DICKINSON WAUGH

CONSERVATION

HERITAGE STATEMENT AND IMPACT ASSESSMENT

Proposed kerbside shop front extension to an existing retail outlet to form retail display

49 Upper Lloyd Street

Manchester

M14 4HY

Document Reference: 2748 – HIA

October 2026

Contents

1.0	Executive Summary	6.0	Statement of Significance
2.0	Introduction	7.0	Proposal Overview
3.0	Relevant Policy Consideration	8.0	Heritage Impact Assessment
4.0	Location and Site Information	Sources	
5.0	Historic Environment Record		

The Cart House . Hollins Farm . Twemlow Lane . Holmes Chapel . Cheshire . CW4 8GE

01565 655 832

studio@dwconservation.co.uk

dwconservation.co.uk

1.0 EXECUTIVE SUMMARY

1.1 Dickinson Waugh Conservation has been instructed to prepare this Heritage Statement and Heritage Impact Assessment in support of a planning application for a single-storey retail display extension at 49 Upper Lloyd Street, Manchester. The premises occupy the north-eastern corner of the junction with Great Western Street, directly opposite the Grade II listed former school, now the Greenheys Adult Learning Centre and listed as the Greenhayes Centre.

1.2 The assessment considers the effect of the proposed extension upon the significance of the listed building through changes to its setting. No physical alterations to the former school are proposed. The report adopts a proportionate, significance-led approach, informed by historical mapping, designation information, site inspection and Historic England guidance.

1.3 The former school derives its significance principally from its architectural and historic interest as a Victorian educational building. Its relationship with the surrounding streets and the views available towards its elevations contribute to the appreciation of that significance. A substantial later single-storey extension already screens parts of the original building, although its upper elevations and roofline retain a distinctive architectural presence.

1.4 The proposed retail extension would comprise a black steel-framed glazed enclosure with a corrugated steel roof, approximately 2.4 metres in height. It would project into the existing forecourt to provide a permanent display area, with the stated intention of improving the presentation of the premises and reducing external display clutter.

1.5 The assessment identifies that the proposal appears capable of being accommodated without harm to the significance of the listed former school, subject to confirmation of its detailed design and effect on relevant views. This judgement reflects its limited height, its relationship with the existing commercial frontage, the separation provided by the intervening street and the continued legibility of the Victorian school’s architectural form.

1.6 Careful treatment of the roof, framing, glazing, signage, lighting and display arrangements will be necessary to secure this outcome. The proposal also offers potential to improve the surrounding streetscape, although this should not be treated as an established heritage enhancement before the detailed design is resolved. Subject to these matters, the contribution made by the former school’s setting to its significance would be preserved.

2.0 INTRODUCTION

2.1 Purpose

2.1.1 This Heritage Statement has been prepared in support of an application for Planning Permission for a proposed kerbside shop front extension to an existing retail outlet which lies directly opposite a late Victorian historic school, which is a Grade II Listed Building.

2.1.2 The purpose of this document is to assess the implications of the proposed development for the significance of the neighbouring listed building, including the contribution made by its setting. It informs consideration of the statutory duty under section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires decision-makers, when considering planning permission for development affecting a listed building or its setting, to have special regard to the desirability of preserving the building, its setting and its features of special architectural or historic interest.

2.2 Methodology

2.2.1 This Heritage Statement and Heritage Impact Assessment has been prepared in accordance with the significance-led approach advocated by the National Planning Policy Framework and Historic England guidance on managing change within the historic environment. It adopts a proportionate methodology appropriate to assessing the effect of a proposed kerbside extension to an existing retail outlet upon the significance of the Grade II listed former school situated directly opposite, through changes to its setting.

2.2.2 The assessment is informed by Historic England's The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). It identifies the contribution made by the former school's setting, assesses whether and how the proposed development would affect that contribution and considers opportunities to avoid or minimise harm and secure enhancement where appropriate.

2.2.3 The report principally considers the relationship between the proposed extension and the listed building, including the intervening street and relevant views. The assessment addresses the extent to which changes to these surroundings would affect the ability to appreciate the former school's architectural and historic interest. No works to the listed building itself are proposed. The report is structured as follows:

Building and Site Assessment

This section provides a concise description of the listed former school, the application site and their relationship within the surrounding streetscape. It includes a brief, proportionate account of the former school's historic background, limited to the information necessary to understand its heritage significance and the contribution made by its setting.

Assessment of Heritage Significance

Drawing upon the historical and descriptive evidence, this section assesses the architectural and historic interest of the listed former school and identifies the principal characteristics through which its significance is expressed.

The assessment considers the contribution made by its setting, including its relationship with the street, surrounding buildings and spaces, and relevant views towards and from the building. Particular attention is given to the existing retail outlet and the land affected by the proposed extension. This establishes the significance-led basis against which the proposals are assessed.

Proposals and Heritage Impact Assessment

This section describes the proposed extension to the extent necessary to understand its heritage implications. It assesses the effects of its siting, scale, height, massing, design and materials upon the contribution made by the former school's setting to its significance. Associated changes, including signage, lighting and activity, are considered where relevant.

The assessment distinguishes between a change to the surroundings and harm to heritage significance. It identifies any beneficial or adverse effects, considers measures to avoid or minimise harm and concludes with a proportionate judgement on whether the proposals would preserve the significance of the listed building, including the contribution made by its setting. Where harm is identified, its nature and degree are stated and considered against the relevant heritage policy tests.

2.3 This document has been prepared by Daniel Waugh, a founding partner of Dickinson Waugh Architecture Ltd, with approaching 40 years of professional experience in the conservation and adaptation of historic buildings. Daniel holds a postgraduate degree in Architectural Conservation and serves as a lecturer in various subjects including Architecture (BSc) Architectural Technology (BSc) and Building Conservation and Adaptation (MSc) at the University of Lancashire Grenfell Baines Institute of Architecture. He is a Fellow of the Chartered Institute of Architectural Technologists (FCIAT).

2.4 A site survey and visual inspection of the site and surrounding area was carried out in October 2026. Background research was conducted with reference to the Manchester City Council Interactive Proposals Map, the Greater Manchester Historic Environment Records, historic mapping databases, archived material, and through discussions held with the architect and applicant. The assessment of the proposals will be conducted with reference to a range of texts, particularly the Historic England good practice guidance.

2.5 The following drawings were assessed in preparation of this document:

ipb architecture

1459-49 Upper Lloyd St Existing Site Plan
1459-49 Upper Lloyd St Existing
1459-49 Upper Lloyd St Location Plan
1459-49 Upper Lloyd St Proposed Site Plan
1459-49 Upper Lloyd St Proposed

3.0 RELEVANT POLICY

3.1 NATIONAL POLICY

3.1.1 Policy at national level comprises chapter 20 of the National Planning Policy Framework 2026 (NPPF) which states:

The objective of the policies in this chapter is to conserve and enhance the historic environment. Heritage assets are an irreplaceable resource, and range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets 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

3.1.2 In respect of information requirements, policy HE5 states:

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 necessary.

3.1.3 With respect to Designated Heritage Assets, Policy HE6 sets out that:

1. *When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.*
2. *Development proposals which would have a positive effect on a designated heritage asset should be supported.*
3. *Any harm to a designated heritage asset will be a matter of considerable importance and weight, which should be dealt with in accordance with paragraphs 4 to 6 of this policy.*
4. *Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.*
5. *Where a development proposal would cause substantial harm to, or the total loss of, the significance of a designated heritage asset, consent should be refused unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh the harm or loss, or if all of the following apply:*

a. *The nature of the heritage asset would otherwise prevent all reasonable uses of the site;*
b. *No suitable use for the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
c. *Conservation by grant-funding or some form of not for profit, charitable or public ownership is not possible; and*
d. *The harm or loss is outweighed by the benefit of bringing the asset back into use.*

6. *Within this context, development which would cause substantial harm to, or the total loss of, the significance of grade II listed buildings, or grade II registered parks or gardens, should be exceptional; while development which would cause substantial harm to, or the total loss of, assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional*

3.2 LOCAL POLICY

3.2.1 The Development Plans applicable to the site includes the policies within the Manchester's Local Development Framework Core Strategy Development Plan Document (adopted July 2012) and the Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 – 2039 (adopted March 2024)

With respect to Heritage, Policy EN3 of the Local Plan 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.

Policy JP-P2 of the Joint Plan states:
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 place making, 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.

4.0 LOCATION AND SITE INFORMATION



Figure 1. Site location plan. Not to scale. Proposed development site edged in red.

4.1 The development site (hereafter referred to as 'the site') comprises an existing retail unit (hereafter referred to as 'the building') at National Grid Reference SJ 84453 95537, located in Moss Side, Manchester, on the north-eastern corner of the junction of Upper Lloyd Street and Great Western Street. Its corner position gives the building frontages to both roads and places it within the immediate streetscape setting of the Grade II listed Victorian former school situated directly opposite.

4.2 The building occupies the end of a row of early C20th Edwardian terraced houses, the remainder of which also appear to have been adapted for retail use. The row retains its terraced arrangement, although commercial alterations have changed the appearance and character of its street-facing elevations.

4.3 Broad paved areas extend along the frontages, including both sides of the application site. These appear to incorporate former front yards ancillary to the houses, creating a degree of separation between the original building line and the carriageways. This arrangement provides the immediate context for the proposed kerbside extension.

4.4 The building has modern, although dated, glazed shopfronts to both street-facing elevations. Signage associated with the retail use conceals the upper portions of the façades, limiting the legibility of the building's original domestic character.

4.5 Immediately to the north lies a pair of attractive late Victorian, three-storey semi-detached villas. Other neighbouring buildings are generally of mid to late C20th or more recent construction, giving the surrounding area a varied architectural character.

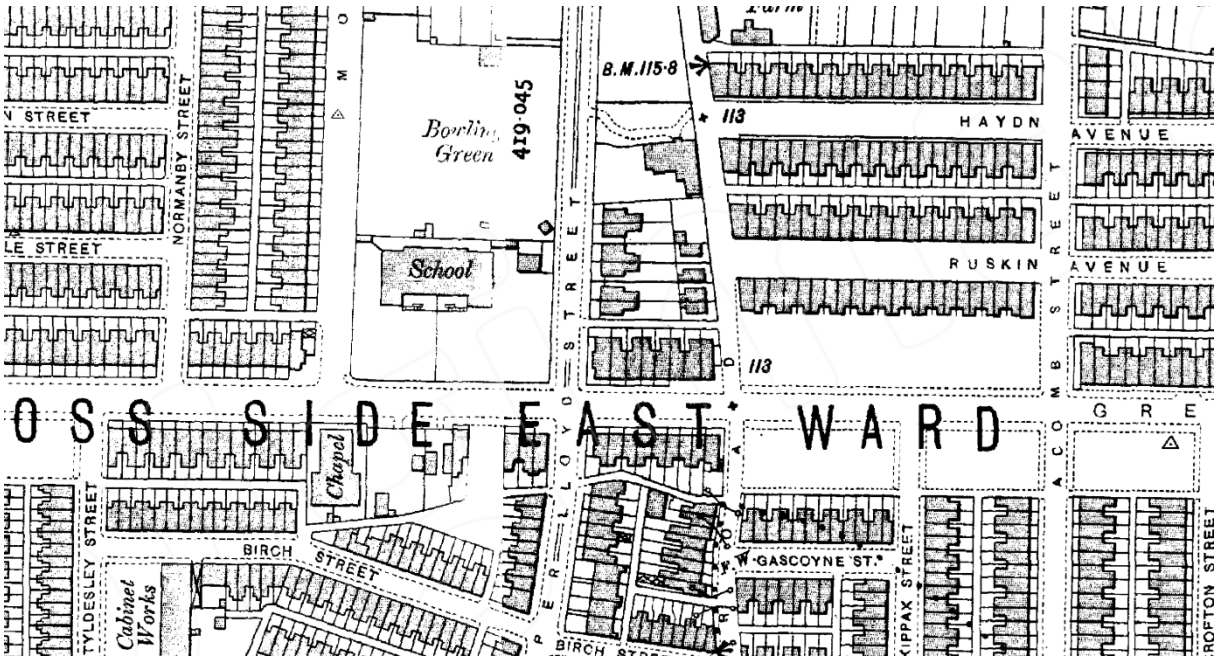


Figure 2. Ordnance Survey circa 1907 indicating what appears to be front yards along the Great Western and Upper Lloyd Street elevations.

5.0 HISTORIC ENVIRONMENT RECORD

5.1 A review of the historic environment database has been carried out to the area surrounding the development site in order to identify heritage assets which have the potential to be affected by proposals on the site.

5.2 CONSERVATION AREAS (Designated Heritage Assets)

5.2.1 The site is not located within a Conservation Area. Neither the Victoria Park Conservation are to the east or the Walley Range Conservation Area to the west are considered close enough for proposals on the site to be of consideration.

5.3 LISTED BUILDINGS (Designated Heritage Assets)

5.3.1 The application site lies directly opposite the Greenheys Adult Learning Centre, a former school on Upper Lloyd Street. The building is a designated Grade II Listed Building. No physical alterations to the listed building form part of the proposed development.

List Entry Name: Greenhayes Centre

Grade: II

List Entry Number: 1254691

Date first listed: 06th June 1994

School, now resource centre. 1896. Red brick with buff terracotta dressings and slate hipped roof with valley and end stacks. Simple renaissance style; main range and cross wings with separate roofs. 2-storeys. 6-window range to centre of 3-light mullion and transom windows. Centre pair of windows are higher and are surmounted by a ornamental gable. Buttresses

between windows. Wings have a single window over paired doorways with ornamental gables. Sides similar. On the central roof a fleche with square balustrade and open lantern.

5.4 NON-DESIGNATED HERITAGE ASSETS

5.4.1 The NPPF defines non-designated heritage assets as being locally-identified '*buildings, monuments, sites, places, areas or landscapes identified by plan making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets*'. It is important to note that some non-designated heritage assets are equivalent to designated heritage assets in terms of significance.

Non-designated heritage assets can be identified in a number of ways, including:

- Local heritage lists
- Local and Neighbourhood Plans
- Conservation area appraisals and reviews
- Decision-making on planning applications

5.4.2 The building does not lie within close proximity to any Non-Designated Heritage Assets which includes those buildings identified on the Greater Manchester Local Heritage List.

5.5 OTHER HERITAGE ASSETS

5.5.1 The review of the historic environment database has confirmed that there are none of the following heritage assets within close proximity to the building:

- Registered battlefields
- Registered parks and gardens
- Scheduled Monuments

5.5.2 This document does not include a search of sites of archaeological importance.

6.0 STATEMENT OF SIGNIFICANCE

6.1 The Grade II listed former school derives its significance principally from its architectural and historic interest as a Victorian educational building. Its historic form, architectural detailing and former use illustrate the development of educational provision and contribute to the identity of the surrounding area.

6.2 The building's setting contributes to the appreciation of this significance. Its relationship with the adjoining streets, including views towards its principal elevations and the spaces from which its form and detailing can be understood, allows it to be experienced within its urban context. Conserving those elements of setting that contribute positively to its significance is therefore an important consideration when assessing development nearby.

6.3 The school site also contains a substantial single-storey extension at its south-eastern corner, adjacent to Upper Lloyd Street. This addition appears on historic mapping from the middle of the C20th and is characteristic of the utilitarian educational accommodation constructed during

that period. Its architectural treatment appears comparatively undistinguished and less coherent with the character of the Victorian school. It is consequently considered to make a harmful contribution to the architectural interest of the building, although it provides evidence of the site's subsequent development and continued educational use.

6.4 The extension has altered the school's street-facing context and the manner in which the original building is experienced from Upper Lloyd Street. It forms part of the existing baseline against which the proposed development must be assessed. Its presence does not diminish the importance of conserving the listed building or justify further harmful change, but it is relevant to understanding the character and contribution of this part of its setting.

6.5 The assessment of the proposed retail extension will therefore focus on whether it would affect those views, spaces and relationships that enable the former school's architectural and historic interest to be appreciated.

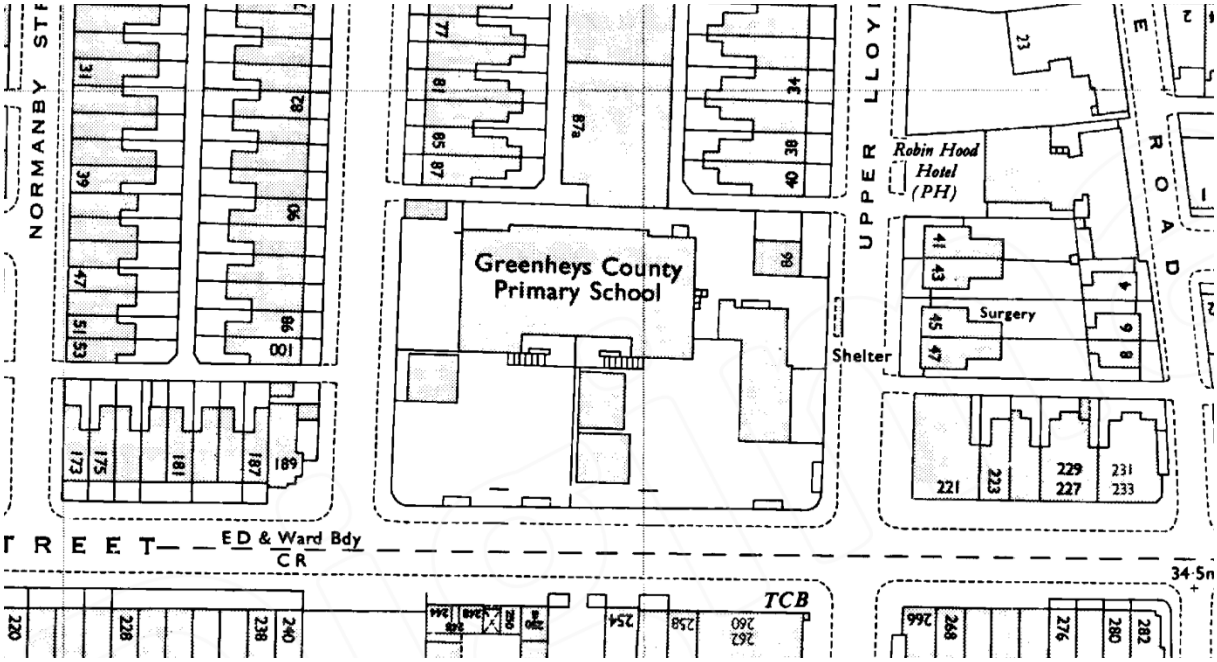


Figure 3. Ordnance Survey circa 1974. The extension to the east and south-east can be seen and broadly appears as it stands today.

7.0 PROPOSAL OVERVIEW

7.1 The proposal comprises a single-storey extension to the existing retail premises, for which Planning Permission is being sought. The following description summarises the designer's statement and stated design intentions; it does not constitute an assessment of the proposal's heritage impact.

7.2 The designer describes an extension approximately 2.4 metres in height, comprising a black steel frame with glazed shopfront elevations and a corrugated steel roof. It is intended to provide a permanent retail display area and improve the presentation of the premises.

7.3 According to the designer, the existing display arrangements require several large, heavy trolleys to be stored and moved daily. The proposed extension would accommodate this activity

within a permanent enclosure, with the stated aim of reducing clutter at the shop frontage and addressing difficulties associated with moving the trolleys in windy conditions.

7.4 The extension would project beyond the existing building line. The designer states that it would align more closely with the front boundaries of neighbouring properties, which extend further forward than the existing retail building. This is presented as an opportunity to create a more consistent street frontage.

7.5 The designer further states that the extension would be contained entirely within the client's forecourt, retaining a broad pavement for pedestrian movement, and that its height would be below that of neighbouring hedges.

7.6 The intended improvements to the appearance of the premises and surrounding street represent the designer's objectives. The extent to which these would be achieved, and their implications for the significance of the listed former school through changes to its setting, are considered below.

8.0 HERITAGE IMPACT ASSESSMENT

8.1 Images and Observations



Figure 4. View west from Upper Lloyd Street, directly in front of the development site, towards the Grade II listed former school. The later single-storey extension dominates the foreground and obscures the original school's ground-floor elevations. The adjoining building, presumed to be the former Master's House, appears vacant and in poor condition.



Figure 5. View north-west towards the Grade II listed former school, incorporating the corner of the development site where the extension is proposed. The later single-storey school extension is prominent in the foreground, while the upper levels of the Victorian building remain legible and express its architectural interest. The boundary wall appears historic and defines the school enclosure, although no distinctive architectural detailing is evident from this viewpoint.



Figure 6. View north-west from directly south of the development site, incorporating the corner of the retail building to be extended. Mature trees filter views of the listed former school, although glimpses of its principal elevation convey its scale and architectural presence. The proposed extension would be visible within this view, experienced in the context of the later single-storey school extension.



Figure 7. View north-west from the junction towards the listed former school, incorporating Upper Lloyd Street and the development building. The contrasting tarmac and paving help indicate the area intended to accommodate the proposed extension. The intervening street provides clear visual separation, allowing the heritage asset to be appreciated independently of the retail frontage. Subject to appropriate design and detailing, the extension offers potential to improve the streetscene and the quality of the school's wider setting.



Figure 8. View north from the junction, showing the principal elevation of the listed former school, its later single-storey extension, the intervening road and the development site. The view illustrates their relative scale and spatial relationship, with the road providing clear visual separation. The Victorian school's architectural form is more apparent and remains dominant, while its later extension forms a visual screen between parts of the original building and the retail premises.



Figure 9. View east along Great Western Street towards the development site. The later school extension forms a visual screen within the streetscape. The view illustrates the potential for a carefully designed retail frontage to improve the appearance of the premises and the surrounding street.

8.2 The proposed extension would introduce a permanent, single-storey glazed enclosure within the forecourt of the existing retail premises. No physical works to the Grade II listed former school are proposed. The principal heritage consideration is therefore whether the extension would affect the contribution made by the school's setting to its significance, or the ability to appreciate its architectural and historic interest.

8.3 Existing Context and Views

8.3.1 The views described from Upper Lloyd Street and the junction with Great Western Street demonstrate a varied relationship between the development site and the former school. From directly opposite the retail premises, the substantial later school extension occupies the foreground and obscures the original building's ground-floor elevations. The Victorian building's upper elevations and roofline nevertheless remain visible and convey its architectural character and scale.

8.3.2 From positions farther south and around the junction, the original school becomes more apparent within the streetscape. Mature trees filter some views, while the intervening road provides clear spatial and visual separation between the school enclosure and the retail premises. This separation allows the former school to retain an identifiable architectural presence independently of the commercial frontage.

8.2.3 The later school extension forms an established component of these views and influences how the original building is experienced. Its presence is relevant to the assessment of additional change, although it does not remove the sensitivity of the setting or justify development that would further diminish appreciation of the listed building.

8.3 Scale, Siting and Visual Effect

8.3.1 At approximately 2.4 metres in height, the proposed retail extension would remain a low-level addition associated with the existing commercial premises. Although it would project beyond the present building line, it would occupy the opposite side of the street from the school and retain the intervening carriageway and pavement.

8.3.2 On the information presently available, the extension is unlikely to compete with the Victorian school's overall scale or architectural prominence. Its limited height and position suggest that the upper elevations and roofline, through which much of the school's architectural character is appreciated in the identified views, would remain legible.

8.3.3 The designer's stated alignment with neighbouring front boundaries provides context for its siting, but does not itself establish that the extension would preserve heritage significance. The relevant consideration is whether the resulting enclosure would retain the visual separation and views that allow the former school to be understood and appreciated.

8.4 Design and Materials

8.4.1 The proposed black steel frame and glazed elevations have the potential to create a visually restrained addition to the retail frontage. Glazing could reduce the apparent solidity of the enclosure, although its effect would depend on the arrangement of merchandise, framing, reflections and any applied advertising.

8.4.2 The corrugated steel roof requires careful detailing to avoid a makeshift appearance. A shallow roof profile, discreet edges and rainwater goods, and a subdued finish would help limit its prominence. Signage and lighting should also remain proportionate, avoiding visual competition with the listed building.

8.4.3 The stated intention to replace the existing trolley displays with a permanent enclosure offers potential to reduce frontage clutter. Any improvement would depend on the quality of the completed design and the continued management of displays within the enclosure. This represents a potential streetscape benefit rather than an established heritage enhancement at this stage.

8.5 Overall Assessment

8.5.1 The proposed extension appears capable of being accommodated without harm to the significance of the listed former school through changes to its setting. This preliminary judgement rests on the extension's limited height, its association with an existing retail frontage, the separation provided by the street and the continued legibility of the Victorian school's architectural form.

8.5.2 A carefully resolved design could improve the appearance of the retail premises and the quality of the surrounding streetscape. The final assessment should confirm that the extension retains relevant views of the school and that its roof, glazing, signage, lighting and display arrangements remain visually subordinate.

SOURCES

British Standards Institution. (2013). BS 7913:2013. Guide to Conservation of Historic Buildings. London: British Standards Institution.

Ministry of Housing, Communities and Local Government. 2026. National Planning Policy Framework. London: Crown Copyright.

Historic England. 2015. Historic Environment Good Practice in Planning. Note 1. The Historic Environment in Local Plans. London: Historic England.

Historic England. 2015. Historic Environment Good Practice in Planning. Note 2. Managing Significance in Decision Taking. London: Historic England.

Historic England. 2017. Historic Environment Good Practice in Planning. Note 3 (Second Edition). The Setting of Heritage Assets. London: Historic England.

Historic England. 2008. Conservation Principles Policy and Guidance. London: Historic England.

Historic England. 2019. Advice Note 12. Statements of Heritage Significance: Analysing Significance in Heritage Assets.

Manchester CC. 2012. Manchester's Local Development Framework Core Strategy Development Plan Document

Manchester CC. 2024. Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 - 2039