immediate setting of the Bridge Over Canal comprises the Bridgewater Canal and associated tow path underneath. A second larger railway bridge is to the west of the Listed structure which was constructed by the late 19th century. The Bridge Over Canal has a historical functional relationship with the adjacent railway and the canal and both enhance the character and setting of the bridge. The immediate setting is also formed of areas of vacant land on the north side and between seven and 11-storey modern development to the north and south, which negatively impact the setting of the bridge. The wider setting is mostly urban in character, with some light industry at Pomona Wharf, and also the River Irwell to the north. The overall contribution of the setting to the significance of the structure is **medium**.

The Site is located within the immediate setting of the Listed structure, forming vacant and currently underutilised land to the immediate south of the bridge. The Site currently makes a negative contribution to the setting of the Listed Building.

The Bridge Over Canal is best appreciated in kinetic views when travelling along the Bridgewater Canal tow path located on the southern side of the canal, or when travelling along the canal itself. This view also takes in nearby modern development, in front and in the background (Plate 9).



Plate 9: View of the Bridge over Canal, taken from the canal tow path and also showing the Metrolink line on the parallel bridge to the west

5.2.2. Former Turville Public House, Grade II Listed Building

Summary of heritage values and architectural and historic interest:

Former public house built around 1870. The Historic England (HE) listing (List Entry: 1283069) highlights the architectural and historic interest of the building, stating it is a '*red brick with sandstone dressings, slate roof. Triangular plan on acutely-angled site. Fanciful Italianate style. Two storeys with cellar and attic, 7-bay side walls, with sill-band and very prominent cornice to ground floor, arcaded windows to first floor, very prominent oversailing eaves (broken by oriel dormer window above doorway), and large attic dormers with hipped roofs; round-headed doorways towards east end, with set-in shafts and prominent cornices; large rectangular windows to ground floor; round-headed windows to first floor with stone imposts, keystones and arch-bands. One-bay west end with former doorway altered as window, arcaded segmental-headed blind windows above. Unusual and distinctive building*'. The building should be assigned **medium** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The Listed Building fronts the busy A56 Chester Road, a main route into the city centre. The immediate setting is formed of modern mid-rise developments to the north and south of Chester Road and along Ellesmere Street to the north. The historic setting of the former public house has largely been lost as a result of 20th-century and modern development. The wider setting is formed of modern high-rise development, the

railway and Metrolink lines and the Bridgewater Canal. The overall contribution of the setting to the significance of the structure is **low**.

The Site is located within the immediate setting of the Listed Building, forming vacant and currently underutilised land to the immediate north of the former public house. The Site currently makes a negative contribution to the setting of the Listed Building.

Key views of the Former Turville Public House can be appreciated in kinetic views travelling down Chester Road, particularly eastwards. This view takes in the distinctive western elevation of the building, although a mid-rise grey building forms the backdrop to this view (Plate 10). High-rise buildings are also visible within this viewpoint. The building is also best appreciated in short views from Chester Road (Plate 11).



Plate 10: Kinetic view, travelling eastwards down Chester Road



Plate 11: View showing the southern elevation of the building. The vacant Site area is in the background

5.2.3. Former Albert Mill, Grade II Listed Building

Summary of heritage values and architectural and historic interest:

The former Albert Mill was constructed as a cotton mill in 1869 and was later extended and altered and used as a warehouse. The Historic England (HE) listing (List Entry: 1200817) describes the architectural and historic interest of the Listed Building. The four-storey mill is red brick with sandstone dressings and a datestone is inscribed on the central upstand of the coped parapet. A five-window façade is on Hulme Hall Road and a 1:6:1 façade to Ellesmere Steet. Sill-bands are also to all floors with an impost band to the third floor. The building retains evidential value in the survival of the timber floor which indicates use for 'one of the specialised minor branches of the textile industry'. The buildings should be assigned **medium** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The former Albert Mill is located on Ellesmere Street, and the immediate setting is formed of 19th-century red-brick industrial buildings to the east, comprising the non-designated Talbot Mill and adjoining redeveloped Britannia Emery Mills. Mid-rise modern development has been carried out on Hulme Hall Road and Ellesmere Street, although the adjoining developments have been built in red brick with similar colour palettes and styles, so the immediate setting has retained an industrial character. Modern development on the opposite side of Ellesmere Street contrasts to the industrial feel. In addition, areas on the south side of Ellesmere Street currently comprise car parks bordered by graffitied boarding, which negatively impacts the setting of the Listed Building. The wider setting is formed of modern development of varying height, a two-storey

garage, the railway and Metrolink lines and the Bridgewater Canal. The overall contribution of the setting to the significance of the structure is **medium**.

The Site is located within the wider setting of the Listed Building, forming vacant and currently underutilised land. The Site currently makes a neutral contribution to the setting of the Listed Building.

Key views of the former Albert Mill can be appreciated in kinetic views when travelling along the Ellesmere Street and Hulme Hall Road. A key view is also the short view showing the front elevation of the mill, directly in front of the mill on Hulme Hall Road (Plate 12).



Plate 12: View showing the eastern and southern elevation of the mill at the junction of Ellesmere Street and Hulme Hall Road

5.2.1. Hulme Barracks, Grade II Listed Building

Summary of heritage values and architectural and historic interest:

Hulme Barracks was constructed as an officer's mess with some officers' quarters and the quartermaster's house in 1817. The red brick two-storey building was altered and now comprises flats. The Historic England (HE) listing outlines the architectural interest of the building, describing the building as follows: "part rendered at rear, with sandstone dressings and hipped slate roofs. Irregular rectangular plan on north-west/south-east axis with main block at south end and crosswing at north end. Georgian style" and "the main block 1:3:1 windows, with pedimented centre breaking forwards, a 3-window link to the right of this, and 1-window projecting wing, and a dentilled cornice to the whole. The main block has a wide round-headed doorway with panelled door and side panels and large fanlight with radiating glazing bars, and sashed windows with raised stone sills and flat-arched heads of gauged brick, those at ground floor to the left of the doorway protected by an added rectangular stone loggia composed of square pillars with entablature, cornice and blocking course, with wrought-iron railings. The linking range and wing to the north, enclosed by a screen wall, has similar sashed windows. Left gable wall rendered. The rear has a projection to the centre and northern end of the main block, rendered and painted white, with a 2-storey segmental bow which has a pilastered 3-light sashed window at ground floor (8, 12 and 8 panes) and one 12-pane sash above; and the range to the north has 1:3 sashed windows on each floor" (List Entry: 1247392).

The Listed Building is of historic interest in its function as a cavalry barracks until 1895, being used by Prince Victor Albert, Prince Louis Napoleon, the Prince Imperial and Winston Churchill. The building should be assigned **medium** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The immediate setting of Hulme Barracks comprises the open area of Barrack Street Park directly in front (east) of the building and greenspace and trees surrounding, separating the former barracks from the surrounding terraced houses and modern mid-rise flats. The wider setting Is largely residential, although commercial units are located on the west side of Chester Road, to the west of the barracks. The historic setting of the barracks has largely been lost, with the larger barracks site demolished. The overall contribution of the setting to the significance of the structure is **low**.

The Site is located within the wider setting of the Listed Building, forming vacant and currently underutilised land on the north side of Chester Road. The Site currently makes a neutral contribution to the setting of the Listed Building.

Key views of Hulme Barracks can be appreciated in short views taking in the principal eastern elevation of the building (Plate 13). The building is visible in longer views within Barrack Street Park, however, the view is partially obscured by trees and metal railings.



Plate 13: View showing the principal eastern elevation of Hulme Barracks, taken from Barrack Street Park and partially obscured by trees and metal railings bordering the park, facing away from the Site

5.2.1. Brindleys Weir, Grade II Listed Building

Summary of heritage values and architectural and historic interest:

Brindley's Weir is a culvert basin and drain sump dating to the mid-18th century, with later alterations. The weir was constructed to allow the Corn Brook to flow under the Bridgewater Canal, and its historic interest lies in its attribution to canal engineer James Brindley, who was responsible for the constructed of the Bridgewater Canal. The pear-shaped basin is approximately 25m long and is enclosed by walls of regularly coursed and massive squared sandstone. The circular drain sump, around 5m in diameter is in the centre, enclosed by 20th-century railings. The Historic England (HE) listing states that "the basin and sump represent an important example of ancillary canal engineering associated with one of the most important engineers of the canal era" (List Entry: 1255540). Brindleys Weir should be assigned **medium** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

Brindleys Weir is accessed from the Bridgewater Canal tow path. The immediate setting is formed of the tow path (Bridgewater Way) and the canal to the west, and the railway line to the east, represented by a brick wall, and surrounding vegetation. The drain and sump has a historical functional relationship with its immediate setting.

The Site is located within the wider setting of the Listed Building, forming vacant and currently underutilised land on the north side of Chester Road. The Site currently makes a neutral contribution to the setting of the Listed Building.

Key views of Brindleys Weir can be appreciated in short views from the tow path (Plate 14). The view is however, largely obscured by overgrown vegetation and the weir not a dominant feature along the canal.



Plate 14: View showing part of Brindleys Weir to the east of the canal tow path

5.2.1. Hulme Lock Branch Canal, Grade II Listed Building

Summary of heritage values and architectural and historic interest:

A Branch Canal constructed in 1838 with modifications in 1962, comprising a canal arm and lock. They were constructed in a combination of coursed sandstone masonry and brick with mass concrete. The significance of the branch canal lies in its survival of historic fabric and intactness, including the survival of the original route and the original lock pounds, as well as an early pair of lock gates at the Bridgewater Canal entrance. The Historic England (HE) listing also outlines the historic interest, stating that the branch canal "formed an important, and from 1922 to 1995 the only, connection between major commercial waterways, part of a significant transport network which contributed to the success of Manchester as a major centre of the

industrial revolution at an international level. Its rapid construction in response to the commencement of a rival venture demonstrates the commercial competition and entrepreneurial spirit of the time" (List Entry: 1208196). The lock is no longer navigable.

The Hulme Lock Branch Canal should be assigned **medium** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The Hulme Lock Branch Canal is within the Castlefield Conservation Area. The immediate setting comprises the railway and Metrolink lines and associated historic viaduct and the modern St George's Island development, comprising four 13-storey blocks, with further high-rise structures in the wider area. Despite the modern development, the branch canal can still be experienced within its historic setting. The overall contribution of the setting to the significance of the structure is **medium**.

The Site is located within the wider setting of the Listed Building, forming vacant and currently underutilised land on the north side of Chester Road. The Site currently makes a neutral contribution to the setting of the Listed Building.

The Hulme Lock is best appreciated in short views at Kelso Place, looking away from the modern development, towards the railway, though mid- and high-rise buildings are visible within the backdrop of this view (Plate 15).



Plate 15: View showing Hulme Lock Canal Branch, looking away from the Site

5.2.1. Ordsall Hall, Grade I Listed Building

Summary of heritage values and architectural and historic interest:

Ordsall Hall is a 14th-century timber-framed house. The house is mostly early 16th-century in date with additions in *c.* 1639 and was restorations and extensions in 1896-7 by Alfred Derbyshire. The significance of the house lies in the survival of historic building fabric and architectural detailing, illustrating the development of the house from the 14th century. The main open hall incorporates remains of the original 14th-century house, whilst externally the hall is framed in probable late 16th- or early 17th-century small framing with quatrefoil panels. The rear of the hall was substantially rebuilt in the 19th century in buff brick with ed brick dressings.

The Historic England (HE) list entry describes the surviving interior of the building as “the main hall has been restored open to its roof. Spere-truss divides the former cross passage. Quatrefoil panelling in screens wall beyond, which has three 4-centred arched doorways to former service rooms, and coving above. Hall has 2 principal bays, and moulded shafts carry cambered tie-beam with king-post and panelling. Cusped wind-braces form quatrefoil panelling in 3 tiers. Intermediate cambered collars. Wall behind the dais framed in large irregular panels. This wall said to be a survivor of the earliest building on the site, a structure of the C14, with crown-post roof surviving over 'Star chamber' in wing beyond. 'Star chamber' behind dais end of hall has massive stone fireplace which may also survive from this earliest building, but the panelled ceiling, embellished with gilded stars, is probably late C16” (List Entry: 1386169).

Ordsall Hall should be assigned **high** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The immediate setting of Ordsall Hall comprises gardens, a newly constructed barn and car parking area, which are located within the metal railings bordering the manor house. Streets of houses surround the Site to the north, south and west. Mid-rise flats, and commercial and industrial units are to the east. The wider setting is largely residential and the historic setting of the house has been mostly lost as a result of extensive development. The overall contribution of the setting to the significance of the structure is **low**.

The Site is located within the wider setting of the Listed Building, forming vacant and currently underutilised land on the north side of Chester Road. The Site currently makes a neutral contribution to the setting of the Listed Building.

Ordsall Hall is best appreciated within its immediate setting, in short views taking in the eastern and western elevations of the house and surrounding gardens/ greenspace (Plate 16; Plate 17).



Plate 16: View showing the north-western elevation of the house



Plate 17: View showing the south-eastern elevation of the house

5.2.2. Church of St Clement, Grade II Listed Building

Summary of heritage values and architectural and historic interest:

A parish church constructed in 1877-8 by Paley & Austin. The historic and architectural interest of the building the highlighted within the Historic England (HE) list entry (List Entry:1386139) which describes the building as “Red brick and terracotta with plain-tiled roof. Fleche over chancel clad in Westmorland slate. C13 Gothic style. Nave with lean-to aisles, clerestory and chancel”. The building should be assigned **medium** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The immediate setting of the Church of St Clement is largely residential, comprising three-storey flat blocks and red brick terraced houses. The Grade II Listed rectory is to the immediate south-east of the church and Ordsall Park is to the south. The park is contemporary with the church and rectory, providing an open green space from the late 19th century. The wider setting is largely residential with some commercial buildings with some small open areas. The overall contribution of the setting to the significance of the structure is **medium**.

The Site is located within the wider setting of the Listed Building, forming vacant and currently underutilised land on the north side of Chester Road. The Site currently makes a neutral contribution to the setting of the Listed Building.

The Church of St Clement is best appreciated in short views, taking in the principal western elevation on Groves Street, looking towards the Site (Plate 20). The rectory is obscured by trees within this view. The church is also best appreciated in a short view taking in the eastern elevation on Hulton Street (Plate 19). The church is also visible in longer views on approach down Groves Street and Hulton Street, as well as across Ordsall Park to the south.



Plate 18: View showing the western principal elevation of the Church of St Clement, looking towards the Site



Plate 19: View showing the western elevation of the Church of St Clement and the rectory

5.2.3. Rectory of St Clements Church, Grade II Listed Building

Summary of heritage values and architectural and historic interest:

A rectory associated with St Clements Church, constructed around 1878 by Paley and Austin, with later additions. The historic and architectural interest of the building is highlighted within the Historic England (HE) list entry (List Entry: 1386240) which describes the building as "dark brick with lighter dressings and plain-tiled roof laid in scalloped bands and with ridge cresting. 2 storeys, 2-window range to 3-bay plan with central entrance. Central gable with panelled doorway in pointed arch in steeply gabled porch. 4 grouped pointed-arched lancet sash windows to left. Right-hand bay roofed separately and set back, with wide paired pointed-arched sash windows to ground floor in flat-roofed bay with fretted parapet. Paired lancets over doorway set beneath taller arch. Paired windows over left-hand bay. Slightly lower block to left represents a later addition, with long range of 5 lancet windows to ground floor, and 4 above. Return elevation to street with wide gable to left which has canted bay window with narrow pointed-arched lights to ground floor, triple window above. 4-light window in right-hand bay and paired window above in stressed panel which forms gabled dormer. Axial end and rear wall stacks". The building should be assigned **medium** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The immediate setting of the rectory is largely residential, comprising three-storey flat blocks and red brick terraced houses. The Grade II Listed Church of St Clement is to the immediate north of the rectory and Ordsall Park is to the south. The park is contemporary with the church and rectory, providing an open green space from the late 19th century. The wider setting is largely residential with some commercial buildings with some small open areas. The overall contribution of the setting to the significance of the structure is **medium**.

The Site is located within the wider setting of the Listed Building, forming vacant and currently underutilised land on the north side of Chester Road. The Site currently makes a neutral contribution to the setting of the Listed Building.

The rectory is best appreciated in short views, taking in the southern elevation and eastern elevation on Hulton Street. Both of the views also take in the nearby Grade II Listed Church of St Clement, with which the rectory has a historical functional relationship (Plate 20).



Plate 20: View showing the southern elevation of the rectory, taken from the entrance to Ordsall Park on Hulton Street

5.2.4. Church of St George, Grade II* Listed Building

Summary of heritage values and architectural and historic interest:

A church constructed in 1826-8 by Francis Goodwin and restored in 1884 by J. S Crowther. The church is constructed in a Gothick Perpendicular style of sandstone ashlar with slate roofs. The historic and architectural interest of the church is highlighted within the Historic England (HE) list entry (List Entry: 1208640), described as: “Nave with west tower, north and south aisles under parallel roofs, diagonal porches at west ends of these, and high polygonal apse. Tall west tower of 4 unequal stages, with set-back buttresses completed as tall octagonal traceried pinnacles with embattled tops and crocketed spirelets; 2-centred arched west doorway with set-in shafts and 3 orders of moulding, double doors with Perpendicular tracery, traceried 2-light west window, clock-face over this, coupled traceried 2-light windows to the 3rd stage, tall set-back 4th stage with slender louvred and traceried belfry window, open-work parapet and much carved ornament. Six-bay aisles with buttresses finished as pinnacles rising through embattled parapet, large 2-centred arched 3-light transomed windows with Perpendicular tracery and hoodmoulds; diagonal west porches with doorways similar to west doorway of tower, and traceried 2-light windows. Embattled parapet

to nave, terminating in octagonal east turrets matching the pinnacles of the tower. High polygonal apse". The building should be assigned **medium** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The Church of St George is within the Castlefield Conservation Area. The immediate setting is formed of the Grade II Listed churchyard walls, gate piers and gates associated with the church which form the boundary to the church. The church and walls/gates are of group value. With the exception of the surviving walls, gate piers and gates, the historic setting of the church has been largely lost due to modern development. A red-brick industrial building is located to the north of the church. Chester Road (A56) is to the south, leading to the busy multi-lane roundabout to the south-east, connecting to the A57(M) Mancunian Way. Modern high-rise development is located to the east of the roundabout. Mid-rise development characterises the area to the west. The overall contribution of the setting to the significance of the structure is **medium**.

The Site is located within the wider setting of the Listed Building, forming vacant and currently underutilised land on the north side of Chester Road. The Site currently makes a neutral contribution to the setting of the Listed Building.

The church is best appreciated in its immediate surroundings, in short views from directly in front of the principal western elevation on Arundel Street. This view also takes in the surviving Grade II Listed churchyard walls and gates, with high-rise development visible in the backdrop (Plate 21). The landmark church tower can also be appreciated in medium and long kinetic views when travelling east and west along Chester Road.



Plate 21: View showing the western elevation of the Church of St George and the associated churchyard walls and gates, looking away from the Site

5.2.5. Churchyard Walls, Gate Piers and Gate at Church of St George, Grade II Listed Building

Summary of heritage values and architectural and historic interest:

The churchyard walls, gate piers and gates associated with the Grade II* Listed Church of St George, likely contemporary with the church, constructed *c.* 1826-8 by Francis Goodwin. The historic and architectural interest of the walls and gates are highlighted within the Historic England (HE) list entry (List Entry: 1197789), describing them as: "Sandstone ashlar walls and piers, cast-iron gates. Dwarf stone walls on north, west and south sides, and part of east side of churchyard; in each side, a pair of octagonal gate piers with chamfered plinths, buttressed angles and traceried Gothic panels, and caps with carved shields in the sides, and cast-iron bar-railing gates with Perpendicular-traceried top panels". The walls and gates should be assigned **medium** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The Churchyard Walls, Gate Piers and Gate are within the Castlefield Conservation Area. The immediate setting is formed of the Grade II Listed Church of St George. The church and walls/gates are of group value. With the exception of the church that the gates and walls border, the historic setting of the church and boundaries has been largely lost due to modern development. A red-brick industrial building is located to the north. Chester Road (A56) is to the south, leading to the busy multi-lane roundabout to the south-east, connecting to the A57(M) Mancunian Way. Modern high-rise development is located to the east of the roundabout. Mid-rise characterises the area to the west. The overall contribution of the setting to the significance of the structure is **medium**.

The Site is located within the wider setting of the Listed Building, forming vacant and currently underutilised land on the north side of Chester Road. The Site currently makes a neutral contribution to the setting of the Listed Building.

The churchyard walls, gate piers and gates can be viewed on all sides of the church. However, they are considered to be best appreciated within the immediate surroundings of the church, in short views from directly in front of the principal western elevation on Arundel Street (Plate 21).

5.2.6. School House, Grade II Listed Building

Summary of heritage values and architectural and historic interest:

A three and four-storey school constructed in 1908, now converted to apartments. The school is constructed of red brick in a simple Jacobean style, with Welsh slate hipped roof and brick wall stacks. A plaque on the central bay records that it was the 48th municipal school, illustrating the historic interest of the school. The historic and architectural interest of the building is highlighted within the Historic England (HE) list entry (List Entry: 1197761), described as "Nine window range in all across front of mullion and transom windows with canted bay in centre and recessed windows to side, the first floor with pediments on consoles. To the sides of the bay the two window sections are surmounted by gables with corner stacks. This stack feature is repeated elsewhere on the building. Entrances to sides. Pavilion roofs, two with miniature lantern louvres". The building should be assigned **medium** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The immediate setting of School House is formed of three-storey red-brick flats to the east and a single and two-storey red and grey brick Castlefield Campus building to the west. Hulme Park and further three-storey flats are to the south. The A57(M) Mancunian Way is to the north of the building, although this is buffered by greenspace and trees to the rear. The wider setting is mostly residential and recreational. High-rise residential blocks have been constructed to the north of the Mancunian Way, with further high-rise development to the north-east. The historic setting of the Listed Building has been largely lost. The overall contribution of the setting to the significance of the structure is **low**.

The Site is located within the wider setting of the Listed Building, forming vacant and currently underutilised land on the north side of Chester Road. The Site currently makes a neutral contribution to the setting of the Listed Building.

School House is best appreciated in short views from directly in front of the building, taking in the front elevation, with modern high-rise development dominating the backdrop of this view (Plate 22). School House is visible across the open space of Hulme Park, however this view is obscured by trees.



Plate 22: View showing the principal southern elevation of School House

5.2.7. Roman Catholic Church of St Wilfrid, Grade II Listed Building

Summary of heritage values and architectural and historic interest:

A Roman Catholic Church built in 1842 by Augustus Welby Northmore Pugin. The historic and architectural interest of the building is highlighted within the Historic England (HE) list entry (List Entry: 1283075), described as follows: “Red brick in English bond, with sandstone dressings and slate roof. Early English style. Nave with north and south aisles, confessionals attached to south aisle, uncompleted north-west tower, chancel with north chapel. The 6-bay nave has small lancet clerestory windows, and its west end has a 2-centred arched west doorway with double-chamfered surround, and 2 lancet windows above. The aisles have pilaster buttresses and narrow lancets: the south aisle has a gabled porch to the 2nd bay with double-chamfered 2-centred arched doorway, and 3 gabled confessionals each with 2 small lancets and a quatrefoil above; and the base of the intended tower at the west end of the north aisle has a 2-centred arched doorway with 2 pairs of shafts and 2 orders of deeply undercut double roll-moulding, and a hoodmould with figured stops, a niche above the doorway, and a pyramidal roof. The 2-bay chancel has a triple-lancet east window with linked hoodmould, and a wheel window above”. The building should be assigned **medium** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The immediate setting of the church is formed of associated red-brick church buildings, Hulme Park, a school and associated playing field, and three-storey flats. The wider setting comprises streets of residential

properties and green open spaces. The A57(M) Mancunian Way is further north, with high-rise development apparent in the wider setting. The overall contribution of the setting to the significance of the structure is **low**.

The Site is located within the wider setting of the Listed Building, forming vacant and currently underutilised land on the north side of Chester Road. The Site currently makes a neutral contribution to the setting of the Listed Building.

The Church is best appreciated in short views from directly in front of the building, taking in the front elevation on Birchvale Close (Plate 23).



Plate 23: View showing the northern elevation to the Roman Catholic Church of St Wilfrid, facing away from the Site

5.2.8. Essence Factory, Grade II Listed Building

Summary of heritage values and architectural and historic interest:

An 1896 Essence Factory with late 20th-century alterations, also incorporating offices and warehouse (List Entry: 1240409). The factory was constructed by Briggs and Wolstenholme of Blackburn for Messrs Duckworth and Co. The buildings architectural and historic interest is associated with the survival of historic building fabric. The building is constructed with red brick with terracotta dressings and detailing and a plain tile and Welsh slate roof. The principal elevation is symmetrical, concealing the asymmetry of the plan and divisions within the L-shaped complex. The entrance comprises a semi-circular headed doorway in moulded terracotta surround and panelled double doors. Polygonal attached columns surmounted by urns flank the doorway. A service courtyard is to the right with the former engine and boiler houses, stable and low entrance tower. The building should be assigned **medium** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

Essence Factory is within the Empress Conservation Area and is highlighted as a key surviving building within the conservation area. The immediate setting of the Essence Factory comprises the mid-rise modern development to the north, the site of the former Empress Brewery to the east, the busy Chester Road to the south, and the Veno building to the west. The immediate setting is characteristic of the development of the Empress area, illustrating the 19th-century industrial character in contrast to the surviving terraced houses on

the opposite side of Chester Road. However, this is broken up by the busy Chester Road. The wider setting comprises industrial units and residential properties. Part of the building is currently covered by covered scaffolding which temporarily negatively affects the setting. The overall contribution of the setting to the significance of the structure is **medium**.

The Site is located within the wider setting of the Listed Building, forming vacant and currently underutilised land on the north side of Chester Road. The Site currently makes a neutral contribution to the setting of the Listed Building.

The rear elevation of the factory is obscured by a 20th-century addition to the building, which is recorded in the Historic England list entry as not of special interest. The factory is best experienced in short kinetic views when travelling north and south down Chester Road, taking in the front southern elevation of the building (Plate 24; Plate 25).



Plate 24: View showing the principal southern elevation of Essence Factory, currently covered by scaffolding



Plate 25: View showing the principal southern elevation of Essence Factory

5.3. Non-designated heritage assets

5.3.1. Talbot Mill

Summary of heritage values and architectural and historic interest:

A *c.*1855 brick built five-storey spinning mill. A second mill and warehouse were constructed in the late 19th century. The several integrated buildings were built around a courtyard. Talbot Mill retains much historic fabric and is a well-preserved example of a mid-19th-century textile mill. The building was recently in poor condition and only partly occupied and is currently being restored for residential use. The building should be assigned **low** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The former mill is located on Ellesmere Street and is within the Castlefield Conservation Area. The immediate setting is formed of the adjoining residential Britannia Mills, and modern mid-rise flat blocks of varied material and colour. The Grade II Listed former Albert Mill is to the east, along Ellesmere Street and the intervening development along Ellesmere Street and Hulme Hall Road have been built in red brick with similar colour palettes and styles, so part of the immediate setting has retained an industrial character. Vacant land and buildings in poor condition on the northern side of Ellesmere Street currently negatively impact the setting of Talbot Mill. The overall contribution of the setting to the significance of the structure is **medium**.

The Site is located within the wider setting of the heritage asset, forming vacant and currently underutilised land on the north side of Chester Road. The Site currently makes a neutral contribution to the setting of the asset. The asset is best appreciated in short kinetic views, travelling down Ellesmere Street.

5.3.2. Cornbrook Bridge

Summary of heritage values and architectural and historic interest:

A single-span road bridge crossing the Bridgewater Canal, probably 18th-century in date. The bridge was an important crossing point at the canal for the Cornbrook Chemical Works and comprises primarily sandstone

with a segmental brick arch lining the bridge hole. The building should be assigned **low** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The immediate setting of the bridge comprises the Bridgewater Canal and associated tow path, which travel under the bridge, as well as the vacant land at Pomona Strand and the Metrolink and Railway lines. The bridge has a historical functional relationship with the canal, however, most of the surrounding historic setting has been mostly lost. The overall contribution of the setting to the significance of the structure is **low**.

The Site is located within the wider setting of the heritage asset, forming vacant and currently underutilised land on the north side of Chester Road. The Site currently makes a neutral contribution to the setting of the asset. The asset is best appreciated in short kinetic views, travelling along the canal and tow path.

5.3.3. Cornbrook Terrace

Summary of heritage values and architectural and historic interest:

A surviving pair of a row of terraced houses dating to at least the mid-19th century and considered likely to be the earliest 19th-century dwellings on Chester Road. The houses are illustrative of the early development of the area. The houses retain historic fabric and architectural detailing, such as the timber-framed windows and internal wooden shutters. They have ornate porticoes. The building should be assigned **low** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The houses are in the Empress Conservation Area and are considered to be positive contributors to the setting of the conservation area. The immediate setting of the houses comprises the busy Chester Road, mid-rise apartment blocks and single-storey commercial and industrial units in varying condition. Chester Terrace is located in the wider setting, along Chester Road, and together the NDHA's illustrate the development of the area in the 19th century. However, due to modern development the overall contribution of the setting to the significance of the structure is **low**.

The Site is located within the wider setting of the heritage asset, forming vacant and currently underutilised land on the north side of Chester Road. The Site currently makes a neutral contribution to the setting of the asset. The asset is best experienced in kinetic views along Chester Road.

5.3.1. Chester Terrace

Summary of heritage values and architectural and historic interest:

A row of terraced houses dating to 1852-1876 and considered to have similar traits to the earlier terraced houses of Cornbrook Terrace, including red Flemish bond with stone detailing, raised steps to entrance and decorative door surrounds. The houses also have ornate porticoes. The houses are illustrative of the early development of the area. The building should be assigned **low** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The houses are in the Empress Conservation Area and are considered to be positive contributors to the setting of the conservation area. The immediate setting of the houses comprises the busy Chester Road, mid-rise apartment blocks and single-storey commercial and industrial units in varying condition. Cornbrook Terrace is located in the wider setting, along Chester Road, and together the NDHA's illustrate the development of the area in the 19th century. However, due to modern development the overall contribution of the setting to the significance of the structure is **low**.

The Site is located within the wider setting of the heritage asset, forming vacant and currently underutilised land on the north side of Chester Road. The Site currently makes a neutral contribution to the setting of the asset. The asset is best experienced in kinetic views along Chester Road.

5.3.2. School Furniture Works

Summary of heritage values and architectural and historic interest:

A late 19th-century L-shape range comprising a block along Hadfield Street and seven parallel single-storey workshops to the rear, some of which are later additions. The Hadfield Street elevation retains architectural detail, punctuated with brick pilasters set between every three bays and embellished with three string courses of Staffordshire Blue engineering bricks. The building should be assigned **low** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The former works is located in the Empress Conservation Area. The immediate setting comprises the Hadfield Street Works, one and two-storey commercial and industrial units, both brick-built and metal units. The busy A56 Bridgewater Way is to the west, separated from the buildings by brick walling. Metal units adjoin the southern elevations of the L-shaped range. The overall contribution of the setting to the significance of the structure is **low**.

The Site is located within the wider setting of the heritage asset, forming vacant and currently underutilised land on the north side of Chester Road. The Site currently makes a neutral contribution to the setting of the asset. The asset is best experienced in kinetic views along Hadfield Street.

5.3.3. Hadfield Street Works

Summary of heritage values and architectural and historic interest:

A late 19th-century range adjoining the School Furniture Works on Hadfield Street, comprising a two-storey range with a basement. The southern four bays occupy a slightly larger footprint than the northern eight bays. The works were historically larger, centred around a small yard accessed from Smith Street. The building should be assigned **low** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The Hadfield Street Works is located in the Empress Conservation Area. The immediate setting comprises the School Furniture Works, one and two-storey commercial and industrial units, both brick-built and metal units. The busy A56 Bridgewater Way is to the west, separated from the buildings by brick walling. The overall contribution of the setting to the significance of the structure is **low**.

The Site is located within the wider setting of the heritage asset, forming vacant and currently underutilised land on the north side of Chester Road. The Site currently makes a neutral contribution to the setting of the asset. The asset is best experienced in kinetic views along Hadfield Street.

5.3.4. 1 Lund Street

Summary of heritage values and architectural and historic interest:

A two-storey red brick building with a pitched roof and a single brick ridge chimney stack. The building dates to *c*. 1900 and was likely designed as a small-scale chemical works before being occupied by a horticultural chemist in 1938. The front elevation has been rebuilt in a darker shade, and the west elevation is largely historic brick with some alterations. The eastern elevation retains six windows with segmental-arched heads. The building should be assigned **low** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

1 Lund Street is located in the Empress Conservation Area. The immediate setting comprises the Empress Machine Tool Works, and further red-brick buildings creating an industrial feel, as well as one and two-storey commercial and industrial units. An area of hard-standing is to the immediate east of the building. The overall contribution of the setting to the significance of the structure is **low**.

The Site is located within the wider setting of the heritage asset, forming vacant and currently underutilised land on the north side of Chester Road. The Site currently makes a neutral contribution to the setting of the asset. The asset is best experienced in short kinetic views along Lund Street.

5.3.5. Empress Machine Tool Works

Summary of heritage values and architectural and historic interest:

An early 20th-century machine tool works with two adjoining workshops surviving. The workshops are two-storeys high with northlight roofs. The works are the only surviving example in the area of workshops with northlight roofs, which was a characteristic feature of engineering works. The buildings are also of interest as they are two-storeys high, when workshops were typically single storey. The buildings should be assigned **low** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The Empress Machine Tool Works is located in the Empress Conservation Area. The immediate setting comprises the 1 Lund Street, and further red-brick buildings creating an industrial feel, as well as one and two-storey commercial and industrial units. The overall contribution of the setting to the significance of the structure is **low**.

The Site is located within the wider setting of the heritage asset, forming vacant and currently underutilised land on the north side of Chester Road. The Site currently makes a neutral contribution to the setting of the asset. The asset is best experienced in short kinetic views along Lund Street.

5.3.6. 215 to 219 Chester Road

Summary of heritage values and architectural and historic interest:

A row of brick-built two-storey houses constructed around 1880. The buildings were formally Listed but were de-Listed in 2022. The extent of alteration had compromised the integrity of the terrace as an example of late Georgian middle-class housing. Only the façade and short side returns are historic with new side and rear walls and a replacement roof structure, as well as replacements to the internal historic fabric. The historic façade retains the historic door surrounds comprising Flemish-bond brickwork, wedge lintels, sil band and with stone steps. The buildings should be assigned **low** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The immediate setting comprising the busy A56 Chester Road, modern mid-rise development, both commercial and residential in use and two-storey flats. The overall contribution of the setting to the significance of the structure is **low**.

The Site is located within the wider setting of the heritage asset, forming vacant and currently underutilised land on the north side of Chester Road. The Site currently makes a neutral contribution to the setting of the asset. The asset is best experienced in kinetic views along Chester Road.

5.3.7. Queen Street School (former)

Summary of heritage values and architectural and historic interest:

A school built in 1902 and was the 38th school built by the Manchester School Board. The school's exterior displays good-quality architectural ornamentation. is a single-storey building in red brick with red terracotta ornamentation. A north-eastern extension was added to the principal elevation in 1922. A central hall is surrounded on three sides by gabled ranges which produced a varied roofscape. The buildings should be assigned **low** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The immediate setting of the school comprises two-storey flat blocks, two-storey terraced houses and St Georges Park. The overall contribution of the setting to the significance of the structure is **low**.

The Site is located within the wider setting of the heritage asset, forming vacant and currently underutilised land on the north side of Chester Road. The Site currently makes a neutral contribution to the setting of the asset. The asset is best experienced in kinetic views along Quenby Street and Barrack Street.

5.4. The Castlefield Conservation Area

Introduction

The proposal Site is situated *c.* 115m west of the Castlefield Conservation Area, which is of **high** significance. The height of the proposed development has the potential to affect the special character or significance of the Conservation Area.

To help mitigate any potential impact of the proposed development, the character and special interest of the Conservation Area has been assessed with reference to the Historic England Guidance, 2019 Conservation Area Appraisal, Designation and Management Second edition, Historic England Advice Note 1. Elements such as the historic interest of the area, the architectural quality and built form, spatial analysis (including open spaces), and setting and views have been considered.

The Castlefield Conservation Area is one of the largest conservation areas in Manchester, located on the south-west of the city centre. It was designated a conservation area in 1979.

The historic interest of the Conservation Area

The Castlefield Conservation Area character and historic interest derive from evidence of the development of the area from the Roman period through to the industrial period, with a focus on transport. The focus of the conservation area is on the Roman fort, from which it derives its name. The fort was abandoned *c.* 410 and the area declined until 16th and 17th centuries, when the site of the vicus became known as Aldport or The Old Town.

From the 18th century, canal basins, wharves and warehouses characterised the area and the development of waterborne infrastructure and later railway transport shaped the development of the area in the industrial period. The River Irwell was made navigable from the 1720s and Quay Street was constructed between Deansgate and the river. The Rochdale Canal opened in 1804, making Castlefield the hub of the canal network. A large number of warehouses were subsequently built to supply the needs of the growing industries and population.

The vast development led to the opening of the Liverpool to Manchester Railway in 1830, with the station opened on Liverpool Road, within the conservation area. This became the centre of a network of railway lines, crossing Castlefield on viaducts. Further viaducts were constructed extending as far as Central Station in 1879. The Castlefield area is characterised by the original canal networks and viaducts high above.

Architectural Quality and Built Form

There are a variety of building materials used within the conservation area. However, the materials are considered to be more industrial in character than other parts of the city centre. Stone, brick and slate are used extensively. The large steel columns supporting the railway viaducts and also the viaducts constructed of lattice iron beams, are the most impressive building components in the area. Granite setts were historically laid on the quays and canal branches as they were the most durable available.

The built form comprises a multi-level environment between warehouses and canal with railways and viaducts. Several important buildings survive within the Conservation Area, including the Liverpool Road Station which was constructed in the Classical style.

Spatial analysis (including streets, open spaces etc)

The development of the area from the Roman period has led to a varied environment. By the 1850s, distinct zones for housing, warehouses and transport were established. Liverpool Road was a significant road leading to the River Irwell from Deansgate. Houses lined Deansgate and the south side of Liverpool Road, which

were late converted to commercial use. Historically, Castlefield was characterised by industry, transport and warehouses, so there were little open spaces or tree planting. The site of the Roman fort has historically comprised greenspace within the conservation area, a character it currently retains.

Settings and views

A Conservation Area Appraisal has not been produced for the Conservation Area and Manchester City Council has not identified any key views. The height of the development may be visible in long-reaching views within and out of the conservation area, due to the distance and level of high-rise development in the wider setting, this assessment considers that the Site would not form part of key views. The assessment has considered the view out of the conservation area, down Ellesmere Street. This view takes in the Church of St George, looking out of the Conservation Area towards Albert Mill (located outside of the Conservation Area).



Plate 26: View looking west out of the Castlefield conservation area, taking in the Church of St George, Albert Mill and Talbot Mill

Contribution of the proposal Site to the Special Interest of the Conservation Area

The existing Site is situated outside the boundary of the Castlefield Conservation Area, *c.* 115m west and is considered to make a **neutral** contribution to the area's special character and appearance.

Manchester City Council's website notes that Development Control in Castlefield is aimed at encouraging development that will preserve and enhance the character of elements which are of historic significance, but that this does not rule out further development as long as it respects the character of the area. In addition, its states that 'the nature of Castlefield does not demand that new buildings should all be of brick and stone with slate roofs. Modern materials used in a modern manner can find a place here, but the resulting buildings

must, above all, be of high quality' (Manchester City Council , 2026).

5.5. The Empress Conservation Area

Introduction

The proposal Site is situated *c.* 200m north of the Empress Conservation Area, which is of **high** significance. The height of the proposed development has the potential to affect the special character or significance of the Conservation Area.

To help mitigate any potential impact of the proposed development, the character and special interest of the Conservation Area has been assessed with reference to the Historic England Guidance, 2019 Conservation Area Appraisal, Designation and Management Second edition, Historic England Advice Note 1. Elements such as the historic interest of the area, the architectural quality and built form, spatial analysis (including open spaces), and setting and views have been considered.

The Empress Conservation Area was designated in 1995 and was added to the Historic England's Heritage at Risk register in 2012 (Donald Insall Associates, 2025).

The historic interest of the Conservation Area

The Empress Conservation Area character and historic interest derive the industrial boom of the area, along with the growth of Stretford, Trafford and Manchester, in the 18th and 19th centuries. The historic interest is reflected in the character and appearance, and the area contains landmark buildings, such as the Empress Brewery, the Essence Factory, Veno Building, Former Trafford Press Offices and Empress Mill, which are clustered around Chester Road and Empress Street. The development of the area in the 19th century is closely linked to earlier development in canal infrastructure, such as the construction of the nearby Bridgewater Canal.

Architectural Quality and Built Form

The Conservation Area has an industrial and urban character, that comprises both residential and industrial use from the 19th and early 20th centuries. However, there has also been significant infill development primarily after the Second World War.

There are a variety architectural styles, design and scale across the conservation area, reflecting the different historic uses. There is also a variety of building materials, with red brick, slate roofs, stone detailing and terracotta common. Red-brick terraced houses line Chester Road, the principal road, whilst the larger factory buildings, showrooms and offices were located behind, close to railway tracks.

Spatial analysis (including streets, open spaces etc)

The area retains its historic development pattern, centred on Chester Road, which is framed by two-storey red brick 19th-century terraced houses. These contrast to the landmark commercial buildings in the north-west. The area can be divided into four-character areas, two domestic and two industrial and commercial. There is generally a finer development grain in the industrial areas, with a looser one to the Hadfield Street industrial area, where the buildings are larger and surrounded by more cleared areas.

The are no green public spaces within the conservation area and the front gardens of the terraced houses comprises the only soft landscaping.

Settings and views

The immediate setting and longer-range surrounding areas have been altered and compromised by modern development. There is therefore no visual relationship between the conservation area and the Bridgewater Canal, Pomona Dock and the railway with which it was historically linked and the busy A56 is considered to create a visual and physical barrier to the immediate west and north-west. Several key views have been identified looking into, within and out of the conservation area. Views out of the Conservation Area are considered to be generally weaker and less coherent due to its degraded wider setting.

The most relevant key views include:

- Looking into the Conservation Area from the immediate south/ south-west (taking in the Former Technical Institute and houses adjacent) (Plate 27)
- Looking into the Conservation Area from East Union Street of the ensemble of landmark buildings to Chester Road, framing the sawtooth roofs of Empress Street (Plate 28)
- Looking out of the Conservation Area. Views of 255 Chester Road to the north-east and its red brick setting beyond the Manchester Arch, the Manchester Arch articulating the conservation area's position on the border of Trafford (Plate 29)
- Looking out of the Conservation Area. Long views towards medium and high-rise development to the north, establishing a strong contrast with the conservation area (Plate 30)



Plate 27: View looking into the conservation area, from Northumberland Road to the south, looking towards the Site



Plate 28: View showing the key view looking into the Empress Conservation Area, from East Union Street, looking towards the Site



Plate 29: View looking out of the conservation area, from Hadfield Road, looking towards the Site



Plate 30: Long view looking out of the conservation area, from Chester Road, looking towards the Site

Contribution of the proposal Site to the Special Interest of the Conservation Area

The existing Site is situated outside the boundary of the Empress Conservation Area, *c.* 200m north and is considered to make a **neutral** contribution to the area's special character and appearance. The Conservation Area Appraisal and Management plan states that there is limited visual and physical links between the Conservation Area and wider setting due to the way in which the area has evolved. As a result, any contribution to the special interest of the Conservation Area is considered to be derived from its immediate setting and is generally very localised. The Site is located within the wider setting of the conservation area and has no historical functional relationship with the Conservation Area, however, the Site forms the background of key views into and out of the Conservation Area (Donald Insall Associates, 2025, p. 98).

5.6. Statement of Significance

The statement of significance provides a summary of the Site's relative architectural and historic interest.

- The Site is located in the wider setting of the Castlefield Conservation Area and the Empress Conservation Area, 14 Listed Buildings and 10 Non-designated Heritage Assets.
- Due to the scale of the proposed development, the Site will form part of views within and out of the conservation areas.
- The Site has historically comprised undeveloped land to the south of the Bridgewater Canal and the Manchester South Junction Railway. Cornbrook Brewery and a Globe Works (later Cornbrook Spice Mills) were established in the Site in the mid- to late 19th century until the late 20th century. The development of the Site reflects the industrial development of Hulme on the outskirts of Manchester city centre during the 19th century, connected to developments in transport infrastructure. The Site currently forms vacant land and a substation. As the Site no longer contains any evidence of built form or historic fabric, it yields **no heritage interest**.

6. Proposed Scheme

This Heritage Statement has been produced to support '*Full Planning Permission the erection of two residential blocks, Block A (46 storeys) and Block B (9 storeys), providing 592 homes (Use Class C3) with supporting amenity spaces, car and cycle parking, new access arrangements, landscaping and other associated works'.*

The proposed development will provide a varied mix of townhouses, apartments and duplexes arranged across two residential blocks totalling 593 residential units.

- Block A: 46 storey residential building with amenity areas and back for house (+168.00m AOD).
- Block B: 9 storey residential building (+59.8m AOD).
- Ancillary provisions: 332 secure cycle spaces (providing 1 cycle space per 1.78 dwelling units), and 40 car parking spaces (6.7% provision).

The tall building will align with the railway line whilst the mid-rise block will align with the Ellesmere Street frontage. The high-quality material comprises glazing to Block A and red-brick to Block B, which references Manchester's industrial heritage.

The development proposals will contribute towards the redevelopment of the St George area, acting as a gateway into Manchester city centre.

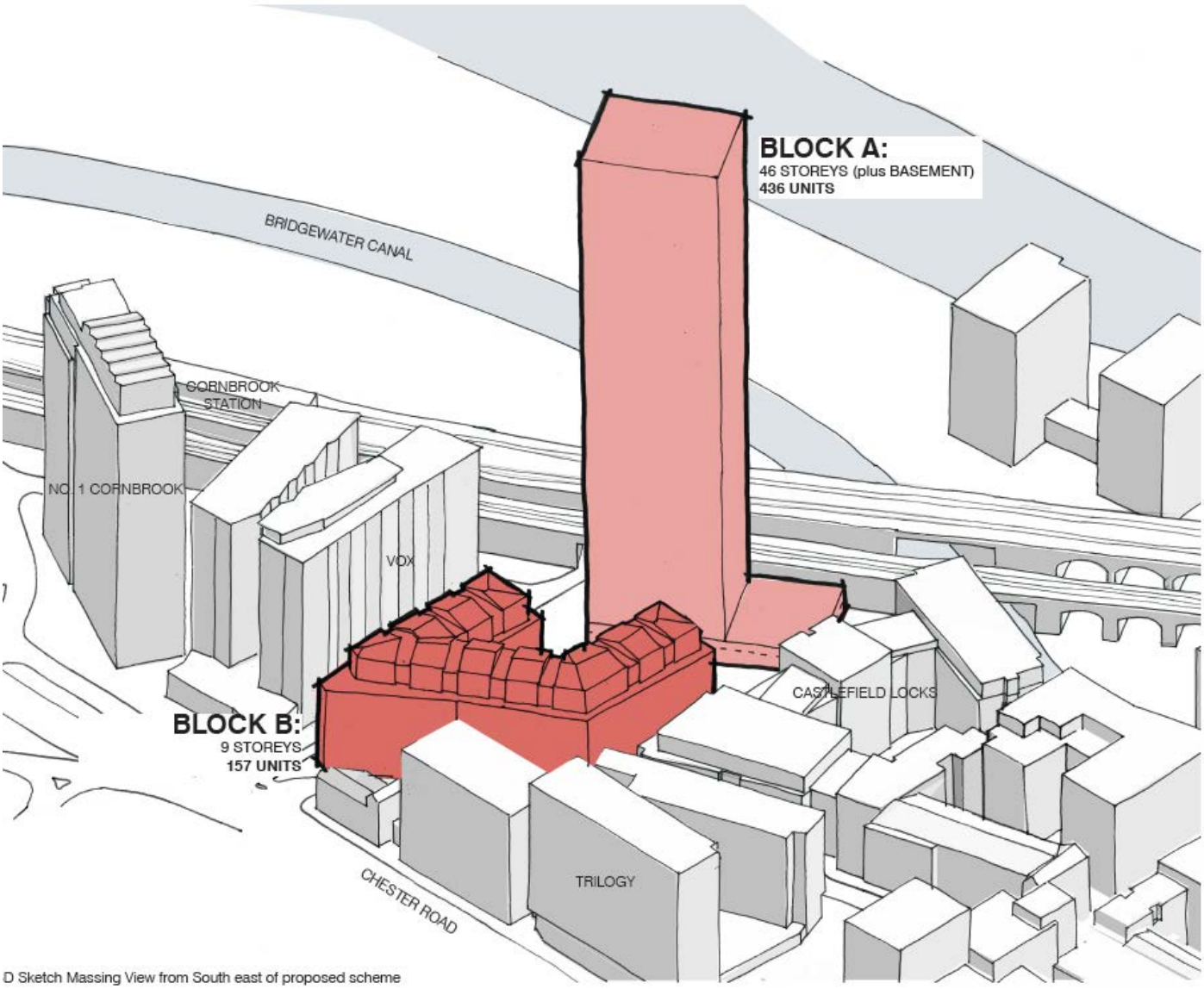


Plate 31: Current 3d sketch massing of the proposed scheme



Plate 32: View showing the layout of the proposed scheme



Plate 33: View showing current visuals for the proposed scheme, from Cornbrook Station



Plate 34: View showing current visuals for the proposed scheme, across Chester Road

7. Heritage Impact Assessment

The proposed scheme has the potential to directly affect designated heritage assets within the immediate vicinity of the Site. The assessment of the impact of the proposed works follows established Historic England guidance on assessing the setting of heritage assets. The Historic England guidance states that the assessment should address the attributes of the proposed development in terms of its: location and siting, form and appearance, wider effects and permanence. Below is an assessment of how these attributes could potentially affect the significance of the assets assessed above.

7.1. Location and Siting of the New Development

7.1.1. Railway Bridge Over Canal

The bridge is best experienced in kinetic views travelling westwards along the Bridgewater Canal. The proposed development would be situated in the immediate setting of the bridge, *c.* 20m south. The proposed development will not isolate views of the asset, but it will be highly visible to the south of the bridge, behind the current mid-rise development lining the tow path.

7.1.2. The Former Turville Public House

The Former Turville Public house is best experienced in kinetic views along Chester Road, particularly eastwards, and taking in the distinctive western elevation of the building. The building is also appreciated in short views from Chester Road. The proposed development is situated within the immediate setting of the Listed Building *c.* 30m north-west. The proposed development will not isolate views of the asset but will be highly visible in key views, particularly from Chester Road. The tall building will introduce a new and dominant vertical element to the existing streetscape, adjacent to mid-rise development. However, the mid-rise block will create a continuous street frontage along Ellesmere Street (See section 7.5.2).

7.1.3. Former Albert Mill

The Former Albert Mill is best experienced in short kinetic views along Ellesmere Street and Hulme Hall Road. The proposed development is situated in the immediate setting, *c.* 95m west of the Listed Building, with intervening mid-rise development. The proposed development will not isolate views of the asset but will be highly visible in key views of the Listed Building. The tall building will introduce a new and dominant vertical element to the existing streetscape, adjacent to mid-rise development. However, the mid-rise block will create a continuous street frontage along Ellesmere Street, linking to Albert Mill and the nearby Britannia Mill.

7.1.4. Hulme Barracks

Hulme Barracks is best experienced in short views taking in the principal elevation of the building. The proposed development is situated in the wider setting of the asset, *c.* 190m south of the Listed Building. The Site will not form part of key views of the heritage asset, and the proposed development will not visually isolate the heritage asset.

7.1.5. Brindleys Weir

Brindleys Weir is best appreciated in short views within the immediate setting of the Bridgewater Canal tow path. The proposed development is situated in the wider setting, *c.* 266m to the east of the Listed Building, with intervening development and railway line. The proposed development will not form part of key views of the asset and will not visually isolate the heritage asset, although the upper storeys of the tall block may be visible from the tow path.

7.1.6. Hulme Lock Branch Canal

The Hulme Lock Branch Canal is best appreciated in short views within the immediate setting. The proposed development is situated in the wider setting, *c.* 360m to the south-west of the Listed Building, with intervening

development. The proposed development will not form part of key views of the asset and will not visually isolate the heritage asset.

7.1.7. Ordsall Hall

Ordsall Hall is best appreciated in its immediate setting, in short views taking in the eastern and western elevations of the house. The proposed development is situated in the wider setting, *c.* 775m to the east of the Listed Building, with intervening development. The tall block will introduce a new vertical element to the skyline to the east of the building, however, this is considered a sufficient distance to the asset. The proposed development will not form part of key views of the asset and will not visually isolate the heritage asset (See section 7.5.4).

7.1.8. Church of St Clement

The Church of St Clement is best appreciated in short views, taking in the principal western elevation and the eastern elevation. The proposed development is situated in the wider setting, *c.* 685m to the east of the Listed Building, with intervening development. The proposed development may be visible in key views of the church when looking eastwards at the western elevation. The tall building will introduce a new vertical element in the skyline to the east of the building, however, this is considered a sufficient distance to the asset. The proposed development will not visually isolate the heritage asset.

7.1.9. Rectory of St Clements Church

The Rectory of St Clements Church is best appreciated in short views, taking in the associated church. The proposed development is situated in the wider setting, *c.* 645m to the east of the Listed Building, with intervening development. The proposed development will not form part of key views of the asset and will not visually isolate the heritage asset.

7.1.10. Church of St George

The Church of St George best appreciated in short views from directly in front of the church, facing the principal western elevation and also taking in the associated Listed churchyard walls and gates. The church can also be appreciated in kinetic views travelling along Chester Road. The proposed development is situated in the wider setting, *c.* 415m to the east of the Listed Building, with intervening development. The tall block will introduce a new vertical element to the skyline in the background of kinetic views of the church, however, the proposed development will not visually isolate the heritage asset (See section 7.5.1).

7.1.11. Churchyard Walls, Gate Piers, and Gates at Church of St George

The Churchyard Walls, Gate Piers and Gates at the Church of St George are best appreciated in short views, surrounding the associated Listed church. The proposed development is situated in the wider setting, *c.* 370m to the east of the Listed Building, with intervening development. The proposed development will not form part of key views of the asset and will not visually isolate the heritage asset (See section 7.5.1).

7.1.12. School House

School House is best appreciated in short kinetic views along Jackson Crescent and St Nicholas Road, taking in the front elevation a. The Site is located in the wider setting, *c.* 685m north-west of the designated heritage asset, with intervening development. Tall blocks currently dominate the skyline to the north of School House. The proposed development will introduce a new tall element to the skyline to the north-east of the building, however, the proposed development not visually isolate the heritage asset.

7.1.13. Roman Catholic Church of St Wilfrid

The Roman Catholic Church of St Wilfrid is best appreciated in short views from directly in front of the building, taking in the front elevation and looking away from the Site. The Site is located in the wider setting *c.* 805m north-west of the designated heritage asset, with intervening development. The proposed development will not form part of key views of the asset and will not visually isolate the heritage asset.

7.1.14. Essence Factory

The Essence Factory is best appreciated in short kinetic views, travelling along the Chester Road. The proposed development is located in the wider setting, *c.* 510m to the north of the heritage asset. The proposed development will not isolate views of the asset and will not form key views of the asset, but will be visible at the northern end of Chester Road.

7.1.15. Talbot Mill

Talbot Mill is best appreciated in short kinetic views, travelling down Ellesmere Street. The proposed development is situated in the wider setting, *c.* 245m west of the NDHA, with intervening mid-rise development. The proposed development will not isolate views of the asset but will be highly visible in key views of the asset when travelling westwards down Ellesmere Street. The tall building will introduce a new and dominant vertical element to the existing streetscape, adjacent to mid-rise development. However, the mid-rise block will create a continuous street frontage along Ellesmere Street, linking to both Albert Mill and Talbot Mill.

7.1.16. Cornbrook Bridge

Cornbrook Bridge is best appreciated in short kinetic views, travelling along the canal and tow path. The proposed development is situated in the wider setting, *c.* 245m east of the NDHA. The proposed development will not form part of key views of the asset and will not visually isolate the heritage asset, although the upper storeys of the tall block may be visible from the tow path.

7.1.17. Cornbrook Terrace

Cornbrook Terrace is best experienced in kinetic views along Chester Road. The proposed development is located in the wider setting, *c.* 205m to the north of the heritage asset. The proposed development will not form part of key views of the asset and will not visually isolate the heritage asset, but will be visible at the northern end of Chester Road.

7.1.18. Chester Terrace

Chester Terrace is best experienced in kinetic views along Chester Road. The proposed development is located in the wider setting, *c.* 285m to the north of the heritage asset. The proposed development will not form part of key views of the asset and will not visually isolate the heritage asset, but will be visible at the northern end of Chester Road.

7.1.19. School Furniture Works

The School Furniture Works are best experienced in kinetic views along Hadfield Street. The proposed development is located in the wider setting, *c.* 330m to the north of the heritage asset. The proposed development will not form part of key views of the asset and will not visually isolate the heritage asset, but will be visible at the northern end of Hadfield Street.

7.1.20. Hadfield Street Works

The Hadfield Street Works are best experienced in kinetic views along Hadfield Street. The proposed development is located in the wider setting, *c.* 360m to the north of the heritage asset. The proposed development will not form part of key views of the asset and will not visually isolate the heritage asset, but will be visible at the northern end of Hadfield Street.

7.1.21. 1 Lund Street

Summary of heritage values and architectural and historic interest:

1 Lund Street is best experienced in short kinetic views along Lund Street. The Site is located in the wider setting c. 450m north of the heritage asset. The proposed development will not form part of key views of the asset and will not visually isolate the heritage asset.

7.1.22. Empress Machine Tool Works

1 Lund Street is best experienced in short kinetic views along Lund Street. The Site is located in the wider setting *c.* 490m north-east of the heritage asset. The proposed development will not form part of key views of the asset and will not visually isolate the heritage asset.

7.1.23. 215 to 219 Chester Road

215 to 219 Chester Road is best experienced in kinetic views along Chester Road. The Site is located in the wider setting *c.* 245m west of the heritage asset. The proposed development will not form part of key views of the asset and will not visually isolate the heritage asset.

7.1.24. Queen Street School (former)

Queen Street School is best experienced in kinetic views along Quenby Street and Barrack Street. The Site is located in the wider setting *c.* 305m north-west of the heritage asset. The proposed development may be visible in key views of the former school when looking north-west from Quenby Street. The tall building will introduce a new vertical element in the skyline in the background of the building however, the proposed development will not visually isolate the heritage asset.

7.1.25. The Castlefield Conservation Area

The proposed development is situated *c.* 115m west of the Conservation Area and may form part of views out of the Conservation Area when looking east down Ellesmere Street. The mid-rise block will create a continuous street frontage along Ellesmere Street, creating a continuation of the historic mill character. The tall block will introduce a new vertical element to the skyline, looking out of the conservation area. Although this will form the background of the view and will provide a contrasting modern design (See section 7.5.1).

Several high-rise have already been consented within the immediate setting of the Conservation Area, forming part of the backdrop, including within the Inner City Ring Road at Crown Street.

7.1.26. The Empress Conservation Area

The proposed development is situated *c.* 200m north of the conservation area. Due to the height of the proposed development, it will form part of key views into and out of the conservation area. However, whilst the proposed development will introduce a new vertical element to the skyline, the Conservation Area Appraisal states that there is currently limited visual and physical links between the Conservation Area and the wider setting (See section 7.5.3).

7.2. The Form and Appearance of the Proposed Works

The proposed development comprises the construction of two blocks; a 46-storey building at the northern end of the Site and a nine-storey building along Ellesmere Street. The proposed structures will bring the currently vacant Site back into use.

The proposed development includes high-quality materials creating two distinct blocks, inspired by both the architectural and industrial heritage of the area and modern development. The 46-storey building is designed to prove a landmark ‘gateway’ building, signifying a key entry point in Manchester. The use of metal takes inspiration from the local railway bridges and viaducts and provides a visual contrast to the common use of brick in the area.

The Site is located just outside the Cornbrook Hub Strategic Regeneration Framework, an area considered located at a strategically important gateway to the city centre and earmarked for high density commercial and mixed-use development and distinctive architecture. The form and appearance of the proposed development will therefore contribute to the high-quality regeneration of the area, and the tall building is considered suitable in this location.

The mid-rise block in contrast will be constructed of red-brick, taking inspiration from the industrial heritage of the area. The building will be of a similar scale and height as the brick frontages on Ellesmere Street, creating a continuous street frontage along the street and creating a visual link with the nearby Albert Mill and the opposite former Turville Public House.

The form and appearance of the proposed development, whilst will form part of the views of the heritage assets as identified above, is assessed as being an improvement to the current vacant character of the Site.

7.3. Wider Effects

The proposed development will result in a change of use of the land from commercial to residential. Whilst the Site is currently vacant it was historically industrial before offices were constructed within the Site. However, the surrounding modern setting is largely residential in character.

The proposed works will introduce a new tall building in an area dominated by mid-rise buildings. This will result in some change to the skyline and general character. The proposed works intentionally introduce a new tall building element to act as a high-quality landmark building and will add to Manchester's developing skyline. The proposed works will also bring back into use a currently unused Site.

There will be temporary adverse effects during the works, including noise, dust and vibrations. As the proposal site is located near to a busy road and modern residential development, issues with 'light spill', increased noise, accessibility and traffic will not affect the significant setting of the heritage assets.

7.4. The Permanence, Longer Term or Consequential Effects of the Development

The proposed development constitutes a permanent alteration of the setting of the heritage assets, but the character of the heritage assets identified in this assessment will not largely be altered. The proposed development will bring back into use currently vacant land. The proposed development is sited to the railway network, which will support sustainable transport into the city centre.

7.5. Visual Impact Assessment

A Townscape and Visual Assessment (TVIA) was produced by Re-form Landscape Architecture which examined the predicted effects of the proposed development on the local townscape character and visual amenity. The assessment identified 13 viewpoints within a 1.5km radius of the Site. The viewpoints represent the principal publicly accessible vantage points, including streets, parks, and heritage locations (Re-form Landscape Architecture, 2026).

In total, four viewpoints have been identified as key heritage viewpoints for the assessment of potential heritage impact. The selected views have been discussed within this assessment as there is a baseline value to the view in heritage terms and where the proposed development was visible. The viewpoints have been assessed in line with ICOMOS guidance (Appendix A). Where visible, committed developments in the form of cumulative views have also been assessed.

The works to the Site are mainly classed as being of **Moderate, Minor** and **Negligible** magnitude of impact, as they constitute 'Changes to the setting of an historic building, such that it is significantly modified', 'Changes to the setting of an historic building, such that it is noticeably changed' and 'Slight changes to historic building elements or setting that hardly affect it'. As part of the proposed development is for a high-rise structure, the changes to the setting of the heritage assets will be 'noticeable' as opposed to 'significantly modified'.

The significance of impact can either be:

- **Beneficial** – proposals that preserve, enhance, or better reveal the significance of a heritage asset and / or its setting;

- **Neutral** – proposals that result in no change, or there is an equal balance of benefit and harm;
- **Adverse** – Proposals that cause harm to the significance of a heritage asset or its setting, through loss, alteration, or disruption.

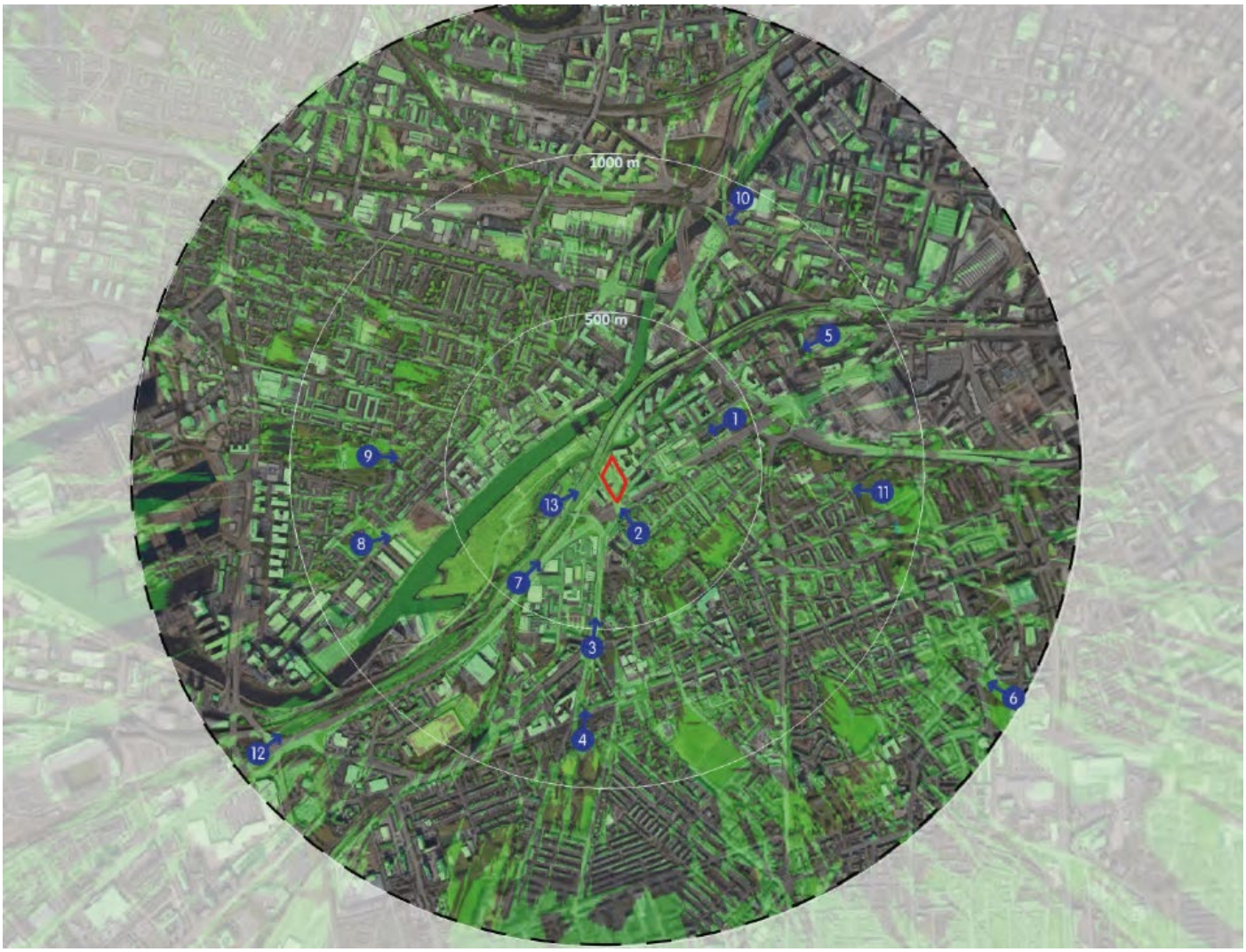


Plate 35: Plan showing 13 viewpoints (Re-form Landscape Architecture, 2026)

7.5.1. Viewpoint 1

Existing

This viewpoint takes in the Grade II Listed Church of St George and the associated Churchyard Walls, Gate Piers and Gates which are in the Castlefield Conservation Area. The view looks out of the Conservation Area and also takes in modern residential development. The northern and eastern elevations of the church with the characteristic tower and spires are in the foreground dominating the view.

Proposed

The proposed development will introduce a new vertical element to the skyline in the background of the church and associated walls and gates (Plate 36). However, the building will be visually separate from the heritage assets, forming part of the background skyline. The assets will still be appreciated within their immediate setting and will retain their historic and functional relationship.

The view is considered to result in a **Slight adverse** impact on the setting of the heritage assets and on the character and appearance of the Conservation Area.



Plate 36: Showing the proposed cumulative viewpoint 1

7.5.2. Viewpoint 2

Existing

This viewpoint is taken opposite the Grade II Listed Former Turville Public House, taking in surrounding commercial premises and modern residential buildings.

Proposed

The Proposed Development will be highly visible from this view (Plate 37). New built forms will be introduced, comprising the landmark residential tower and lower mid-rise block. The mid-rise block is immediately behind the Listed Building, which softens the impact of the increase in height and the use of red brick complements former public house. The principal elevation of the Listed Building will remain fully visible and unobstructed from this viewpoint, allowing its architectural significance to continue to be appreciated, though a new tower will dominate part of the building's backdrop.

Consequently, the view is considered to result in a **Moderate adverse** impact on the setting of the Listed Building.



Plate 37: Showing the proposed viewpoint 2

7.5.3. Viewpoint 3

Existing

This viewpoint takes in the eastern edge of the Empress Conservation Area, at the junction of Chester Road and City Road. The viewpoint is a key view looking out of the Conservation Area. The view takes in the urban streetscape with highway infrastructure, mature trees and contemporary development in the Manchester skyline.

Proposed

The proposed development is in the background of the view, forming part of the city skyline (Plate 38). This will be understood as a new high-rise development in the distance and will not alter key elements of the Conservation Area.

The view is considered to result in a **Slight adverse** impact on the character and appearance of the Conservation Area.



Plate 38: Showing the proposed viewpoint 3

7.5.4. Viewpoint 8

Existing

This viewpoint takes in the Grade II Listed Ordsall Hall and gardens, with views towards the Manchester skyline in the background, with surrounding development.

Proposed

The proposed development is in the background of the view, forming part of the city skyline and is visually separate from the Listed Building (Plate 39). The proposed tall building will form part of a cluster of consented residential blocks in the background of this view. The Listed Building will remain fully visible and appreciated from this viewpoint.

The view is considered to result in a **Slight adverse** impact on the setting of the Listed Building.



Plate 39: Showing the proposed cumulative viewpoint 8 (proposed development denoted in red)

7.5.5. Visual (indirect) Assessment Summary

In line with the ICOMOS guidance, the assets have been assessed with varying gradings of value (See Appendix A). The resulting levels of the significance of the impact of the proposed works upon the settings of the heritage assets, and therefore the significance of the assets, is detailed in the below table (Table 3). An impact assessed as **major adverse** would equate to substantial harm. However, the resulting impacts demonstrated in Table 3 fall below this threshold and are therefore not considered to result in substantial harm.

ASSET	VALUE OF THE ASSET	MAGNITUDE OF CHANGE/ IMPACT	SIGNIFICANCE OF THE IMPACT (EITHER ADVERSE OR BENEFICIAL)
Railway Bridge Over Canal	Medium	Minor	Slight (adverse)
Former Albert Mill	Medium	Minor	Slight (adverse)
Hulme Barracks	Medium	Negligible	Neutral / Slight (adverse)
Brindleys Weir	Medium	Negligible	Neutral / Slight (adverse)
Hulme Lock Branch Canal	Medium	Negligible	Neutral / Slight (adverse)
Church of St Clement	Medium	Negligible	Neutral / Slight (adverse)
Rectory of St Clement's Church	Medium	Negligible	Neutral / Slight (adverse)
School House	Medium	Negligible	Neutral / Slight (adverse)
Roman Catholic Church of St Wilfrid	Medium	Negligible	Neutral / Slight (adverse)
Essence Factory	Medium	Negligible	Neutral / Slight (adverse)
Talbot Mill	Low	Minor	Neutral / Slight (adverse)

Cornbrook Bridge	Low	Minor	Neutral / Slight (adverse)
Cornbrook Terrace	Low	Negligible	Neutral / Slight (adverse)
Chester Terrace	Low	Negligible	Neutral / Slight (adverse)
School Furniture Works	Low	Negligible	Neutral / Slight (adverse)
Hadfield Street Works	Low	Negligible	Neutral / Slight (adverse)
1 Lund Street	Low	Negligible	Neutral / Slight (adverse)
Empress Machine Tool Works	Low	Negligible	Neutral / Slight (adverse)
215 to 219 Chester Road	Low	Negligible	Neutral / Slight (adverse)
Queen Street School (former)	Low	Negligible	Neutral / Slight (adverse)

Table 3: Impacts of the proposed development upon designated and non-designated heritage assets within the setting of the proposed development

8. Conclusions

8.1. Summary

The heritage impact assessment finds that the appropriate new development of the Site will result in **Moderate (adverse), Slight (adverse)** and **Neutral** levels of impact upon the significance of the heritage assets. These resulting levels of impact are not considered to result in *substantial harm to* or t*he total los*s of the significance of the heritage assets assessed within this report.

The impact assessment takes into consideration the permanent change of use of the Site for residential use and the construction of two buildings; mid-rise and high-rise. The mid-rise block reflects the established scale and former industrial character of the area through its form and material palette, whilst in contrast the tall building is positioned and designed as a landmark gateway feature that marks a key arrival point close to the Manchester Inner City Ring Road and Cornbrook Station. The form and appearance of the mid-rise block comprising a red brick-clad appearance is in keeping with and complementary to Manchester's industrial heritage. Whilst the tall building contributes to the ongoing modern evolution of the area.

The proposed development will result in some visual changes within the setting of identified designated assets and will introduce a new tall building to the skyline. However, the redevelopment of the Site provides the opportunity for high-quality contemporary design and would bring a currently vacant Site back into use. The assessment demonstrates that the development would not interrupt key views that contribute to the understanding and appreciation of the surrounding heritage assets. Whilst elements of the individual heritage assets' significance may be affected, the assets can still be appreciated. The proposed development will be visible within the backdrop of views of several heritage assets, however, it will not physically or visually isolate views of the assets and their architectural and historical significance will remain legible, contrasting with the new modern developments.

8.2. Consented developments

There are several consented and proposed tall and mid-rise buildings within the vicinity of the Site, which are collectively reshaping the skyline along the western approach to Manchester city centre. The Site occupies an urban location on the edge of Cornbrook Gateway, which has been identified as suitable for high-density development and significant regeneration. Within this context, tall buildings are an established and increasingly characteristic of the emerging townscape.

The proposed development would therefore be experienced as part of a wider pattern of development rather than as an isolated scheme. Collectively, these developments are contributing to the creation of a new city-centre skyline, reflecting Manchester's continuing expansion and economic development. The resulting townscape would comprise both historic and contemporary buildings, with modern buildings providing a clear yet appropriate contrast to surrounding heritage assets, thereby allowing the continued legibility and appreciation of their historic form, character and significance.

8.3. Wider public benefits

The proposed scheme would deliver several public benefits by bringing back into use currently vacant and unutilised brownfield land. The scheme represents an efficient and sustainable use of the Site, providing a mixed-use development that combines new residential accommodation with commercial space, contributing to local housing provision and supporting both construction-phase and operational employment opportunities.

The development would make a positive contribution to the ongoing regeneration of the area, promoting economic activity in a highly accessible and well-connected location. The proposals have been designed to respond positively to the historic grain of the area, reinstating active street frontages and creating a vibrant and attractive environment for residents, workers and visitors.

The high-quality design within the existing context enhances the area's identity and sense of place.

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Appendix A – ICOMOS guidance

Introduction

The impact of the proposed development has been assessed using a cultural heritage impact assessment methodology based upon the International Council on Monuments and Site (ICOMOS) Guidance on Heritage Impact Assessments, a methodology commonly used to assess heritage impact. The significance of the impact of the proposed development is based on the value or sensitivity or the heritage asset and on the magnitude of the impact on that heritage asset. The criteria used for assessing value, magnitude of impact and significance of impact are set out in three tables below. These impacts may be either adverse or beneficial. These tables consider differing types of heritage assets: archaeological attributes, built heritage or historic urban landscapes, historic landscapes and intangible cultural heritage or associations.

Assessing Value of Heritage Assets

The value (significance) or sensitivity of a heritage asset is assessed based on existing national and local statutory designations, guidance such as the Historic England Listing and Scheduling Selection Guides and professional judgement based on research and site surveys (Table 4).

Asset Grading	Archaeological Attribute	Built Heritage or Historic Urban Landscape	Historic Landscape	Intangible Cultural Heritage or Associations
Very High	Sites of acknowledged international importance inscribed as WH property. Individual attributes that convey OUV of the WH property. Assets that can contribute significantly to acknowledged international research objectives.	Sites or structures of acknowledged international importance inscribed as of universal importance as WH property. Individual attributes that convey OUV of the WH property. Other buildings or urban landscapes of recognised International importance.	Landscapes of acknowledged international importance inscribed as WH property. Individual attributes that convey OUV of the WH property. Historic landscapes of international value, whether designated or not. Extremely well preserved historic landscapes with exceptional coherence, time depth, or other critical factors.	Areas associated with Intangible Cultural heritage activities as evidenced by the national register. Associations with particular innovations, technical or scientific developments or movements of global significance. Associations with particular individuals of global importance.

High	Nationally-designated Archaeological Monuments protected by the State Party's laws. Undesignated sites of the quality and importance to be designated. Assets that can contribute significantly to acknowledged national research objectives.	Nationally-designated structures with standing remains. Other buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very Important buildings. Undesignated structures of clear national importance.	Nationally-designated historic landscape of outstanding interest. Undesignated landscapes of outstanding interest. Undesignated landscapes of high quality and importance, and of demonstrable national value. Well preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factors.	Nationally-designated areas or activities associated with globally-important Intangible Cultural Heritage activities. Associations with particular innovations, technical or scientific developments or movements of national significance. Associations with particular individuals of national importance.
Medium	Designated or undesignated assets that can contribute significantly to regional research objectives.	Designated buildings. Historic (unlisted) buildings that can be shown to have exceptional qualities or historical associations. Conservation Areas containing buildings that contribute significantly to its historic character. Historic townscapes or built-up areas with important historic integrity in their buildings, or built settings.	Designated special historic landscapes. Undesignated historic landscapes that would justify special historic landscape designation. Landscapes of regional value. Averagely well preserved historic landscapes with reasonable coherence, time-depth or other critical factors.	Areas associated with Intangible Cultural heritage activities as evidenced by local registers. Associations with particular innovations or developments of regional or local significance. Associations with particular individuals of regional importance.

Low	Designated or undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.	"Locally Listed" buildings. Historic (unlisted) buildings of modest quality in their fabric or historical associations. Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings.	Robust undesignated historic landscapes. Historic landscapes with importance to local interest groups. Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.	Intangible Cultural heritage activities of local significance. Associations with particular individuals of local importance. Poor survival of physical areas in which activities occur or are associated.
Negligible	Assets with little or no surviving archaeological interest.	Buildings or urban landscapes of no architectural or historical merit; buildings of an intrusive character.	Landscapes little or no significant historical interest.	Few associations or ICH vestiges surviving.
Unknown potential	The importance of the asset has not been ascertained.	Buildings with some hidden (or inaccessible) potential for historic significance.	n/a	Little is known or recorded about ICH of the area.

Table 4 Assessing Value of Heritage Assets, adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)

Assessing Magnitude of Change or Impact

The magnitude of change or impact is assessed based upon a detailed understanding of how and to what extent the proposed development might impact the specific type of heritage involved (Table 5). It is necessary to have an understanding of the contribution of the setting to the value of the heritage asset as well as an understanding of the key elements or components which contribute to the value or significance of the asset to be able to determine the magnitude of impact.

Impact Grading	Archaeological Attributes	Built Heritage or Historic Urban Landscape Attributes	Historic Landscape Attributes	Intangible Cultural Heritage Attributes or Associations
Major	Changes to attributes that convey OUV of WH properties. Most or all key archaeological materials, including those that contribute to OUV such that the resource is totally altered. Comprehensive changes to setting.	Change to key historic building elements that contribute to OUV, such that the resource is totally altered. Comprehensive changes to the setting.	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit and loss of OUV.	Major changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Moderate	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset.	Changes to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.	Change to many key historic landscape elements, parcels or components; visual change to many key aspects of the historic landscape; noticeable differences in noise or sound quality; considerable changes to use or access; resulting in moderate changes to historic landscape character.	Considerable changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Minor	Changes to key archaeological materials, such that the resource is slightly altered. Slight changes to setting.	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.	Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited change to historic landscape character.	Changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Negligible	Very minor changes to key archaeological materials, or setting.	Slight changes to historic building elements or setting that hardly affect it.	Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.	Very minor changes to areas that affect the ICH activities or associations or visual links and cultural appreciation.

No change	No change.	No change to fabric or setting.	No change to elements, parcels or components; no visual or audible changes; no changes in amenity or community factors.	No change.

Table 5 Assessing Magnitude of Change or Impact, adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)

Assessing the Significance of Impact

The table below, Assessing the Significance of Impact, uses a matrix to combine the value of the heritage assets with the magnitude of impact (Table 6). This significance of impact can be either adverse or beneficial. An impact of major adverse would equate to an assessment of substantial harm, as defined in the NPPF paragraphs 199-200. Other assessments of adverse impact would equate to less than substantial harm as defined in the NPPF paragraph 202.

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

Table 6 Assessing the Significance of Impact, adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)

Appendix B - Figures

Figure 1 – Site location

Figure 2 – Site boundary superimposed on modern mapping

Figure 3 – Site boundary superimposed on Bancks & Co’s 1831 plan of Manchester and Salford

Figure 4 – Site boundary superimposed on the 1851 Ordnance Survey town plan

Figure 5 – Site boundary superimposed on the 1891 and 1895 Ordnance Survey maps

Figure 6 – Site boundary superimposed on the 1909 Ordnance Survey 6-inch to 1-mile plan

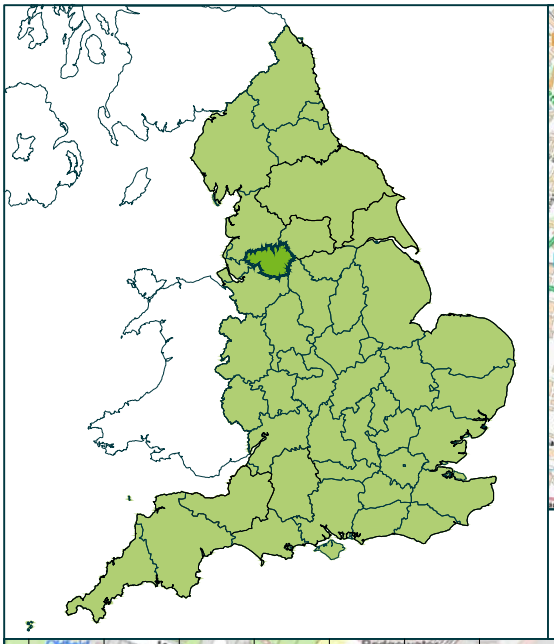
Figure 7 – Site boundary superimposed on the 1922 Ordnance Survey 25-inch to 1-mile plan

Figure 8 – Site boundary superimposed on the 1934 Ordnance Survey 25-inch to 1-mile plan

Figure 9 – Site boundary superimposed on the 1950 Ordnance Survey 1:2500 plan

Figure 10 – Site boundary superimposed on the 1951 Ordnance Survey 1:2500 plan

Figure 11 – Site boundary superimposed on the 1965 Ordnance Survey 1:2500 plan



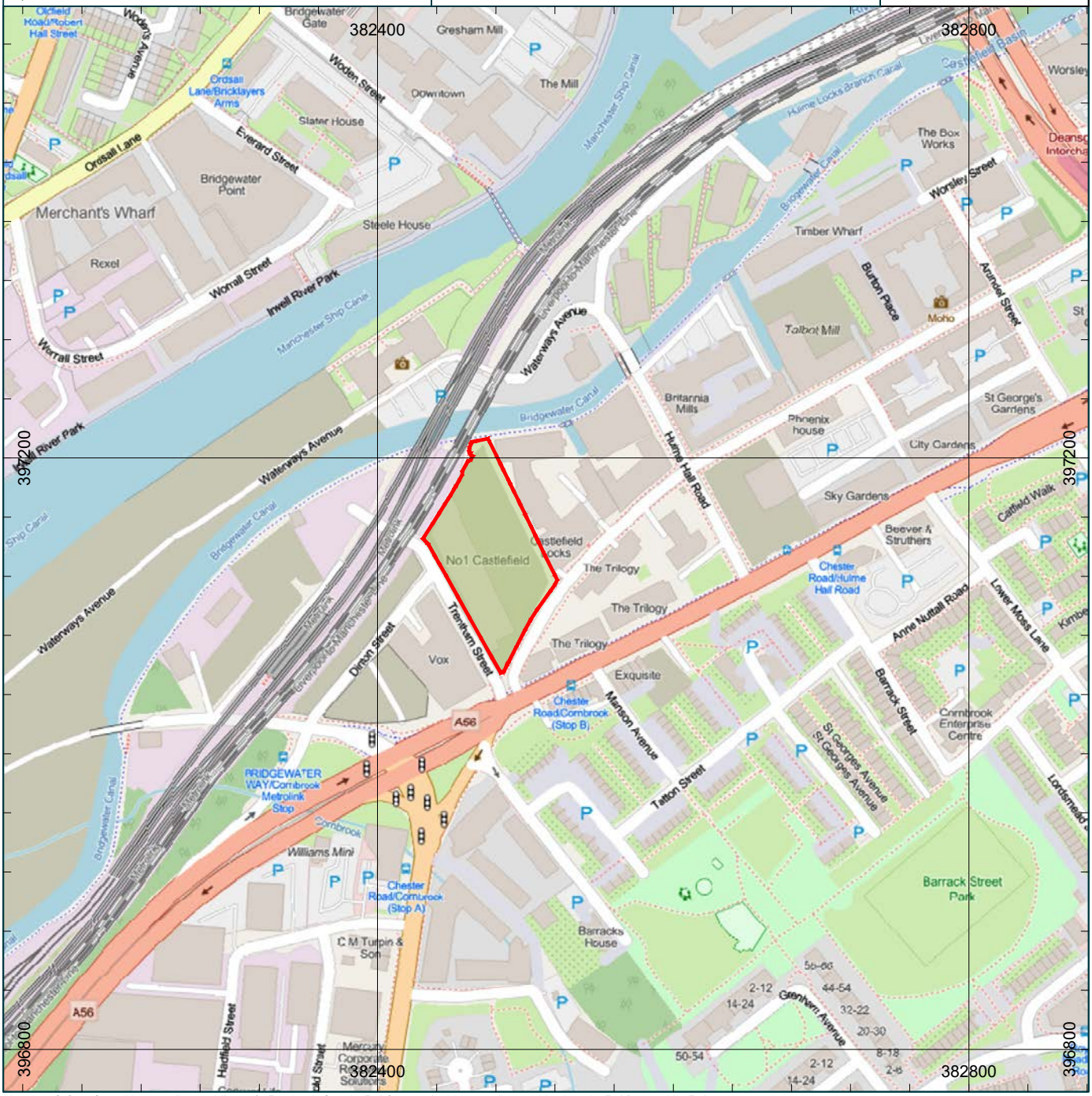


No 1 Castlefield, Manchester

Project Code: 61309

Figure 1: Site location

CIVIC
Carver's Warehouse
77 Dale Street, Manchester, M1 2HG



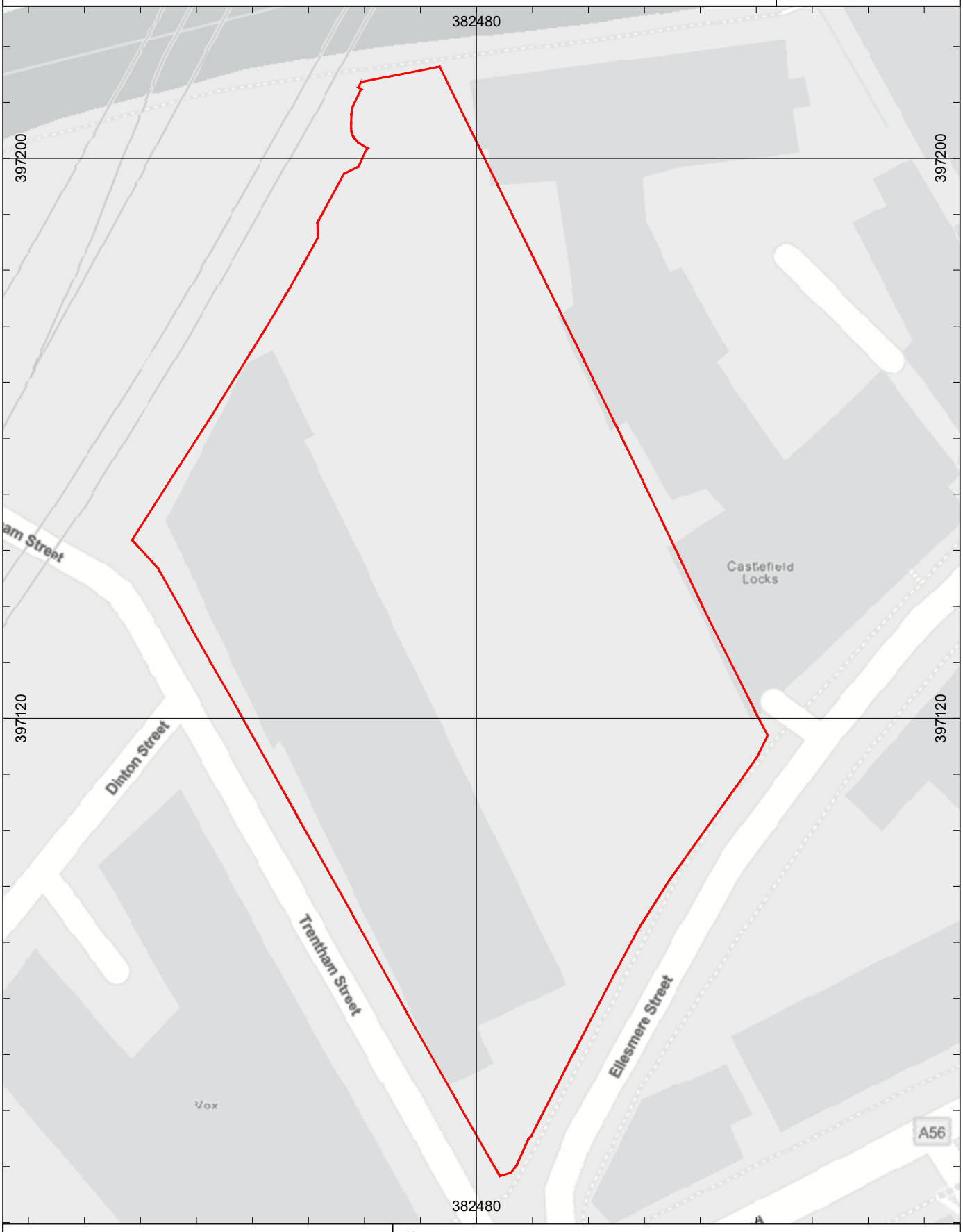
Map data © OpenStreetMap contributors Microsoft, Facebook, Google, Esri Community Map contributors, Map layer by Esri Powered by Esri

No 1 Castlefield, Manchester

Project Code: 61309

Figure 2: Site boundary superimposed on modern mapping

CIVIC
Carver's Warehouse
77 Dale Street, Manchester, M1 2HG



0 50 m

Scale at A4 1:750

Key: Site boundary

No 1 Castlefield, Manchester

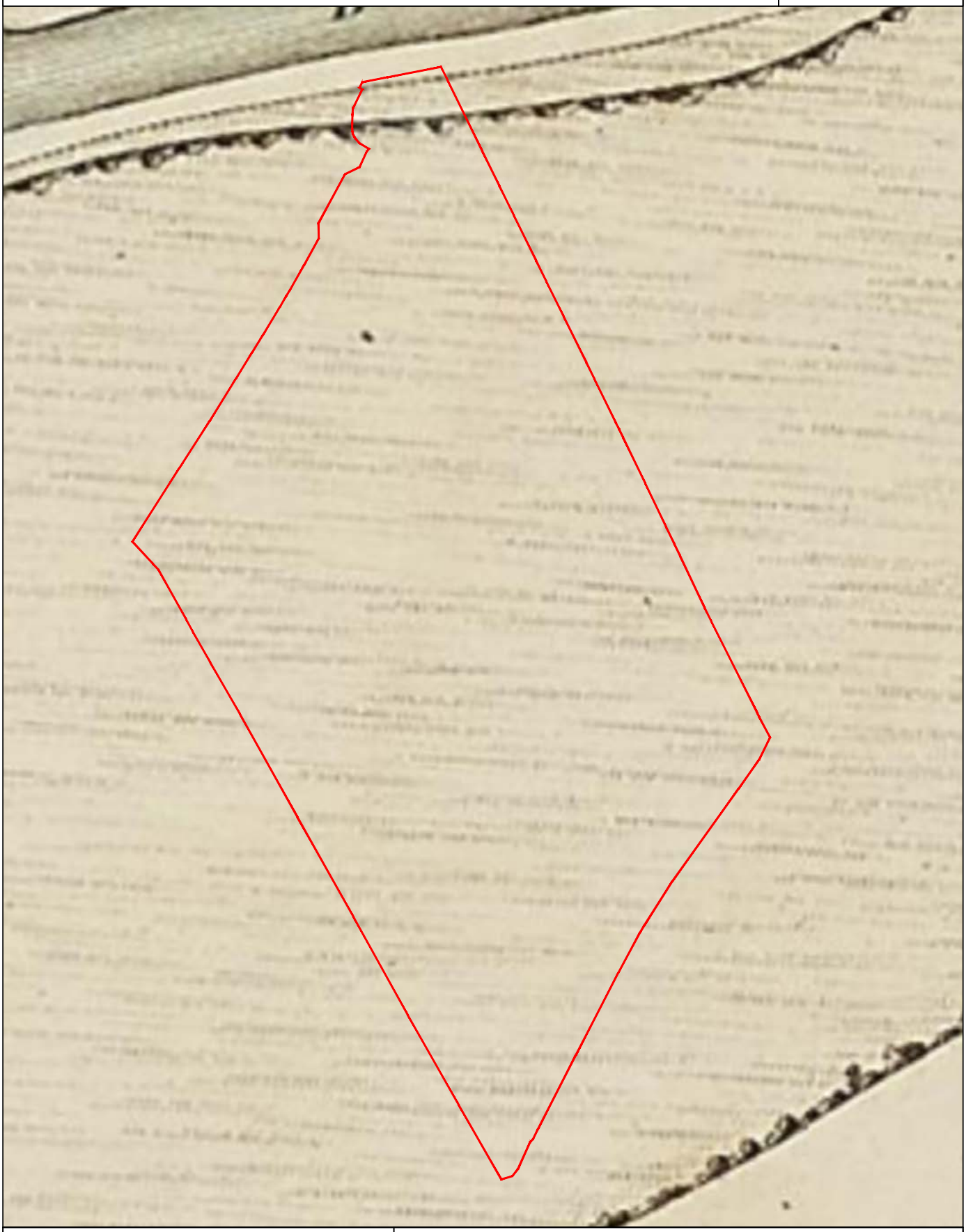
Project Code: 61309

Figure 3: Site boundary superimposed on Bancks & Cos 1831 Plan of Manchester & Salford

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CIVIC

Carver's Warehouse
77 Dale Street, Manchester, M1 2HG



0 50 m

Scale at A4 1:750

Key: Site boundary

No 1 Castlefield, Manchester

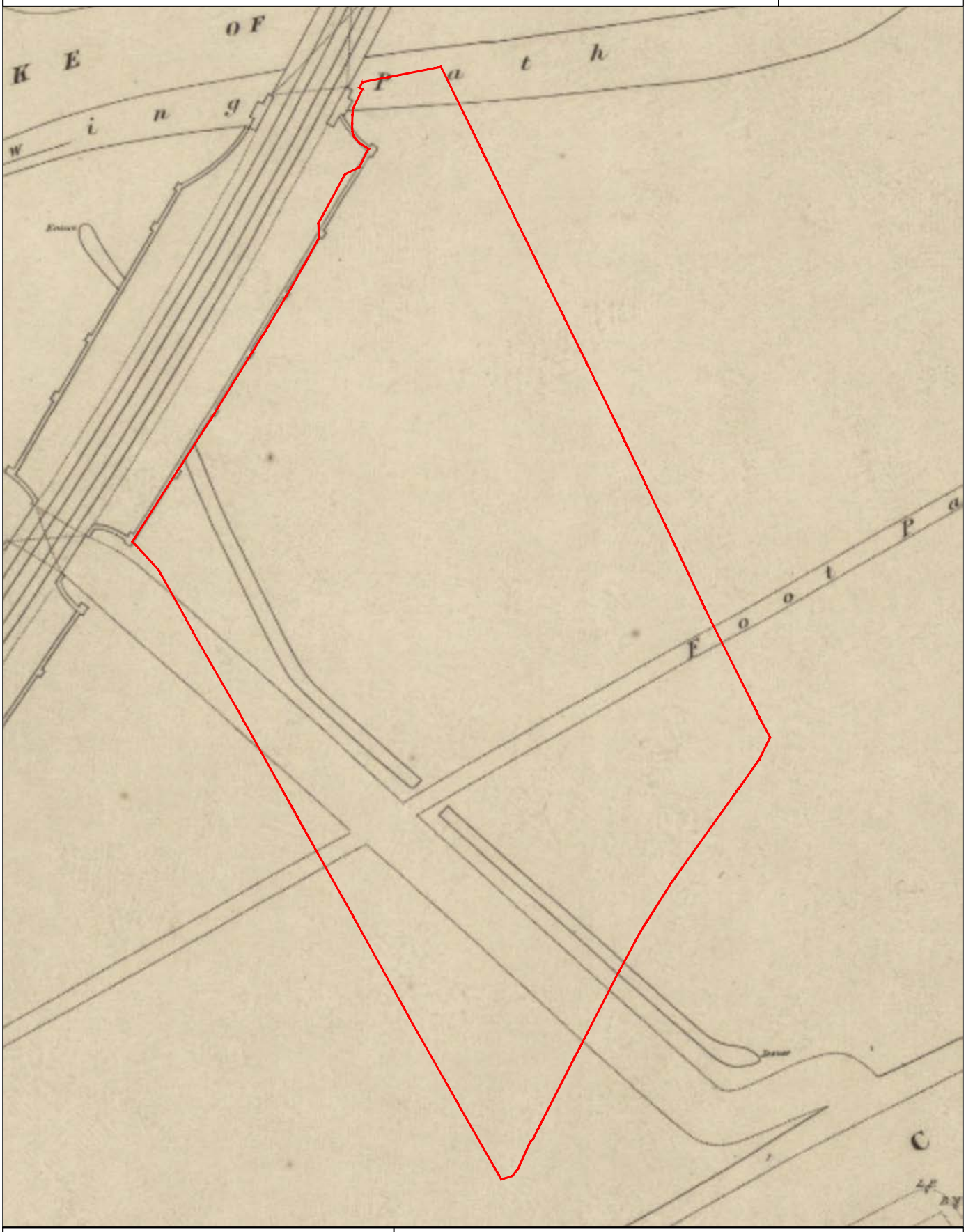
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Figure 4: Site boundary superimposed on the 1851 Ordnance Survey town plan

N

CIVIC

Carver's Warehouse
77 Dale Street, Manchester, M1 2HG



0 50 m

Scale at A4 1:750

Key: Site boundary

No 1 Castlefield, Manchester

Project Code: 61309

Figure 5: Site boundary superimposed on the 1891 & 1895 Ordnance Survey town plans

CIVIC
Carver's Warehouse
77 Dale Street, Manchester, M1 2HG



No 1 Castlefield, Manchester

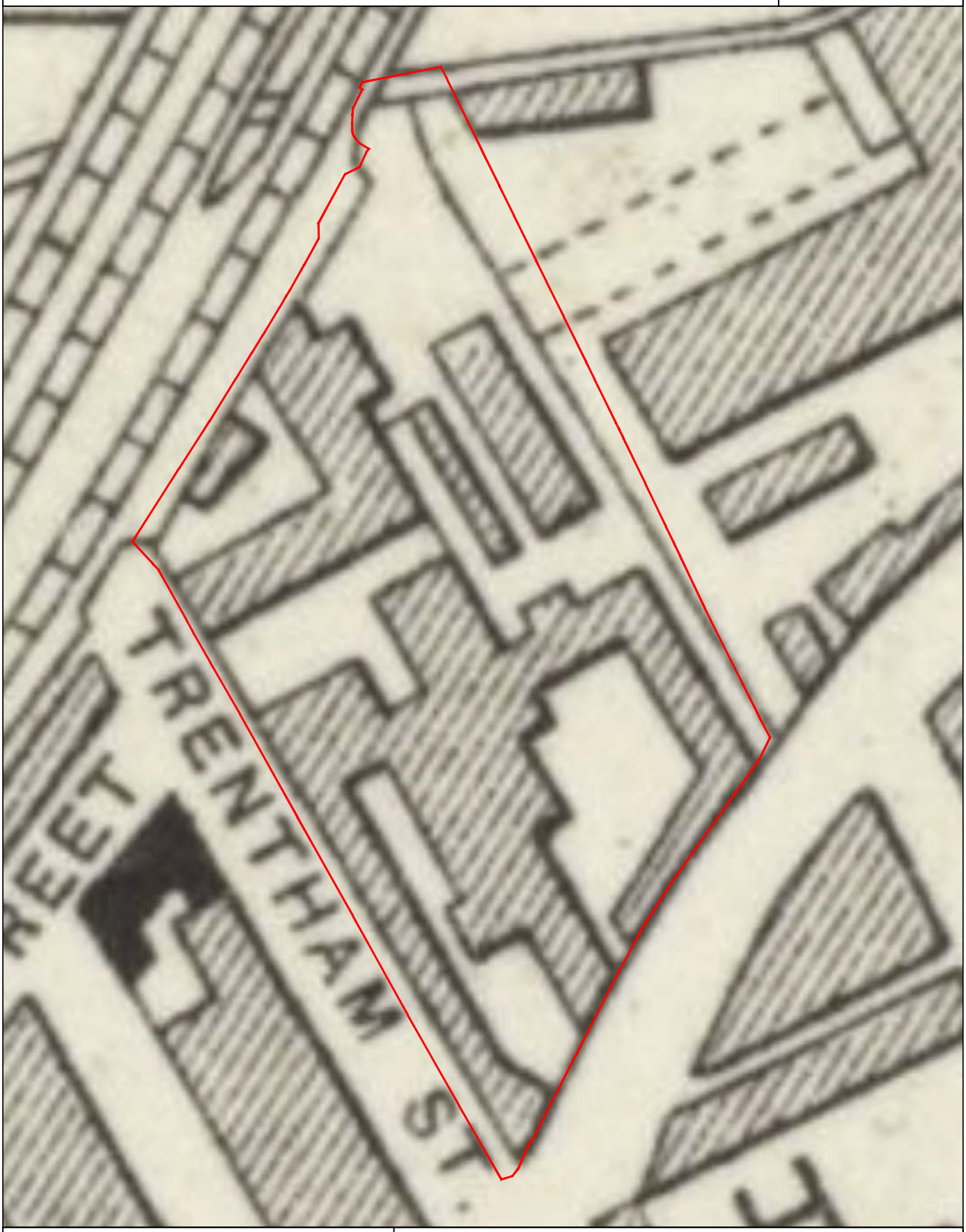
Project Code: 61309

Figure 6: Site boundary superimposed on the 1909 Ordnance Survey 6-inch to 1-mile plan

N

CIVIC

Carver's Warehouse
77 Dale Street, Manchester, M1 2HG



0 50 m

Scale at A4 1:750

Key: Site boundary

No 1 Castlefield, Manchester

Project Code: 61309

Figure 7: Site boundary superimposed on the 1922 Ordnance Survey 25-inch to 1-mile plan

CIVIC
Carver's Warehouse
77 Dale Street, Manchester, M1 2HG



No 1 Castlefield, Manchester

Project Code: 61309

Figure 8: Site boundary superimposed on the 1934 Ordnance Survey 25-inch to 1-mile plan

CIVIC
Carver's Warehouse
77 Dale Street, Manchester, M1 2HG



0 50 m

Scale at A4 1:750

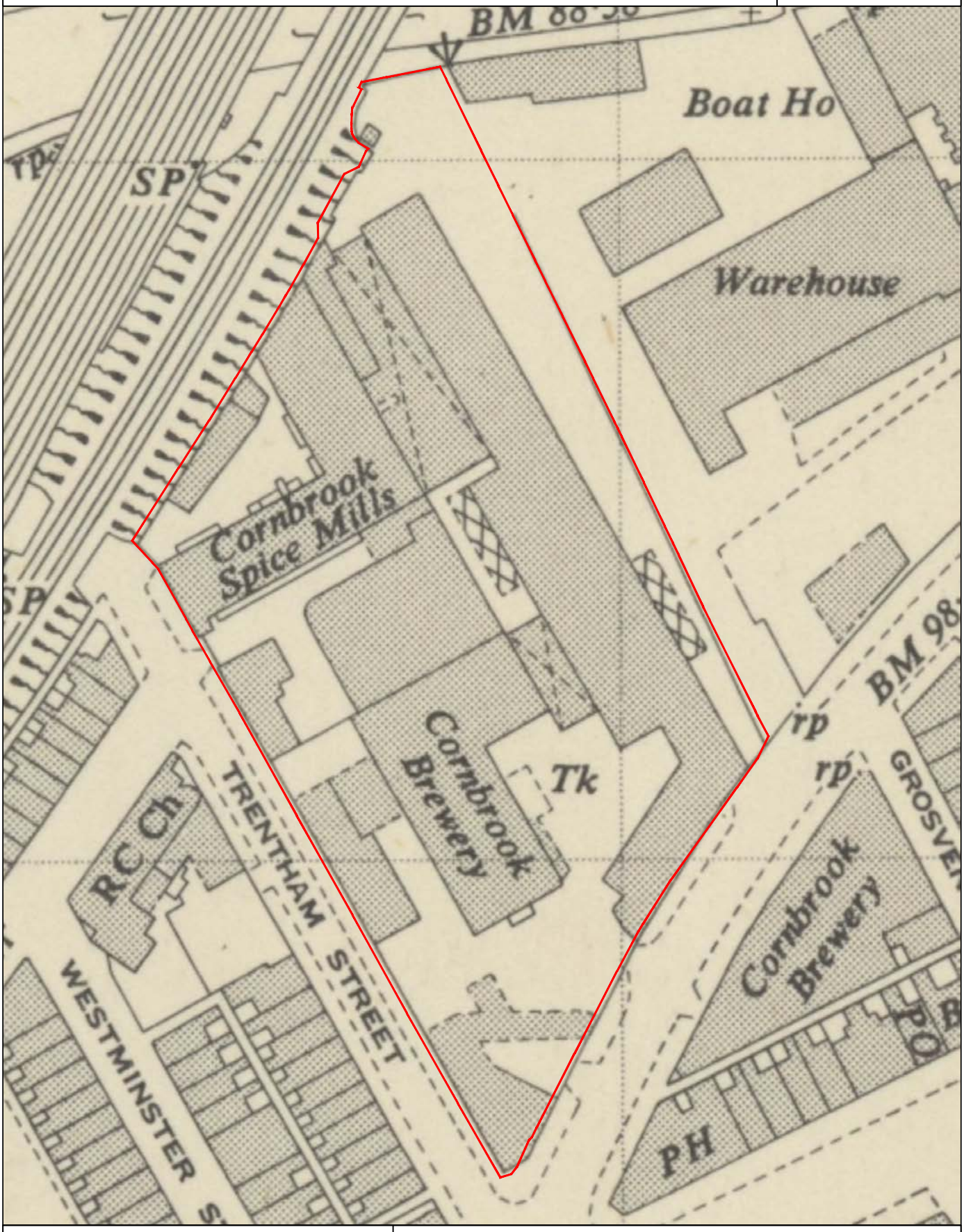
Key: Site boundary

No 1 Castlefield, Manchester

Project Code: 61309

Figure 9: Site boundary superimposed on the 1950 Ordnance Survey 1:2500 plan

CIVIC
Carver's Warehouse
77 Dale Street, Manchester, M1 2HG



0 50 m

Scale at A4 1:750

Key: Site boundary

No 1 Castlefield, Manchester

Project Code: 61309

Figure 10: Site boundary superimposed on the 1965 Ordnance Survey 1:2500 plan

CIVIC
Carver's Warehouse
77 Dale Street, Manchester, M1 2HG



0 50 m

Scale at A4 1:750

Key: Site boundary

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