

Strangeways

Heritage Impact Assessment

Methodology

This Heritage Impact Assessment has been prepared using a structured and proportionate approach aligned with national policy and best practice guidance. The assessment draws on the principles set out in the National Planning Policy Framework (NPPF, Chapter 16), Historic England Good Practice Advice (GPA1–3), and Manchester City Council's adopted planning policies.

A comprehensive baseline was established through review of existing evidence, including Historic England National Heritage List entries, relevant Strategic Regeneration Framework (SRF) documents, local heritage studies, and townscape analysis by the Manchester City Council Heritage and Urban Design Team. This was supplemented by professional judgement informed by an understanding of local and Manchester-wide industrial, architectural, and social history.

Heritage assets within and surrounding the Strangeways Growth Location were identified and grouped as designated and non-designated heritage assets. Each asset was assessed holistically against **four** key criteria:

1. Architectural interest
2. Historic interest
3. Communal value
4. Group/townscape contribution.

These factors were considered together to determine an overall Significance Value (High, Medium, Low, or Negligible), reflecting relative heritage importance rather than condition or development viability. Approach to significance values is set out in Appendix 1.

The potential for **impact - Impact (current negative elements/risk of harm from change)** -was then considered in terms of direct physical effects and changes to the **local character**, including:

1. Scale
2. Massing

3. townscape relationships
4. Cumulative change.

Risks - current negative elements/risk of harm from change - and opportunities were identified for each asset, with particular attention to how regeneration proposals may affect significance and how harm can be avoided, minimised, or mitigated through design and placemaking.

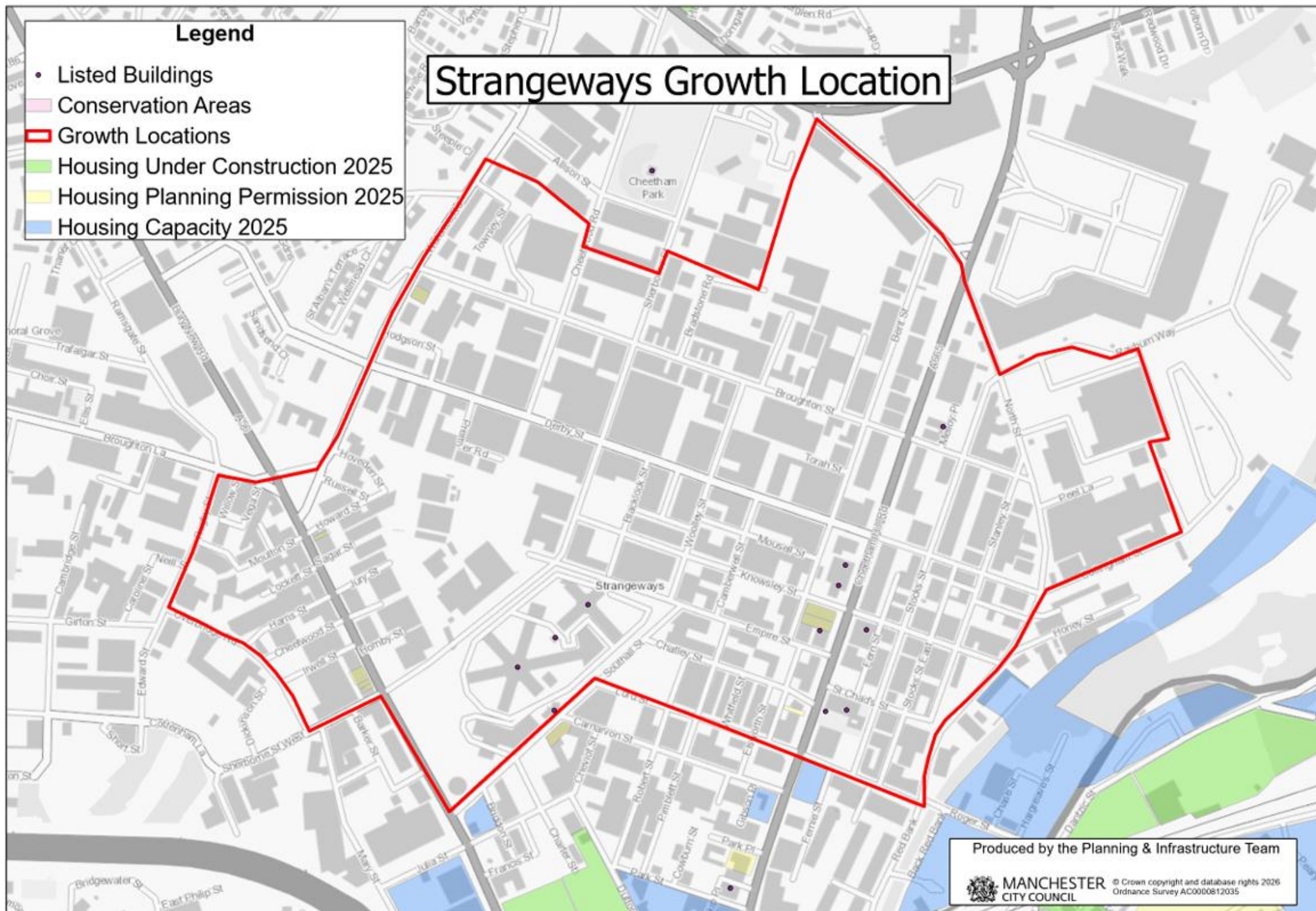
No conservation areas are within the Growth Location's setting.

This methodology ensures that the assessment provides a clear, consistent, and policy-compliant evidence base to inform decision-making and support heritage-led regeneration.

Legend

- Listed Buildings
- Conservation Areas
- Growth Locations
- Housing Under Construction 2025
- Housing Planning Permission 2025
- Housing Capacity 2025

Strangeways Growth Location



Produced by the Planning & Infrastructure Team



MANCHESTER
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TABLE 1 – Designated Heritage Assets within the boundary of the Strangeways Growth Location

Asset	Significance	Significance Value*	Contribution to local character	Impact (current negative elements/risk of harm from change)	SRF Documents SRF Baseline Analysis Page 7 SRF 2025 Page 50-55 Heritage	Opportunities
<u>Former Free Library (Grade II)</u>	High architectural and historic significance as a Victorian Italianate civic building within Manchester's early public library movement.	Medium	Landmark presence and civic townscape anchor, reinforcing historic identity and continuity.	Vacancy, neglect, setting erosion, and pressure from nearby redevelopment risk cumulative harm.	SRF 2025 Pages: 16, 17 & 18	Adaptive reuse as civic/cultural use, reinstatement of detail, setting enhancement.
<u>Manchester Jewish Museum (Grade II*)</u>	Exceptional architectural, historic and communal significance as a nationally important Moorish Revival synagogue and heritage institution.	High	Cultural landmark and heritage anchor supporting multicultural identity and street character.	Potential harm from inappropriate adjacent scale, loss of key views or setting dilution.	SRF 2025 Page 7	Continued cultural use; sensitive contextual development; strengthened interpretation.
<u>Former Cheetham Town Hall & Annexe (Grade II)</u>	Strong civic, architectural and historic value reflecting municipal development of Cheetham.	Medium	Landmark façade and civic continuity within altered streetscape.	Setting erosion from traffic dominance and scale change; historic detailing at risk.	SRF 2025 Pages 16 & 18	Public-facing reuse; public realm and scale mediation nearby.

<u>Knowsley Hotel (Grade II)</u>	Significant late-19th-century commercial building with social and townscape value.	Medium	Townscape anchor and historic commercial marker on Cheetham Hill Road.	Pressure from redevelopment and loss of historic plot rhythm.	<u>SRF 2025</u> Pages 16 & 18	Retention with active commercial use; façade enhancement.
<u>St Chad's RC Church & Presbytery (Grade II)</u>	Exceptional religious, architectural, historic and communal significance of national importance.	High	Landmark Gothic presence, skyline marker, major cultural and community anchor.	Height, massing, and view impacts from nearby development pose high sensitivity.	<u>SRF 2025</u> 16 & 50	Protect key views; enhance grounds and setting; heritage-led activation.
<u>St Chad's WWI Memorial Cross (Grade II)</u>	High communal and commemorative value as a war memorial.	Medium	Focal heritage feature within a church setting.	Setting vulnerability due to movement, public realm changes. Risk currently low.	<u>SRF 2025</u> 16	Better interpretation; improved setting legibility.
<u>HMP Manchester – Tower (Grade II)</u>	High architectural and historic value as a Waterhouse landmark and skyline feature.	High	Defining landmark shaping Strangeways identity and skyline.	Harm risk from tall development affecting dominance and key views.	<u>SRF 2025</u> 12, 13, 16	Strategic view protection; interpretation.
<u>HMP Manchester – Gatehouse (Grade II)</u>	High architectural and symbolic importance as principal ceremonial entrance.	High	Landmark gateway and civic-institutional anchor.	Setting fragmentation; risk of isolation.	<u>SRF 2025</u> 12, 13, 16	Heritage-led reuse; strengthened gateway role.
<u>HMP Manchester – Main Prison Block (Grade II)</u>	Exceptional architectural and historic significance as a rare radial Victorian prison by Alfred Waterhouse.	High	Central architectural and symbolic anchor shaping the entire district's identity.	Extremely sensitive to redevelopment, alteration or loss of context.	<u>SRF 2025</u> All HMP refs. 5, 12, 13, 16, 28 & 55 - 58	Long-term conservation-led strategy; careful reuse.
<u>Former Boys' Prison Block (Grade II)</u>	High group and contextual	Medium	Reinforces cohesive red-brick	Vulnerable to piecemeal redevelopment.	<u>SRF 2025</u> 13 & 16	Integrated reuse within wider prison strategy.

	significance within the prison complex.		institutional character.			
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TABLE 2 – Non-designated Heritage Assets within the Growth Location.

Asset	Significance	Significance Value	Contribution to local character	Impact (current negative elements/risk of harm from change)	Docs	Opportunities
<u>49 Broughton Street</u>	Strong local architectural, historic and communal value.	Low	Maintains historic grain and continuity of Broughton Street.	Redevelopment pressure; loss of continuity.	<u>STRANGWAYS & CAMBRIDGE SRF Baseline Analysis Draft 2024</u> Page 8	Retention with façade/shopfront enhancement.
<u>37, 39, 46, 48, Derby Street</u>	High group value.	Low	Grouped street scene frontages create a cluster of historic buildings along Derby St.	Clearance risk; loss of group integrity. Poor shop frontages and interventions	<u>STRANGWAYS & CAMBRIDGE SRF Baseline Analysis Draft 2024</u> Page 8	Conservation-led retention and reuse following wider regeneration momentum.
<u>50 Derby Street Ice Palace</u>	1910 Former ice rink. Strong historic social and community value as it was the largest ice rink in	Medium	Retaining historic aesthetic despite over-industrialisation and modern, large, unregulated signage.	Current harm from signage and a lack of historic use recognition. Risk	<u>STRANGWAYS & CAMBRIDGE SRF Baseline Analysis Draft 2024</u>	Explore historic use in wider regeneration plans. Retain and recover historic frontages.

	Britain when built and hosted imported skating events.		Its contribution currently limited due to the level of obstructive signage, alterations and lack of care.	of further modern intervention.	Page 8	
<u>184 Cheetham Hill Road</u>	Substantial Victorian commercial premises with townscape value. Unique glazing forms compared to others in the area.	Low	Visual marker along historic commercial corridor.	Overshadowing and scale pressure. Currently harmed by unregulated, modern signage.	<u>STRANGWAYS & CAMBRIDGE SRF Baseline Analysis Draft 2024</u> Page 8	Signage enhancement to better compliment front elevation form and historic glazing.
<u>1 Derby Street - Igreja Maná (Christian Church)</u>	Typical Victorian corner building with local significance as a former school, erected in 1847.	Low/medium	Strong nodal architectural form and legibility. Standing out among modern buildings.	Threat from partial vacancy, the risk of demolition from redevelopment (currently low).	<u>STRANGWAYS & CAMBRIDGE SRF Baseline Analysis Draft 2024</u> Page 8	Retention as corner landmark and continued use as a religious space and community hub. Social anchor.
<u>2-22 Empire Street (Joseph Holt Brewery)</u>	Very high industrial, historic and communal significance; rare surviving brewery complex.	Medium	Defines industrial character and historic working identity.	Major redevelopment threat leading to permanent loss.	<u>STRANGWAYS & CAMBRIDGE SRF Baseline Analysis Draft 2024</u> Page 8	Landmark industrial heritage reuse; employment-led regeneration.
<u>12 Park Place</u>	Rare survival of early/mid-Victorian domestic building.	Low	Maintains historic residential enclave and grain.	Development pressure from surrounding intensification.	<u>STRANGWAYS & CAMBRIDGE SRF Baseline Analysis Draft 2024</u> Page 8	Sensitive adaptation retaining scale.
<u>53-61 Bury New Road</u>	Group of historic roadside commercial buildings.	Negligible / Low	Historic frontage providing continuity in altered streetscape.	Incremental façade loss and	<u>STRANGWAYS & CAMBRIDGE SRF Baseline</u>	Coordinated frontage restoration.

				redevelopment pressure.	Analysis Draft 2024 Page 8	
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TABLE 3– All Heritage Assets within the Setting of the Growth Location (Listed and NDHA)

Asset	Significance	Significance Value	Contribution to local character	Impact (current negative elements/risk of harm from change)	Docs –	Opportunities
<u>20–22 Mary Street</u>	Robust late-Victorian industrial buildings with setting value.	Low	Maintains historic industrial grain surrounding prison.	Clearance risk removing contextual character.		Retention to reinforce industrial narrative.
<u>12 Sherborne Street</u>	Rare early-20th-century edge building.	Low	Maintains fine grain and scale transition.	Vulnerable to redevelopment.		Retention as scale mediator.
<u>Cheetham Park & Bandstand (Grade II)</u>	Park and bandstand of historic and communal importance.	Medium	Green setting and historic open space supporting wellbeing and identity.	Current visual harm from lack of repair and maintenance. Setting low risk as situated in park.		Repairs and secured maintenance. Strengthen views and community use.
<u>Former Synagogue, 19 Cheetham Hill Road (Grade II)</u>	Important religious and communal heritage asset.	Medium	Reinforces Jewish heritage corridor and cultural narrative.	Sensitive to massing and setting change.		Cultural reuse and contextual protection
<u>12 Park Place</u>	Local heritage significance as part of Cheetham Hill’s historic urban development (mid–late 19th / early 20th century)	Low/Medium	A surviving consistent building line, scale and frontage of Park Place. Even if altered, it contributes to the	Possible loss of original features (windows, doors, roof coverings) Poor-quality alterations such as uPVC and		Reintroduce traditional materials (timber windows, brick repairs).

	typical of Manchester's industrial expansion. A surviving example of historic working-/middle-class housing		cumulative character scattered within contemporary development.	added security measures externally. Potential issues from incremental erosion of historic fabric and setting. Risks from Future Change and unsympathetic over-intensification (e.g. large-scale infill or vertical extensions).		Improve boundary treatments and public realm. Encourage residential or mixed-use continuity. Incremental improvements across the street could reinforce local historic identity and improve perception of the area.
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Appendix 1 – Significance Value

Methodology and Criteria for Assessing Heritage Significance Values and Impact

For Heritage Impact Assessments, 2026

Manchester City Council

Overview

The Significance Value assigned to each heritage asset (Negligible / Low / Medium / High) is a professional heritage assessment judgement, based on established national guidance and Manchester City Council practice.

The ratings do **not** reflect condition, viability, or development potential.

They reflect **the relative level of heritage significance** of each asset arising from its:

- **Architectural significance**
- **Historic significance**
- **Communal (social/cultural) significance**
- **Group value and townscape contribution**

This approach aligns with:

- **NPPF Chapter 16 – Conserving and Enhancing the Historic Environment**
- **Historic England GPA2 & GPA3**
- **The Historic Environment in Local Plans (Historic England, GPA1)**
- **Manchester City Council Core Strategy policies CC9 and EN3**

Sources Used to Inform Judgements

The following sources informed the significance values:

- **Historic England List Entries and Assessments** (NHLE)
- **Manchester City Council heritage evidence** (SRFs and NDFs where applicable)
- **Industrial archaeology and architectural history of Manchester**
- **Group value and townscape analyses**
- **The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)**
- **ICOMOS' concept of multiple overlapping values (aesthetic, historic, social, scientific).**

Where an asset is **designated**, the designation itself is a strong indicator of architectural and historic significance, but the rating still accounts for *relative* importance.

Criteria Applied

Each asset was assessed holistically against the criteria below.

No single criterion automatically determined the value; instead, values reflect the **combined strength** of significance.

1. Architectural Significance

Assesses the **design quality, craftsmanship, materiality and typological rarity** of the asset.

Factors considered:

- Architectural ambition, detailing, and composition
- Survival of original fabric and legibility

- Technological or constructional innovation
- Rarity of building type (e.g. fireproof mills, early canal bridges)

2. Historic Significance

Assesses how strongly the asset illustrates **important historical themes**.

Factors considered:

- Association with key phases of Manchester's development
- Evidence of industrial, social, economic or technological change
- Age and representativeness of period
- Degree to which the asset aids understanding of Holt Town's evolution as a factory colony

3. Communal / Cultural Significance

Assesses **social value**, identity, and shared local meaning.

Factors considered:

- Community memory and association
- Religious, educational or social function
- Long-standing public visibility or use
- Role in shaping local identity
- Intangible associations (memory, identity, meaning)

4. Group Value and Townscape Contribution

Assesses the asset's **relationship to other heritage assets and the wider urban form and setting**.

Factors considered:

- Functional or historic groupings (e.g. mill complexes, canal infrastructure)
- Contribution to a coherent historic landscape
- Landmark or gateway role
- Ability to reinforce legibility and character
- How the setting of the asset has changed or may change over time

Definition of Significance Value Categories

The table below sets out how each **Significance Value** was defined and applied.

High Significance

Definition:

Assets of **very strong architectural, historic and/or communal interest**, often of **national or international importance**, with exceptional group value.

Typical indicators:

- Grade II* or exceptionally important Grade II assets
- Core elements of Manchester's industrial heritage
- Assets explicitly referenced by Historic England as being of high significance
- Central to understanding the historic landscape (e.g. Holt Town factory colony)

Planning implication:

Highly sensitive to both **direct impact and harm to setting**. Substantial harm would need to be justified in terms of NPPF.

Medium Significance

Definition:

Assets of **clear architectural, historic or communal importance**, often valued at **local to regional level**, sometimes with strong group value.

Typical indicators:

- Strong but not exceptional architectural interest
- Important illustrative role in historic development
- Social or communal significance
- Contribution to character and legibility rather than dominance

Planning implication:

Sensitive to scale, massing, setting and cumulative change. Harm must be carefully weighed and clearly justified.

Low Significance

Definition:

Assets of **some local heritage interest**, often highly altered or fragmentary, but still contributing to the understanding of the place.

Typical indicators:

- Limited architectural distinction
- Reduced historic legibility
- Value lies mainly in streetscape contribution

Planning implication:

Loss may be acceptable in principle, but **cumulative harm** remains a concern.

Negligible / Unknown Significance

Definition:

Assets with **little or no identified heritage interest**, or where significance has not yet been adequately assessed.

Important Clarifications

- **Condition doesn't indicate significance**

Poor condition does not reduce significance (e.g. Carlisle Villas).

- **Non-designation doesn't indicate low significance**

Many non-designated assets were rated **Medium** due to group value and historic importance.

- **Significance doesn't indicate constraint**

High significance does not prevent change, but it **raises the evidential bar** for justification and design quality.