

# **High Speed Rail (Crewe – Manchester)**

## **Background information and data**

### **Historic environment**

BID HE-001-0MA08\_Part 2

MA08: Manchester Piccadilly Station

Historic environment baseline report -  
Part 2 of 5

## **High Speed Rail (Crewe – Manchester)**

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## Department for Transport

High Speed Two (HS2) Limited has been tasked by the Department for Transport (DfT) with managing the delivery of a new national high speed rail network. It is a non-departmental public body wholly owned by the DfT.

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**Background Information and Data**

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

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# **Appendix A: Historic environment detailed gazetteer continued**

**Unique Gazetteer ID (UID): MA08\_0179**

**Asset name: Massey Chambers**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383940 398183

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### Asset class/type and dates

Monument class/type: Civil  
Legal chambers

Period(s): Post-medieval

---

### References

References: NHLE: 1208073  
HER: 8292.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0180	Manchester and Salford Trustee Savings Bank
MA08_0705	Upper King Street Conservation Area

---

### Description and sources

#### Full asset description:

"Chambers built in 1872 by Edward Salomon. The building is in a Renaissance style from sandstone ashlar with a slate roof. There are three storeys, a basement, an attic and five symmetrical bays. The bays have emphatically enriched round-headed windows at the first floor. These are under a prominent enriched cornice, implying a giant arcade up to that level. The doorway has an elaborate architrave including pilasters of polished pink granite and lintel with raised and embellished lettering "MASSEY CHAMBERS". The ground-floor has recessed sashed windows and above each of these a floating sunk panel with carving under triangular moulding implying a pediment. The parapet has a raised round-headed panel over each bay, each containing a carved figure-head. The dormer in the centre has two round-headed lights with a pilastered architrave and carved pediment, and reclining cherub supporters." [1]

#### Setting description:

The setting of the asset is the central financial district streetscape of the Upper King Street Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its architectural interest, which it gains from its Renaissance Style of architecture and its historic use as business chambers.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

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### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1208073>

**Unique Gazetteer ID (UID): MA08\_0180**

**Asset name: Manchester and Salford Trustee Savings Bank**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383947 398171

---

### Asset class/type and dates

Monument class/type: Commercial  
Bank (financial)

Period(s): Post-medieval

---

### References

References: NHLE: 1208106  
HER: 8293.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0179	Massey Chambers
MA08_0705	Upper King Street Conservation Area

---

### Description and sources

#### Full asset description:

"A bank built in 1872 by Edward Salomons, from sandstone ashlar with a slate roof. The building is in a renaissance style and has three storeys, an attic and five symmetrical bays. The bays have plinth, bands, prominent bracketed cornice and a mansard roof with gable chimneys. The ground floor, treated as a banded rustic, has a central doorway with pilastered architrave. The first floor is an arcade of large round-headed arched windows with linking impost bands, enriched surrounds including mask keystones, and hollow spandrels. Each spandrel contains two round-headed lights with a shaft, carved capital and carved tympanum." [1]

#### Setting description:

The setting of the asset is the central financial district streetscape of the Upper King Street Conservation Area makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is architectural, which it gains from its Renaissance style of architecture and its historic use as a bank.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1208106>

**Unique Gazetteer ID (UID): MA08\_0181**

**Asset name: Former Cotton Mill Immediately West of Brunswick Mill**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 385803 398660

---

### Asset class/type and dates

Monument class/type: Industrial  
Cotton mill

Period(s): Post-medieval

---

### References

References: NHLE: 1208138  
HER n/a  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

A cotton mill, now clothing factory. Probably mid 19th century constructed in two builds, with later alterations. It is built of red brick with sandstone dressings. It has a long narrow rectangular plan on north bank of Ashton Canal. It is eight-storey, with a 20-window stepped north façade, plus a one-bay sprinkler tower at the north-east corner. The ground floor concealed by added single-storey shed under a two span roof; otherwise, all windows have raised sills and wedge lintels. The right-hand (west) return wall has five windows (the outer windows all blind). the rear of the property, which overlooks the canal is eight storeys including a basement. It has 21 windows, stepped back between the 8th and 9th. The interior is of a fireproof construction with cast-iron columns and lateral segmental vaults. It forms part of impressive and evocative group of mills lining Ashton Canal in this locality. [1]

#### Setting description:

The setting of the asset is within a group of 19th century mills, adjacent to Ashton Canal. This setting makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its historic and architectural interest, as it forms part of an impressive and evocative group of mills lining the Ashton Canal in this locality.

**Heritage value:** Moderate



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### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1208138>

**Unique Gazetteer ID (UID): MA08\_0182**

**Asset name: Lombard Chambers**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383986 398224

---

### Asset class/type and dates

Monument class/type: Commercial  
Bank (financial)

Period(s): Post-medieval

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### References

References: NHLE: 1208211  
HER: 8298.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0135	Atlas Chambers
MA08_0229	Ship Canal House
MA08_0705	Upper King Street Conservation Area

---

### Description and sources

#### Full asset description:

"A bank, dated 1868 over the doorway, built by George Truefitt. The building is constructed in an eclectic style with gothic details, from sandstone ashlar with a slate roof. There are three storeys with a four window façade to Brown Street and a window façade to Chancery lane. There is channelled rustication to the ground floor with enriched frieze and cornice above the second floor. The principal feature of both façades is the corner, which have round-headed doorways in each side with incised decoration to the heads and enriched linked impostes. The doorways are protected by a very prominent underhang to the oriel balcony. These have arch-vaults over the doorways and concave pendentives all richly carved, including a shield and the date 1868 in the centre. There is a wrought-iron balustrade to the balcony and tall curved French windows at the first floor." [1]

#### Setting description:

The setting of the asset is in the central financial district streetscape of the Upper King Street Conservation Area. It makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The asset's value is of architectural interest, which it gains from its eclectic style of architecture and its historic association with architect George Truefitt.

**Heritage value:** Moderate

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### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1208211>

**Unique Gazetteer ID (UID): MA08\_0183**

**Asset name: 15a, Byrom Street**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383379 397957

---

### Asset class/type and dates

Monument class/type: Domestic  
House

Period(s): Post-medieval, and  
Modern.

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### References

References: NHLE: 1208232  
HER: 8304.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0341	12-16, St John Street
MA08_0342	24a and 26, St John Street
MA08_0344	Nos. 18 and 20, St John Street
MA08_0345	28, St John Street
MA08_0392	24, St John Street
MA08_0395	8 and 8A, St John Street
MA08_0396	10, St John Street
MA08_0398	22, St John Street
MA08_0702	St John Street Conservation Area

---

### Description and sources

#### Full asset description:

"A late 18th century townhouse constructed from red brick in a Flemish bond with a slate roof. The building has three storeys, a basement and two windows. There is a plain doorway to the left with a plain overlight, one sashed window and one two-light oriel fitted with later sashes." [1]

#### Setting description:

The setting of the asset is St John Street, which is the only surviving Georgian terraced street in central Manchester, and forms the heart of the St John Street Conservation Area. The setting makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is architectural and historic, which it gains as one of a rare surviving row of 18th century town houses.

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**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1208232>

## Unique Gazetteer ID (UID): MA08\_0184

### Asset name: Numbers 25 to 31 and Attached Former Chapel

Designation and grade: Listed building Grade II

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#### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 383366 397903

---

#### Asset class/type and dates

Monument class/type: Domestic  
Terrace  
Period(s): Post-medieval, and  
Modern.

---

#### References

References: NHLE: 1208243  
HER: 8305.1.0  
NMR n/a

---

#### Associated assets

Asset UID	Asset name
MA08_0702	St John Street Conservation Area

---

#### Description and sources

##### Full asset description:

"A terraced row of four town houses, now offices. Late C18, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with back extensions. Three storeys over cellars, 3+2+3+3 windows; moulded gutter cornice; doorways to the left, all 4-centred arched with attached Gothick doorcases composed of clustered shafts terminating in pinnacles and ogival heads with finials, and those at nos. 25 and 27 with delicate Gothick tracery in the fanlights; sashed windows with raised sills and flat-arched heads, those at nos. 25 and 27 all 12-paned (but including a tripartite sash at ground floor of no. 27), and the others mostly without glazing bars. Large multiple-flue chimneys crossing the ridge. Rear of no. 31 has attached early C19 chapel with gabled ends, openings bricked up, and coped parapets. Interiors not inspected. Forms group with similar houses in St John Street "

[1]

##### Setting description:

The setting of the asset is St John Street, which is the only surviving Georgian terraced street in central Manchester, and forms the heart of the St John Street Conservation Area. The setting makes a positive contribution to the heritage value of the asset.

##### Asset value assessment:

The value of the asset is architectural and historic, which it gains as one of a rare surviving row of 18th century town houses.

**Heritage value:** Moderate

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### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1208243>

**Unique Gazetteer ID (UID): MA08\_0185**

**Asset name: 8, Cable Street**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384658 398777

---

### Asset class/type and dates

Monument class/type: Industrial  
Mill

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1208255  
HER: 11700.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

"A mid to late 19th century warehouse or industrial building. The building is rectangular in plan and constructed from brick with some stone dressings. There are four storeys and a gable to the road. There is a central segmental-headed doorway and segmental-headed windows, all these with stepped jambs in the form of simplified pilasters with moulded heads and feet. The building has a moulded brick band over top floor, a rebuilt gable with central window, moulded bands to the coping and an added or rebuilt chimney on the left slope. The rear gable wall has tiered loading doorways to the right." [1]

#### Setting description:

The setting of the asset is the streetscape is of predominantly more modern industrial buildings. The building next to the asset has been removed revealing a side of the asset not original designed to be seen. The setting makes a negative contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its historic and architectural interest, as a good example of a surviving mid to late 19th century warehouse.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1208255>



**Unique Gazetteer ID (UID): MA08\_0186**

**Asset name: 12, Charlotte Street**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 384174 398063

---

### Asset class/type and dates

Monument class/type: Industrial  
Mill  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1208392  
HER: 8313.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0091	Austin House
MA08_0698	George Street Conservation Area

---

### Description and sources

#### Full asset description:

"A home trade warehouse, now used as offices, likely dating to 1870. The building is constructed in a simple classical style from sandstone ashlar, in a narrow plan on a corner site. The rear inner corner interlocks with Number 14 to the left and with a loading bay at the rear end of the side. There is a basement, five storeys, a narrow two bay façade to Charlotte Street and a long eight bay façade to George Street. The ground floor has a square-headed doorway to the left, with carved surround and a sashed window to the right with a large scrolled keystone. The right-hand side wall (to George Street) matches the front, except at the end of the ground floor where there is a rectangular loading bay entrance." [1]

#### Setting description:

The setting of the asset in the busy city centre streetscape of the George Street Conservation Area makes a positive contribution to its heritage value.

#### Asset value assessment:

The asset's value is derived from its architectural and historic interest, which it gains from its simple classical style of architecture and narrow plan and its former use as a warehouse.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1208392>

**Unique Gazetteer ID (UID): MA08\_0187**

**Asset name: Lindencourt House**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 384237 398024

---

### Asset class/type and dates

Monument class/type: Commercial  
Warehouse  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1208396  
HER: 8315.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0150	41 and 43, Faulkner Street
MA08_0698	George Street Conservation Area

---

### Description and sources

#### Full asset description:

"A textile merchants warehouse dating to 1855 by architect Edward Walker. The building is constructed in a simplified Italian Palazzo style from light red brick with sandstone dressings. There is a basement, five storeys, a six window façade, channelled plinth, quoins and sill bands to all floors. The ground floor has a large round-headed stone doorway in the fourth bay. The door has a channelled cavetto surround, swagged spandrels, a cornice and round-headed windows with keystones linked to the sill-band above. The left side wall to Reyner Street has a full-height former loading slot (now blocked). There is an open well staircase with open string and a broad mahogany handrail with large raised grip." [1]

#### Setting description:

The setting of the asset in the busy commercial district streetscape of the George Street Conservation Area makes a positive contribution to its heritage value.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest, which it gains from its simplified Italian Palazzo style of architecture and its architect Edward Walker.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1208396>

**Unique Gazetteer ID (UID): MA08\_0188**

**Asset name: Former Synagogue**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384034 399291

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### Asset class/type and dates

Monument class/type: Religious, ritual and funerary  
Methodist chapel

Period(s): Post-medieval, and  
Modern.

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### References

References: NHLE: 1208420  
HER: 8317.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

"Dating to 1840 this building was originally a Methodist chapel, then a synagogue and is now a retail warehouse. The building is on a rectangular plan on a corner site and is constructed in a classical style from sandstone ashlar. There are two storeys over a basement and a symmetrical, single storey three bay façade. The projected centre has corner pilasters and a giant round-headed arch containing a square-headed doorway, approached by a broad flight of steps." [1]

#### Setting description:

The setting of the asset in the modern streetscape makes a negative contribution to its heritage value.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest, which it gains from its classical style of architecture and its former use as a synagogue.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1208420>

**Unique Gazetteer ID (UID): MA08\_0189**

**Asset name: Cheetham Town Hall (former)**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384178 399693

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### Asset class/type and dates

Monument class/type: Civil  
Town hall

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1208440  
HER: 8319.1.0  
NMR n/a

---

### Associated assets

#### Asset UID    Asset name

MA08\_0189    Cheetham Town Hall (former)

MA08\_0491    Cheetham Town Hall Annexe (former)

---

### Description and sources

#### Full asset description:

"The former town hall dating to 1853-5 by architect T. Bird. The building is constructed in an Italianate style from red brick in a Flemish bond with sandstone dressings and slate roof. There are two storeys, a three window projecting bay at the centre and seven sash windows. The ground storey windows have semi-circular arched heads and keyblocks. The central doorway has a semi-circular head and radial fanlight." [1]

#### Setting description:

The setting of the asset in the adjacent streetscape makes a positive contribution to its heritage value.

#### Asset value assessment:

The value of the asset is historic and architectural interest, as a former town hall and from its Italianate style of architecture.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1208440>

**Unique Gazetteer ID (UID): MA08\_0190**

**Asset name: Roman Catholic Church of St Chad and Presbytery**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384195 399528

---

### Asset class/type and dates

Monument class/type: Religious, ritual and funerary  
Roman Catholic church

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1208542  
HER: 8320.1.0  
NMR n/a

---

### Associated assets

**Asset UID    Asset name**

MA08\_0093    Churchyard Walls of Roman Catholic Church of St Chad

---

### Description and sources

#### Full asset description:

"A Roman Catholic Church with an attached presbytery to the rear. Built in 1846-7 by Weightman and Hadfield. The building is constructed from coursed sandstone rubble with a slate roof. There is a nave with a south west tower, north and south aisles and a chancel with north and south chapels. The nave has paired two-light clerestory windows, a very large traceried five-light west window and a moulded doorway below this. The aisles have buttresses, gabled porches, two-centred arched three-light windows and large figured gargoyles. The chancel has a large five-light east window. The interior has arcades of two-centred double-chamfered arches on octagonal piers with embattled caps." [1]

#### Setting description:

The setting of the asset in the adjacent streetscape makes a neutral contribution to its heritage value.

#### Asset value assessment:

The value of the asset is historic and architectural, due to its association with the architects Weightman and Hadfield and its use as a Catholic Church.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1208542>

**Unique Gazetteer ID (UID): MA08\_0191**

**Asset name: Canada House**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383944 397678

---

### Asset class/type and dates

Monument class/type: Commercial  
Warehouse

Period(s): Modern

---

### References

References: NHLE: 1208597  
HER: 8328.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
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n/a	n/a
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### Description and sources

#### Full asset description:

"A packing warehouse built in 1909 by William G. Higginbottom. The building is constructed in an art nouveau style with a cast iron frame with steel truss roof and cladding of buff glazed terracotta to the north, south and west sides. The building has five storeys, a basement, an attic and a ten bay façade to the west. The four-bay north façade is slightly convex and the main entrance is in the third bay. The entrance is a round-headed arch in neo-Baroque style, with lion-mask keyblock, fine Art Nouveau wrought-iron gates and inner doors. The rear of the building consists of iron frame with octagonal piers and glazed panels and includes a loading doorway with wall-crane." [1]

#### Setting description:

The setting of the asset in the adjacent streetscape makes a positive contribution to its heritage value.

#### Asset value assessment:

The value of the asset is derived from its architectural interest, due to its Art Nouveau style of architecture and its former use as a packing warehouse. It also has historic interest due to its association with the architect William G. Higginbottom.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1208597>

**Unique Gazetteer ID (UID): MA08\_0192**

**Asset name: Middle Warehouse, at former Castle Field Goods Yard**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383107 397413

---

### Asset class/type and dates

Monument class/type: Commercial  
Canal warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1208653  
HER: 8329.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0708	Castlefield Conservation Area

---

### Description and sources

#### Full asset description:

"A canal warehouse built in 1828-31. The building is constructed from red brick with some sandstone dressings and some 20th century concrete. The building has five storeys in a large rectangular plan with a central projection to the rear. There is a 26 window range which has a ten window centre, dominated by a giant segmental blank arch containing a pair of shipping holes. There is also a low sandstone pier in the centre and responds at the sides, a blank medallion in the centre of the blank arch and keystones to all arches. There is a four-stage loading slot in right-hand return wall and the rear has windows similar to those at front with added 20th century concrete hoppers. The building is similar to the former Duke's grain warehouse on Bridgewater Canal at Liverpool, built in 1811." [1]

#### Setting description:

The setting of the asset in the industrial streetscape of the Castlefield Conservation Area makes a positive contribution to its heritage value.

#### Asset value assessment:

The value of the asset is historic and architectural, which it gains from its similar design to the former Duke's grain warehouse on Bridgewater Canal at Liverpool and its former use as a canal warehouse.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

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### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1208653>



**Unique Gazetteer ID (UID): MA08\_0193**

**Asset name: Parkers Hotel**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 384190 399084

---

### Asset class/type and dates

Monument class/type: Commercial  
Commercial office  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1208963  
HER: 11670.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

This building was previously used as commercial offices, now as a hotel and was built from 1900-10 in two builds. There is an entrance block of red brick and Portland stone, the rear range is of sandstone ashlar and there is a slate roof. The building is on an island site between Corporation Street and the railway with the rear range, rectangular with the entrance block forming a quadrant at the south end. The entrance block is in a Neo-Baroque style with three storeys, a basement, a double attic and nine symmetrical bays in a convex quarter circle. The ground floor has a central round-headed doorway with banded pilasters, cartouche keystone with swags, and a segmental open pediment. [1]

#### Setting description:

The setting of the asset on the busy road network and railway makes a neutral contribution to its heritage value.

#### Asset value assessment:

The asset is of architectural and historic interest, which it gains from its Neo-Baroque style of architecture and its former use as commercial offices.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1208963>

**Unique Gazetteer ID (UID): MA08\_0194**

**Asset name: Pharmacy Department, Department of Adult Education, University of Manchester**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384431 396525

---

### Asset class/type and dates

Monument class/type: Education  
Medical college

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1209002  
HER: 8350.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

"A medical school, now a pharmacy department of the University of Manchester, built in 1874 by Alfred Waterhouse. The building is constructed from pale yellow brick with sandstone dressings and red tiled roof. The building is on an irregular L-shaped plan, formed by the main range parallel to the street, with set-back continuation at the left end and rear wing. The right hand block has four storeys and the front to Coupland Street has two storeys and is treat as a corner tower. The corner tower has a large two-centred moulded entrance arch in each side at the ground floor and a first-floor oriel in the left side." [1]

#### Setting description:

The asset's streetscape setting, amongst other university buildings makes a positive contribution to its heritage value.

#### Asset value assessment:

The value of the asset is historic and architectural which it gains from its association with famous architect Alfred Waterhouse and its use as a medical school of the university.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1209002>

**Unique Gazetteer ID (UID): MA08\_0195**

**Asset name: Alliance House**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383856 398379

---

### Asset class/type and dates

Monument class/type: Commercial  
Commercial office

Period(s): Modern

---

### References

References: NHLE: 1209486  
HER: 8358.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0701	St Ann's Square Conservation Area

---

### Description and sources

#### Full asset description:

"Life insurance company offices built in 1901 by Heathcote and Rawle. The building is constructed from sandstone ashlar with a slate roof in an eclectic style with French Renaissance elements. The building has four storeys, an attic and a two stage turret. There is a six-bay facade to Cross Street, a three-bay façade to St Ann's Street which is hinged on an octagonal corner turret. The corner has curved sashes set behind free-standing colonnettes and a balustraded parapet over the second floor which has carved cresting surmounted by a pedestalled statue displaying a shield." [1]

#### Setting description:

The setting of the asset in the streetscape of the St Ann's Square Conservation Area makes a positive contribution to its heritage value.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest, which it gains from its eclectic style of architecture with French Renaissance elements and its architects Heathcote and Rawle.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1209486>

**Unique Gazetteer ID (UID): MA08\_0196**

**Asset name: Eagle House**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383834 398283

---

### Asset class/type and dates

Monument class/type: Commercial  
Commercial office

Period(s): Modern

---

### References

References: NHLE: 1209494  
HER: 8360.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0701	St Ann's Square Conservation Area

---

### Description and sources

#### Full asset description:

"An insurance office over shops, built in 1911 by Charles Heathcote and Sons. The building is constructed in an Baroque style from sandstone ashlar with a slate roof. The building is set on a trapeziform plan on an island site. There are three storeys, an attic and five symmetrical bays. The bays have banded rustication to the ground floor, a balcony with wrought-iron railings and giant fluted Ionic pilasters to the upper floors. The ground floor has a central round-headed entrance archway with square-headed doorways in the chamfered corners and banded piers between large rectangular shop windows." [1]

#### Setting description:

The setting of the asset in the streetscape of the St Ann's Square Conservation Area makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest, due to its Baroque style of architecture and its architects Charles Heathcote and Sons.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1209494>

**Unique Gazetteer ID (UID): MA08\_0197**

**Asset name: 3, Dale Street**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 384493 398439

---

### Asset class/type and dates

Monument class/type: Commercial  
Warehouse  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1209576  
HER: 11685.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0254	Dale Street Chambers
MA08_0704	Stevenson Square Conservation Area

---

### Description and sources

#### Full asset description:

"A millinery warehouse, now a clothing shop, built in 1900-10. The building is constructed in a simplified baroque style with cast iron columns, concrete floors and red brick cladding. The building is on a rectangular plan on a corner site at the junction with Spear Street. The building is composed of a five-storey, four-window entrance block with a splayed corner. There is a basement throughout and an attic to the rear range. The façades are rectilinear grids of large windows separated by vertical piers and horizontal bands mostly of terracotta. The piers have various moulded terracotta enrichments in Art Nouveau style. The splayed corner, treated as a three-sided full-height porch, has a segmental-headed doorway and overlight under a segmental hood on decorated consoles." [1]

#### Setting description:

The setting of the asset is in the streetscape of Stevenson Square Conservation Area, which is an area predominantly of warehouse type buildings, of a similar age, style and scale. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of this asset is of architectural and historic interest, which it gains from its simplified Baroque style, with various moulded terracotta enrichments in the Art Nouveau style and its former use as a millinery warehouse.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1209576>

**Unique Gazetteer ID (UID): MA08\_0198**

**Asset name: Nos. 24, 26 and 28, Dale Street**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384568 398335

---

### Asset class/type and dates

Monument class/type: Domestic  
Town house

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1209604  
HER: 8369.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0704	Stevenson Square Conservation Area

---

### Description and sources

#### Full asset description:

"Three late 18th century town houses, now a public house and office. The building is constructed from red brick with a slate roof and is on a L-shaped plan. This is formed by the double depth main range with the rear wing. There are three storeys over cellars and a continuous wooden dentilled eaves cornice. Number 24 has a central round-headed doorway with open-pedimented doorcase of engaged columns. Numbers 26 and 28 have raised doorways approached by three steps, those to Number 26 with original ramped railings. There are two ridge chimneys stacks and gable chimney to the right." [1]

#### Setting description:

The setting of the asset in the Victorian and early 20th century streetscape of Stevenson Square Conservation Area makes a positive contribution to its heritage value.

#### Asset value assessment:

The value of the asset is derived from its historic interest, from being one of the few remaining 18th century town houses near the city centre.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1209604>

**Unique Gazetteer ID (UID): MA08\_0199**

**Asset name: 29 and 31, Dale Street**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384593 398363

---

### Asset class/type and dates

Monument class/type: Commercial  
Warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1209666  
HER: 11689.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0704	Stevenson Square Conservation Area

---

### Description and sources

#### Full asset description:

"A home trade warehouse, workshops and offices, now a fashion wholesalers' premises, built in 1900-05. The building is in a simple eclectic style with an iron frame and cladding of bright red brick in English garden wall bond with limestone dressings and a slate roof. The building is on a rectangular plan with a loading bay to the rear. There is a basement, four storeys and a two-storey attic. All windows have glazing bars in the upper leaves. The five-bay side walls are in a similar but simpler style, and have opposed entrances to the rear loading area. The building was occupied in 1905 by umbrella manufacturers and the Belgian and Congo Free States Consulate." [1]

#### Setting description:

The setting of the asset in the Victorian and early 20th century streetscape of Stevenson Square Conservation Area makes a positive contribution to its heritage value.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest, as an example of the monumental Manchester warehouse style and from its former functions as a warehouse, workshops and offices.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1209666>



**Unique Gazetteer ID (UID): MA08\_0200**

**Asset name: 35, Dale Street**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: HE-01-329  
National Grid Reference: 384644 398311

---

### Asset class/type and dates

Monument class/type: Commercial  
Warehouse  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1209673  
HER: 11690.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0704	Stevenson Square Conservation Area

---

### Description and sources

#### Full asset description:

"A cotton manufacturers warehouse built in 1900 for Richard Haworth and Co (cotton spinners and manufacturers). The building is constructed in a simplified eclectic style with Elizabethan accent from steel columns, cased girders, cladding of polished grey granite, red brick and pink terracotta. The building is on a rectangular plan with chamfered corners to the front and a through loading bay at rear. There is a basement, six storeys, four bays between chamfered corners, a granite plinth and piers faced with banded terracotta at ground floor and brick above. The chamfered corners each have a doorway at ground floor and are distinguished by banded semi-octagonal shafts beginning at the first floor and finishing in the parapet as domed pinnacles." [1]

#### Setting description:

The setting of the asset is formed by the Stevenson Square Conservation Area, an area predominately of warehouses of similar age and style. The streetscape of Stevenson Square Conservation Area makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest, which it gains from its simplified eclectic style with Elizabethan accents and its first owners Richard Haworth and Co.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1209673>

**Unique Gazetteer ID (UID): MA08\_0201**

**Asset name: 47, Dale Street**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 384651 398272

---

### Asset class/type and dates

Monument class/type: Commercial  
Warehouse  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1209675  
HER: 11703.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0487	45, Dale Street
MA08_0704	Stevenson Square Conservation Area

---

### Description and sources

#### Full asset description:

A late 19th century merchants warehouse, now a textile wholesalers premises. The building is constructed from red brick in a stretcher bond (painted white at the ground floor) with some sandstone dressings and a slate roof. The building has a long narrow rectangular plan with a basement and two by two storeys. There is a four window front with pilastered corners, a sill band to the second floor, a low parapet and a terracotta corbel table to the prominent moulded cornice. The doorway in the second bay has brick pilasters with stone impostes and a segmental canopy over decorated lintel. There are four large rectangular former loading doorways, most of which are blocked or altered, but with remains of wall cranes beside the third and fourth. [1]

#### Setting description:

The setting of the asset is formed by the Stevenson Square Conservation Area, an area of warehouses of similar age and style. The setting makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is historic, as a good surviving example of a 19th century merchants warehouse.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1209675>

**Unique Gazetteer ID (UID): MA08\_0202**

**Asset name: 56, Dale Street**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): SJ89N

Map book reference: -

National Grid Reference: 384616 398259

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### Asset class/type and dates

Monument class/type: Commercial  
Shipping warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1209799  
HER: 11687.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0160	Eleska House
MA08_0704	Stevenson Square Conservation Area

---

### Description and sources

#### Full asset description:

A shipping warehouse, now a garment wholesalers' premises, built in 1870. The building is constructed in a simplified Venetian style from sandstone ashlar, polished pink granite with the upper floors of red brick in a Flemish bond with some blue brick ornament. The building is on a rectangular plan parallel to the street, with loading bays in the right-hand side wall (to Mangle Street). There is a basement, four storeys and seven bays. The central round-headed doorway has set-in granite colonettes and a crest on lintel lettered "FAC ET SPERA". The interior has a wide quarter-turn staircase with cast-iron balusters. [1]

#### Setting description:

The setting of the asset is formed by the Stevenson Square Conservation Area, an area of warehouses of similar age and style. The setting makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest, which it gains from its simplified Venetian style of architecture and its former use as a shipping warehouse.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1209799>

**Unique Gazetteer ID (UID): MA08\_0203**

**Asset name: Victoria Buildings**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384194 398723

---

### Asset class/type and dates

Monument class/type: Commercial  
Warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1209985  
HER: 11653.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0699	Shudehill Conservation Area

---

### Description and sources

#### Full asset description:

"A warehouse and workshop built in 1860. The building is constructed in an Italianate style from red brick with sandstone dressings and a slate roof. The building is on a large triangular plan with narrow chamfered corners. There are five storeys over a basement with 22 windows, a stone plinth, a first floor sill band, bracketed eaves and a hipped roof. There are also various chimneys. The rear of the building is similar to the front but simpler and with paired full height loading slots." [1]

#### Setting description:

The setting of the asset is the streetscape of the Shudehill Conservation Area. This makes a positive contribution to the heritage of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest, which it gains from its Italianate style of architecture and its former use as a warehouse and workshop.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1209985>

**Unique Gazetteer ID (UID): MA08\_0204**

**Asset name: 4-14, King Street**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383676 398298

---

### Asset class/type and dates

Monument class/type: Commercial  
Shop

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1210004  
HER: 8380.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0701	St Ann's Square Conservation Area

---

### Description and sources

#### Full asset description:

"A commercial block with chambers over shops built in 1870-80. The building is constructed in a muted eclectic style with some Gothic features, with sandstone ashlar facades and a brick rear. The building is trapeziform in plan on an island site. There are four storeys, five symmetrical bays, a cornice over the ground floor and sill bands to the upper floors. There are 20th century shops at the ground floor, coupled windows on all upper floors with the centre accented with differing fenestration." [1]

#### Setting description:

The setting of the asset is the commercial streetscape of the St Ann's Square Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural interest, due to its muted eclectic style with some Gothic features.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1210004>

**Unique Gazetteer ID (UID): MA08\_0205**

**Asset name: Haywards Building**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383716 398504

---

### Asset class/type and dates

Monument class/type: Commercial  
Shop

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1210025  
HER: 8373.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
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MA08_0710	Parsonage Gardens Conservation Area
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### Description and sources

#### Full asset description:

"A mid to late 19th century shop with offices over. The building is constructed in an eclectic style from ashlar. The building is on a rectangular plan at right angles to the street and has four storeys and three and a half bays. The ground floor has three wide semi-elliptical arches with figured keystones. The heads of two arches have lettered glass bands "T.HAYWARD & CO GLASS & CHINA". The arches are filled with glazed screens and a round headed doorway to the left, which now contains a 20th century door." [1]

#### Setting description:

The setting of the asset is the streetscape of the Parsonage Gardens Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural interest, which it gains from its eclectic style of architecture.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1210025>

**Unique Gazetteer ID (UID): MA08\_0206**

**Asset name: 105-113, Deansgate**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383683 398258

---

### Asset class/type and dates

Monument class/type: Commercial  
Shop

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1210049  
HER: 8381.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0701	St Ann's Square Conservation Area

---

### Description and sources

#### Full asset description:

"A commercial building with offices over shops and a bank, built in 1876 by Pennington and Bridgen. The building is constructed in a Gothic style from sandstone ashlar with a slate roof. There are four storeys over cellars and five symmetrical bays to Deansgate. There are 20th century shop fronts at the ground floor and at the right hand corner a canted three bay open arcade of moulded two centred arches. The arches are carried on two columns of polished granite with carved caps and various forms of enrichment, including honeycombed spandrels." [1]

#### Setting description:

The setting of the asset is the commercial streetscape of the St Ann's Square Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its architectural and historic interest, which it gains from its Gothic style of architecture and its architects Pennington and Bridgen.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1210049>

**Unique Gazetteer ID (UID): MA08\_0207**

**Asset name: 184 and 186, Deansgate**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383552 398082

---

### Asset class/type and dates

Monument class/type: Civil  
Court room

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1210068  
HER: 8376.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0697	Deansgate/Peter Street Conservation Area

---

### Description and sources

#### Full asset description:

"The former Inland Revenue Office and High Court Registry built in 1896. The building is constructed from ashlar with a slate roof. The building is on a trapeziform plan on an end-of-block site. There are three storeys, a basement and an 18 window range. The window range has sill bands, modillioned cornice, surmounted by balustrading and small pediments, one with carved Royal Arms. The ground floor has arched windows with hoodmoulds and rusticated pilasters. There is a doorway to the left with voluted pediment on consoles within arched recess. The doorway to the right has coupled pilasters and entablature surmounted by blind balustrade." [1]

#### Setting description:

The setting of the asset is the city centre streetscape of the Deansgate Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its historic interest, from its former associations with the Inland Revenue and High courts and architectural interest due to its Neo-classical style.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1210068>



**Unique Gazetteer ID (UID): MA08\_0208**

**Asset name: Onward Buildings**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 383568 398021

---

### Asset class/type and dates

Monument class/type: Commercial  
Shop  
Period(s): Modern

---

### References

References: NHLE: 1210092  
HER: 11639.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0697	Deansgate/Peter Street Conservation Area

---

### Description and sources

#### Full asset description:

"The Band of Hope building built in 1903-05 by Charles Heathcote, now a shop and office. The building is constructed in a Free Baroque style from red brick with dressings of yellow terracotta and a slate roof. The building is on a rectangular plan at right angles to the street. There are four storeys and a symmetrical five window façade. The ground floor has a central round-headed entrance arch with raised lettering "BAND OF HOPE". There is a curved balcony over the arch with wrought iron railings and a wide segmental headed window at each side. Between the first and second floor corners, there is applied lettering "ONWARD BUILDINGS". The interior is reported to have meeting hall with plaques or tiles of the Lancashire Temperance Societies." [1]

#### Setting description:

The setting of the asset is the city centre streetscape of the Deansgate Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest due to its Free Baroque style of architecture and architect Charles Heathcote.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1210092>

**Unique Gazetteer ID (UID): MA08\_0209**

**Asset name: 235-291, Deansgate**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383468 397744

---

### Asset class/type and dates

Monument class/type: Commercial  
Shop

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1210103  
HER: 8384.1.0  
NMR n/a

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### Associated assets

Asset UID	Asset name
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MA08_0022	Goods Station and Attached Carriage Ramp
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MA08_0462	Former Entrance to Deansgate Goods Station Including Numbers 223 to 233
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### Description and sources

#### Full asset description:

"A range of shops with offices/warehousing above extending 200m along the east side of Deansgate, built in 1895-7. The buildings were designed by Great Northern Railway engineers, Richard Johnson and Alexander Ross, as part of the Railway's goods depot. This is reputedly the longest Victorian terrace in England, built as 'barrier' buildings to hide the sight and noise of the goods yard behind. The buildings are constructed from brick with limestone dressings. The shop fronts are divided by pilasters, central windows and pedimented doors." [1]

#### Setting description:

The setting of the asset is the adjacent streetscape in Deansgate. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest, as the longest Victorian terrace in England, built as 'barrier' building to hide the sight and noise of the goods yard behind.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1210103>

**Unique Gazetteer ID (UID): MA08\_0210**

**Asset name: Floodgate on East Side of Knott Mill Bridge**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 383370 397433

---

### Asset class/type and dates

Monument class/type: Transport  
Flood lock  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1210156  
HER: 11638.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0796	Bridgewater Canal

---

### Description and sources

#### Full asset description:

"A flood gate dating to 1765, by James Brindley for the Duke of Bridgewater. The flood gate is constructed from stone and is part of the hydraulic system by which the Bridgewater Canal terminus basin exploited the course of the River Medlock. The river was diverted through a culvert running from this position to Potato Wharf and the canal overflow was returned to the river via a weir known as the Giant's Basin. The channel was cut from the River Medlock to allow water to flow through the industrial complex at Knott Mill via a mill leat. A secondary channel, directed through a brick-built culvert system, was cut to supply water to the power features and unloading dock at the Grocers' Warehouse. As the River Medlock is fed by the Pennines and was subject to rapid and heavy flooding, this channel was fitted with an overflow tunnel in 1838." [1]

#### Setting description:

The setting of the asset beside the Bridgewater Canal and its associated assets make a positive contribution to its heritage value.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest, gained from its hydraulic system by which the Bridgewater Canal terminus basin exploited the course of the River Medlock.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1210156>

**Unique Gazetteer ID (UID): MA08\_0211**

**Asset name: Former Junction Works At Paradise Wharf**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: HE-01-328  
National Grid Reference: 384917 398185

---

### Asset class/type and dates

Monument class/type: Industrial  
Mill  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1217852  
HER: 11336.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0170	Stable Block to South-East of Junction Works at Paradise Wharf
MA08_0610	Rochdale Canal
MA08_0611	Ashton Canal

---

### Description and sources

#### Full asset description:

"The Junction Lead Mill complex is a four-storey brick building with three pitched, slate roofs. The interior has wooden floors and beams, supported by circular cast iron columns. There are cart entrances in the north west and south west corner of the building and three loading bays in the south elevation. The building is triangular in plan, with its narrowest end at its junction with Ducie Street and Aqueduct Street, where the north-east corner of the building comes to a rounded point. Here there is a lowered chimney built into the corner of the building. It has four phases spanning the period 1850 to the mid 20th century and for most of its life was used as a warehouse. The interior has cast iron columns, timber floors and three surviving hoists." [1]

#### Setting description:

Its setting includes the surrounding streetscape, the former stable block (MA08\_0170) and the canal. Although the asset is no longer functionally associated with the canal and stable block, they make a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its historic interest, through its former use as a lead works. It also has group value with the former stable block to the south west (MA08\_0170) of the asset.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

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MA08: Manchester Piccadilly Station

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### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1217852>

## Unique Gazetteer ID (UID): MA08\_0212

### Asset name: London Warehouse

Designation and grade: Listed building Grade II

---

#### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: HE-01-329  
National Grid Reference: 384758 398077

---

#### Asset class/type and dates

Monument class/type: Transport  
Railway storehouse  
Period(s): Post-medieval, and  
Modern.

---

#### References

References: NHLE: 1217858  
HER: 1385.1.0  
NMR n/a

---

#### Associated assets

Asset UID	Asset name
MA08_0155	Manchester South Junction and Altrincham Railway Viaduct
MA08_0476	Train shed and undercroft at Manchester Piccadilly Station

---

#### Description and sources

##### Full asset description:

"A railway warehouse, built in 1867 for the Manchester, Sheffield and Lincolnshire Railway. The building is constructed from brown brick with stone dressings in a large square plan. There are seven storeys and nine bays. The bays are slightly recessed between pilasters, with long-and-short quoins to the corners, a stone cornice and a parapet with four gables. There are coupled segmental waggon arches in the second, third, sixth and seventh bays. There is a fire escape in front of windows of eighth bay. The side walls have ten bays and the south side has three pairs of former waggon arches. Inside, there are massive cast-iron columns supporting large rivetted wrought-iron girders and cast-iron floor joists. The building is a very prominent feature of Rochdale Canal basin site." [1]

The railway once extended, to the eastern side of the building and directly served the warehouse. The historic relationship between London Warehouse and station has already been diminished by the removal of warehouses and rail infrastructure between them. It is still a large imposing building but is now a hotel.

##### Setting description:

The asset is located to the north of Piccadilly Station in area notable for rail and canal warehousing. The asset is part of a cohesive group of 19th century railway infrastructure including the train shed and undercroft at Manchester Piccadilly station (MA08\_0476). However, the historic relationship between London Warehouse and Manchester Piccadilly station has been diminished by the removal of historic warehouses and rail infrastructure between them. Its setting includes the surviving part of the Rochdale Canal basin and surrounding car parks. This group of 19th century railway structures within which it sits, and its city centre location though modernised, provide a setting in which the original function of the asset is

## Background Information and Data

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easily deciphered. This makes a positive contribution to the heritage value of the asset.

### Asset value assessment:

The value of the asset is both architectural and historic, from its dominance in the surrounding landscape and its historic association with the railway and the canal. It has group value as part of a strong group of 19th century railway structures including the Train shed and undercroft at Manchester Piccadilly Station and the Manchester South Junction and Altrincham Railway Viaduct to the south.

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1217858>

**Unique Gazetteer ID (UID): MA08\_0213**

**Asset name: 55, Faulkner Street, 18 Nicholas Street**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384179 397963

---

### Asset class/type and dates

Monument class/type: Commercial  
Warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1217991  
HER: 11743.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0214	57, Faulkner Street
MA08_0698	George Street Conservation Area

---

### Description and sources

#### Full asset description:

"A warehouse, now offices, built in 1870 by Clegg and Knowles. The building is constructed in an Italianate style from brown brick in Flemish bond, with sandstone dressings and a slate roof. The building is on a rectangular plan on an end of block site. There is a basement, four storeys, five bays to Nicholas Street and three bays to Faulkner Street. The ground floor has wide segmental-arched openings with brick heads imitating splayed voussoirs, containing coupled sashed windows with incised decoration in the tympani. The third bay to Faulkner Street is a tall doorway with moulded surround, panelled double doors and internal steps. The upper floors have two sashed windows in each bay, the topmost round-headed and the others segmental-headed, with ornamented sills and heads. Includes number 18 Nicholas Street." [1]

#### Setting description:

The setting of the asset is the busy commercial district streetscape of the George Street Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest, which it gains from its Italianate style and its architects Clegg and Knowles.

**Heritage value:** Moderate



## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

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### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1217991>

**Unique Gazetteer ID (UID): MA08\_0214**

**Asset name: 57, Faulkner Street**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384174 397956

---

### Asset class/type and dates

Monument class/type: Commercial  
Warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1218005  
HER: 11744.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0213	55, Faulkner Street, 18 Nicholas Street
MA08_0455	59 and 61, Faulkner Street
MA08_0698	George Street Conservation Area

---

### Description and sources

#### Full asset description:

"A mid to late 19th century textile warehouse, now shops and offices. The building is constructed from red brick in a Flemish bond with sandstone dressings and painted red at the ground floor. The building is on a narrow rectangular plan to Reyner Street and has a basement and five storeys. The ground floor has the doorway to the left, with a panelled stone surround, altered doors and altered windows to the right (now under a canopy of green Chinese pantiles). The upper floors have windows with gauged brick heads, those at the first floor with altered glazing and those above with four-pane sashes." [1]

#### Setting description:

The setting of the asset is the busy commercial district streetscape of the George Street Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its historic and architectural interest, as a good example of a surviving mid to late 19th century textile warehouse.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1218005>

**Unique Gazetteer ID (UID): MA08\_0215**

**Asset name: 39 and 41, George Street**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384105 397973

---

### Asset class/type and dates

Monument class/type: Commercial  
Warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1218183  
HER: 11746.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0154	35, 37 and 39A, George Street
MA08_0417	83, Princess Street
MA08_0698	George Street Conservation Area

---

### Description and sources

#### Full asset description:

"A cotton manufacturers warehouse built in 1845 by Edward Walters. The building is constructed from sandstone ashlar to the ground floor with coursed rubble above and a red brick in an English bond to the rear. The building is on a U-shaped plan, with the main range parallel to the street and two rear wings. There is a basement, four floors and a five window range. The basement and ground floor have a nine-bay arcade of segmental-headed arches. The upper floors have diminishing segmental-headed sashed windows with quoined surrounds and keystones, those at second floor with raised sills. To the rear there are two large wings which are four windows long and two windows wide, each with a full-height loading slot in the gable wall." [1]

#### Setting description:

The setting of the asset is the busy commercial district streetscape of the George Street Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest, through its unusual U-shaped plan and its architect Edward Walters.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

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### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1218183>

## Unique Gazetteer ID (UID): MA08\_0216

### Asset name: 63, George Street

Designation and grade: Listed building Grade II

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#### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 384017 397875

---

#### Asset class/type and dates

Monument class/type: Industrial Mill  
Period(s): Post-medieval, and Modern.

---

#### References

References: NHLE: 1218197  
HER: 8402.1.0  
NMR n/a

---

#### Associated assets

Asset UID	Asset name
MA08_0698	George Street Conservation Area

---

#### Description and sources

##### Full asset description:

"A merchants warehouse built in 1860, now a restaurant and offices. The building is constructed in an Italian Palazzo style from sandstone ashlar and red brick in a Flemish bond with sandstone dressings. The building is on a rectangular plan with a loading bay to the rear. There are four storeys over a basement, four bays to George Street and five bays to Dickinson Street. The basement and ground floor of each main façade is treated as a rustic arcade of round-headed arches with impost bands and voluted keystones with lionheads. The doorway to the right has an enriched architrave with interlaced geometrical surround, key-block with herm flanked by swags, and moulded cornice. The wider loading bay at the left end of the other façade has an enriched segmental archway." [1]

##### Setting description:

The setting of the asset is the busy commercial district streetscape of the George Street Conservation Area. This makes a positive contribution to the heritage value of the asset.

##### Asset value assessment:

The value of the asset is derived from its architectural and historic interest, which it gains from its Italian Palazzo style of architecture and its former use as a merchant's warehouse.

**Heritage value:** Moderate

##### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1218197>

**Unique Gazetteer ID (UID): MA08\_0217**

**Asset name: Granby House**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384447 397612

---

### Asset class/type and dates

Monument class/type: Commercial  
Shipping warehouse

Period(s): Modern

---

### References

References: NHLE: 1218253  
HER: 8407.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0156	Orient House
MA08_0711	Whitworth Street Conservation Area

---

### Description and sources

#### Full asset description:

"A shipping or packing warehouse built in 1911 by Goldsmith and Son. The building is constructed from brick with dressings of white stones and a composition stone. The building is on a rectangular plan and has six storeys, a basement, an attic and eight narrow bays. The bays are divided by heavy, splay-sided brick pilasters, recessed windows with triple ring segmental arched heads and chamfered stone sills and continuing overall as bands. There are canted stone oriel windows to the right and left, with carved underhangs, surmounted by a semi-circular window and stone coped gable. There is a stone plinth and a central double entrance with a heavy modillion cornice and entablature with panels at sides." [1]

#### Setting description:

The asset's setting of the Whitworth Street Conservation Area with its impressive 19th and early 20th century warehousing, makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its historic and architectural interest, which it gains from its association with the architects Goldsmith and Son and former use as a shipping warehouse.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1218253>

**Unique Gazetteer ID (UID): MA08\_0218**

**Asset name: Lee House**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383949 397620

---

### Asset class/type and dates

Monument class/type: Commercial  
Warehouse

Period(s): Modern

---

### References

References: NHLE: 1218358  
HER: 8411.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0024	Tootal, Broadhurst and Lee Building

---

### Description and sources

#### Full asset description:

"A warehouse built in 1928-31 by Harry S. Fairhurst and Son. The building forms the extension to Tootal, Broadhurst and Lee building. The building is constructed in an International style and has a steel frame clad in brown brick with bronze-framed windows and some Portland stone dressings. The warehouse is on a rectangular plan and has eight storeys over the basement and six bays to Bridgewater Street. There is a square-headed entrance to the third bay from the left and a two-bay loading bay to the left. The windows are metal framed with glazing bars and Art Deco decorations to the Portland stone. The building was designed to rise to 217 feet with 17 storeys, the completion was likely prevented by the Great Depression of 1929-31." [1]

#### Setting description:

The asset's streetscape and canal setting makes a positive contribution to its heritage value.

#### Asset value assessment:

The asset's architectural interest is derived from its Art Deco style and its height, originally intended at 17 storeys but only built to eight, which is unusual. Historic interest is derived from association with the architect Harry S. Fairhurst and how the asset's incomplete state demonstrates the impact of the Great Depression of 1929-31.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1218358>

**Unique Gazetteer ID (UID): MA08\_0219**

**Asset name: 94-98, Grosvenor Street**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384508 397180

---

### Asset class/type and dates

Monument class/type: Domestic  
Town house

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1218404  
HER: 8415.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

"A row of three early 19th century townhouses, now shops and offices. The buildings are constructed from red brick in a Flemish bond with some sandstone dressing and a slate roof. The buildings are double-depth in plan and each house is single-fronted, with long back extensions. There are three storeys over cellars with stone plinth (now only at Number 98 to left) and modillioned eaves cornice. Number 98 has a stone Tuscan pilaster doorcase with cornice, plain semi-circular fanlight and an eight-panelled door with steps up. Numbers 94 and 96 have an altered ground storey." [1]

#### Setting description:

The setting of the asset in the adjacent modern streetscape makes a neutral contribution to its heritage value.

#### Asset value assessment:

The value of the asset is due to its historic and architectural interest, as a rare surviving example of a 19th century townhouse in the area.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1218404>



**Unique Gazetteer ID (UID): MA08\_0220**

**Asset name: Former Grosvenor Picture Palace**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384385 397067

---

### Asset class/type and dates

Monument class/type: Recreational  
Cinema

Period(s): Modern

---

### References

References: NHLE: 1218431  
HER: 8414.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0157	Adult Deaf and Dumb Institute (Former)

---

### Description and sources

#### Full asset description:

"A cinema built in 1912 and claimed to be the largest cinema outside of London at the time. The building has a cream and green faience tile with a slate roof. There are two storeys, a corner pavilion, a small attic, a four bay façade to Grosvenor Street and six bay façade to Oxford Road. The building is hinged on a wide three bay canted corner, surmounted by the pavilion. The ground floor has channelled green tiling which is protected by an added flat metal and glass canopy suspended on metal ties. There are green ionic pilasters to the Oxford Road façade, channelled green pilasters to the corner, white pilasters to Grosvenor Street and a green frieze and cornice to all. The corner has a three-bay entrance with ionic columns, distyle in antis (but now crossed by the canopy). At the first floor there is a large panel in the centre with raised lettering "THE GROSVENOR PICTURE PALACE"." [1]

#### Setting description:

The setting of the asset on the corner of Oxford Road and Grosvenor Street opposite All Saints Park. This gives it a prominent position within the surrounding streetscape that demonstrates its former importance as a place of entertainment. This contributes positively to its heritage value.

#### Asset value assessment:

The value of the asset is historic and architectural gaining its value from once being the largest cinema outside of London and its decorative cream and green faience tile façade.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

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MA08: Manchester Piccadilly Station

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### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1218431>

**Unique Gazetteer ID (UID): MA08\_0221**

**Asset name: 12, Harter Street, 104, Bloom Street**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384163 397755

---

### Asset class/type and dates

Monument class/type: Commercial  
Shipping warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1218476  
HER: 11677.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0159	2, Harter Street
MA08_0371	Former Electricity Power Station
MA08_0711	Whitworth Street Conservation Area

---

### Description and sources

#### Full asset description:

"A late 19th century shipping and packing warehouse, now a school examination board office. The building is constructed from red brick with sandstone dressings in a trapeziform plan. There are four storeys and nine bays with a basement and a channelled ground floor with stone cornice. The building has pilastered upper floors, bracketed eaves cornice and a wide segmental-arched doorway to the third bay. The main doorway to the sixth bay has a large pedimented stone architrave and wide segmental-headed windows. Number 12 Harter Street and 104 Bloom Street are a pair of adjoining packing and shipping warehouses built in 1888-9 by J. C. Harter." [1]

#### Setting description:

The setting of the asset is the Whitworth Street Conservation Area with its impressive 19th and early 20th century warehousing. It makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is architectural gaining its value from its unusual trapeziform plan. It also has group value with Numbers 12 Harter Street and 104 Bloom Street a pair of adjoining packing and shipping warehouses built in 1888-9 by J. C. Harter.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1218476>

**Unique Gazetteer ID (UID): MA08\_0222**

**Asset name: 104 and 106, High Street**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384397 398686

---

### Asset class/type and dates

Monument class/type: Commercial  
Warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1218648  
HER: 11679.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0472	Former Wholesale Fish Market
MA08_0700	Smithfield Conservation Area

---

### Description and sources

#### Full asset description:

"A small warehouse built in 1860-70, now shops. The building is constructed in an Italian Palazzo style from red brick in a Flemish bond with sandstone dressings and a slate roof. The building has four storeys and four bays with a pilastered ground floor and sill bands to both upper floors. The ground floor has two 20th century shop windows, a recessed panelled door to the right and a bricked up former doorway to the left. The upper floors have sashed windows without glazing bars, all with impost bands, keystones and hoodmolds. Those at the first floor are round-headed and those above with stilted segmental heads." [1]

#### Setting description:

The setting of the asset is the adjacent streetscape of the Smithfield Conservation Area. This makes a positive contribution to the value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest, gaining its value from its Italian Palazzo style and its historic use as a warehouse.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1218648>

**Unique Gazetteer ID (UID): MA08\_0223**

**Asset name: Fenton House**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 385398 397163

---

### Asset class/type and dates

Monument class/type: Domestic  
Town house

Period(s): Post-medieval

---

### References

References: NHLE: 1218685  
HER: 8427.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
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n/a	n/a
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### Description and sources

#### Full asset description:

"A late 18th century town house, now used as a hotel. The building is constructed from painted render on brick with a slate roof on two levels. The house is double depth in plan with two bays and six sash windows. The ground storey has as a three-light convex bay on the right- hand side, a plain doorway with plain rectangular fanlight, half-glazed, panelled door and steps up to a modern brick porch. There is a plain doorway on the left-hand side with a rectangular fanlight and steps up. There are also restored wood eaves." [1]

#### Setting description:

The setting of the asset is the adjacent streetscape of modern housing. However, it retains its relationship with Ardwick Green Park opposite. This part of its setting makes a positive contribution to its heritage value.

#### Asset value assessment:

The value of the asset is historic and architectural, as a surviving Georgian townhouse close to the city centre.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1218685>

**Unique Gazetteer ID (UID): MA08\_0224**

**Asset name: 45, 47 and 47a, Hilton Street**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384702 398354

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### Asset class/type and dates

Monument class/type: Domestic  
Town house

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1218704  
HER: 11637.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
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MA08_0704	Stevenson Square Conservation Area
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### Description and sources

#### Full asset description:

"A pair of late 18th century small townhouses, now a shop and café. The buildings are constructed from brown brick in a Flemish bond with some sandstone dressings and a slate roof. The building is double depth in plan and each house is single fronted. Originally there were three storeys but now only two, with basements and two and two windows. There are segmental-headed basement windows, original steps and railings and doorways to the right, up 3 steps. A rare survival of a building of this type." [1]

#### Setting description:

The setting of these small 18th century townhouses is formed by Stevenson Square Conservation Area, an area predominately of warehouses of similar age and style. The streetscape of Stevenson Square Conservation Area makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The asset's value is historic and architectural, from being a rare survival of domestic buildings of the period close to the city.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1218704>

**Unique Gazetteer ID (UID): MA08\_0225**

**Asset name: Mill Chimney Stack on East Side of Junction with Cambridge Street**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383905 397299

---

### Asset class/type and dates

Monument class/type: Industrial  
Chimney

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1218746  
HER: 12056.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0082	Chorlton New Mill and Attached Chimney

---

### Description and sources

#### Full asset description:

"A detached chimney stack to a cotton mill, likely dating to the early 19th century. The chimney stack is constructed from brown brick in an English garden wall bond. The stack is octagonal, tapering in the height and finished with stone cornice. There are three metal straps near the top and a full-height ladder attached to west side. The chimney stack is said to have been built for Chorlton New Mill (on the opposite side of Cambridge Street) and connected to it by underground flue." [1]

#### Setting description:

The setting of the asset includes Chorlton New Mill and associated assets. This make a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural interest. The chimney stack is said to have been built for Chorlton New Mill (on the opposite side of Cambridge Street) and connected to it by underground flue.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1218746>



**Unique Gazetteer ID (UID): MA08\_0226**

**Asset name: 36, Kennedy Street**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383952 398120

---

### Asset class/type and dates

Monument class/type: Commercial  
Commercial office

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1219105  
HER: 8433.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0127	Vine Inn
MA08_0705	Upper King Street Conservation Area

---

### Description and sources

#### Full asset description:

A late 19th century office constructed in a free gothic style from sandstone ashlar with a slate roof. The building is on a narrow rectangular plan at right angles to the street. There are two storeys with a basement, attic and one and a half bays. The ground floor has a central shaft terminating in a carved winged lion at the underhang of the oriel and a bricked up, four cantered arched doorway. The first floor has a wide canted oriel with moulded corbel, shafts and four arched lights with transoms and moulded surrounds. A visually striking element in a street of mixed styles. [1]

#### Setting description:

The setting of the asset is the central financial district streetscape of the Upper King Street Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is architectural gaining its value from its Free Gothic style of architecture, as well as providing a striking element in a street of mixed styles. It has historic interest as a purpose built office in the financial district of Manchester.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1219105>

**Unique Gazetteer ID (UID): MA08\_0227**

**Asset name: 62, King Street**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383812 398279

---

### Asset class/type and dates

Monument class/type: Commercial  
Shop

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1219154  
HER: 8439.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0701	St Ann's Square Conservation Area

---

### Description and sources

#### Full asset description:

"A late 19th century shop constructed from painted stucco with a hipped slate roof and gable. The building is on a rectangular plan at right angles to the street and has three storeys and an attic. The ground floor has an original three bay shop front with a central entrance and flanking windows. The windows are framed by slender columns and wide simple tracery which forms arched heads to all the openings with dagger spandrels. There are lights with traceried arched heads, cartouches with escutcheons to the second storey and moulded eaves surmounted by quatrefoil-pierced balustrade." [1]

#### Setting description:

The setting of the asset in the mainly commercial streetscape of the St Ann's Square Conservation Area makes a positive contribution to its heritage value.

#### Asset value assessment:

The value of the asset is architectural and historic due to its original 19th century decorative shop front designed as part of the commercial district of Manchester.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1219154>

**Unique Gazetteer ID (UID): MA08\_0228**

**Asset name: Prudential Assurance Office**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383876 398251

---

### Asset class/type and dates

Monument class/type: Commercial  
Commercial office

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1219164  
HER: 8440.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0133	No. 74, King Street
MA08_0705	Upper King Street Conservation Area

---

### Description and sources

#### Full asset description:

"An office building, built in 1888-96 by Alfred Waterhouse. The building is constructed from blood red brick and terracotta with grey granite to the ground floor. The building is on a deep rectangular plan, occupying most of an island site and with a splayed corner to the left. There are four storeys, a modern attic and six bays, plus the corner. The second and sixth bays break forward slightly and the arcaded ground floor is faced with granite, with round-headed arches." [1]

#### Setting description:

The setting of the asset in the central financial district streetscape of the Upper King Street Conservation Area makes a positive contribution to its heritage value.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest due to its association with the architect Alfred Waterhouse, its architectural design and function as a purpose built office in the financial district.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1219164>

**Unique Gazetteer ID (UID): MA08\_0229**

**Asset name: Ship Canal House**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 383961 398244

---

### Asset class/type and dates

Monument class/type: Commercial  
Commercial office  
Period(s): Modern

---

### References

References: NHLE: 1219203  
HER: 8442.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0134	Nos. 84 and 86 King Street, Nos. 27 and 29 Pall Mall
MA08_0135	Atlas Chambers
MA08_0182	Lombard Chambers
MA08_0705	Upper King Street Conservation Area

---

### Description and sources

#### Full asset description:

"An office building built in 1927 by Harry S. Fairhurst. The building is in a 20th century classical style and has a steel framed structure with cladding of Portland stone. The building has seven storeys, a basement, an attic and seven bays. There is an unusual giant colonnaded screen to the fifth and sixth floors consisting of paired fluted Tuscan columns. There is an unusual parapet surmounted by a figure of Neptune flanked by Tritons and a set-back attic storey. The centre has a round-headed entrance arch breaking into the first floor, with internal steps up to a recessed doorway. Above this is a stone balcony and pedimented architrave to the central second floor window." [1]

#### Setting description:

The setting of the asset is the central financial district streetscape of the Upper King Street Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest, which it gains from its 20th century classical style of architecture and its association with the architect Harry S. Fairhurst. Its historic interest is also due to the fact it is a purpose built office in the financial district of Manchester.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1219203>

**Unique Gazetteer ID (UID): MA08\_0230**

**Asset name: 8, Lever Street**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384497 398332

---

### Asset class/type and dates

Monument class/type: Domestic  
Town house

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1219353  
HER: 12063.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0137	10, Lever Street
MA08_0231	12 and 14, Lever Street
MA08_0704	Stevenson Square Conservation Area

---

### Description and sources

#### Full asset description:

"An early 19th century town house, now shops. The building is constructed from brown brick in a Flemish bond, stuccoed at the ground floor, with a slate roof. The building is double depth and double fronted in plan with three storeys over cellars and five windows. There is a central round-headed doorway with Tuscan architrave of engaged columns with cornice and blocking course. There are altered windows at the ground floor and segmental-headed windows to both upper floors, all with altered glazing." [1]

#### Setting description:

The setting of the asset is the streetscape of Stevenson Square Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its historic interest, as a rare domestic building of the post-medieval period close to the city centre.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1219353>

**Unique Gazetteer ID (UID): MA08\_0231**

**Asset name: 12 and 14, Lever Street**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384514 398346

---

### Asset class/type and dates

Monument class/type: Domestic  
Town house

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1219363  
HER: 12065.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0137	10, Lever Street
MA08_0230	8, Lever Street
MA08_0486	22, Dale Street
MA08_0704	Stevenson Square Conservation Area

---

### Description and sources

#### Full asset description:

"A pair of early 19th century town houses, now a shop, constructed from stucco on brick with a slate roof. The building is double depth in plan and each house is single fronted. There are three storeys over cellars, and round headed doorways in the outer bays. The doorcases are of engaged columns with acanthus-leaf capitals, fluted entablatures with paterae and dentilled cornices. The sashed windows are without glazing bars at the first floor, there are four-pane sashes at the second floor, restored dentilled wooden eaves and ridge chimneys." [1]

#### Setting description:

The setting of the asset is the streetscape of Stevenson Square Conservation Area. This makes a positive contribution to the value of the asset.

#### Asset value assessment:

The value of the asset is derived from its historic interest, as a rare survival of early 19th century town houses close to the city centre.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1219363>



**Unique Gazetteer ID (UID): MA08\_0232**

**Asset name: 29-41, Liverpool Road**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383336 397717

---

### Asset class/type and dates

Monument class/type: Domestic  
Terraced house

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1219402  
HER: 12067.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0708	Castlefield Conservation Area

---

### Description and sources

#### Full asset description:

"A row of seven garret workshop houses, dating to 1820-30, now used as shops. The buildings are constructed from red brick with slate roofs (Numbers 29 to 35 are painted white). The buildings are double depth in plan and each house is single fronted. There are three storeys, one window each. The first floor has segmental headed windows. The second floor has mostly horizontal, rectangular windows. An interesting survival of late Georgian industrial housing." [1]

#### Setting description:

The setting of the asset is the industrial streetscape of the Castlefield Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest, which they gain as interesting survivals of late Georgian industrial housing.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1219402>

**Unique Gazetteer ID (UID): MA08\_0233**

**Asset name: Commercial Hotel**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 382982 397827

---

### Asset class/type and dates

Monument class/type: Commercial  
Hotel  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1219418  
HER: 12069.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0139	123, Liverpool Road
MA08_0708	Castlefield Conservation Area

---

### Description and sources

#### Full asset description:

"A mid to early 19th century hotel. The building is constructed from red brick in a Flemish bond with some sandstone dressings and a slate roof. The building is double depth and double fronted in plan with a rear wing. There are two storeys, three bays and central round headed doorway with a set in doorcase of Tuscan columns and dentilled cornice. To the right (west) of the doorway is the start of a three-bay late 19th century pub front that wraps around the corner with Woollam Place. This frontage has a central double door flanked by frosted plate glass windows, the three bays defined by plain pilasters supporting a corniced fascia." [1]

#### Setting description:

The setting of the asset is the streetscape of the Castlefield Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest, gained from its classical style of architecture and use as a hotel since the 19th century.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1219418>

**Unique Gazetteer ID (UID): MA08\_0234**

**Asset name: K6 Telephone Kiosk Beside South West Corner of Number 330 Deansgate**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383408 397710

---

### Asset class/type and dates

Monument class/type: Communications  
Telephone box

Period(s): Modern

---

### References

References: NHLE: 1219441  
HER: 8460.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0117	Former Market Hall
MA08_0168	Castlefield Information Centre
MA08_0708	Castlefield Conservation Area

---

### Description and sources

#### Full asset description:

"A type K6 telephone kiosk. Designed in 1935 by Sir Giles Gilbert Scott (and made by various contractors). A square kiosk with a domed roof and constructed from cast iron. There are unperforated crowns to the top panels and margin glazing to the windows and door." [1]

#### Setting description:

The setting of the asset is the adjacent streetscape setting of the Castlefield Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is of historic interest, as an early surviving example of its type, as well a recognisable but increasingly rare British cultural icon.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1219441>

**Unique Gazetteer ID (UID): MA08\_0235**

**Asset name: Fragment of Hydes Cross approximately 20 metres South of Chethams Hospital**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383924 398887

---

### Asset class/type and dates

Monument class/type: Monument  
Boundary cross

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1219660  
HER: 2020.3.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0066	Chethams Hospital and Attached Wall
MA08_0120	Detached Block of Schoolroom Approximately 20 metres south of Chethams Hospital
MA08_0121	South East Wing to Chethams Hospital (Former Manchester Grammar School)
MA08_0709	Cathedral Conservation Area

---

### Description and sources

#### Full asset description:

"The shaft of a cross, formerly at the junction of Fennel Street and Withy Grove, re-located on this site 1913. Dated 1653 at the top of shaft. Constructed from sandstone with a two-stage octagonal base with a moulded top, a shaft square at the base and chamfered above. The base is carved with geometrical strap-work and the top with raised lettering "1653" in sunk panels. Mounted on a 20th century pedestal with inscription recording that it was "preserved to the Hospital by Professor and Mrs Wild 1913"." [1]

#### Setting description:

The setting of the asset is within the Cathedral Conservation Area. This makes a positive contribution to the heritage value of the asset due to the relative age of many of the surrounding buildings in the streetscape.

#### Asset value assessment:

The value of the asset is derived from its historic and artistic interest gained from the age of the cross base and the aesthetic quality of the sculpture.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1219660>

**Unique Gazetteer ID (UID): MA08\_0236**

**Asset name: Ormond Building, Manchester Metropolitan University (Formerly Municipal Offices)**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384222 397028

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### Asset class/type and dates

Monument class/type: Commercial  
Commercial office

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1219718  
HER: 8467.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

"Originally used as the Chorlton Union Offices, constructed in 1880 by Magnall and Littlewood, now used by Manchester Polytechnic. The building is constructed from red brick with sandstone dressings and a slate roof. The building is on a rectangular plan on a corner sites and has two storeys over a basement. The right-hand wing has segmental-headed windows with hoodmoulds in stone architraves with cornices. The ground-floor windows have semi-circular arched heads with keyblocks and traceried lights." [1]

#### Setting description:

The setting of the asset in the adjacent streetscape of the Manchester Metropolitan University campus makes a positive contribution to its heritage value.

#### Asset value assessment:

The value of the asset is derived from its historic interest, gaining value from its architects Magnall and Littlewood and its former use as Chorlton Union Offices.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1219718>

**Unique Gazetteer ID (UID): MA08\_0237**

**Asset name: 21 and 23, Manor Street**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: HE-01-328-L1  
National Grid Reference: 385119 397359

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### Asset class/type and dates

Monument class/type: Domestic  
Town house  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1219791  
HER: 8472.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0238	27, Manor Street
MA08_0478	25, Manor Street

---

### Description and sources

#### Full asset description:

"Two town houses in a terraced row of three. The houses were built in 1805-06 from red brick in Flemish bond, with some sandstone dressings and a slate roof. The buildings are double-depth in plan, each house is double-fronted, with individual back extensions. There are two storeys over basements. Each house has symmetrical central round-headed doorways, up three steps, with set in Tuscan doorcases. The doors have blocked fanlights, windows with raised sills and flat-arched heads of gauged brick. There are corniced chimney stacks at the left gable and on ridge at junctions." [1]

#### Setting description:

The setting of the asset is the streetscape of Manor Street and the adjacent listed buildings. This setting makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is due to its historic interest as a rare example of a Georgian townhouse of this date close to the city centre.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1219791>

**Unique Gazetteer ID (UID): MA08\_0238**

**Asset name: 27, Manor Street**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328-L1

National Grid Reference: 385107 397337

---

### Asset class/type and dates

Monument class/type: Domestic  
Town house

Period(s): Post-medieval

---

### References

References: NHLE: 1219817  
HER: 8474.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0172	27, Ardwick Green North
MA08_0237	21 and 23, Manor Street
MA08_0478	25, Manor Street

---

### Description and sources

#### Full asset description:

"An early 19th century townhouse constructed from red brick in a Flemish bond with some sandstone dressings and a hipped slate roof. The building is double depth, double fronted in plan and has three storeys with cellars. The central round headed doorway has a set in Tuscan doorcase, panelled door and fanlight with radiating glazing bars. A stone plaque at the first floor is inscribed "ARDWICK GROVE". There is a gable chimney stack to the left." [1]

#### Setting description:

The asset is set amongst contemporary townhouses on Manor Street and Ardwick Green North. It has clear views of Ardwick Green Park. The setting makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its historic interest, as a rare and fine example of a surviving of a Georgian townhouse in the area.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1219817>



**Unique Gazetteer ID (UID): MA08\_0239**

**Asset name: Rylands Building (Debenhams)**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384256 398414

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### Asset class/type and dates

Monument class/type: Commercial  
Textile warehouse

Period(s): Modern

---

### References

References: NHLE: 1219831  
HER: 12074.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0700	Smithfield Conservation Area

---

### Description and sources

#### Full asset description:

"A wholesale textile warehouse built in 1932 by Harry S. Fairhurst, for Rylands and Sons. The building has a steel frames with cladding of Portland stone. The building is very large and quadrilateral in plan and has seven storeys and 18 bays. There is a grid-iron rectilinear façade above the ground floor, with chamfered piers and enriched panels between the floors. There is a very high parapet, broad and emphatic canted corner turrets with four storey windows and arcaded drums with sloped roofs. One of the last and biggest textile warehouses built in the city." [1]

#### Setting description:

The setting of the asset is the streetscape of the Smithfield Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of this asset is of architectural and historic interest, as one of the last and biggest textile warehouses built in the city and through its architect Harry S. Fairhurst.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1219831>

**Unique Gazetteer ID (UID): MA08\_0240**

**Asset name: 8, Minshull Street**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329

National Grid Reference: 384431 398001

---

### Asset class/type and dates

Monument class/type: Commercial  
Shipping warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1219858  
HER: 1178.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0034	City Police Courts (The Court House)
MA08_0123	Minshull House (Mindel House)

---

### Description and sources

#### Full asset description:

"A mid to late 19th century shipping warehouse, now offices. Constructed in a Palazzo style from red brick in a Flemish bond, with sandstone dressings. The building is on a rectangular plan at right-angles to Minshull Street, with loading bay on the long side to Bloom Street. The building has a basement and four storeys, with a five-bay façade to Minshull Street and a ten-bay façade to Bloom Street. The loading bay includes a wall-crane." [1]

#### Setting description:

The setting of the asset is the adjacent streetscape of Bloom Street and Minshull Street, and listed buildings including the City Police Courts (MA08\_0034). This setting makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest, which it gains from its Palazzo style of architecture and from its former use as a shipping warehouse.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1219858>

**Unique Gazetteer ID (UID): MA08\_0241**

**Asset name: No. 10 Mosley Street**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: HE-01-329  
National Grid Reference: 384220 398290

---

### Asset class/type and dates

Monument class/type: Commercial  
Bank (financial)  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1220063  
HER: 8484.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

"A bank built in 1836 by Richard Tattershall for the Manchester and Salford Bank, now a building society office. The building is constructed in a classical style from sandstone ashlar with a slate roof. The building is on a rectangular plan at right angles to the street and has three storeys and three bays. The ground floor is treated as a rusticated plinth and the upper floors as a temple front with giant fluted Corinthian columns, entablature, dentilled and modillioned cornice and pediment. The ground floor has a square-headed doorway flanked by large rectangular windows with altered glazing and a frieze with four pairs of triglyphs. The first floor has tall French windows with overlights and corniced architraves, each window with a small wrought-iron balcony. The five-bay left return wall has a rusticated ground floor with tall round-headed windows, variously altered windows to the upper floors and a fire escape close to the front corner. There is also a curved brick rear wall." [1]

#### Setting description:

The setting of the asset overlooks Piccadilly Gardens, a public square. The setting makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest, gaining its value from its classical style architecture and its architect Richard Tattershall.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1220063>

**Unique Gazetteer ID (UID): MA08\_0242**

**Asset name: Harvest House**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384207 398257

---

### Asset class/type and dates

Monument class/type: Commercial  
Textile warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1220153  
HER: 8486.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0124	12, Mosley Street
MA08_0705	Upper King Street Conservation Area

---

### Description and sources

#### Full asset description:

"A textile warehouse and then later shops, built in 1839 by Edward Walters, for Richard Cobden. The building is constructed in an Italian Palazzo style from red brick in a Flemish bond with sandstone dressings. The building is on a rectangular plan at right angles to the street and has four storeys and an attic. There are six sash windows, the central four are recessed, with segmental arched heads. The first of the commercial palazzo-style warehouses, built for Richard Cobden. Only the upper storeys survive, as the ground floor has been converted to shops." [1]

#### Setting description:

The setting of the asset in the central financial district streetscape of the Upper King Street Conservation Area makes a positive contribution to its heritage value.

#### Asset value assessment:

The value of the asset is historic and architectural, as the first of the commercial Palazzo style warehouses in Manchester.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1220153>

**Unique Gazetteer ID (UID): MA08\_0243**

**Asset name: Former Warehouse and Offices of Old Mill, Decker Mill, and New Mill**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 385033 398601

---

### Asset class/type and dates

Monument class/type: Commercial  
Warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1220282  
HER: 2043.1.1  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0009	New Mill (Murray's Mills)
MA08_0017	Decker Mill and Old Mill
MA08_0023	Doubling Mill and Fireproof Mill (Waulk Mill)
MA08_0452	Little Mill
MA08_0696	Ancoats Conservation Area

---

### Description and sources

#### Full asset description:

"An office and warehouse range built in 1806, serving the adjacent cotton spinning mills. The building is constructed from brick with a slate roof. The original building was four storeys, symmetrically planned with ten window ranges on either side of a central entrance. The left hand range was extended to New Mill and has been reduced in height to two storeys. The central entrance formed the main access to the courtyard and canal basin for Old Mill, Decker Mill and New Mill. The building formed part of Adam and George Murray's textile works, established on this site in 1798 and expanded to form a courtyard in which three spinning mills were linked by warehouse and office blocks around a courtyard and canal basin. An important component of this textile working site, and representing an early example of a specifically industrial architecture." [1]

#### Setting description:

The setting of the asset in Ancoats Conservation Area makes as positive contribution to its heritage value. This juxtaposition and inter-linking of manufacturing, transport and residential uses meant that Ancoats functioned as one of the first designed industrial estates in the world.

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Asset value assessment:

The asset's value is derived from its architectural and historic interest as an early example of a specifically industrial style architecture, and one of the first mills in Manchester.

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1220282>

**Unique Gazetteer ID (UID): MA08\_0244**

**Asset name: 60, Nelson Street**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 385002 396292

---

### Asset class/type and dates

Monument class/type: Domestic  
Villa

Period(s): Post-medieval

---

### References

References: NHLE: 1220310  
HER: 8498.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0004	The Pankhurst Centre

---

### Description and sources

#### Full asset description:

"One of a pair of villas, built in 1840 and now part of the Pankhurst Centre. The building is constructed from red brick with a hipped slate roof. There are two storeys and three symmetrical bays with a pedimented centre breaking forwards slightly. The building has a stone plinth, modillioned eaves cornice and a central elliptical-headed doorway. The doorway has a set-in doorcase of slender Tuscan columns with entablature and cornice, panelled door and a plain fanlight. There are four-pane sashed windows with raised sills and wedge lintels, except to the left of the ground floor which has an added rectangular bay window (now painted black) with slated pentice roof." [1]

#### Setting description:

The setting of the asset is within its own small garden. However, surrounding this are modern buildings which dwarf the asset. Therefore, the adjacent modern streetscape setting makes a negative contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is due to its historic interest, which it gains from its association with the famous Pankhurst family, British political activists and organizers of the British suffragette movement.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1220310>



**Unique Gazetteer ID (UID): MA08\_0245**

**Asset name: Former Lodge and Iron Railings Fronting  
Nelson Street Outpatients Department of Royal  
Infirmary**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384944 396228

---

### Asset class/type and dates

Monument class/type: Domestic  
Lodge

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1220317  
HER: 8500.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

"The Outpatients Department of the Royal Infirmary, built in 1905-08 by E. T. Hall and John Brooke. The building is constructed from red brick with Portland stone dressings and bands. The building has one storey and is pediment to the road with Doric five bay loggia. There is a thermal window above, flanked by polychrome banded piers. There are arched windows to returns and a central domed fleche with applied columns. The building has a Portland stone balustrade to the parapet. There is a hall and nine bays which are centrally lit with semi circular principal trusses." [1]

#### Setting description:

The setting of the asset is the modern busy streetscape of Nelson Street and The Boulevard around Central Manchester University Hospitals. Despite its continued use as a hospital building, the surrounding hospital buildings are more modern and of a greater scale to the asset. Its setting makes a neutral contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest, gained from its architects E. T. Hall and John Brook and its use as part of the Royal Infirmary in what is now a much more modern hospital.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1220317>

**Unique Gazetteer ID (UID): MA08\_0246**

**Asset name: St Margaret's Chambers**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 384543 398278

---

### Asset class/type and dates

Monument class/type: Commercial  
Shop  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1246265  
HER: 11405.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0275	Clayton House
MA08_0704	Stevenson Square Conservation Area

---

### Description and sources

#### Full asset description:

"Shops with numerous offices over, built in 1890. The building is constructed from pink brick in a Flemish bond with sandstone dressings, some matching terracotta and a four span slate roof. The building is constructed in an Elizabethan style and has four storeys, an attic and eight bays. There is a narrow chamfered corner to the right and the bays are divided by semi-octagonal shafts and linked in pairs under four elaborate gables. The ground floor has a wide doorway in the fifth bay under a keyed elliptical arch with decorated spandrels, but is otherwise altered by 20th century shop-fronts." [1]

#### Setting description:

The setting of the asset is formed by the Stevenson Square Conservation Area. This is an area predominantly of warehouses of similar age and style to the rear, with the busier Piccadilly commercial area to the front. The streetscape makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its Elizabethan style of architecture and from its historic interest as a series of surviving financial and commercial chambers.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246265>

**Unique Gazetteer ID (UID): MA08\_0247**

**Asset name: 14 and 16, Newton Street**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384604 398291

---

### Asset class/type and dates

Monument class/type: Commercial  
Commercial office

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1246266  
HER: 11736.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0704	Stevenson Square Conservation Area

---

### Description and sources

#### Full asset description:

"A late 19th century manufacturers warehouse and agents offices, now used as shops. The building is constructed from red brick in a Flemish bond (partially painted white), with sandstone ashlar plinth and dressings and a slate roof. The building is trapeziform in plan with a rounded corner to Dale Street. There are four storeys and an attic. The doorways are adjacent to the junction and are tall with panelled doors, square overlights and cornices on the elongated console. The fenestration of Number 16 carries round the curved corner and continues in the five-bay side to Dale Street, with chimneys over four piers and two dormers. The building was occupied from 1905-13 by various manufacturers' agents and number 14 by Horrocks Crewdson and Co." [1]

#### Setting description:

The setting of the asset is formed by the Stevenson Square Conservation Area, an area of warehouses of similar age and style. The streetscape setting makes a positive contribution to the value of the asset.

#### Asset value assessment:

The asset's value is derived from its historic interest as a good example of a 19th manufacturers warehouse with agents office and its architectural design.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246266>

**Unique Gazetteer ID (UID): MA08\_0248**

**Asset name: 17-25, Newton Street**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384578 398328

---

### Asset class/type and dates

Monument class/type: Commercial  
Shop

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1246267  
HER: 11737.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
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MA08_0704	Stevenson Square Conservation Area
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### Description and sources

#### Full asset description:

"A late 19th century shop and clothing warehouse with offices over. The building is constructed from red brick with sandstone dressings with a mansard slate roof with skylights. The building is on a rectangular plan with a loading bay to the rear. There are four storeys, an attic and a seven window façade. The ground floor has a central segmental-headed doorway with elaborate classical-style pedimented architrave, but is otherwise occupied by 20th century shop-fronts. The left return wall has tripartite windows near the rear and a full-height loading slot under a gable. In 1905 Number 21 was occupied by ten separate offices, mostly commission agents." [1]

#### Setting description:

The setting of the asset is the Victorian and early 20th century streetscape of Stevenson Square Conservation Area. This setting makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its classical style architecture and its historic use as a clothing warehouse and shop.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246267>

**Unique Gazetteer ID (UID): MA08\_0249**

**Asset name: 45 and 47, Newton Street**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384618 398376

---

### Asset class/type and dates

Monument class/type: Commercial  
Textile warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1246268  
HER: 12084.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0704	Stevenson Square Conservation Area

---

### Description and sources

#### Full asset description:

"A mid to late 19th century textile warehouse, now a fashion wholesalers premises. The building is constructed from red brick in a Flemish bond with gritstone plinth and dressings. The building is on a rectangular plan parallel to the street with loading in the rear courtyard. There are five storeys, a basement and a 12 window façade. The first and second floors are treat as a giant arcade with segmental-headed arches. Number 47 has a round-headed doorway to the right with heavy pilaster jambs and grooved keystone. The windows are segmental-headed, diminishing in the height, those at the second floor with gritstone sills and panelled aprons (set back within the arches). Those at the fourth floor with raised sills and all have altered glazing. The left end has a wider bay with rectangular loading entrance at the ground floor and tripartite windows on the two floors above. The building was occupied in 1905 by Mitchell Bros. of Waterfoot, felt manufacturers." [1]

#### Setting description:

The setting of the asset is the Victorian and early 20th century streetscape of Stevenson Square Conservation Area. This setting makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its historic interest, as the building was occupied in 1905 by Mitchell Bros. of Waterfoot, felt manufacturers. It has architectural interest due to its design.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246268>

**Unique Gazetteer ID (UID): MA08\_0250**

**Asset name: Former Newton Street Police Station**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384663 398444

---

### Asset class/type and dates

Monument class/type: Civil  
Police station

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1246269  
HER: 12086.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0704	Stevenson Square Conservation Area

---

### Description and sources

#### Full asset description:

"A mid to late 19th century police station, now a police museum. The building is constructed from red brick in a Flemish bond with sandstone dressings and a slate roof. The building is on a deep rectangular plan on a corner site and has two storeys and four windows. The windows have a plinth, broad band over the ground floor, a first floor sill band, a parapet with a prominent moulded cornice and a blocking course. There is a rounded headed doorway to the second bay with moulded surround, including keystone and fluted consoles to a pediment on the band. There is a panelled door and tympanum with carved Royal Arms and large segmental headed windows to both floors. There is a very tall rectangular panelled and corniced chimney stack to the rear." [1]

#### Setting description:

The setting of the asset is the Victorian and early 20th century streetscape of Stevenson Square Conservation Area. This setting makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of this asset is historic and architectural due to its design and former use as a purpose built police station.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246269>



**Unique Gazetteer ID (UID): MA08\_0251**

**Asset name: Barclays**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384020 398373

---

### Asset class/type and dates

Monument class/type: Commercial  
Bank (financial)

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1246270  
HER: 8503.1.0  
NMR n/a

---

### Associated assets

**Asset UID    Asset name**

MA08\_0705    Upper King Street Conservation Area

---

### Description and sources

#### Full asset description:

"The former Palatine Bank, now a cafe bar, built in 1909 by Briggs, Wolstenholme and Thornley. The building is constructed in a Norman style from Portland stone with a slate roof. The building is on a rectangular plan incorporating circular towers at the east and west corners. There are four storeys with a basement and attic. The main façade has a central round-headed doorway and round-headed windows at ground floor, all in Norman style. There are coupled windows to the first and second floors with Norman shafts and Diocletian windows in the heads of the arches. The corner towers have round-headed Norman-style windows to the first and second floors and small paired windows to the third floor. There are tall chimneys with machicolated caps." [1]

#### Setting description:

The setting of the asset is the central financial district streetscape setting of the Upper King Street Conservation Area. Despite its change in use this makes a positive contribution to the heritage value of the asset as it explains its former use as a bank.

#### Asset value assessment:

The value of the asset is architectural, which it gains from its Norman style of architecture and its association with the architects Briggs, Wolstenholme and Thornley. It also has historic interest as a former bank, as well as its position within the Upper King Street Conservation Area.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246270>

**Unique Gazetteer ID (UID): MA08\_0252**

**Asset name: Crown and Kettle Public House**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 384677 398698

---

### Asset class/type and dates

Monument class/type: Commercial  
Public house  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1246276  
HER: 8490.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0696	Ancoats Conservation Area

---

### Description and sources

#### Full asset description:

"An early 19th century public house. The building is constructed in a Gothic style from buff brick with stone dressings and a hipped slate roof. The building is on a square plan on a corner site and has two storeys and 5 x 5 bays. There are very tall transomed two-light windows to the ground floor, with Gothic tracery, linked hoodmoulds and a doorway in the centre of the Oldham Street façade. The ground storey has windows of two-lights with mullions, transoms and pointed arched traceried lights. The building has a Gothic plaster ceiling and wooden panelling allegedly recycled from the airship R100 which was broken up after its sister ship, the R101 crashed in France in 1930. The building is said to have been used as courtroom associated with former market close to this site." [1]

#### Setting description:

The setting of the asset is the streetscape of the Ancoats Conservation Area on a prominent corner plot of Oldham Street and Swan Street. Its setting makes a positive contribution to the heritage value of the asset as it is still possible to relate its to the surrounding former industrial buildings.

#### Asset value assessment:

The value of the asset is historic and architectural, because of its Gothic style of architecture and its possible use a court room associated with a former market close to this site.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246276>

**Unique Gazetteer ID (UID): MA08\_0253**

**Asset name: Victoria Square**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384966 398803

---

### Asset class/type and dates

Monument class/type: Domestic  
Tenement block

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1246277  
HER: 8504.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0696	Ancoats Conservation Area

---

### Description and sources

#### Full asset description:

"A block of flats built in 1889 by Spalding and Cross. The building is constructed from red brick with red terracotta dressings and has a slate pitched roof to the parapet. The building has a courtyard plan with balcony access inside the courtyard. The façade to Oldham Road has five storeys and 18 main bays. There are shops to the ground floor and shaped gables to the end three bays on either side and to the centre of the bays. The last three bays to each end have pavillion roofs and finials. There are flemish gables over each bay, slab chimneys and strong double string courses between the storeys. The courtyard has prominent curving supports to the balcony rail standards. This was the first municipal housing scheme in Manchester." [1]

#### Setting description:

The setting of the asset is the streetscape of the Ancoats Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is historic and architectural, due to its design as the first municipal housing scheme in Manchester.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246277>

**Unique Gazetteer ID (UID): MA08\_0254**

**Asset name: Dale Street Chambers**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384476 398442

---

### Asset class/type and dates

Monument class/type: Commercial  
Shop

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1246279  
HER: 11727.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0197	3, Dale Street
MA08_0704	Stevenson Square Conservation Area

---

### Description and sources

#### Full asset description:

"Shop and offices dating to 1860s. The building is constructed in a Gothic style from scored stucco with sandstone dressings (painted white) and a slate roof. There are four storeys, an attic, a five window façade to Oldham Street and a seven window façade to Dale Street. The ground floor now has 20th century shops. The first floor has round-headed windows set into an arcade of two-centred arches with shafts linked by foliated impostes and the spandrels filled with incised fleur-de-lys decoration. The central window to Dale Street has clustered shafts rising to form scrolled brackets to a cornice with ornamental cresting. The second floor has recessed segmental-headed windows which have quasi-modillions in the heads. The third floor is coved, with small round-headed windows set into the coving and foliated pargetting between these openings. The roof is altered to make mansard-shaped attic and there are Chimneys to the rear." [1]

#### Setting description:

The setting of the asset is the Victorian and early 20th century streetscape of Stevenson Square Conservation Area. This setting makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is historic and architectural from its Gothic Style architecture and from its place within Stevenson Square Conservation Area.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1246279>

**Unique Gazetteer ID (UID): MA08\_0255**

**Asset name: Castle Hotel**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 384580 398576

---

### Asset class/type and dates

Monument class/type: Commercial  
Public house  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1246280  
HER: 8507.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0704	Stevenson Square Conservation Area

---

### Description and sources

#### Full asset description:

"An early to mid 19th century public house constructed from stucco and glazed terracotta. The building is on a narrow rectangular plan at right angles to the street. There are three low storeys, three symmetrical windows and a ground floor of brown glazed terracotta. There are pilasters to a large central window, flanking doorways and a deep fascia with raised white lettering "CASTLE HOTEL". The building has elaborate consoles to moulded cornice, three sashed windows to the first floor and two similar windows on the second floor, linked by a sill band. The interior retains an unusual multicoloured glazed faience curved bar front." [1]

#### Setting description:

The setting of the asset is the Victorian and early 20th century streetscape of Stevenson Square Conservation Area. This setting makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The asset has value due to its architectural interest, as the interior retains an unusual multicoloured glazed faience curved bar front. It has historic interest due to its previous and continued use as a public house.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246280>

**Unique Gazetteer ID (UID): MA08\_0256**

**Asset name: 323-7, Oxford Road**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384711 396477

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### Asset class/type and dates

Monument class/type: Domestic  
Town house

Period(s): Post-medieval, and  
Modern.

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### References

References: NHLE: 1246282  
HER: 8518.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

"A row of four early to mid 19th century town houses. Number 323 is now a bank, Number 325 a Friendly Society Office and Numbers 327 and 333 form the University Athletics Union Office. The buildings are constructed from stucco on brick with a slate roof and are double depth in plan. All are single fronted, apart from Number 323 which is double fronted. The buildings have three storeys. Number 323 has cornices on consoles. Number 325 is largely altered but retains a moulded wood pilaster doorcase, plain fanlight, porch and rusticated façade. Number 327 has plain rectangular fanlight, half-glazed divided door and Doric column porch. Number 333 has a later doorcase and shallow porch with Doric columns." [1]

#### Setting description:

The setting of the asset is the adjacent modern streetscape setting of Manchester University campus. Despite historic buildings to the north and south, the presence of the modern university Student Union building opposite dominates the setting. This setting makes a negative contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is historic and architectural, as surviving examples of high quality domestic housing within the area.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246282>



**Unique Gazetteer ID (UID): MA08\_0257**

**Asset name: Manchester Museum Extensions**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384550 396642

---

### Asset class/type and dates

Monument class/type: Education  
Museum

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1246283  
HER: 8513.1.0  
NMR n/a

---

### Associated assets

#### Asset UID Asset name

MA08\_0003 Victoria University of Manchester including Christie Library, Whitworth Hall

MA08\_0438 Former Department of Metallurgy, University of Manchester, and Attached Railings

---

### Description and sources

#### Full asset description:

"Extensions to the Manchester Museum, designed 1911 and 1918 by Paul Waterhouse, and built in 1911-1927. The extension is built in a gothic revival style from sandstone ashlar with a roof of lead and red tile. The building is on a linear plan in three portions, the earliest to the left and the latest to the right. The earlier portion is in a Hotel de Ville style with two storeys and 5 symmetrical bays. This portion has a steeply pitched lead-clad hipped roof with a fleche and a two-storey entrance archway and bridge over the entrance to Coupland Street. This includes a porter's lodge and curator's room. The central portion of the extension has two lower storeys and three bays. The right-hand portion is a cross wing with a facing gable. This has four storeys and an attic in one wide gabled bay, with octagonal tourelles at the corners finished with arcaded pinnacles flanking the gable. The lower half is a giant segmental-headed arch with a projecting gabled porch which has a two-centred arched doorway." [1]

#### Setting description:

The setting of the asset is the adjacent streetscape of the B5117 Oxford Road, opposite a small park within the university campus. The setting makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is architectural, from its Gothic revival style of architecture, as well as its association with the architect Paul Waterhouse. It has historic interest due to its use as a museum.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1246283>

**Unique Gazetteer ID (UID): MA08\_0258**

**Asset name: Former Lodge of Royal Infirmary (now Royal Bank of Scotland), Railings and four pairs of Gatepiers**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384942 396062

---

### Asset class/type and dates

Monument class/type: Domestic  
Lodge

Period(s): Post-medieval, and  
Modern.

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### References

References: NHLE: 1246284  
HER: 8520.2.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The entrance lodge to the Royal Infirmary, built in 1905-8 by E.T. Hall and John Brooke. The building is constructed in an Edwardian baroque style from red brick with extensive dressings of Portland stone. The buildings has two storeys and three symmetrical bays. The centre has a wide round headed archway with raised run-out voussoirs, triple keystone with mask, and a two-light sashed window at the first floor. This is framed by pairs of Ionic semi-columns and surmounted by Royal Arms with lion-and-unicorn supporters. There are rusticated Portland stone gatepiers and plain spear-headed railings on the low wall. [1]

#### Setting description:

The setting of the asset is the adjacent streetscape associated with the Royal Infirmary. This makes a positive contribution to the heritage value of the asset as it explains its former use as a lodge of the infirmary.

#### Asset value assessment:

The value of the asset is due to its Edwardian Baroque style of architecture and historic use as the former lodge of the Royal Infirmary.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1246284>

**Unique Gazetteer ID (UID): MA08\_0259**

**Asset name: Princes Buildings**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383960 397776

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### Asset class/type and dates

Monument class/type: Commercial  
Shopping arcade

Period(s): Modern

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### References

References: NHLE: 1246285  
HER: 8521.1.0  
NMR n/a

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### Associated assets

Asset UID	Asset name
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n/a	n/a
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### Description and sources

#### Full asset description:

"Shops and offices built in 1903 by I. R. E. Birkett and completely rebuilt in the late 20th century (except the façade). The building is constructed in an Art Nouveau style from pale buff brick with dressings of matching terracotta. The building has four storeys, an attic and eight bays. The façade is dominated by an exuberant attic which has five bays with semi circular sunk parapets forming an undulating line, punctuated by tall chimneys and elaborate balustrades. The ground floor has a round-headed archway to the first bay, shallow segmental-headed arches to the seventh and eighth. Square-headed openings in the other bays have arched glazing and with Art Nouveau decoration on the piers between." [1]

#### Setting description:

The setting of the asset in the adjacent streetscape opposite the George Street Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is architectural from its Art Nouveau style of architecture and its historic use as shops and offices.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246285>

**Unique Gazetteer ID (UID): MA08\_0260**

**Asset name: 61, Oxford Street**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 384032 397716

---

### Asset class/type and dates

Monument class/type: Commercial  
Shop  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1246286  
HER: 8523.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0289	127-133, Portland Street
MA08_0711	Whitworth Street Conservation Area

---

### Description and sources

#### Full asset description:

"A shop built in 1860 by P. Nunn for Louis Behrens and Sons. The building is constructed from ashlar and brick and has five storeys and three windows in continuous arcade. The ground and first floors have banded pilasters to the corners and a moulded cornice. There is continuous glazing at the first floor, behind a screen of very slender shafts. There are arcades of tall segmental-headed windows at the second floor and shorter round-headed windows at the third floor." [1]

#### Setting description:

The setting of the asset is in the streetscape of the Whitworth Street Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is architectural and historic though its association with the architects P. Nunn and as a purpose built shop for the firm Louis Behrens and Sons.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246286>

**Unique Gazetteer ID (UID): MA08\_0261**

**Asset name: Newton Buildings**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384661 398366

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### Asset class/type and dates

Monument class/type: Industrial  
Hatters workshop

Period(s): Post-medieval, and  
Modern.

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### References

References: NHLE: 1246388  
HER: 8426.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0704	Stevenson Square Conservation Area

---

### Description and sources

#### Full asset description:

"A hat manufacturers' premises, built in 1900. The building has an iron frame with concrete floors and is constructed in a Free baroque style with cladding of ashlar, red brick with buff terracotta dressings and a slate roof. The building is trapezoidal plan on an end-of-block site parallel to Hilton Street. There is a basement, four storeys with full attic storey and mansard attic. The Newton Streetfaçade has a round-headed doorway to the right and five bays. There are giant arcades which link the first second and third floors. The building also has terracotta quoins, original glazing, timber frames and metal glazing bars. The interior is said to have segmental barrel-vaulted construction." [1]

#### Setting description:

The setting of the asset is the Victorian and early 20th century streetscape of Stevenson Square Conservation Area. This setting makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The asset has value due to its architectural interest, which it gains from its iron frame construction and its Free Baroque style. It also has historic interest as a former hat manufacturer's premises.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246388>

**Unique Gazetteer ID (UID): MA08\_0262**

**Asset name: 105, Oldham Street**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 384558 398597

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### Asset class/type and dates

Monument class/type: Domestic  
Town house  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1246432  
HER: 12093.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0700	Smithfield Conservation Area

---

### Description and sources

#### Full asset description:

"The asset is a small 18th century town house, now a shop. The building is constructed from painted brick with a slate roof, on a rectangular plan at right angles to the street. There are three low storeys and a wooden modillioned eaves cornice. The building has two segmental-headed windows at the first floor with altered glazing, two smaller segmental-headed nine-pane sashed windows at the second floor. Both with raised sills and exposed boxes (that to the right damaged) and all of these windows are offset to the right. Included as rare survival of domestic building close to city centre." [1]

#### Setting description:

The setting of the asset is the streetscape of the Smithfield Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is historic and architectural, as a rare survival of a domestic building close to the city centre.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246432>



## Unique Gazetteer ID (UID): MA08\_0263

### Asset name: Royal Infirmary (Cobbett H, Admin/Drs Res Block, X Ray Teaching Block & Chapel)

Designation and grade: Listed building Grade II

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#### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 384944 396101

---

#### Asset class/type and dates

Monument class/type: Health and welfare  
Infirmary  
Period(s): Post-medieval, and  
Modern.

---

#### References

References: NHLE: 1246540  
HER: 8520.1.0  
NMR n/a

---

#### Associated assets

Asset UID	Asset name
MA08_0264	St Marys Hospital
MA08_0448	Royal Eye Hospital

---

#### Description and sources

##### Full asset description:

"A hospital built in 1905-08 by E. T. Hall and John Brook, partially destroyed by war damage. The building is constructed in an Edwardian Baroque style from blood red brick with liberal dressings of white limestone and slate roofs. There are three long ranges on the same axis, which were originally linked with a central tower. There are four storeys and the towers. The main range has channelled rustication to the ground floor, false quoins to the first floor and giant Ionic pilasters to the second and third floors. The tower is of stone and projects and has a pedimented porch with a Gibbs surround and an octagonal turret with concave comers. There is a stone link in the form of a semi-circular arched bridge with mask keystone, run-out voussoirs and balustraded parapet and an open passage with Tuscan colonnade. The connected tower has a four stage Baroque turret with a square first stage, cylindrical upper stages, colonnades and domed roof."  
[1]

##### Setting description:

The setting of the asset in the adjacent streetscape of Oxford Road and the Central Manchester University Hospitals. This setting makes a positive contribution to the heritage value of the asset.

##### Asset value assessment:

The value of the asset is architectural and historic, as it is built in the Edwardian Baroque style and is associated with the architects E. T Hall and John Brook.

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246540>

**Unique Gazetteer ID (UID): MA08\_0264**

**Asset name: St Marys Hospital**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384995 395902

---

### Asset class/type and dates

Monument class/type: Health and welfare  
Hospital

Period(s): Modern

---

### References

References: NHLE: 1246550  
HER: 12094.1.0  
NMR n/a

---

### Associated assets

**Asset UID    Asset name**

MA08\_0263    Royal Infirmary (Cobbett H, Admin/Drs Res Block, X Ray Teaching Block & Chapel)

---

### Description and sources

#### Full asset description:

A hospital built in 1909 by John Ely. The building is constructed in a diluted Edwardian Baroque style from red brick with matching terracotta dressings and slate roofs. There are three storeys, a basement, an attic and seven symmetrical bays. The central bay is wider and those flanking it break forwards slightly and the end bays are canted. The centre has steps up to a wide central entrance with an architrave of coupled fluted Tuscan columns on pedestals and a round-headed doorway. The gabled bays have four-light windows at the second floor, segmental pediments over the cornice and attic gables. The canted end bays have octagonal turrets with domed lead roofs. All the windows have keystones, those at the first floor have shouldered architraves and cornices, and those at the second floor are paired and have similar architraves. [1]

#### Setting description:

The setting of the asset in the adjacent streetscape of Oxford Road and the Central Manchester University Hospitals opposite Whitworth Park. This setting makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is due to its diluted Edwardian Baroque style of architecture. It also has historic interest due to its design and continued use as a hospital.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246550>

**Unique Gazetteer ID (UID): MA08\_0266**

**Asset name: St James Buildings**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384074 397689

---

### Asset class/type and dates

Monument class/type: Commercial  
Shop

Period(s): Modern

---

### References

References: NHLE: 1246571  
HER: 8526.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0711	Whitworth Street Conservation Area

---

### Description and sources

#### Full asset description:

"A commercial building, built in 1912 by Clegg, Fryer and Penman. The building is constructed in a Neo-Baroque style with a steel frame, a façade of Portland stone and a green slated mansard roof. The building has a rectangular plan and eight storeys plus 33 bays. The centre bay has a square tower and stepped spire to the roof. There are entrances to the centre and at either end. The ground and first floor windows are united within giant semi-circular arches." [1]

#### Setting description:

The setting of the asset in the Whitworth Street Conservation Area with its impressive 19th and early 20th century warehousing makes a positive contribution to its heritage value.

#### Asset value assessment:

The value of the asset is architectural, which it gains from its Neo-Baroque style of architecture and steel frame construction. It has a historic interest as a commercial building positioned within an area of warehouses in the Whitworth Street Conservation Area.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246571>

**Unique Gazetteer ID (UID): MA08\_0267**

**Asset name: 2 and 4, Palfrey Place**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: HE-01-327-L1  
National Grid Reference: 385470 397209

---

### Asset class/type and dates

Monument class/type: Domestic  
Town house  
Period(s): Post-medieval

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### References

References: NHLE: 1246659  
HER: 8528.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

"A pair of early to mid 19th century town houses constructed from stucco on brick with a slate roof. The buildings are double depth in plan and each house is single fronted with separate back extensions. There are three storeys over cellars and channelled rusticated stucco to the ground floor. There are panelled aprons to the ground floor windows, sill band to the first floor and all windows with raised surrounds. These fashionable town houses reflect the importance of Ardwick as a popular residential area for local Manchester gentry and prosperous tradesmen." [1]

#### Setting description:

The setting of the asset is the adjacent streetscape of modern industrial units and vacant plots. This setting makes a negative contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is historic and architectural as fashionable town houses. The houses reflect the importance of Ardwick as a popular residential area for local Manchester gentry and prosperous tradesmen in the 19th century.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246659>

**Unique Gazetteer ID (UID): MA08\_0268**

**Asset name: Arkwright House**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383586 398420

---

### Asset class/type and dates

Monument class/type: Commercial  
Commercial office

Period(s): Modern

---

### References

References: NHLE: 1246660  
HER: 8530.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0343	National Buildings
MA08_0710	Parsonage Gardens Conservation Area

---

### Description and sources

#### Full asset description:

"Offices built in 1929 by Harry S. Fairhurst, now restaurant and offices. The building is constructed in a Neo-classical style with a steel frame with Portland stone cladding. The building is on a large trapeziform plan on an island site. There are five storeys and two attic storeys. The bottom two storeys form a podium for the three-storey order of giant Corinthian pilasters, over which are two further storeys (the upper one is set back). The end bays also set back, without pilaster treatment. The return elevations feature two columns between these and between the pilasters of the front are windows in metal panelling. The ground floor is drafted and arched and cornices surmount the bottom two and top two storeys." [1]

#### Setting description:

The setting of the asset is the streetscape of the Parsonage Gardens Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is architectural, which it gains from its Neo-classical style of architecture, as well as its position within the Parsonage Gardens Conservation Area. It also has historic interest due to its association with the architect Harry S. Fairhurst.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246660>

**Unique Gazetteer ID (UID): MA08\_0269**

**Asset name: Numbers 13 and 15 and Attached Railings**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 384635 398195

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### Asset class/type and dates

Monument class/type: Domestic  
Town house  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1246661  
HER: 12095.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0435	19, Paton Street
MA08_0704	Stevenson Square Conservation Area

---

### Description and sources

#### Full asset description:

"A pair of town houses dating to 1800, now a shop, offices and tailors shop. The building is constructed from brown brick with a slate roof and are double depth in plan and single fronted. There are three storeys over basements and a doorway to the right. Number 13 has segmental-headed sashed windows and an intact basement with basement area railings and steps down. Number 15 is painted white to the lower half and has sashed windows with wedge lintels. The building is an example of a rare survival of domestic buildings of this period close to city centre." [1]

#### Setting description:

The setting of the asset is formed by the Stevenson Square Conservation Area. This is an area of commercial warehouses of similar age and style. However, the setting makes a positive contribution to the heritage value of the asset despite it being a domestic building.

#### Asset value assessment:

The asset's value is due to its historic interest as a rare survival of domestic buildings of the period close to the city. It also has group value with No. 19 Paton Street to the right.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246661>



**Unique Gazetteer ID (UID): MA08\_0270**

**Asset name: Harvester House**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383715 397966

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### Asset class/type and dates

Monument class/type: Industrial  
Mill

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1246664  
HER: 8532.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0271	Lancashire House
MA08_0697	Deansgate/Peter Street Conservation Area

---

### Description and sources

#### Full asset description:

"A merchants warehouse built in 1868 by Clegg and Knowles, now an office. The building is constructed in an Italian palazzo style from sandstone ashlar and is on a square plan on a corner site. There are five storeys, a basement and eight bays. The ground floor has a round-headed doorway to the right with enrichment including shafts and a cornice on elaborate consoles. There is a 20th century garage entrance to the left and two pairs of round-headed windows with stepped voussoirs flanking a square headed doorway. The fenestration of the upper floors is very regular with all the windows having moulded architraves. Those at the first floor have segmental pediments on consoles and those at the second floor have shouldered architraves and alternately triangular and segmental pediments. The eight-bay return to Southmill Street has a continuous arcade of round-headed windows at the ground floor with linking impost bands." [1]

#### Setting description:

The setting of the asset is the streetscape of the Deansgate Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is architectural, gaining its value from its Italian Palazzo style of architecture, as well as its position within the Deansgate Conservation Area. It has historic interest as a former merchant's warehouse.

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246664>

**Unique Gazetteer ID (UID): MA08\_0271**

**Asset name: Lancashire House**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383743 397967

---

### Asset class/type and dates

Monument class/type: Commercial  
Commercial office

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1246665  
HER: 8533.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0270	Harvester House
MA08_0703	St Peter's Square Conservation Area

---

### Description and sources

#### Full asset description:

"A merchants warehouse built in 1860-70, now a betting shop and office. There building is constructed from sandstone ashlar to the ground floor with red brick and sandstone dressings above. The building is on a rectangular plan on a corner site and has four storeys and a basement. There are four bays to Peter Street and nine bays to Southmill Street. The Southmill Street façade consist of sandstone ashlar with plinth, raised rusticated bands and plain frieze. There are sashed windows and a segmental headed doorway to the third bay. There is a bracketed cornice over the first floor, sill and head bands to the third floor and dentilled and modillioned cornice carried all around. The building is slightly set back on a narrow chamfered corner." [1]

#### Setting description:

The setting of the asset is the streetscape of the St Peters Square Conservation Area with its mixture of commercial, cultural and civic buildings. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is historic and architectural, as a surviving 19th century merchants warehouse with a well designed ashlar façade.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1246665>

**Unique Gazetteer ID (UID): MA08\_0272**

**Asset name: Royale Club**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 383734 397898

---

### Asset class/type and dates

Monument class/type: Recreational Club  
Period(s): Post-medieval, and Modern.

---

### References

References: NHLE: 1246667  
HER: 8538.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0697	Deansgate/Peter Street Conservation Area

---

### Description and sources

#### Full asset description:

"A theatre built in 1845 by Irwin and Chester, altered in 1875 by Edward Salomons and restored/remodelled in 1989. The building is constructed in a classical style from sandstone ashlar and on a rectangular plan on an island site. There are two storeys, an attic and a monumental façade of three unequal bays. The centre breaks forward slightly and is treated as a giant recessed portico with fluted Corinthian columns. The entablature is interrupted by a central semi-circular arch breaking into the gable above and the frieze inscribed "THEATRE ROYAL" "ERECTED 1845". There are steps up to three altered doorways with a pediment aedicule in the centre and a statue of Shakespeare leaning on a pedestal. The interior still retains the balcony of 1875. Manchester's oldest surviving theatre, now a night club." [1]

#### Setting description:

The setting of the asset is the Deansgate Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is historic and architectural due to its classical style of architecture, as well as being Manchester's oldest surviving theatre.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246667>

**Unique Gazetteer ID (UID): MA08\_0273**

**Asset name: Barclays Bank**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329

National Grid Reference: 384576 398148

---

### Asset class/type and dates

Monument class/type: Commercial  
Bank (financial)

Period(s): Modern

---

### References

References: NHLE: 1246668  
HER: 8548.1.0  
NMR n/a

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### Associated assets

Asset UID	Asset name
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n/a	n/a
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### Description and sources

#### Full asset description:

"A bank built by Thomas Worthington and Son, for Union Bank of Manchester and dated 1911 on frieze. The building is constructed in a classical style from Portland stone with a slate roof. The building is on a rectangular plan on a corner site with a chamfered corner. There are four storeys, an attic, four bays to Piccadilly and an eight bay return to Chatham Street. The third floor has a sill band and frieze with carried around inscription "UNION BANK OF SCOTLAND LD/ MDCCCXI/ ESTABLISHED ANNO DOMINI MDCCCXXXVI". The ground floor has a square-headed doorway to the corner, a roundheaded doorway at the left end and windows with cavetto surrounds and keystones. The first and second floors have 12-pane sashed windows with moulded architraves and the third floor has windows with plain surrounds, and roundels between them." [1]

#### Setting description:

The setting of this building is the busy commercial townscape of Piccadilly. The modern buildings on either side now dominate the asset in scale, material use and design. It is a building built to make a statement of wealth and power is now easily over looked. The setting makes a negative contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is architectural and historic. The asset uses Neoclassical architecture to give the impression of power and its importance as a former bank.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246668>

**Unique Gazetteer ID (UID): MA08\_0274**

**Asset name: 49, Piccadilly**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384492 398293

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### Asset class/type and dates

Monument class/type: Commercial  
Textile warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1246670  
HER: 11402.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0275	Clayton House
MA08_0278	Gardens Hotel and shops
MA08_0436	47, Piccadilly
MA08_0704	Stevenson Square Conservation Area

---

### Description and sources

#### Full asset description:

"A clothiers warehouse built in 1892 by W. G. Higginbottom, now a shop. The building is constructed in a simplified Palazzo style from red brick with sandstone dressings and a slate roof. The building is on a deep rectangular plan with five storeys, a attic and a seven window façade. The ground floor altered except for square-headed doorway to the right with enriched surround. All windows are of equal height with moulded architraves, those at the first and second floor are shouldered and those at the third floor are eared." [1]

#### Setting description:

The setting of the asset is the Victorian and early 20th century streetscape of Stevenson Square Conservation Area. This setting makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is architectural, which it gains from its simplified Palazzo style architecture and from its place within Stevenson Square Conservation Area. It also has historic interest as a former clothiers warehouse.

**Heritage value:** Moderate



## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246670>

**Unique Gazetteer ID (UID): MA08\_0275**

**Asset name: Clayton House**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384523 398277

---

### Asset class/type and dates

Monument class/type: Commercial  
Shop

Period(s): Modern

---

### References

References: NHLE: 1246671  
HER: 11404.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0246	St Margaret's Chambers
MA08_0274	49, Piccadilly
MA08_0278	Gardens Hotel and shops
MA08_0436	47, Piccadilly
MA08_0704	Stevenson Square Conservation Area

---

### Description and sources

#### Full asset description:

"A restaurant, warehousing and offices dated to 1907 and built by W. G. Higginbottom. The building is constructed in a Jacobean Baroque style with a Portland stone façade with a brown terracotta ground floor and a slate roof. The building is on a long narrow rectangular plan at right angles to the street with six storeys and three bays. There are panels over the outer forth-floor windows lettered "CLAYTON" "HOUSE". A dentilled cornice over the fifth floor is broken in the centre by a Baroque-style broken-pedimented upstand lettered "AD MCMVII". The ground floor has doorways to left and right, both with pedimented surrounds and that to left with frieze lettered "CLAYTON HOUSE" and a 20th century shop window between." [1]

#### Setting description:

The setting of the asset is the Victorian and early 20th century streetscape of Stevenson Square Conservation Area. This setting makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is architectural, due to its Jacobean style of architecture, as well as its position within the Stevenson Square Conservation Area. The asset also has historic interest due to its use as a warehouse.

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246671>

**Unique Gazetteer ID (UID): MA08\_0276**

**Asset name: Albert Memorial Hall**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383644 397972

---

### Asset class/type and dates

Monument class/type: Civil  
Memorial hall

Period(s): Modern

---

### References

References: NHLE: 1246727  
HER: 8534.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0697	Deansgate/Peter Street Conservation Area

---

### Description and sources

#### Full asset description:

"A Wesleyan Mission Hall built in 1910 by W. J. Morley of Bradford for the Manchester and Salford Wesleyan Mission. The building is constructed in an eclectic style with Baroque and gothic elements with an iron or steel frame and cladding of yellow terracotta. The building is on a rectangular plan to the street and has three storeys. There is a six stage tower to the left end and an entrance bay to the right hand end. There are wide entrances at each end with shallow segmental pediments, that to the right has a three-light bow window at the first floor and a Baroque style two-light window with a pediment at the second floor. To the left, in the tower, there are similar bow windows tiered through the first and second floors. The interior has a ground floor with tiled wall surfaces, decorative ceiling plasterwork and half-glazed doors with decorative overlights with patterned stained glass. There is a large meeting room with wall panelling and a ceiling sub-divided into decorated plaster panels by plastered beams supported by a plain iron column. There is a large meeting hall at the first floor with a horseshoe gallery, which supports side arcades with decorative spandrels. The shallow arched roof has decorative plasterwork panels and rooflights with patterned stained glass. There is an elaborate carved mahogany organ case and rostrum." [1]

#### Setting description:

The setting of the asset is the streetscape of the Deansgate Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is architectural due to its eclectic style of architecture, with Baroque and Gothic elements, as well as its position within the Deansgate Conservation Area. It has historic interest as a Wesleyan Mission Hall and its role in religion in urban Manchester.

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246727>

**Unique Gazetteer ID (UID): MA08\_0277**

**Asset name: 1, Piccadilly**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 384299 398380

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### Asset class/type and dates

Monument class/type: Commercial  
Shop  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1246874  
HER: 8538.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0700	Smithfield Conservation Area

---

### Description and sources

#### Full asset description:

"A shop built in 1879 by James Lynde. The building is constructed in an Eclectic style with Aesthetic Movement elements, with a cast iron frame and cladding of wood and stucco. The building is on an irregular plan on a narrow corner site, curved at the corner and then canted back to Tib Street. There are four storeys, an attic, one bay to Piccadilly and a six bay return to Tib Street. There are iron columns and cornice to ground floor with altered shop fronts and a deep 20th century fascia board perhaps concealing original features. The upper floors are galleried and divided into bays by short iron columns with stiff leaf caps. Each bay contains a four light canted bay window and each floor a panelled frieze." [1]

#### Setting description:

The setting of the asset is the streetscape of the Smithfield Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is architectural, which it gains from its Eclectic style with Aesthetic Movement elements, as well as its cast iron frame.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246874>

**Unique Gazetteer ID (UID): MA08\_0278**

**Asset name: Gardens Hotel and shops**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 384511 398295

---

### Asset class/type and dates

Monument class/type: Commercial  
Shop  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1246920  
HER: 11403.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0274	49, Piccadilly
MA08_0275	Clayton House
MA08_0436	47, Piccadilly
MA08_0704	Stevenson Square Conservation Area

---

### Description and sources

#### Full asset description:

"Textile shipping warehouses, one of mid to late 19th century and one of 1904. Built by W. G. Higginbottom. Both have ground floor shops and were later used as offices, with the upper floors altered for hotel use in the late 20th century. The buildings are constructed in a Baroque style with a Portland stone façade and a slate roof. The building is on a long C-shaped plan at right angles to the street. The principal façade comprises two side-by-side, four-storey canted bays, the sides slightly recessed. The windows to each floor are transomed, with a central mullion in the principal window. The third-floor bays have a balcony (with iron balustrade) supported on consoles reaching down to the second-floor transom. Panels lettered 'AD' and '1904' flank a pulvinated frieze below a prominent modillioned cornice with egg-and-dart enrichment and small lions-head grotesques. The parapet has two pierced panels with very large Flemish gable framing a garlanded cartouche lettered 'CB 1904', with a fruity broken semi-circular pediment with central obelisk. The former offices and warehousing has been heavily subdivided for hotel use with access through the side elevation from the courtyard shared with Number 55-57, and bathroom fittings in each room. The original well-winder stair survives, some architraves and the later wrought-iron lift cage." [1]

#### Setting description:

The setting of the asset is the Victorian and early 20th century streetscape of Stevenson Square Conservation Area. This setting makes a positive contribution to the heritage value of the asset.

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Asset value assessment:

The value of the asset is architectural, from its Baroque style of architecture and also its interesting original features of a well-winder stair and a later wrought-iron lift cage. It has historic interest as a textile shipping warehouses.

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246920>



**Unique Gazetteer ID (UID): MA08\_0279**

**Asset name: Pall Mall Court, Including Raised Piazza and Podium to the West Side**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 383978 398279

---

### Asset class/type and dates

Monument class/type: Commercial  
Commercial office  
Period(s): Modern

---

### References

References: NHLE: 1246934  
HER: 15551.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0705	Upper King Street Conservation Area

---

### Description and sources

#### Full asset description:

"Commercial offices built in 1966-68 by Brett and Pollen with Harry Teggin and in association with A. H. Brotherton and Partners (engineers Cyril Blumfield and Partners). The building is constructed with a reinforced concrete frame with bronze ceramic mosaic to the staircase and lift towers, blue brickwork and bronze painted aluminium curtain walling with bronze glass. The building is on a Z-shaped plan with a five storey block to King Street and a twelve storey range to the rear. Pall Mall Court was commissioned as a prestige headquarters office building for the London Assurance Group, which was taken over by the Sun Alliance Group as work began. Brett and Pollen had already designed the listed Seker's building in Sloane Street for the Cadogan Estate, and this secured their commission here. It is one of only three buildings by Teggin." [1]

#### Setting description:

The setting of the asset is the central financial district streetscape of the Upper King Street Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

Its heritage value is due to its historic and architectural interest. Its association with Brett and Pollen with Harry Teggin and in association with A. H. Brotherton and Partners (engineers Cyril Blumfield and Partners). Pall Mall Court was commissioned as a prestige headquarters office building for the London Assurance Group. It is one of only three buildings designed by Harry Teggin.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1246934>

**Unique Gazetteer ID (UID): MA08\_0280**

**Asset name: 107, Piccadilly**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384633 398145

---

### Asset class/type and dates

Monument class/type: Industrial  
Cotton manufacturing site

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1246944  
HER: 8543.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0428	The Brunswick Hotel
MA08_0704	Stevenson Square Conservation Area

---

### Description and sources

#### Full asset description:

"A cotton manufacturers' showroom and warehouse, dated 1899 in the gable of the righthand return wall. Built by Charles Heathcote, probably for Horrocks Crewdson & Co. The building is has an iron frame and concrete floors with cladding of red sandstone and red brick and roofs of slate and glass. The building is on a rectangular block and linked by gang bridge to a rectangular rear block on Lena Street. The building has a basement, five storeys and an attic. The rear has a rebuilt gang-bridge at the first to fourth floors, linking with Lena Street warehouse block. The first bay has a wide round-headed entrance arch with run-out banded surround and ornamented wrought-iron gates. Above this a stepped transomed window with swan-neck pediment and aedicule above lettered "Founded 1848". The interior has a porch and entrance hall with decorated glazed tiled pilasters and arcades and a staircase with wrought-iron Art Nouveau balusters." [1]

#### Setting description:

The setting of the asset is formed by the Stevenson Square Conservation Area, an area of warehouses of similar age and style. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The heritage value of the asset is due to its historic and architectural interest. It was built by Charles Heathcote, probably for Horrocks Crewdson and Co as a cotton manufacturer's showroom.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1246944>

**Unique Gazetteer ID (UID): MA08\_0281**

**Asset name: Queen Victoria Monument**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: HE-01-329  
National Grid Reference: 384393 398290

---

### Asset class/type and dates

Monument class/type: Commemorative  
Commemorative monument  
Period(s): Modern

---

### References

References: NHLE: 1246945  
HER: 8546.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0282	Watt Statue
MA08_0429	Peel Statue
MA08_0430	Wellington Statue

---

### Description and sources

#### Full asset description:

"A monument to Queen Victoria built in 1901, by Onslow Ford. The monument is constructed in a Baroque style from Portland stone with a bronze statuary. There is a square base of six wide steps and a low plinth with moulded foot and cornice. This carries a large stone throne with the back in the form of a Baroque aedicule with broken pediment, enriched with shield of arms and a bronze grotesque emerging through the pediment. A bronze statue of the Queen is seated on the throne. The rear has engaged Corinthian columns and a round-headed arch framing the statue of an allegorical female figure nursing two babes." [1]

#### Setting description:

The setting of the asset is the busy central Piccadilly garden of which it is a prominent monument. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its artistic and historic interest, due to the aesthetic quality of the sculpture and of the historic figure it represents.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246945>

**Unique Gazetteer ID (UID): MA08\_0282**

**Asset name: Watt Statue**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329

National Grid Reference: 384388 398309

---

### Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces  
Statue

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1246946  
HER: 8545.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0281	Queen Victoria Monument
MA08_0429	Peel Statue
MA08_0430	Wellington Statue

---

### Description and sources

#### Full asset description:

"A monument to James Watt built in 1857 by William Theed the Younger. The monument has an ashlar pedestal and a bronze statue. The pedestal is regular with bowed ends, moulded base and cornice and has a bronze figure seated in a chair. A copy of Chantrey's statue of Watt in Handsworth parish church." [1]

#### Setting description:

The setting of the asset is the busy central Piccadilly garden of which it is a prominent monument. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is artistic and historic, which it gains from the aesthetic quality of the sculpture and of the historic figure it represents.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246946>

**Unique Gazetteer ID (UID): MA08\_0283**

**Asset name: The Portland Thistle Hotel**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: HE-01-329  
National Grid Reference: 384485 398178

---

### Asset class/type and dates

Monument class/type: Commercial  
Warehouse  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1246951  
HER: 8557.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

"Three home trade warehouses, formerly known as Brown's Warehouse (now all in one as a hotel) built in 1851 by Edward Walters. The building is constructed in an Italian Palazzo style from sandstone ashlar with slate roofs. Number 3 has four storeys and six bays. Number 5 has five storeys and seven bays, with an attic. Number nine has four storeys and seven bays, all formerly with basements but rebuilt except for the façades and all symmetrical." [1]

#### Setting description:

The setting of these buildings are their prominent position on Portland Street, once warehouses now a hotel. They are now surrounded by buildings of a vastly different style, but due to the modern simplicity of the styles, it makes the architecture of the assets more visible. The adjacent streetscape setting makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is architectural, from its Italian Palazzo style of architecture. It has historic interest due to its former use as warehouses.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246951>

**Unique Gazetteer ID (UID): MA08\_0284**

**Asset name: 52 and 54, Portland Street**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 384226 397984

---

### Asset class/type and dates

Monument class/type: Commercial  
Textile warehouse  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1246953  
HER: 12101.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0294	44-50, Portland Street
MA08_0698	George Street Conservation Area

---

### Description and sources

#### Full asset description:

"Textile warehouses, built in 1860-70. The building is constructed in a simplified Palazzo style from red brick with sandstone dressings and a slate roof. The building has five storeys over a basement and three wide bays. The ground floor has three portions, to the left there are tall coupled round headed doorways. In the centre there are three narrow segmental headed windows and to the right is a doorway with rusticated surrounds. There are tripartite sashed windows to all upper floors." [1]

#### Setting description:

The setting of the asset is the streetscape of the George Street Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is architectural, gained from its simplified Palazzo style of architecture, as well as its position within the George Conservation Area. It has historic interest due to its use as a textile warehouse.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246953>



## Unique Gazetteer ID (UID): MA08\_0285

### Asset name: Nos 74-78, and No 80 (The Grey Horse Public House) and Attached Railings, Portland Street

Designation and grade: Listed building Grade II

---

#### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384173 397935

---

#### Asset class/type and dates

Monument class/type: Domestic  
Town house

Period(s): Post-medieval, and  
Modern.

---

#### References

References: NHLE: 1246954  
HER: 12103.1.0  
NMR n/a

---

#### Associated assets

Asset UID	Asset name
MA08_0421	70 and 72, Portland Street
MA08_0698	George Street Conservation Area

---

#### Description and sources

##### Full asset description:

"A row of four late 18th century small town houses, now a public house and shops. The buildings are constructed from painted brick with slate roofs. The houses are single fronted and double depth in plan with back extensions. There are three low storeys and each has one first floor window. Number 80 has a doorway to the left and altered ground window and railings to the former cellar area. Number 74 and 76 have one segmental headed window to the first floor. Number 78 has three inserted windows and number 80 has a two light casement. A rare survival of small industrial dwellings in the centre of the city." [1]

##### Setting description:

The setting of the asset is on the busy commercial streetscape of the George Street Conservation Area. This makes a positive contribution to the heritage value of the asset.

##### Asset value assessment:

The value of the asset is due to its historic interest as rare survivals of small domestic dwellings in the centre of the city.

**Heritage value:** Moderate

##### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246954>

**Unique Gazetteer ID (UID): MA08\_0286**

**Asset name: Former Pickles Building**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384188 397889

---

### Asset class/type and dates

Monument class/type: Commercial  
Shipping warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1246955  
HER: 8558.1.0  
NMR n/a

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### Associated assets

Asset UID	Asset name
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MA08_0002	103, Princess Street (Mechanics Conference Centre)
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MA08_0413	101, Princess Street
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MA08_0711	Whitworth Street Conservation Area
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### Description and sources

#### Full asset description:

"A shipping warehouse built in 1870 by Clegg and Knowles. The building is constructed in an eclectic style with some gothic features, from sandstone ashlar with a slate roof. There are five storeys with a basement, an attic and three bays. There is a stilted segmental-headed doorway at each corner, with pilastered surround, cornice on short shafts with carved heads and tall divided doors with shaped panels. The basement has shouldered windows with iron grilles and the upper floors have recessed sashed windows in reveals which have shafts with foliated caps. Those at the ground floor have stilted arched heads and hoodmoulds. Those at the first floor are square-headed and those at the second and third floors are round-headed with two-centred arched hoodmoulds. Those at the fourth floor have shouldered heads." [1]

#### Setting description:

The setting of the asset is the Whitworth Street Conservation Area with its impressive 19th and early 20th century warehousing. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is historic and architectural, gained from its eclectic style of architecture, its former use as a shipping warehouse, as well as its position within the Whitworth Street Conservation Area.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1246955>

**Unique Gazetteer ID (UID): MA08\_0287**

**Asset name: Basil House**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384140 397849

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### Asset class/type and dates

Monument class/type: Commercial  
Warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1246956  
HER: 12106.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0288	113-119, Portland Street
MA08_0296	Eastern House Portland House
MA08_0413	101, Princess Street
MA08_0424	109 and 111, Portland Street
MA08_0711	Whitworth Street Conservation Area

---

### Description and sources

#### Full asset description:

"A manufacturers home trade warehouse built in 1870-80, now a club and offices. The building is in an eclectic style and is iron framed with cladding of red brick, sandstone dressings and a slate roof. The building is on a rectangular plan with loading to the rear, five storeys over a basement and six bays. The ground floor has a segmental-headed doorway to the fourth bay, with heavily enriched pilastered surround and frieze with attached lettering "BASIL HOUSE". The first, second and third floors have coupled windows with ornamented stone panels between the floors. The top floor has smaller coupled windows and single-light window to left." [1]

#### Setting description:

The setting of the asset is the Whitworth Street Conservation Area with its impressive 19th and early 20th century warehousing. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is architectural, gaining its value from its eclectic style and iron framed style of architecture, as well as its position within the Whitworth Street Conservation Area. It has historic interest as a former warehouse.

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246956>

**Unique Gazetteer ID (UID): MA08\_0288**

**Asset name: 113-119, Portland Street**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384112 397813

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### Asset class/type and dates

Monument class/type: Commercial  
Warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1246957  
HER: 12108.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0287	Basil House
MA08_0296	Eastern House Portland House
MA08_0413	101, Princess Street
MA08_0424	109 and 111, Portland Street
MA08_0711	Whitworth Street Conservation Area

---

### Description and sources

#### Full asset description:

"A manufacturers home trade and shipping warehouse built in 1870-80, now offices. The building is in a Utilitarian design with some Italian Gothic features and is constructed from red brick with sandstone dressings. The building is on an irregular plan on a corner site with loading to the rear. There are four storeys, a basement and 16 windows. There is a stone basement with weathered plinth, sill-bands to all floors, simplified Lombard friezes over most windows except the top floor and elaborated Lombard frieze of brick to moulded stone cornice. The last three bays of the basement and ground floor have original elaborately decorated cast-iron railings to the basement openings and coupled sashed windows. The right hand return has ten bays in matching style, with a wide segmental-headed loading bay entrance in the sixth bay." [1]

#### Setting description:

The setting of the asset is the Whitworth Street Conservation Area with its impressive 19th and early 20th century warehousing. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is architectural, gained from its utilitarian design with some Italian Gothic features, as well as its position within the Whitworth Street Conservation Area. It has historic interest as a former

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

warehouse.

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246957>

**Unique Gazetteer ID (UID): MA08\_0289**

**Asset name: 127-133, Portland Street**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384027 397733

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### Asset class/type and dates

Monument class/type: Commercial  
Shipping warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1246958  
HER: 8562.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0260	61, Oxford Street
MA08_0711	Whitworth Street Conservation Area

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### Description and sources

#### Full asset description:

"A shipping warehouse built in 1860 by P. Nunn for Louis Behrens and Sons, now a bank and other shops. The building is constructed from some sandstone ashlar, but mainly red brick with sandstone dressings. The building is on an irregular plan on a large trapeziform corner site, with a rounded corner to Oxford Street. There are four storeys, a basement, 23 bays and a two window corner. The ground floor has three pairs of segmental-headed loading bay entrances with run-out voussoirs and voluted keystones, and a round-headed doorway in similar style. There are groups of three sashed windows over basement openings. The bank at the right-hand end has a corner doorway with richly moulded surround, and coupled plate-glass windows in each side wall. The first and second floors form a continuous arcade of giant round-headed arches with moulded impostes and keyed heads." [1]

#### Setting description:

The setting of the asset is the Whitworth Street Conservation Area with its impressive 19th and early 20th century warehousing. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The asset's value is architectural due to its association with architects P. Nunn for Louis Behrens and Sons. It has historic interest as a former warehouse.

**Heritage value:** Moderate



## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1246958>

**Unique Gazetteer ID (UID): MA08\_0290**

**Asset name: Bridgewater Canal Basin at Potato Wharf**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 382904 397624

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### Asset class/type and dates

Monument class/type: Water supply and drainage  
Canal

Period(s): Post-medieval, and  
Modern.

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### References

References: NHLE: 1246959  
HER: 15483.1.0  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA08_0301	The Giants Basin
MA08_0708	Castlefield Conservation Area

---

### Description and sources

#### Full asset description:

"A canal basin built in 1760-65 by James Brindley for the Duke of Bridgewater. The basin branches off to the north side of the Bridgewater Canal near Castlefield terminus. The basin is lined with stone blocks. This forms a group with the circular overflow basin slightly to the east (known as Giant's Basin) and with Castlefield Railway Viaduct." [1]

#### Setting description:

The setting of the canal basin is the canals and associated assets of industrial streetscape of the Castlefield Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

This asset's value lies in its historic interest due to its position on the Bridgewater Canal and its associated historic canal assets. It also has group value with the circular overflow basin slightly to the east (known as Giant's Basin) and with Castlefield Railway Viaduct.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246959>

**Unique Gazetteer ID (UID): MA08\_0291**

**Asset name: 1-7, Princess Road**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383847 398200

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### Asset class/type and dates

Monument class/type: Commercial  
Shop

Period(s): Post-medieval, and  
Modern.

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### References

References: NHLE: 1246960  
HER: 8570.1.0  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA08_0695	Albert Square Conservation Area

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### Description and sources

#### Full asset description:

"Shops and offices built in 1877 by Pennington and Bridgen. The building is constructed in a Gothic style from red brick with sandstone dressings and a red tiled roof. The building is on a curved trapeziform plan on an end of block site. There are four storeys, an attic and eight windows including the corner and Cross Street side. The ground floor is of stone and the frieze has Tudor flower and grotesque ornament. There are slender chamfered shafts of brick and stone rising to a large gable in each main façade. The ground floor of each façade has two wide elliptical-arched windows with moulded heads and a two-centred arched doorway to the left of the Princess Street façade, with carved enrichment and traceried overlight. Includes Nos. 59 and 61 Cross Street." [1]

#### Setting description:

The setting of the asset is the civic streetscape of the Albert Square Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is historic and architectural due to its Gothic style of architecture, as well as its position within the Albert Square Conservation Area. It has historic interest as purpose built shops and office from the 19th century.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246960>

**Unique Gazetteer ID (UID): MA08\_0292**

**Asset name: 26-30, Princess Street**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 384089 397938

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### Asset class/type and dates

Monument class/type: Commercial  
Commercial office  
Period(s): Post-medieval, and  
Modern.

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### References

References: NHLE: 1246961  
HER: MGM13282  
NMR: 12109.1.0

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### Associated assets

Asset UID	Asset name
MA08_0698	George Street Conservation Area

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### Description and sources

#### Full asset description:

"Offices and warehouses built in 1870-80. The building is constructed in an eclectic style from sandstone ashlar to the ground floor, blood-red brick with sandstone dressings above and a steeply-pitched hipped slate roof. The building is on a rectangular plan on an end-of-block site with chamfered corners and a loading bay to the rear. There are four storeys over a basement and a 14 window façade. The two-window bays have coupled round-headed doorways with enrichment including colonnettes with carved caps supporting large elaborate consoles. The corners have square-headed doorways each with two semi-circular overlights flanking the corbel of a cylindrical two-storey oriel above." [1]

#### Setting description:

The setting of the asset is the busy commercial streetscape of the George Street Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is architectural, gained from its eclectic style of architecture, as well as its position within the George Conservation Area. It has historic interest due to its use as warehouses and offices.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246961>

**Unique Gazetteer ID (UID): MA08\_0293**

**Asset name: Cooperative Warehouse**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: HE-01-328-R1  
National Grid Reference: 385449 398162

---

### Asset class/type and dates

Monument class/type: Commercial  
Warehouse  
Period(s): Post-medieval, and  
Modern.

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### References

References: NHLE: 1247018  
HER: 2129.1.0  
NMR n/a

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### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

"A warehouse built in 1890-1910. The building is constructed from red brick with some sandstone dressings and is on a long rectangular plan parallel to the street. There are three storeys, a basement and 32 bays, including a six-bay office range at the right-hand end. The latter has a sill-band and moulded stone cornice to the ground floor windows carried round the west return wall and a large round-headed doorway with stone architrave in the third bay. The six-bay west return wall has canted oriels tiered through the first and second floors and carried on large stone corbels beside the ground-floor windows. The main range to the left of the offices has segmental-headed windows and there is a plain parapet with stone coping." [1]

#### Setting description:

The setting of the asset is the adjacent streetscape of Pollard Street, which has been altered by the addition of numerous modern 20th century residential buildings. The modern landscaping associated with the Metrolink to the north provides an open expanse in contrast to the tight grain of the surrounding buildings. The setting makes a neutral contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is historic and architectural as a complete survival of a late 19th early 20th century warehouse.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247018>

**Unique Gazetteer ID (UID): MA08\_0294**

**Asset name: 44-50, Portland Street**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 384236 397995

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### Asset class/type and dates

Monument class/type: Commercial  
Warehouse  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1247041  
HER: 12100.1.0  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA08_0284	52 and 54, Portland Street
MA08_0490	Fraser House
MA08_0698	George Street Conservation Area

---

### Description and sources

#### Full asset description:

"A home trade warehouse built in 1850-60, now a café, betting shop and offices. The building is constructed in a simplified Palazzo style from red brick in a Flemish bond with sandstone dressings and a slate roof. The building is on a rectangular plan at right angles to the street and has five storeys over a basement and a five window façade. There are round-headed doorways to the left and right with set-in shafts, divided panelled doors and windows over altered basement openings in the intermediate bays." [1]

#### Setting description:

The setting of the asset is the busy commercial streetscape of the George Street Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is architectural, gained from its simplified Palazzo style of architecture, as well as its position within the George Conservation Area. It also has historic interest as a former warehouse.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247041>

**Unique Gazetteer ID (UID): MA08\_0295**

**Asset name: Circus Tavern and Attached Railings**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384166 397927

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### Asset class/type and dates

Monument class/type: Domestic  
Town house

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1247057  
HER: 12104.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0698	George Street Conservation Area

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### Description and sources

#### Full asset description:

"A late 18th to early 19th century town house with a later 19th century extension to the rear to form a public house. The building is constructed from brick with lined out stucco to the front elevation and a welsh slate roof with an end brick stack. The building is double depth in plan, single room width and has a corridor with two public rooms to the right. The building has a single bay and is three storeys above a cellar. There is a doorway to the left, a single sash window to the right and late 20th century railings to the front of the cellar access. The interior has a small corridor to the left and two public rooms to the right. These rooms are separated from the corridor by a vertically boarded partition, the rear section of which has a glazed upper section. There is fixed bench seating to both rooms, the doorways to which are flanked by baffle screens. There are 20th century replacement fireplaces to both rooms. The small servery in the corridor with glazed superstructure is 1930 in date. A small urban public house, adapted from an earlier dwelling, which, despite its narrow internal dimensions, retains its room divisions and its modest fittings. Such survivals are rare nationally, and are especially uncommon in metropolitan surroundings." [1]

#### Setting description:

The setting of the asset is the busy commercial streetscape of the George Street Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is due to its historic interest as an exceptionally rare survival of domestic housing from the 18th or 19th century within a metropolitan surrounding, as well as its position within the George Conservation Area.

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247057>



**Unique Gazetteer ID (UID): MA08\_0296**

**Asset name: Eastern House Portland House**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384170 397844

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### Asset class/type and dates

Monument class/type: Commercial  
Shipping warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1247058  
HER: 12105.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0287	Basil House
MA08_0288	113-119, Portland Street
MA08_0306	Langley Buildings
MA08_0413	101, Princess Street
MA08_0424	109 and 111, Portland Street
MA08_0711	Whitworth Street Conservation Area

---

### Description and sources

#### Full asset description:

"A shipping warehouse, now offices, club, built in 1870-80. The building has an iron-frame with cladding of red brick in Flemish bond, sandstone dressings and a slate roof. The building is on a trapeziform plan on a corner site with loading to the rear. There are five storeys with a basement and attic. The ground floor has a square-headed doorway with moulded surround and plain frieze with attached lettering "PORTLAND HOUSE". [1]

#### Setting description:

The setting of the asset is the Whitworth Street Conservation Area with its impressive 19th and early 20th century warehousing. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is architectural, gained from its iron frame style of architecture, as well as its position within the Whitworth Street Conservation Area. It also has historic interest due to its former use as a shipping warehouse.

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247058>

**Unique Gazetteer ID (UID): MA08\_0297**

**Asset name: 32, Dickinson Street (See details for further address information)**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384056 397818

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### Asset class/type and dates

Monument class/type: Commercial  
Warehouse

Period(s): Post-medieval, and  
Modern.

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### References

References: NHLE: 1247060  
HER: 8559.1.0  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA08_0298	110-114, Portland Street
MA08_0299	116 and 118, Portland Street
MA08_0698	George Street Conservation Area

---

### Description and sources

#### Full asset description:

"A commercial building, now offices, built in 1860-80. The building is constructed from sandstone ashlar to the ground floor with red brick and sandstone dressings above. The building is on an irregular parallelogram plan on a corner site, with a chamfered corner. There are four storeys over a cellar and five bays to both facades. There are channelled rusticated piers to the ground floor, brick pilasters to the upper floors and bracketed eaves cornice stepped out slightly over the pilasters. There is a square headed corner doorway under a balustraded first-floor balcony and another square-headed doorway at the end." [1]

#### Setting description:

The setting of the asset is the streetscape of the George Street Conservation Area. This makes a positive contribution to the value of the asset.

#### Asset value assessment:

The value of the asset is historic and architectural due to its style of architecture and former use as commercial buildings, as well as its position within the George Conservation Area.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1247060>

**Unique Gazetteer ID (UID): MA08\_0298**

**Asset name: 110-114, Portland Street**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384044 397800

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### Asset class/type and dates

Monument class/type: Commercial  
Warehouse

Period(s): Post-medieval, and  
Modern.

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### References

References: NHLE: 1247061  
HER: 8560.1.0  
NMR n/a

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### Associated assets

Asset UID	Asset name
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MA08_0297	32, Dickinson Street (See details for further address information)
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MA08_0299	116 and 118, Portland Street
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MA08_0698	George Street Conservation Area
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### Description and sources

#### Full asset description:

"A warehouse built in 1880 by Charles Heathcote, now a shop and offices. The building is constructed in a Romanesque style from sandstone ashlar to the ground floor with red brick and sandstone dressings above and a slate roof. The building is on an irregular trapeziform plan with three storeys, a basement, an attic and five bays. There is a round headed doorway to the left, shouldered waggon entry to the right and windows and doorway with rounded corners between these. There is an unusual dormer with three groups of small round headed windows and stone cornice. A small building of boldly modelled mid Victorian character." [1]

#### Setting description:

The setting of the asset is the busy commercial streetscape of the George Street Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The heritage value of the asset is architectural due to its unusual dormer with three groups of small round headed windows and stone cornice. It is a small building of boldly modelled mid Victorian character. It also has historic interest as a former warehouse.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247061>

**Unique Gazetteer ID (UID): MA08\_0299**

**Asset name: 116 and 118, Portland Street**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384028 397786

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### Asset class/type and dates

Monument class/type: Commercial  
Warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1247062  
HER: 8561.1.0  
NMR n/a

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### Associated assets

Asset UID	Asset name
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MA08_0297	32, Dickinson Street (See details for further address information)
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MA08_0298	110-114, Portland Street
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MA08_0698	George Street Conservation Area
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### Description and sources

#### Full asset description:

"A warehouse built in 1860-80 now shops and offices. The building is constructed in an Italian renaissance style from red brick with sandstone dressings and a slate roof. The building is rectangular in plan and has three storeys, a basement, an attic and six bays. The arcaded ground floor has round headed arches, banded brick piers and moulded stone imposts. There are tall doorways to the outer bays with keystones and segmental pediments on brackets. All windows have keystones and original glazing in two round headed lights. The building did not remain in residential use for very long. During this period, this part of Manchester was rapidly ceasing to be residential in character and becoming dominated instead by commercial buildings and warehouses. By 1928 both houses had been converted to offices, light industrial premises and possibly partly for warehousing. They were occupied by various small businesses and light industrial companies. Number 118 seems to have latterly returned to residential use having been converted at some time into flats." [1]

#### Setting description:

The setting of the asset is the busy commercial streetscape of the George Street Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The asset's value is architectural due to its Italian Renaissance style of architecture. It has historic interest due to its former use as a warehouse.

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247062>



**Unique Gazetteer ID (UID): MA08\_0300**

**Asset name: Holy Name Presbytery**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384772 396482

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### Asset class/type and dates

Monument class/type: Religious, ritual and funerary  
Presbyterian chapel

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1247067  
HER: 391.2.0  
NMR n/a

---

### Associated assets

**Asset UID    Asset name**

MA08\_0063    Roman Catholic Church of the Holy Name of Jesus

---

### Description and sources

#### Full asset description:

"The presbytery to the Roman Catholic Church of the Holy Name built in 1874 by Henry Clutton. The building is constructed from orange brick with sandstone dressings and a slate roof. The building is in a roughly L-shaped plan with the main range projected towards the street and the re-entrant enclosed by a projected ground floor. The building has a Neo-Tudor vernacular style with mullion and-transom windows, a high parapet and is mostly three storeys. The single-storey projection to the street has a doorway to the right with a moulded surround. The set-back continuation in the re-entrant to the right of this has windows of 12 and eight lights and a balustraded parapet carries round the whole. The end wall of the three-storey main range behind the entrance block has a triangular chimney feature up the centre and transomed windows wrapped round splayed corners. The south front has coupled six-light windows to all floors. A high pierced parapet carries round the whole and attached to its further end is an early 20th century single-storey stone link to the church, enclosing an extruded chimney stack." [1]

#### Setting description:

The setting of the asset is in the adjacent streetscape of Portsmouth Street adjacent to the Roman Catholic Church of the Holy Name of Jesus. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is architectural, gained from its Neo-Tudor Vernacular style of architecture. It also has historic interest as a church associated with the expansion of the population in Central Manchester in the 19th century .

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247067>

**Unique Gazetteer ID (UID): MA08\_0301**

**Asset name: The Giants Basin**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 382980 397679

---

### Asset class/type and dates

Monument class/type: Water supply and drainage  
Weir  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1247068  
HER: 2087.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0290	Bridgewater Canal Basin at Potato Wharf
MA08_0474	Pair of Culvert Arches Over River Medlock and Associated Overflow Channel
MA08_0708	Castlefield Conservation Area

---

### Description and sources

#### Full asset description:

"A circular weir built in 1765 by James Brindley, for the Duke of Bridgewater. The weir is a circular structure, 10m in diameter with a two course sloped lip. The weir is constructed from coursed squared sandstone. The weir is a part of the hydraulic system by which the Bridgewater Canal terminus basin exploited the course of the River Medlock, which was diverted through a culvert running from east of Deansgate at Knott Mill to Potato Wharf. The canal overflow was returned to the river via this weir." [1]

#### Setting description:

The setting of the asset in the canals and the streetscape of the Castlefield Conservation Area makes a positive contribution to its heritage value.

#### Asset value assessment:

The asset's value is architectural due to its innovative hydraulic system design by which the Bridgewater Canal terminus basin exploited the course of the River Medlock. It also has historic interest and group value due to its association with the Bridgewater Canal.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247068>

**Unique Gazetteer ID (UID): MA08\_0302**

**Asset name: Princess Buildings**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384041 397954

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### Asset class/type and dates

Monument class/type: Commercial  
Warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1247380  
HER: 8567.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0698	George Street Conservation Area

---

### Description and sources

#### Full asset description:

"Various textile warehouses and offices built in 1860-80. The building is constructed in an eclectic style with an iron frame, cladding of sandstone ashlar and a slate roof. The building is on an irregular rectangular plan with four storeys, a basement, an attic and a 12 window façade. The ground floor has a wide segmental-arched entrance in the centre with pilastered surround. All the windows are sashed without glazing bars and have moulded surrounds and mullions. Those at the first floor with shouldered heads, those at the second floor segmental-headed and those at the fourth floor with two-centred arched heads and set-in shafts with carved capitals. Those in the corners with curved glazing and prominent cornices to the first and second floors." [1]

#### Setting description:

The setting of the asset is in the streetscape of the George Street Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is due to its eclectic style of architecture and iron frame construction, as well as its position within the George Conservation Area. It has historic interest as former textile warehouses.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247380>

**Unique Gazetteer ID (UID): MA08\_0303**

**Asset name: 31, Princess Street**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383913 398142

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### Asset class/type and dates

Monument class/type: Commercial  
Commercial office

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1247382  
HER: 12110.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0695	Albert Square Conservation Area

---

### Description and sources

#### Full asset description:

"The offices and showrooms of a furnishing manufacturer, built in 1880-90 and now used as shops and offices. The building is constructed from sandstone ashlar and is on a narrow rectangular plan at right angles to the street. The building is in a venetian gothic style and has four storeys. The ground floor has a moulded segmental-arched doorway with double doors and a stained glass overlight lettered "31", flanked by large rectangular shop fronts with altered glazing and doorways. The upper floors have arcaded sashed windows, those at first floor with raked sills, shaped heads and bands of squared tracery over. Those at the second floor have arched heads from which rise mullions to delicately-patterned panels, over which in turn are chunky corbel-tables. Those at the third floor with recessed trefoil lights in two-centred arches." [1]

#### Setting description:

The setting of the asset is in the civic streetscape of the Albert Square Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is due to its architectural interest as it is built in the Venetian Gothic style and its historic interest as a former showroom and offices.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247382>

**Unique Gazetteer ID (UID): MA08\_0304**

**Asset name: 34, Princess Street**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384103 397922

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### Asset class/type and dates

Monument class/type: Commercial  
Shipping warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1247383  
HER: 12111.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0698	George Street Conservation Area

---

### Description and sources

#### Full asset description:

"A shipping and packing warehouse built in 1870-80. The building is constructed in an eclectic style with gothic features with an iron frame and cladding of red brick with sandstone dressings and a slate roof. The building is on a rectangular plan on an end of block sites with chamfered corners. There are five storeys over a basement and five bays plus the corners. There are chamfered piers to ground floor, a two-centred arched doorway with deeply moulded enrichment and a carved crocketed gable. The sloped basement windows are now painted white and there are square windows to the ground floor and sashed windows without glazing bars to all upper floors." [1]

#### Setting description:

The setting of the asset is the streetscape of the George Street Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is architectural, gained from its eclectic style of architecture and its iron frame construction, as well as its position within the George Conservation Area. It has a historic interest as a former warehouse.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247383>

**Unique Gazetteer ID (UID): MA08\_0305**

**Asset name: No. 36 Princess Street, No. 9 Portland Street,  
and No. 75 Faulkner Street**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 384127 397898

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### Asset class/type and dates

Monument class/type: Commercial  
Chamber of commerce  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1247384  
HER: 11673.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0698	George Street Conservation Area

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### Description and sources

#### Full asset description:

"A former shipping warehouse built in 1870-80, now the Manchester Chinese Chamber of Commerce. The building is constructed in an eclectic style with some Gothic details, with an iron frame and cladding of sandstone ashlar. The building is on a rectangular plan with curved corners on an island site. There are four storeys over a basement and ten windows plus the corners. There is a band dividing the upper and lower two floors, a frieze with carved ornament between pairs of brackets, a central round-headed doorway with rusticated jambs and a moulded head with carved cresting. There are sashed windows without glazing bars and the return sides have running arcaded fenestration." [1]

#### Setting description:

The setting of the asset is the busy commercial streetscape of the George Street Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is historic due to its former use as a shipping warehouse and present use as the Manchester Chinese Chamber of Commerce, as well as its position within the George Conservation Area. It has architectural interest due to its eclectic style and Gothic detail.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1247384>



**Unique Gazetteer ID (UID): MA08\_0306**

**Asset name: Langley Buildings**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384158 397815

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### Asset class/type and dates

Monument class/type: Commercial  
Textile warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1247385  
HER: 12112.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0159	2, Harter Street
MA08_0296	Eastern House Portland House
MA08_0711	Whitworth Street Conservation Area

---

### Description and sources

#### Full asset description:

"A textile warehouse built in 1880-90 in an eclectic style with some Jacobean detailing. The building has a cast-iron frame with a sandstone ashlar facade and red brick side. The building is on a narrow rectangular plan at right angles to the street with a chamfered corner. There are five storeys over a basement and a three window façade. The ground floor has a doorway to the right with a two-light overlight in Jacobean style and cornice over this lettered "LANGLEY BUILDINGS". There are coupled windows in the centre and in the splayed corner a square-headed doorway with moulded surround and panelled door. At the top floor is a two-light window and parapet inscribed "LANGLEY BUILDINGS". The main façade is symmetrical with a recessed centre bay, flanked by exceptionally narrow sashed windows in the re-entrants." [1]

#### Setting description:

The setting of the asset in the Whitworth Street Conservation Area with its impressive 19th and early 20th century warehousing makes a positive contribution to its heritage value.

#### Asset value assessment:

The value of the asset is architectural, gained from its eclectic style with some Jacobean detailing, as well as its position within the Whitworth Street Conservation Area. It has historic interest a former warehouse.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1247385>

**Unique Gazetteer ID (UID): MA08\_0307**

**Asset name: Transact House**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384192 397809

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### Asset class/type and dates

Monument class/type: Commercial  
Shipping warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1247386  
HER: 12113.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0711	Whitworth Street Conservation Area

---

### Description and sources

#### Full asset description:

"A shipping and packing warehouse built in 1880-90. The building is constructed in an eclectic style from red brick with sandstone dressings and a slate roof. The building is on a trapeziform plan on an island site with four storeys, a basement and an attic. There is a nine window façade, chamfered corners to ground floor with roundheaded doorway and windows in pilastered surround with keystone. There are curved oriels to full height with transomed ten-light windows to all floors." [1]

#### Setting description:

The setting of the asset is the Whitworth Street Conservation Area with its impressive 19th and early 20th century warehousing makes a positive contribution to its heritage value.

#### Asset value assessment:

The value of the asset is architectural, gained from its eclectic style and unusual trapeziform plan. It has historic interest as a former textile warehouse.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247386>

**Unique Gazetteer ID (UID): MA08\_0308**

**Asset name: Lionesse House**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 384238 397742

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### Asset class/type and dates

Monument class/type: Commercial  
Shipping warehouse  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1247387  
HER: 12115.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0371	Former Electricity Power Station
MA08_0711	Whitworth Street Conservation Area

---

### Description and sources

#### Full asset description:

"A shipping warehouse built in 1880-90, now a bank and office. The building is constructed from red brick with sandstone dressings and a slate roof. The building is on a rectangular plan on an island site parallel to the street. There are four storeys with basements, an attic and eight bays with two windows per bay. There is an arcaded ground floor of round-headed arches with keystones and linked hoodmoulds, a round-headed doorway to the fourth bay with pilastered surround including keystone and carved spandrels. The upper floors have shallow rectangular two-storey oriels in alternate bays, with pilasters and balustraded parapets and square-headed windows throughout. There is a mansard roof with low flat-roofed dormers and a slated pyramidal turret-roof to the right-hand corner." [1]

#### Setting description:

The setting of the asset is the Whitworth Street Conservation Area with its impressive 19th and early 20th century warehousing. This makes a positive contribution to its heritage value.

#### Asset value assessment:

The value of the asset is historic as a surviving 19th century shipping warehouse and its eclectic architectural style.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1247387>

**Unique Gazetteer ID (UID): MA08\_0309**

**Asset name: 65-71, Princess Street**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383960 398089

---

### Asset class/type and dates

Monument class/type: Domestic  
Town house

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1247388  
HER: 8572.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0695	Albert Square Conservation Area

---

### Description and sources

#### Full asset description:

"A row of four, late 18th century townhouses, now used as shops and offices. The building is constructed from red brick with some sandstone dressings. The building is double depth in plan and each house is single fronted with back extensions and three storeys over cellars. The ground floor of number 65 and 67 are altered by the insertion of 20th century shops. Number 69 and 71 have Tuscan pilaster doorcases with open pediments, panelled doors and fanlights with radiating glazing bars. There are various tall chimneys on the front and rear slopes of the roof." [1]

#### Setting description:

The setting for the asset is the streetscape of the Albert Square Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is historic and architectural as rare surviving domestic buildings within the area, even with their change of use to shops and offices. It has group value due to its position within the Albert Square Conservation Area.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247388>

**Unique Gazetteer ID (UID): MA08\_0310**

**Asset name: Central House**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 384261 397708

---

### Asset class/type and dates

Monument class/type: Commercial  
Shipping warehouse  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1247389  
HER: 8568.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0711	Whitworth Street Conservation Area

---

### Description and sources

#### Full asset description:

"A shipping warehouse by in 1880 by Corson and Aitken and renovated in 1989. The building is constructed in a Scottish Baronial style from red brick with red sandstone dressings with a steeply pitched slate roof with obelisk finials. The building is on a rectangular plan at right-angles to the street and parallel to the Rochdale Canal on the north side. There are four storeys, a basement, an attic and a five window range between large corner tourelles. There is a heavily-moulded doorway next to the right-hand tourelle, with a balustraded balcony over." [1]

#### Setting description:

The setting of the asset is the Whitworth Street Conservation Area with its impressive 19th and early 20th century warehousing. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural interest, which it gains from its Scottish Baronial style. It has historic interest due to its former use as a shipping warehouse.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247389>

**Unique Gazetteer ID (UID): MA08\_0311**

**Asset name: 87-91, Princess Street**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 384122 397949

---

### Asset class/type and dates

Monument class/type: Domestic  
Town house  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1247390  
HER: 8574.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0311	87-91, Princess Street
MA08_0698	George Street Conservation Area

---

### Description and sources

#### Full asset description:

"A row of three, late 18th century town houses, now a shop and restaurant. The buildings are constructed in red brick in a Flemish bond with some sandstone dressings and a slate roof. The buildings are double depth in plan and single fronted (Number 89 is double fronted). The buildings have three storeys and a 20th century shop floor at the ground floor of Number 87. Next to this, there is a roundheaded doorway next with an open-pedimented Tuscan pilaster doorcase. Numbers 89 and 91 have a round-headed doorway, both with set-in fluted-pilaster doorcases. There are large multiple-flue lateral chimney stacks. The building is a rare example of surviving Georgian domestic building in city centre." [1]

#### Setting description:

The setting of the asset is the busy commercial streetscape of the George Street Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its historic and architectural interest, as rare examples of surviving Georgian domestic buildings in city centre.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247390>



**Unique Gazetteer ID (UID): MA08\_0312**

**Asset name: New Union Public House**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384276 397762

---

### Asset class/type and dates

Monument class/type: Commercial  
Public house

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1247444  
HER: 8578.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0711	Whitworth Street Conservation Area

---

### Description and sources

#### Full asset description:

"An early 19th century public house. The building is constructed from red brick with painted render to the ground floor and a slate roof. The building is on a rectangular plan on an island site, at right angles to the street. There are two storeys and three windows. The building has a segmental-headed doorway with a set-in doorcase and panelled door. There are altered casement windows on both floors and an inn sign on a bracket at the right-hand end of the first floor. The interior is altered but contains some stained glass." [1]

#### Setting description:

The setting of the asset is the Whitworth Street Conservation Area with its impressive 19th and early 20th century warehousing. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its historic and architectural interest as a surviving 19th public house in the city centre and its interior stained glass.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247444>

**Unique Gazetteer ID (UID): MA08\_0313**

**Asset name: The Opera House**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383414 398041

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### Asset class/type and dates

Monument class/type: Recreational  
Theatre

Period(s): Modern

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### References

References: NHLE: 1247470  
HER: 8581.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0697	Deansgate/Peter Street Conservation Area

---

### Description and sources

#### Full asset description:

"A theatre built in 1912 by Richardson and Gill with Farquarson. The building is now an opera house and was previously known as The New Theatre. The building is constructed in a classical style from stucco on brick with a slate roof. The building is on a rectangular plan at right angles to the street and has a front block of three storeys and an attic. There is a giant order to the first and second floors, consisting of a five bay centre with engaged fluted Ionic columns. The first and fifth bays break forwards and contain a lettered pedestal at the foot and a mask roundel at the top. There are flanked by three pilastered bays at each side. There are windows at the top with geometric glazing and entablature with frieze lettered "THE PLAY MIRRORS LIFE" in the centre. There is a five-bay wide entrance at ground floor, with a later 20th century canopy." [1]

#### Setting description:

The setting of the asset in the streetscape of the Deansgate Conservation Area makes a positive contribution to its heritage value.

#### Asset value assessment:

The value of the asset is derived from its historic and architectural interest, gained from its design and use as a theatre, its architects Richardson and Gill with Farquarson and its classical style of architecture.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247470>

**Unique Gazetteer ID (UID): MA08\_0314**

**Asset name: Cooperative Society Building**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384218 398920

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### Asset class/type and dates

Monument class/type: Commercial  
Commercial office

Period(s): Modern

---

### References

References: NHLE: 1247472  
HER: 11705.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0070	Cooperative Wholesale Society
MA08_0076	Cooperative Wholesale Society Building to North of Junction with Hanover Street
MA08_0165	Cooperative Society Building
MA08_0373	New Century House, Including its attached Conference Hall and Abstract Concrete Relief Wall in the Entrance Piazza
MA08_0376	Co-operative Insurance Society (CIS) Building
MA08_0509	Holyoake House

---

### Description and sources

#### Full asset description:

Offices built in 1937 by W.A. Johnson, the chief architect to cooperative wholesale society. The building is constructed from buff brick with a flat roof. There are five storeys and continuous window casings of metal casements. There is a curved glazed entrance to Redfern Street. Dantzig Street has front steps with curved corners and a tall stair or lift tower to the left. There is a small services block to the roof. [1]

#### Setting description:

The setting of the asset is the adjacent streetscape on the edge of the Shudehill Conservation Area among other listed buildings of similar age and style. These include other buildings owned by the Co-operative Wholesale Society. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its architectural and historic interest, due to its design and association with the architect W. A. Johnson. It also has historic interest due to its association with the Co-operative Wholesale Society. It has group value with a number of associated buildings built by the Co-operative Wholesale Society.

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247472>

**Unique Gazetteer ID (UID): MA08\_0315**

**Asset name: 9, Richmond Street**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329

National Grid Reference: 384435 397926

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### Asset class/type and dates

Monument class/type: Domestic  
Town house

Period(s): Post-medieval, and  
Modern.

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### References

References: NHLE: 1247476  
HER: 12119.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0073	The Churchill Public House
MA08_0498	39, Chorlton Street

---

### Description and sources

#### Full asset description:

"A town house built in 1800, now partially a café. The building is constructed from painted brick with a slate roof. The building is single depth and double fronted in plan. There are three storeys and a wide two window façade. There is a central round headed doorway (now blocked) with an open pedimented doorcase of semi semi-columns with entablatures and an inserted shop window to the left and inserted doorway to the right. A rare example of Georgian domestic building in the city centre." [1]

#### Setting description:

Its setting is formed by 39, Chorlton Street (MA08\_0498) and The Churchill public house (MA08\_0073). There is open carpark to the front, the remaining buildings surrounding the asset are later Victorian warehouse prosperities of a greater scale than the asset and therefore dominate it. It is also painted white which makes it stand out from the other buildings. The setting makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The asset is of historic interest, which it gains from being a rare example of a Georgian domestic building in the city centre.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247476>

**Unique Gazetteer ID (UID): MA08\_0316**

**Asset name: Rochdale Canal Boundary Wall to Canal  
Between Chorlton Street and Minshull Street**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: HE-01-329  
National Grid Reference: 384474 397932

---

### Asset class/type and dates

Monument class/type: Monument  
Wall  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1247478  
HER: 11683.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0074	Mintierna House
MA08_0319	Rochdale Canal Lock Number 86, to East of Chorlton Street
MA08_0499	Minshull House
MA08_0610	Rochdale Canal

---

### Description and sources

#### Full asset description:

"A boundary wall between the canal and Canal Street, which served as towpath on this section. Built in 1804 and constructed from millstone grit slabs, with rounded tops." [1]

#### Setting description:

The setting of the asset is formed by the Ashton Canal and includes the associated heritage assets on the canal. The setting makes a positive contribution to the value of the asset.

#### Asset value assessment:

The value of the asset is derived from its historic interest due its association with the Rochdale Canal, with which it has group value.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247478>

**Unique Gazetteer ID (UID): MA08\_0317**

**Asset name: Rochdale Canal Lock Number 83, to the East of  
Tariff Street**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384880 398353

---

### Asset class/type and dates

Monument class/type: Transport  
Canal lock

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1247479  
HER: 12089.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
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MA08_0012	Brownsfield Mill
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MA08_0409	Rochdale Canal Towpath Footbridge and Associated Ramps Opposite Brownsfield Mill
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MA08_0610	Rochdale Canal
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### Description and sources

#### Full asset description:

Canal lock built in 1800, for Rochdale Canal Company, now disused. The lock is constructed from coursed squared sandstone with wooden gates. The lock consist a chamber of 14- foot width with pairs of gates and a ladder in the centre of the north side. [1]

#### Setting description:

The setting of the asset is formed by the Rochdale Canal and includes the associated heritage assets on the canal. The setting makes a positive contribution to the value of the asset.

#### Asset value assessment:

The value of the asset is derived from its historic interest due to its association with the Rochdale Canal, with which it has group value.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247479>



**Unique Gazetteer ID (UID): MA08\_0318**

**Asset name: Rochdale Canal Lock Number 85, in Tunnel  
Between Piccadilly and Dale Street**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: HE-01-329  
National Grid Reference: 384666 398090

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### Asset class/type and dates

Monument class/type: Transport  
Canal lock  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1247480  
HER: 12089.3.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0319	Rochdale Canal Lock Number 86, to East of Chorlton Street
MA08_0320	Rochdale Canal Lock Number 90, Approximately 30 Metres West of Albion Bridge
MA08_0321	Rochdale Canal Lock Number 91 at East End of Gaythorn Tunnel
MA08_0325	Rochdale Canal Lock Number 84 (Dale Street Lock)
MA08_0326	Rochdale Canal Lock Number 87, to East of Princess Street, with Cast Iron Footbridge Beside Street
MA08_0327	Rochdale Canal Lock Number 89 (Tib Lock), on South Side of Havelock Mills
MA08_0407	Rochdale Canal Lock Number 88, To East of Oxford Street
MA08_0408	Rochdale Canal Lock Number 92 and Castle Street Bridge
MA08_0610	Rochdale Canal

---

### Description and sources

#### Full asset description:

"A canal lock built in 1804-5, for the Rochdale Canal Company. The lock is constructed from coursed squared sandstone with wooden gates. The chamber of 14-foot width with pairs of gates at both ends and a ladder in the centre of the south side." [1]

#### Setting description:

The setting of the asset is formed by the Rochdale Canal and includes the associated heritage assets on the canal. The setting makes a positive contribution to the value of the asset.

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Asset value assessment:

The value of the asset is derived from its historic interest due to its association with the Rochdale Canal, with which it has group value.

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247480>

**Unique Gazetteer ID (UID): MA08\_0319**

**Asset name: Rochdale Canal Lock Number 86, to East of Chorlton Street**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329

National Grid Reference: 384465 397915

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### Asset class/type and dates

Monument class/type: Transport  
Canal lock

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1247481  
HER: 12089.4.0  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA08_0074	Mintierna House
MA08_0316	Rochdale Canal Boundary Wall to Canal Between Chorlton Street and Minshull Street
MA08_0318	Rochdale Canal Lock Number 85, in Tunnel Between Piccadilly and Dale Street
MA08_0320	Rochdale Canal Lock Number 90, Approximately 30 Metres West of Albion Bridge
MA08_0321	Rochdale Canal Lock Number 91 at East End of Gaythorn Tunnel
MA08_0325	Rochdale Canal Lock Number 84 (Dale Street Lock)
MA08_0326	Rochdale Canal Lock Number 87, to East of Princess Street, with Cast Iron Footbridge Beside Street
MA08_0327	Rochdale Canal Lock Number 89 (Tib Lock), on South Side of Havelock Mills
MA08_0407	Rochdale Canal Lock Number 88, To East of Oxford Street
MA08_0408	Rochdale Canal Lock Number 92 and Castle Street Bridge
MA08_0499	Minshull House
MA08_0610	Rochdale Canal

---

### Description and sources

#### Full asset description:

"A canal lock built in 1804-5, for the Rochdale Canal Company. The lock is constructed from coursed squared sandstone with wooden gates. The chamber is 14 foot wide with pairs of gates at both ends and a ladder in the centre of the south side." [1]

#### Setting description:

The setting of the asset is formed by the Rochdale Canal and includes the associated heritage assets on

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

the canal. The setting makes a positive contribution to the value of the asset.

### Asset value assessment:

The value of the asset is derived from its historic interest due to its association with the Rochdale Canal, with which it has group value.

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247481>

**Unique Gazetteer ID (UID): MA08\_0320**

**Asset name: Rochdale Canal Lock Number 90,  
Approximately 30 Metres West of Albion Bridge**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 383592 397557

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### Asset class/type and dates

Monument class/type: Transport  
Canal lock  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1247482  
HER: 12089.8.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0318	Rochdale Canal Lock Number 85, in Tunnel Between Piccadilly and Dale Street
MA08_0319	Rochdale Canal Lock Number 86, to East of Chorlton Street
MA08_0321	Rochdale Canal Lock Number 91 at East End of Gaythorn Tunnel
MA08_0325	Rochdale Canal Lock Number 84 (Dale Street Lock)
MA08_0326	Rochdale Canal Lock Number 87, to East of Princess Street, with Cast Iron Footbridge Beside Street
MA08_0327	Rochdale Canal Lock Number 89 (Tib Lock), on South Side of Havelock Mills
MA08_0328	Rochdale Canal Lock Keepers Cottage at Lock Number 91, Next to Gaythorn Tunnel
MA08_0408	Rochdale Canal Lock Number 92 and Castle Street Bridge
MA08_0610	Rochdale Canal

---

### Description and sources

#### Full asset description:

"A canal lock built in 1804-5, for the Rochdale Canal Company. The lock is constructed from coursed squared sandstone with wooden gates. The chamber is 14 foot wide with pairs of gates at both ends and a ladder in the centre of the north side." [1]

#### Setting description:

The setting of the asset is formed by the Rochdale Canal and includes the associated heritage assets on the canal. The setting makes a positive contribution to the value of the asset.

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Asset value assessment:

The value of the asset is derived from its historic interest due to its association with the Rochdale Canal, with which it has group value.

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247482>

**Unique Gazetteer ID (UID): MA08\_0321**

**Asset name: Rochdale Canal Lock Number 91 at East End of Gaythorn Tunnel**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383457 397562

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### Asset class/type and dates

Monument class/type: Transport  
Canal lock

Period(s): Post-medieval, and  
Modern.

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### References

References: NHLE: 1247483  
HER: 12089.9.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0318	Rochdale Canal Lock Number 85, in Tunnel Between Piccadilly and Dale Street
MA08_0319	Rochdale Canal Lock Number 86, to East of Chorlton Street
MA08_0320	Rochdale Canal Lock Number 90, Approximately 30 Metres West of Albion Bridge
MA08_0325	Rochdale Canal Lock Number 84 (Dale Street Lock)
MA08_0326	Rochdale Canal Lock Number 87, to East of Princess Street, with Cast Iron Footbridge Beside Street
MA08_0327	Rochdale Canal Lock Number 89 (Tib Lock), on South Side of Havelock Mills
MA08_0328	Rochdale Canal Lock Keepers Cottage at Lock Number 91, Next to Gaythorn Tunnel
MA08_0407	Rochdale Canal Lock Number 88, To East of Oxford Street
MA08_0408	Rochdale Canal Lock Number 92 and Castle Street Bridge
MA08_0610	Rochdale Canal

---

### Description and sources

#### Full asset description:

"A canal lock built in 1804-5, for the Rochdale Canal Company. The lock is constructed from coursed squared sandstone with wooden gates. The chamber is 14 foot wide with pairs of gates at both ends and a ladder in the centre of the north side. There is a towpath "island" on the south side with a curved stone staircase at the lower end." [1]

#### Setting description:

The setting of the asset is formed by the Rochdale Canal and includes the associated heritage assets on the canal. The setting makes a positive contribution to the value of the asset.

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Asset value assessment:

The value of the asset is derived from its historic interest due to its association with the Rochdale Canal, with which it has group value.

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247483>



**Unique Gazetteer ID (UID): MA08\_0322**

**Asset name: Rochdale Canal Lock Number 82, to East of Great Ancoats Street**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384956 398450

---

### Asset class/type and dates

Monument class/type: Transport  
Canal lock

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1247485  
HER: 6457.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0610	Rochdale Canal
MA08_0696	Ancoats Conservation Area

---

### Description and sources

#### Full asset description:

A canal lock built in 1800 for the Rochdale Canal Company, now disused. The lock is constructed from coursed squared sandstone. The chamber is 14 foot wide with former pairs of gates at both ends (now missing) and a weir at the upper end. There is a 20th century road bridge over the lower end. [1]

#### Setting description:

The setting of the asset is formed by the Rochdale Canal and includes the associated heritage assets on the canal. The setting makes a positive contribution to the value of the asset.

#### Asset value assessment:

The value of the asset is derived from its historic interest due to its association with the Rochdale Canal, with which it has group value.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247485>

**Unique Gazetteer ID (UID): MA08\_0323**

**Asset name: Union Street Bridge**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 385162 398639

---

### Asset class/type and dates

Monument class/type: Transport  
Bridge  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1247550  
HER: 6460.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0610	Rochdale Canal
MA08_0696	Ancoats Conservation Area

---

### Description and sources

#### Full asset description:

"A towpath and public road bridge over the Rochdale Canal, dating to the later 19th century and rebuilt in 1903. A roving or turn over bridge constructed from cast-iron and brick with sandstone terminal piers. The bridge crosses the canal diagonally and has cast-iron panelled parapets and a tow path deck on the south side. There is a spiral ramp at the south end with brick sides and a cobbled deck, leading down to the towpath tunnel. This replaced an earlier swivel bridge, which itself replaced a draw bridge from 1804." [1]

#### Setting description:

The setting of the asset is formed by the Rochdale Canal and includes the associated heritage assets on the canal. The setting makes a positive contribution to the value of the asset.

#### Asset value assessment:

The value of the asset is derived from its historic interest due to its association with the Rochdale Canal, with which it has group value.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247550>

**Unique Gazetteer ID (UID): MA08\_0324**

**Asset name: Boundary Wall to Rochdale Canal Between Princess Street and Sackville Street**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 384328 397780

---

### Asset class/type and dates

Monument class/type: Monument  
Wall  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1247555  
HER: 11726.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0326	Rochdale Canal Lock Number 87, to East of Princess Street, with Cast Iron Footbridge Beside Street
MA08_0711	Whitworth Street Conservation Area

---

### Description and sources

#### Full asset description:

"A boundary wall between the canal and the street which served as a towpath in this section. Constructed in 1804 from millstone grit slabs with rounded tops." [1]

#### Setting description:

The setting of the asset is formed by the Rochdale Canal and includes the associated heritage assets on the canal. The setting makes a positive contribution to the value of the asset.

#### Asset value assessment:

The value of the asset is derived from its historic interest due to its association with the Rochdale Canal, with which it has group value.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247555>

**Unique Gazetteer ID (UID): MA08\_0325**

**Asset name: Rochdale Canal Lock Number 84 (Dale Street Lock)**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329

National Grid Reference: 384733 398138

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### Asset class/type and dates

Monument class/type: Transport  
Canal lock

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1247557  
HER: 12089.2.0  
NMR n/a

---

### Associated assets

#### Asset UID    Asset name

MA08_0318	Rochdale Canal Lock Number 85, in Tunnel Between Piccadilly and Dale Street
MA08_0319	Rochdale Canal Lock Number 86, to East of Chorlton Street
MA08_0320	Rochdale Canal Lock Number 90, Approximately 30 Metres West of Albion Bridge
MA08_0321	Rochdale Canal Lock Number 91 at East End of Gaythorn Tunnel
MA08_0326	Rochdale Canal Lock Number 87, to East of Princess Street, with Cast Iron Footbridge Beside Street
MA08_0327	Rochdale Canal Lock Number 89 (Tib Lock), on South Side of Havelock Mills
MA08_0407	Rochdale Canal Lock Number 88, To East of Oxford Street
MA08_0408	Rochdale Canal Lock Number 92 and Castle Street Bridge
MA08_0610	Rochdale Canal

---

### Description and sources

#### Full asset description:

A canal lock built in 1804-5 for the Rochdale Canal Company. The lock is constructed from coursed squared sandstone with wooden gates. The chamber is 14 foot wide with pairs of gates at both ends and a ladder in the centre of the south side. [1]

#### Setting description:

The setting of the asset is formed by the Rochdale Canal and includes the associated heritage assets on the canal. The setting makes a positive contribution to the value of the asset.

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Asset value assessment:

The value of the asset is derived from its historic interest due to its association with the Rochdale Canal, with which it has group value.

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247557>

**Unique Gazetteer ID (UID): MA08\_0326**

**Asset name: Rochdale Canal Lock Number 87, to East of Princess Street, with Cast Iron Footbridge Beside Street**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 384281 397740

---

### Asset class/type and dates

Monument class/type: Transport  
Canal lock  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1247580  
HER: 12089.5.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0318	Rochdale Canal Lock Number 85, in Tunnel Between Piccadilly and Dale Street
MA08_0319	Rochdale Canal Lock Number 86, to East of Chorlton Street
MA08_0320	Rochdale Canal Lock Number 90, Approximately 30 Metres West of Albion Bridge
MA08_0321	Rochdale Canal Lock Number 91 at East End of Gaythorn Tunnel
MA08_0324	Boundary Wall to Rochdale Canal Between Princess Street and Sackville Street
MA08_0325	Rochdale Canal Lock Number 84 (Dale Street Lock)
MA08_0327	Rochdale Canal Lock Number 89 (Tib Lock), on South Side of Havelock Mills
MA08_0407	Rochdale Canal Lock Number 88, To East of Oxford Street
MA08_0408	Rochdale Canal Lock Number 92 and Castle Street Bridge
MA08_0610	Rochdale Canal
MA08_0711	Whitworth Street Conservation Area

---

### Description and sources

#### Full asset description:

"A canal lock built in 1804-5, for the Rochdale Canal Company, including a cast iron footbridge over the lower entry beside the street. The lock is constructed from coursed squared sandstone with wooden gates. The chamber is 14 foot wide with pairs of gates at both ends and a ladder in the centre of the south side. There is a cast-iron foot bridge with panelled sides, crossing the lower entry." [1]

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Setting description:

The setting of the asset is formed by the Rochdale Canal and includes the associated heritage assets on the canal. The setting makes a positive contribution to the value of the asset.

### Asset value assessment:

The value of the asset is derived from its historic interest due to its association with the Rochdale Canal, with which it has group value.

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247580>

**Unique Gazetteer ID (UID): MA08\_0327**

**Asset name: Rochdale Canal Lock Number 89 (Tib Lock), on South Side of Havelock Mills**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383779 397543

---

### Asset class/type and dates

Monument class/type: Transport  
Canal lock

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1247596  
HER: 12089.7.0  
NMR n/a

---

### Associated assets

#### Asset UID    Asset name

MA08_0318	Rochdale Canal Lock Number 85, in Tunnel Between Piccadilly and Dale Street
MA08_0319	Rochdale Canal Lock Number 86, to East of Chorlton Street
MA08_0320	Rochdale Canal Lock Number 90, Approximately 30 Metres West of Albion Bridge
MA08_0321	Rochdale Canal Lock Number 91 at East End of Gaythorn Tunnel
MA08_0325	Rochdale Canal Lock Number 84 (Dale Street Lock)
MA08_0326	Rochdale Canal Lock Number 87, to East of Princess Street, with Cast Iron Footbridge Beside Street
MA08_0407	Rochdale Canal Lock Number 88, To East of Oxford Street
MA08_0408	Rochdale Canal Lock Number 92 and Castle Street Bridge
MA08_0610	Rochdale Canal

---

### Description and sources

#### Full asset description:

"A canal lock built in 1804-5, for the Rochdale Canal Company. The lock is constructed from coursed squared sandstone with wooden gates. The chamber is 14 foot wide with pairs of gates at both ends and a ladder in the centre of the north side." [1]

#### Setting description:

The setting of the asset is formed by the Rochdale Canal and includes the associated heritage assets on the canal. The setting makes a positive contribution to the value of the asset.



## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Asset value assessment:

The value of the asset is derived from its historic interest due to its association with the Rochdale Canal, with which it has group value.

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247596>

**Unique Gazetteer ID (UID): MA08\_0328**

**Asset name: Rochdale Canal Lock Keepers Cottage at Lock Number 91, Next to Gaythorn Tunnel**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383450 397571

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### Asset class/type and dates

Monument class/type: Domestic  
Canal workers cottage

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1247597  
HER: 8586.1.0  
NMR n/a

---

### Associated assets

#### Asset UID    Asset name

MA08\_0320    Rochdale Canal Lock Number 90, Approximately 30 Metres West of Albion Bridge

MA08\_0321    Rochdale Canal Lock Number 91 at East End of Gaythorn Tunnel

---

### Description and sources

#### Full asset description:

"A lock keepers cottage constructed in 1805. The building is constructed from red brick in a Flemish bond with sandstone dressings, painted white above the basement and with a slate roof. The building is rectangular in plan and single depth, double fronted. There are three storeys and three windows. The first storey is a full height basement and the second floor is the ground floor at street level. The basement wall is projected in the centre and to the left, providing an access deck from the street to the doorway (protected by remains of cast-iron railings). The doorway is round-headed with impost, keystone and recessed inner surround with impost. The windows are large with raised sills and flat-arched heads, all either blocked or damaged." [1]

#### Setting description:

The setting of the asset is formed by the Rochdale Canal and includes the associated heritage assets on the canal. The setting makes a positive contribution to the value of the asset.

#### Asset value assessment:

The value of the asset is derived from its historic interest due to its association with the Rochdale Canal, with which it has group value, and as a surviving example of an urban lock keeper's cottage.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1247597>

**Unique Gazetteer ID (UID): MA08\_0329**

**Asset name: Marble Arch Inn**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384670 399095

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### Asset class/type and dates

Monument class/type: Commercial  
Inn

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1247604  
HER: 8587.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

"A public house, dated to 1888 on the gable to Gould Street. The building is constructed from buff brick with polished pink granite to the ground floor with a hipped slate roof. The building is on a corner site and has two storeys, five bays to Gould Street and two bays to Rochdale Road. The ground floor has a moulded plinth and a corner entrance recessed in a three-sided granite-columned porch with "Caernarvon" arches over. There are further entrances to the centre and left end of the Gould Street façade. The first floor has similarly-shaped windows that are under a pentice canopy and a gable with a terracotta panel dated 1888 and flanked by very tall corniced chimneys." [1]

#### Setting description:

The setting of the public house includes the surrounding modern buildings on Rochdale Road. Despite retaining its corner plot position it is dwarfed by the modern architecture that surrounds it. Its setting makes a negative contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its historic and architectural interest, as a good example of a surviving 19th century inn, and due to the architectural detail of its façade and very tall corniced chimneys.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247604>

**Unique Gazetteer ID (UID): MA08\_0330**

**Asset name: 27, Sackville Street**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384340 397862

---

### Asset class/type and dates

Monument class/type: Commercial  
Textile warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1247607  
HER: 8608.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0711	Whitworth Street Conservation Area

---

### Description and sources

#### Full asset description:

"A textile warehouse built in 1870-80. The building is constructed from red brick with sandstone dressings and a slate roof. The building is on a shallow rectangular plan on an end of block site, parallel to the street with a loading bay in the right hand return wall. There are four storeys over a basement and nine windows. There is a doorway at the left end with panelled double doors and an elaborate stone overlight of two round headed lights with small shaft and various enrichments. There are segmental arched basement openings with iron railings. A small and little-altered example of textile warehouse." [1]

#### Setting description:

The setting of the asset is the Whitworth Street Conservation Area with its impressive 19th and early 20th century warehousing. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its historic and architectural interest, as a small and little-altered example of textile warehouse.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247607>

**Unique Gazetteer ID (UID): MA08\_0331**

**Asset name: 46, Sackville Street**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384393 397767

---

### Asset class/type and dates

Monument class/type: Commercial  
Shipping warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1247608  
HER: 11311.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0368	Regency House with Barclays Bank
MA08_0711	Whitworth Street Conservation Area

---

### Description and sources

#### Full asset description:

"A shipping warehouse, now an upholstery business, built 1860-70. The building is constructed in an eclectic style with some Romanesque features from red brick in a Flemish bond with sandstone dressings and a slate roof. The building is on a rectangular plan on a corner site, at right angles to the street. There are four storeys over a basement with a chamfered corner to the right. The corner has a segmental headed doorway with stilted moulded surround and panelled divided doors. At the first floor there is a stone canted oriel in Romanesque style, with a round-headed window which has pilaster jambs with carved caps and moulded head with keystone. The main façade has segmental-headed windows to the ground floor, round-headed to the first and third floor and square-headed to the second floor." [1]

#### Setting description:

The setting of the asset is the Whitworth Street Conservation Area with its impressive 19th and early 20th century warehousing. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural interest, gained from its eclectic style of architecture. It has historic interest as a former shipping warehouse.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1247608>

**Unique Gazetteer ID (UID): MA08\_0332**

**Asset name: Institute of Science and Technology (University of Manchester Sackville Street Building)**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384467 397736

---

### Asset class/type and dates

Monument class/type: Education  
University

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1247609  
HER: 8610.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0711	Whitworth Street Conservation Area

---

### Description and sources

#### Full asset description:

"The university Institute of Science built in 1895-1912 by Spalding and Cross. The building is constructed in a French Renaissance style from red brick with dressings of red sandstone and terracotta with slate mansard roofs. The building has a large rectangular plan with two internal courtyards. There are five storeys, basements and attic. There are mullion and transom windows to the lower four storeys, with rusticated pilasters and richly moulded aprons. There is a projected bay at the centre and an arched entrance. The returned side to Whitworth Street has projecting gabled bays, surmounted by cupola." [1]

#### Setting description:

The setting of the asset is the Whitworth Street Conservation Area with its impressive 19th and early 20th century warehousing. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest, gained from its French Renaissance style of architecture and its architects Spalding and Cross. It has historic interest as an example of 19th century university building for the Institute of Science.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247609>



**Unique Gazetteer ID (UID): MA08\_0333**

**Asset name: National House**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 383843 398338

---

### Asset class/type and dates

Monument class/type: Recreational  
Political club  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1247611  
HER: 8595.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0077	Number 54 and Chop House Public House and Thomas's Chop House
MA08_0401	Winters Buildings
MA08_0701	St Ann's Square Conservation Area

---

### Description and sources

#### Full asset description:

"A conservative club, now shops to the ground floor, built in 1875 by Horton and Bridgeford. The building is constructed in a Baroque style from sandstone ashlar. There are three storeys, three bays and a curved left corner to Cross Street. The centre has coupled pilasters to all floors and a segmental headed doorway at the ground floor. The doorway has a carved surround, double booms with pedimented panels and an elaborate doorcase with banded columns. The outer bays have segmental headed windows at the first and second floors in elaborate architraves. There is a seven façade to Cross Street, with banded piers at the ground floor and regular fenestration to the upper floors." [1]

#### Setting description:

The setting for the asset is the mainly commercial streetscape of the St Ann's Square Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest, gained from its Baroque style of architecture and its architects Horton and Bridgeford.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1247611>

**Unique Gazetteer ID (UID): MA08\_0334**

**Asset name: Boardman Monument South of Apse at East End of Church of St Ann**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 383802 398344

---

### Asset class/type and dates

Monument class/type: Commemorative  
Commemorative monument  
Period(s): Post-medieval

---

### References

References: NHLE: 1247613  
HER: 8594.3.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0061	Church of St Ann
MA08_0337	Deacon Monument North of Apse at East End of Church of St Ann
MA08_0402	Allen Monument South of Apse at East End of Church of St Ann
MA08_0701	St Ann's Square Conservation Area

---

### Description and sources

#### Full asset description:

"A late 18th century tomb chest. The chest is to commemorate Joseph Boardman, who died in 1755, his wife Martha (died in 1746), and 13 of their children (died at various dates from 1722 to 1753). The tomb is constructed from sandstone and has raised side and end panels. There is a shouldered lid with a moulded edge, a six line inscription at the head, followed by inscriptions in three vertical columns. There are names in the first column, "Son" or "Dau" in the second column and dates in the third column. The columns are separated by double scored brackets, between the first pair is the word "their" and between the second is "bur.d". The surface is slightly flaked with a later inscription "439" in the bottom right hand corner." [1]

#### Setting description:

The setting of the asset is the small enclosed square of St Ann's Churchyard and the Church of St Ann's. It also includes the streetscape of the St Ann's Square Conservation Area. Its setting makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its artistic and historic interest, from the artistic quality of the tomb and as a memorial to the family commemorated upon it. It has group value with the Church of St Ann (MA08\_0061) and other monuments in this location.

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247613>

**Unique Gazetteer ID (UID): MA08\_0335**

**Asset name: 18 and 20, St Anns Square**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383775 398413

---

### Asset class/type and dates

Monument class/type: Domestic  
Town house

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1247614  
HER: 8591.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0336	Dixons Shop
MA08_0403	High and Mighty Shop
MA08_0701	St Ann's Square Conservation Area

---

### Description and sources

#### Full asset description:

"A late 18th century town house, remodelled in the 19th century and now a restaurant. The building is constructed from painted stucco on brick and is on a rectangular plan at right angles to the street, with back extensions. There are four storeys, four symmetrical windows and a 20th century restaurant at the ground floor. The first floor has windows with shouldered architraves, altered glazing and a moulded plaster frieze. There is a moulded sill band to the second floor windows. The second and third floor have sashed windows with moulded architraves and those to the second floor are shouldered with scallop crests." [1]

#### Setting description:

The setting of the asset is the mainly commercial streetscape of the St Ann's Square Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest as a rare survival of a late 18th century house in the city centre.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247614>

**Unique Gazetteer ID (UID): MA08\_0336**

**Asset name: Dixons Shop**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383776 398403

---

### Asset class/type and dates

Monument class/type: Domestic  
Town house

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1247615  
HER: 12125.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0335	18 and 20, St Anns Square
MA08_0701	St Ann's Square Conservation Area

---

### Description and sources

#### Full asset description:

"An early 19th century town house, now a shop. The building is constructed from stucco on brick and is on a rectangular plan at right angles to the street. There are four storeys, three windows and a 20th century shop front to the ground floor. There are 12 pane sashed windows to the first and second floors and a nine pane sash to the third floor. All windows have raised sills and plain reveals." [1]

#### Setting description:

The setting of the asset is the mainly commercial streetscape of the St Ann's Square Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest, as a rare surviving example of an early 19th century town house in the city centre.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247615>

**Unique Gazetteer ID (UID): MA08\_0337**

**Asset name: Deacon Monument North of Apse at East End of Church of St Ann**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383804 398359

---

### Asset class/type and dates

Monument class/type: Commemorative  
Commemorative monument

Period(s): Post-medieval

---

### References

References: NHLE: 1247653  
HER: 8594.4.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0061	Church of St Ann
MA08_0334	Boardman Monument South of Apse at East End of Church of St Ann
MA08_0402	Allen Monument South of Apse at East End of Church of St Ann
MA08_0701	St Ann's Square Conservation Area

---

### Description and sources

#### Full asset description:

"A mid 18th century tomb chest to commemorate Thomas Deacon and his wife, who died in 1755 and 1745. The tomb is constructed from sandstone with a rectangular lid that has a scored double line margin, raised over a cross at the head and scrolled and decorated at the foot. There is a surrounding inscription "Here lie interred the Remains which through Mortality are at present Corrupt but which shall one day most surely be raised again to Immortality and put on Incorruption of Thomas Deacon the greatest of Sinners and the most unworthy of primitive Bishops, who died the 16th February 1755 in the 56th Year of his Age". This is followed by the commemoration of his wife Sarah." [1]

#### Setting description:

The setting of the asset is the small enclosed square of St Ann's Churchyard and the Church of St Ann's. It also includes the streetscape of the St Ann's Square Conservation Area. Its setting makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its artistic and historic interest, from the artistic merit of the tomb chest and as a memorial to the family commemorated upon it. It has group value with the Church of St Ann (MA08\_0061) and other monuments in this location.

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247653>



**Unique Gazetteer ID (UID): MA08\_0338**

**Asset name: Mansfield Chambers**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 383815 398397

---

### Asset class/type and dates

Monument class/type: Commercial  
Shop  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1247654  
HER: 8590.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0043	25, St Ann Street
MA08_0701	St Ann's Square Conservation Area

---

### Description and sources

#### Full asset description:

"A late 19th century shop with offices over. The building is Italianate in style and constructed from stucco on brick, with dressings of stone and fibre glass, imitating stone. The building is U-shaped in plan, formed by the main range parallel to the street, a back extensions and a rear wing attached to this (parallel to Half Moon Street). The building has four storeys and five bays with a giant four bay arcade to the ground and first floors. The arcade had 20th century shop fronts to the ground floor and semi circular windows above. The narrow bay to the left of this has a doorway with 20th century doors, a rectangular overlight and frieze lettered "MANSFIELD CHAMBERS"." [1]

#### Setting description:

The setting of the asset is the mainly commercial streetscape of the St Ann's Square Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural interest, gained from its Italianate style of architecture. It has historic interest as a 19th century shop in a predominantly commercial district.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247654>

**Unique Gazetteer ID (UID): MA08\_0339**

**Asset name: War Memorial (Boer War)**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383807 398451

---

### Asset class/type and dates

Monument class/type: Commemorative  
War memorial

Period(s): Modern

---

### References

References: NHLE: 1254462  
HER: 8592.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0701	St Ann's Square Conservation Area

---

### Description and sources

#### Full asset description:

"A Boer War Memorial built in 1907 by Hamo Thornycroft. The memorial is constructed from a marble plinth and bronze clad pedestal with marble cornice. There is a square base and a tapered square pedestal with bronze plaques recording the names of the fallen. The sculpture depicts a bare-headed rifleman protecting a wounded comrade." [1]

#### Setting description:

The setting of the asset is the streetscape of the St Ann's Square Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its artistic and historic interest due to the aesthetic quality of the sculpture and of the historic events it commemorates. It also has historic interest as a poignant reminder of the victims of the Boer War.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254462>

**Unique Gazetteer ID (UID): MA08\_0340**

**Asset name: 11-17, St John Street**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 383406 397908

---

### Asset class/type and dates

Monument class/type: Domestic  
Town house  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1254465  
HER: 8602.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0393	21-25, St John Street
MA08_0397	19, St John Street
MA08_0702	St John Street Conservation Area

---

### Description and sources

#### Full asset description:

"A terrace of four, late 18th century, town houses, now offices. The buildings are constructed from red brick in a Flemish bond with some sandstone dressings and a slate roof. The buildings are double depth in plan and single fronted, apart from Number 11 which is double fronted. There are three storeys over cellars and a symmetrical 14 bay façade with a plinth. Number 11 forms five bays, the other buildings three bays each and there are doorways regularly spaced between pairs of windows. The doorways are round-headed and have set-in doorcases with slender engaged Ionic columns, Greek-key friezes and semi-circular fanlights. The windows are four-pane sashes (the second floor with six-pane sashes) with raised sills and flatarched heads. The roof has large lateral chimney stacks crossing the ridge. Number 11 has a curved stair-turret lit by a large round-headed window with intersecting glazing bars, to the rear." [1]

#### Setting description:

The setting of the asset is the streetscape of the St John Street Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest as one of a row of rare surviving 18th century town houses, in the city centre.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1254465>

**Unique Gazetteer ID (UID): MA08\_0341**

**Asset name: 12-16, St John Street**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383437 397929

---

### Asset class/type and dates

Monument class/type: Domestic  
Town house

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1254466  
HER: 12127.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0183	15a, Byrom Street
MA08_0342	24a and 26, St John Street
MA08_0344	Nos. 18 and 20, St John Street
MA08_0345	28, St John Street
MA08_0392	24, St John Street
MA08_0395	8 and 8A, St John Street
MA08_0396	10, St John Street
MA08_0398	22, St John Street
MA08_0702	St John Street Conservation Area

---

### Description and sources

#### Full asset description:

"A row of three, late 18th century town houses, now consulting rooms. The buildings are constructed from red brick in a Flemish bond. The buildings are double depth in plan and single fronted with back extensions. There are three storeys over cellars and a nine bay façade with plinth and modillioned cornice. There are round headed doorways with open pedimented Tuscan doorcases, panelled doors and semi circular fanlights with radiating glazebars. The buildings have sashed windows with exposed boxes, raised sills and flat arched heads. To the rear, there are large tripartite sashed windows and back extensions." [1]

#### Setting description:

The setting of the asset is the streetscape of the St John Street Conservation Area. This makes a positive contribution to the heritage value of the asset.

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Asset value assessment:

The value of the asset is derived from its architectural and historic interest, as one of a row of rare surviving 18th century town houses in the city centre.

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254466>

**Unique Gazetteer ID (UID): MA08\_0342**

**Asset name: 24a and 26, St John Street**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383386 397945

---

### Asset class/type and dates

Monument class/type: Domestic  
Town house

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1254468  
HER: 8600.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0183	15a, Byrom Street
MA08_0341	12-16, St John Street
MA08_0344	Nos. 18 and 20, St John Street
MA08_0345	28, St John Street
MA08_0392	24, St John Street
MA08_0395	8 and 8A, St John Street
MA08_0396	10, St John Street
MA08_0398	22, St John Street
MA08_0702	St John Street Conservation Area

---

### Description and sources

#### Full asset description:

"A pair of late 18th century townhouses, now offices. The buildings are constructed from brown brick in a Flemish bond. The buildings are double depth in plan, single fronted and have back extensions. There are three storeys over cellars and seven bays with plinth. There are round-headed doorways in the fourth and fifth bays with open-pedimented Tuscan doorcases, panelled doors and semi-circular fanlights. The building as 12 and nine-pane sashed windows with exposed boxes, raised sills and flat-arched heads." [1]

#### Setting description:

The setting of the asset is the streetscape of the St John Street Conservation Area. This makes a positive contribution to the value of the asset.

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Asset value assessment:

The value of the asset is derived from its historic and architectural interest, as the only surviving Georgian terraced street in central Manchester.

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254468>



**Unique Gazetteer ID (UID): MA08\_0343**

**Asset name: National Buildings**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383566 398477

---

### Asset class/type and dates

Monument class/type: Commercial  
Commercial office

Period(s): Modern

---

### References

References: NHLE: 1254470  
HER: 12130.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0268	Arkwright House
MA08_0710	Parsonage Gardens Conservation Area

---

### Description and sources

#### Full asset description:

"An office block built in 1905-9 by Harry S. Fairhurst, for the National Boiler and Generator Insurance Company. The building has an iron or steel frame with cladding of buff and white terracotta and some red brick. The building is eclectic in style and is on a large quadrilateral plan. There are five storeys with casement and two attic storeys. The building has nine symmetrical bays with rusticated terracotta and mutilated cornice to the first two floors. The ground floor has large round-headed windows with cavetto surrounds and triple keystones, a large waggon entry to the right and a central doorway. The first floor has segmental-headed three-light windows with enriched keyblocks. The upper floors have three storey carted oriels to the outer bays and a plaque in the centre lettered "NATIONAL BUILDINGS". There are Diocletian windows to the first attic storey, with triple keystones, and three-light windows to the second attic." [1]

#### Setting description:

The setting of the asset is the quiet streetscape of the Parsonage Gardens Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest. This is due to its former association with the National Boiler and Generator Insurance Company, and from its architect Harry S. Fairhurst.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254470>

**Unique Gazetteer ID (UID): MA08\_0344**

**Asset name: Nos. 18 and 20, St John Street**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383420 397935

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### Asset class/type and dates

Monument class/type: Commercial  
Commercial office

Period(s): Post-medieval, and  
Modern.

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### References

References: NHLE: 1254598  
HER: 12128.1.0  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA08_0183	15a, Byrom Street
MA08_0341	12-16, St John Street
MA08_0342	24a and 26, St John Street
MA08_0345	28, St John Street
MA08_0392	24, St John Street
MA08_0395	8 and 8A, St John Street
MA08_0396	10, St John Street
MA08_0398	22, St John Street
MA08_0702	St John Street Conservation Area

---

### Description and sources

#### Full asset description:

"A row of three, late 18th century town houses, now consulting rooms. The buildings are constructed from red brick in a Flemish bond. The buildings are double depth in plan and single fronted with coupled back extensions. There are three storeys over cellars and six symmetrical bays. There are round headed doorways adjoining in the centre, with open pedimented Tuscan doorcases, panelled doors and semi circular fanlights. All windows have raised sills and flat arched heads, but the glazing differs." [1]

#### Setting description:

The setting of the asset is the streetscape of the St John Street Conservation Area. This makes a positive contribution to the heritage value of the asset.

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Asset value assessment:

The value of the asset is derived from its historic and architectural interest, as the only surviving Georgian terraced street in central Manchester.

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254598>

**Unique Gazetteer ID (UID): MA08\_0345**

**Asset name: 28, St John Street**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383377 397951

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### Asset class/type and dates

Monument class/type: Commercial  
Commercial office

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1254605  
HER: 8601.1.0  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA08_0183	15a, Byrom Street
MA08_0341	12-16, St John Street
MA08_0342	24a and 26, St John Street
MA08_0344	Nos. 18 and 20, St John Street
MA08_0392	24, St John Street
MA08_0395	8 and 8A, St John Street
MA08_0396	10, St John Street
MA08_0398	22, St John Street

---

### Description and sources

#### Full asset description:

"A late 18th century townhouse, now an office. The building is constructed from red brick in a Flemish bond. The building is on a rectangular plan on a corner site and is single fronted. There are three storeys over a cellar and two bays with plinth. There is a large square-headed doorway to the right with a late 19th or early 20th century pedimented sandstone doorcase, panelled door and rectangular overlight. There is a side wall chimney and five window left return wall with two early 20th century oriels." [1]

#### Setting description:

The setting of the asset is the streetscape of the St John Street Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its historic and architectural interest, as the only surviving Georgian terraced street in central Manchester.

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254605>

**Unique Gazetteer ID (UID): MA08\_0346**

**Asset name: Pair of K6 Telephone Kiosks Near Library**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383900 397962

---

### Asset class/type and dates

Monument class/type: Communications  
Telephone box

Period(s): Modern

---

### References

References: NHLE: 1254628  
HER: MGM9844  
NMR: 8606.1.0

---

### Associated assets

Asset UID	Asset name
MA08_0042	Central Public Library
MA08_0703	St Peter's Square Conservation Area

---

### Description and sources

#### Full asset description:

"Type K6 telephone kiosks, designed in 1935 by Sir Giles Gilbert Scott. The kiosks are made by various contractors from cast iron. They are square kiosks with domed roofs. There are unperforated crowns to the top panels and margin glazing to the windows and doors." [1]

#### Setting description:

The setting of the asset is the streetscape of the St Peter's Square Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is architectural and historic, as an early surviving example of its type, as well as recognisable but increasingly rare British cultural icon.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254628>

**Unique Gazetteer ID (UID): MA08\_0347**

**Asset name: 29, Shude Hill**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384225 398703

---

### Asset class/type and dates

Monument class/type: Commercial  
Warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1254631  
HER: 8615.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0699	Shudehill Conservation Area

---

### Description and sources

#### Full asset description:

"A warehouse, built in 1810. The building is constructed from brick in an English garden wall bond with a hipped slate roof and the façade is stuccoed, apart from a glazed screen on the first floor. The building is on a right angled Z-plan, formed by a front range on a narrow plot at right angles to the street with a range to the right rear of this and a short rear wing. There are three storeys over cellars and a three bay façade with plinth and stuccoed rustication to the ground floor. The ground floor has an altered central doorway flanked by almost-square windows with altered glazing. The first floor has a full-width opening with an iron lintel carried on four slender twisted cast-iron columns and behind this is a tripartite glazed screen with horizontal glazing bars. The rear of the range at right-angles has five bays and segmental headed windows. The rear wing has a doorway near the angle, two blocked windows above this and a former doorway at the first floor with a small cast-iron balcony on ornamental cast-iron brackets. The interior has uniform construction throughout, including the cellars. The deeds to this building include 1810 conveyance from corn dealer to chapman." [1]

#### Setting description:

The setting of the asset is the streetscape of the Shudehill Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its historic interest, as an early surviving warehouse within the city.

**Heritage value:** Moderate



## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1254631>

**Unique Gazetteer ID (UID): MA08\_0348**

**Asset name: Former Womens Prison Block of HMP Manchester**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383845 399668

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### Asset class/type and dates

Monument class/type: Civil  
Prison

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1254635  
HER: 8619.3.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0349	Main Prison Block of HMP Manchester
MA08_0353	Gatehouse of HMP Manchester
MA08_0354	The Tower of HMP Manchester

---

### Description and sources

#### Full asset description:

"A former woman's prison built in 1866-68 by Alfred Waterhouse. The building is constructed from red brick with stone dressings and a slate roof. The building has a cruciform plan with wings radiating from an octagonal concourse. The concourse has a clerestory with a three light stone mullioned window in each side, a corbel table to the eaves. A tourelle at each corner and a pointed roof. The four storey wings have ranges of cell windows with stone sills and cambered stone heads." [1]

#### Setting description:

The setting of the asset is a complex of buildings relating to Manchester HMP. This setting makes a positive contribution to its heritage value.

#### Asset value assessment:

The value of the asset is architectural interest due to its cruciform plan with wings radiating from an octagonal concourse. It also has historic interest due to its association with the architect Alfred Waterhouse and its former use as a women's prison.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1254635>

**Unique Gazetteer ID (UID): MA08\_0349**

**Asset name: Main Prison Block of HMP Manchester**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 383751 399585

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### Asset class/type and dates

Monument class/type: Civil  
Prison  
Period(s): Post-medieval, and  
Modern.

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### References

References: NHLE: 1254636  
HER: 8619.2.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0348	Former Womens Prison Block of HMP Manchester
MA08_0353	Gatehouse of HMP Manchester
MA08_0354	The Tower of HMP Manchester

---

### Description and sources

#### Full asset description:

"A prison constructed in 1866-68 by Alfred Waterhouse. The building is constructed in a Romanesque style from red brick with stone dressings. There are six wings radiating from a central concourse. One of the wings is a short entrance wing facing the gatehouse. The other five wings are cell blocks. The hexagonal concourse has a clerestory of round headed windows with pilasters, a corbel table to the eaves and a pointed roof. The two storey entrance wing has a first floor chapel and a slightly projecting gabled bay in the centre. This has pilasters, an arcaded range of five windows. A central arched entrance and a perron over all. The five cell block wings have four storeys and ranges of barrelled windows with stone sills and cambered stone lintels. There is a canted bay at the gable end of each wing, enclosing the staircase." [1]

#### Setting description:

The setting of the asset is within a complex of buildings relating to Manchester HMP. This setting makes a positive contribution to its heritage value.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest, due to its cruciform plan with wings radiating from an octagonal concourse and its association with the architect Alfred Waterhouse.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1254636>

**Unique Gazetteer ID (UID): MA08\_0350**

**Asset name: 43 and 45, Spring Gardens**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384055 398247

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### Asset class/type and dates

Monument class/type: Commercial  
Bank (financial)

Period(s): Post-medieval, and  
Modern.

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### References

References: NHLE: 1254639  
HER: 15553.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0355	47, Spring Gardens
MA08_0387	41, Spring Gardens
MA08_0705	Upper King Street Conservation Area

---

### Description and sources

#### Full asset description:

"A former bank built in 1890 by Heathcote and Rawley, for the Lancashire and Yorkshire Bank. The building is constructed in a baroque style from sandstone ashlar and Portland stone with a slate roof. There are three storeys with a basement and attic. The balustraded balconies to the second floor mark a strong horizontal division of the façade. The lower part, of channelled rusticated masonry, has a five-bay centre with square giant piers, linked at midlevel by balustraded balconies and a large carved cartouche on each pier. The end bays are two storey porches with tall round-headed arches that contain round headed doorways and sculpted tympanum (lions flanking a pedimented plaque). The second floor has projected pairs of Ionic columns to the centre, pairs of Ionic pilasters to the end bays and windows with pedimented architraves. The left bay is surmounted by a three-stage Baroque turret, the right by a segmental-pedimented parapet and the centre by a low attic." [1]

#### Setting description:

The setting of the asset is in the central financial district streetscape of the Upper King Street Conservation Area. This makes a positive contribution to its heritage value.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest, gained from its Baroque style of architecture and its architects Heathcote and Rawley. It has historic interest as a former bank.

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254639>

**Unique Gazetteer ID (UID): MA08\_0351**

**Asset name: Sinclairs Oyster Bar**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383916 398681

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### Asset class/type and dates

Monument class/type: Domestic  
Town house

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1254647  
HER: 8613.1.0  
NMR n/a

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### Associated assets

#### Asset UID Asset name

MA08\_0390 The Old Wellington Inn

MA08\_0709 Cathedral Conservation Area

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### Description and sources

#### Full asset description:

"A late 17 to early 18th century house, now a restaurant. The building is constructed from stucco, painted black and white and a slate roof. The building is rectangular in plan on a corner site, in two parts with a splayed corner. The main range has three low storeys and the corner block has four high storeys. The ground floor is painted black with a coupled doorway in the centre, a window of four arched lights to the right and another doorway in the splayed corner. The upper floors are painted to resemble black-and-white "half-timbering". The corner block has an unusual reversed-slope roof with prominent bracketed cornice. The interior contains evidence of its early origin and has various chop house fittings of early 19th century date and style. historically interesting as one of the oldest oyster bars and chop houses in England. The building was raised around 30feet to correspond with the new street level of the surrounding 20th century redevelopment." [1]

#### Setting description:

The setting of the asset is the streetscape of the Cathedral Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest. Its interior contains evidence of its early origin and has various chop house fittings of early 19th century date and style. It is also one of the oldest oyster bars and chop houses in England.



## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254647>

**Unique Gazetteer ID (UID): MA08\_0352**

**Asset name: Sharp Street Ragged School**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384511 399107

---

### Asset class/type and dates

Monument class/type: Education  
Ragged school

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1254650  
HER: 12131.1.0  
NMR n/a

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### Associated assets

Asset UID	Asset name
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MA08_0388	Warehouse on West Corner of Junction with Simpson Street
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MA08_0501	Cooperative Press
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### Description and sources

#### Full asset description:

"A ragged school established in 1853 and rebuilt in 1869, now a mission, Sunday School and Boys Club. The building is constructed from red brick with a slate roof and is on a rectangular plan. There are two storeys and eight pilastered bays. The ground floor has a round-headed doorway to the first bay with a panelled door and fanlight with semi-circular tracery. There is a segmental-headed window to the fourth bay with a doorway below the sill and coupled segmental-headed windows in the other bays. Inside there is a longitudinal partition which formerly divided the school into two halves at the ground floor. One side was reserved for reception classes of children who were so wild and scruffy that they had to be tamed before they could be educated. There is also a stone staircase, a hall at the first floor and original fireplaces. Founded by local evangelist John Napier. A noteworthy pupil of the school was Thomas 'Tommy' Johnson, a local orphan boy and street urchin from Angel Meadow, who went on to become the superintendent of the nearby Charter Street Ragged School for Girls." [1]

#### Setting description:

The setting of the asset is the adjacent streetscape of Sharp Street and Naples Street. It contains a mix of buildings of similar age combined with tall modern apartments. This makes neutral contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its historic interest and its architectural design. Its historic interest is due to its former pupils and its uses as a ragged school, a Sunday school and a boys club.

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254650>

**Unique Gazetteer ID (UID): MA08\_0353**

**Asset name: Gatehouse of HMP Manchester**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383800 399527

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### Asset class/type and dates

Monument class/type: Unassigned  
Gatehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1254670  
HER: 8619.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0348	Former Womens Prison Block of HMP Manchester
MA08_0349	Main Prison Block of HMP Manchester
MA08_0354	The Tower of HMP Manchester

---

### Description and sources

#### Full asset description:

"A gatehouse of gaol built in 1866-8 by Alfred Waterhouse. The building is constructed in a French gothic style from red brick with sandstone dressings and steeply pitched slate roofs. The building is irregular in plan and has three storeys, three bays and an addition two storey, three bay wing to the left. The principal element is a central entrance archway flanked by semi-octagonal turrets. This has battered sandstone rubble plinths to the turrets, octagonal-conical roofs to the turrets and two tall chimneys on the central ridge. The two storey centre has a large round-headed arch moulded in three orders with massive double doors, and a round-headed niche at the first floor containing the Royal Arms. The three-storey turrets have single-light windows diminishing in the height with iron bar grilles to all floors of the right-hand turret and ground floor of the left turret." [1]

#### Setting description:

The setting of the sset is within a complex of buildings relating to Manchester HMP. This setting makes a positive contribution to its heritage value.

#### Asset value assessment:

The value of the asset is derived from its historic and architectural interest, gained from its French Gothic style of architecture and its association with architect Alfred Waterhouse. Its historic interest is due to its association with the prison.

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254670>

**Unique Gazetteer ID (UID): MA08\_0354**

**Asset name: The Tower of HMP Manchester**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383801 399624

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### Asset class/type and dates

Monument class/type: Industrial  
Cooling tower

Period(s): Post-medieval, and  
Modern.

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### References

References: NHLE: 1254672  
HER: 8619.4.0  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA08_0348	Former Womens Prison Block of HMP Manchester
MA08_0349	Main Prison Block of HMP Manchester
MA08_0353	Gatehouse of HMP Manchester
MA08_0702	St John Street Conservation Area

---

### Description and sources

#### Full asset description:

"An extraction tower for the heating and ventilation system, built in 1866-68, by Alfred Waterhouse. The tower is constructed in a Minaret style from red brick with sandstone dressings. The tower is octagonal in plan and 234 feet high. There is an arched recess in each side, a perimeter gallery with brick balustraded parapet on stone corbels, a domed cupola with louvred openings in the sides and cast-iron cresting to the roof. A very prominent landmark in this area of the city. The tower is generally reported to have been used for heating and ventilation rather than being a water tower or watch tower." [1]

#### Setting description:

The setting of the asset is within a complex of buildings relating to Manchester HMP. This part of the prison is a prominent landmark in this area of the city. This setting makes a positive contribution to its heritage value

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest, through its Minaret style and its association with the architect Alfred Waterhouse. It has historic interest due to its association with the prison.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1254672>

**Unique Gazetteer ID (UID): MA08\_0355**

**Asset name: 47, Spring Gardens**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384047 398228

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### Asset class/type and dates

Monument class/type: Commercial  
Commercial office

Period(s): Post-medieval, and  
Modern.

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### References

References: NHLE: 1254676  
HER: 15567.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0350	43 and 45, Spring Gardens
MA08_0387	41, Spring Gardens
MA08_0705	Upper King Street Conservation Area

---

### Description and sources

#### Full asset description:

"An insurance company offices, now commercial premises, built in 1881 by Charles Heathcote and Sons, for Commercial Union Assurance Company. The building is constructed in a Baroque style from sandstone ashlar with a slate roof. The building is on a triangular plan on an acutely angled end-of-block site with a curved south end. There are three storeys and attics, a roof turret and a three bay main range. To the south of this a tapering curved wing, like the prow of a ship, giving the impression that the building is sailing down the street. The main range has a squareheaded doorway to the third bay, with granite surround and a carved cartouche on the bow to the right. The attic has elaborately decorated pedimented gables and over the curved fourth bay, is a Baroque turret with slender tiered and domed cupola. Elegant architectural use of an awkward site, forming a focus to the junction of several streets." [1]

#### Setting description:

The setting for the asset is the central financial district streetscape setting of the Upper King Street Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest. This is gained from its elegant architectural use of an awkward site forming a focus to the junction of several streets. It also has historic interest due to its architects Charles Heathcote and Sons and its continued and historic use as offices.



## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254676>

**Unique Gazetteer ID (UID): MA08\_0356**

**Asset name: Apollo Theatre**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 385364 396987

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### Asset class/type and dates

Monument class/type: Recreational  
Cinema

Period(s): Modern

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### References

References: NHLE: 1254683  
HER: 12138.1.0  
NMR n/a

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### Associated assets

Asset UID	Asset name
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n/a	n/a
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### Description and sources

#### Full asset description:

"A cinema, now concert hall, built in 1930. The building is constructed in a modernist style from red brick in a Flemish bond, with a façade of white glazed terracotta. The building is on a large rectangular plan with rounded front corners and a wing attached to the rear left corner. There are two unequal storeys and an attic. The wide slightly raised rectangular centre has large rectangular tripartite openings on both floors, flanked by vertical panels with Art Deco ornament. The wide convex corners have small oblong windows on two levels and above these three tiers of oblong slit windows between raised bands. The slightly set back attic storey has a set back centre, corresponding to the tripartite openings at ground and first floors. Inside there is a substantially unaltered auditorium with Art Deco decoration including a horseshoe gallery with sweeping lines terminating in four overlapping tiers of "boxes" and between these and the proscenium, a plunging V-shaped band." [1]

#### Setting description:

The setting of the asset is the modern busy streetscape of the A6 Stockport Road. This includes new buildings, car parks and the widened road. This makes a neutral contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural interest. This is gained from its modernist style of architecture, as well as its substantially unaltered auditorium with Art Deco decoration including a horseshoe gallery.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1254683>

**Unique Gazetteer ID (UID): MA08\_0357**

**Asset name: Smithfield Market Hall**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 384512 398776

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### Asset class/type and dates

Monument class/type: Commercial  
Market hall  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1254687  
HER: 8631.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0700	Smithfield Conservation Area

---

### Description and sources

#### Full asset description:

A former wholesale market hall, dated 1857 on the frieze at the front and "altered 1867" on the north side. The building is constructed from coursed sandstone rubble with ashlar dressings and a slate and glass roof. The building has a rectangular plan and an internal iron frame. There is a single storey and five bay façade to Swan Street. The centre has a round-headed archway with an ornamental cast-iron fanlight grill, rock-faced voussoirs, a bulls-head keyblock. The archway is framed by a tetrastyle pilaster portico with Corinthianesque capitals incorporating rams' heads and a mutated pediment with acroterion. The outer bays have large Venetian-form openings with round-headed archways. The frieze of these has inscriptions: "SMITHFIELD / MARKET HALL" and "ERECTED BY THE" "CORPORATION OF THE CITY" "ANNO DOMINI 1857". The intermediate bays have altered shuttered openings under horizontal panels with grills pierced by circular openings. The north side has large round-headed arches with imposts and a metal and glass canopy attached at impost level. [1]

#### Setting description:

The setting of the asset is the streetscape of the Smithfield Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is architectural and historic as a former food market hall which were the predominant building types in the Smithfield Conservation Area. Few of these are still standing which makes this one important both due to its architecture and its contribution to the history of the Smithfield Markets.

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254687>

**Unique Gazetteer ID (UID): MA08\_0358**

**Asset name: 12, Tib Lane**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 383871 398211

---

### Asset class/type and dates

Monument class/type: Commercial  
Warehouse  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1254690  
HER: 12141.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0360	10, Tib Lane
MA08_0695	Albert Square Conservation Area

---

### Description and sources

#### Full asset description:

"A commercial building, constructed in 1870. The building is constructed in a Lombard Gothic style from sandstone ashlar. The building is on a narrow rectangular, single fronted plan, at right angles to the street. There are four storeys, a basement and a narrow three window façade with elaborate ornaments. The ground floor has a square-headed doorway with divided panelled doors, enriched lintel and tall overlight of two small roundheaded lights. There is a pitched semi-circular arched canopy on very short columns with carved capitals. The upper floors have arcaded windows with engaged colonnettes which have waterleaf capitals and those at the first floor have matching impostes to the left and right." [1]

#### Setting description:

The setting for the asset is the streetscape of the Albert Square Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural interest, gained from its Lombard Gothic style of architecture.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254690>

**Unique Gazetteer ID (UID): MA08\_0360**

**Asset name: 10, Tib Lane**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383866 398210

---

### Asset class/type and dates

Monument class/type: Domestic  
Town house

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1254715  
HER: 12140.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0358	12, Tib Lane
MA08_0695	Albert Square Conservation Area

---

### Description and sources

#### Full asset description:

A small, late 18th to early 19th century, town house, now a shop. The building is constructed from red brick in a Flemish bond, with sandstone dressings. The building is on a narrow rectangular single-fronted plan at right-angles to the street. There are three storeys and two windows with stone sill-bands on saw-toothed brick courses to both upper floors. The ground floor has a doorway to the right, with moulded stone architrave and a square plate-glass shop window to the left with similar architrave. These are both under a plain fascia board with cornice. A small early building of domestic scale, forming an interesting contrast with later and much larger commercial buildings in this street. [1]

#### Setting description:

The setting of the asset is the streetscape of the Albert Square Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its historic and architectural interest, as a rare survival of a small early domestic house within the city centre.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254715>

**Unique Gazetteer ID (UID): MA08\_0361**

**Asset name: 49-53, Tib Street**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384559 398646

---

### Asset class/type and dates

Monument class/type: Commercial  
Shop

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1254717  
HER: 12142.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0700	Smithfield Conservation Area

---

### Description and sources

#### Full asset description:

"A row of three, late 18th to early 19th century, garret workshop houses. The buildings are constructed from brick, which is painted white above the ground floor, with a slate roof. The buildings are double-depth in plan with a rear wing to the right-hand end. There are three storeys and four windows. The right-hand gable wall has a loading door between the first and second floor levels, with a hoist beam above. The rear has blocked windows at the first floor and smaller garret windows at the second floor. Included as a rare survival of industrial dwellings close to the city centre." [1]

#### Setting description:

The setting of the asset is the streetscape of the Smithfield Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its historic interest, as a rare survival of industrial dwellings close to the city centre. Garret workshop houses are domestic dwellings which utilise the attic for industrial purposes.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254717>



**Unique Gazetteer ID (UID): MA08\_0362**

**Asset name: Victoria Bridge (that part in the City of Manchester)**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383779 398706

---

### Asset class/type and dates

Monument class/type: Transport  
Road bridge

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1254723  
HER: 8643.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0709	Cathedral Conservation Area

---

### Description and sources

#### Full asset description:

"A public road bridge over the River Irwell, built in 1837-9 (dated 1839 on the south side). The bridge is single span and constructed from sandstone ashlar. The bridge consist a semi-elliptical arch with rusticated rock-faced voussoirs, a straight roll-moulded string course and parapets with raised panels in the centre. Each is surmounted by the Queen's orb on a massive Grecian scroll. Half the item is in the City of Salford."  
[1]

#### Setting description:

The setting of the asset is over the River Irwell and to the west of the Cathedral Conservation Area. It is surrounded by large modern buildings of some scale and a new pedestrian bridge means that much of its façade is hidden from public view. This means its setting makes a neutral contribution to its heritage value.

#### Asset value assessment:

Its value is of architectural interest, through its Grecian architectural detailing and as a historic crossing of the River Irwell.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254723>

**Unique Gazetteer ID (UID): MA08\_0363**

**Asset name: Former Hydraulic Power Station in Grounds of City College**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383285 398315

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### Asset class/type and dates

Monument class/type: Industrial  
Power station

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1254724  
HER: 8645.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

"A hydraulic power generating station, now a part of the college workshops, built in 1907-9. The building is constructed in a Baroque style from red brick with sandstone dressings, iron reservoirs and a slate roof. The building is on an irregular rectangular plan, on the east bank of the River Irwell. There are two to three storeys, in a form resembling a nave with aisles. The aisles are flat-roofed and surmounted by large rectangular reservoirs at the end close to the river, with a tower on the south side. There are tall segmental-headed windows in the second to fourth bays, that in the third bay with a doorway beneath. The west end, overlooking the river, has four oblong windows and gabled end of nave over the two centre bays and panelled iron reservoirs on the aisles. One of three built as part of a system for supplying hydraulic power to lifts and hoists of commercial warehouses in city centre. This continued in use until 1972. A very unusual survival." [1]

#### Setting description:

The setting of the asset adjacent to the River Irwell helps explain its function as a hydraulic power generating station. To the east is the People's History Museum of a building of a similar age. However, many of the other buildings are large modern buildings which dwarf the former historic structure. The adjacent streetscape setting makes a neutral contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its historic and architectural interest, through its Baroque style and as a very unusual survival of a hydraulic power station.

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254724>

**Unique Gazetteer ID (UID): MA08\_0364**

**Asset name: Victoria Station including concourse to rear with restaurant and booking hall**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 383872 398995

---

### Asset class/type and dates

Monument class/type: Transport  
Railway station  
Period(s): Post-medieval, and  
Modern.

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### References

References: NHLE: 1254725  
HER: 1392.1.0  
NMR n/a

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### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

A railway station, built in 1844, for the Manchester and Leeds Railway Company (also used by the Liverpool and Manchester Railway Company). The original block to Hunt's Bank Approach. Altered and greatly enlarged in 1909 by William Dawes for the Lancashire and Yorkshire Railway Company. The station is constructed from sandstone ashlar office blocks with slate roofs and cast-iron train sheds with slate and glazed roofs. The office blocks form a L-shaped plan with the original building on a north-east to south-west axis and the much larger addition at right-angles to its north end. The 1844 block is in an Italianate style with two storeys and seven bays. The 1909 block is in a neo-Baroque style with four storeys, 31 bays and a rounded corner at the south-east end. The round-headed windows and doorways to the ground floor are protected by a delicate iron and glass canopy, displaying the names of one-time destinations in Art Nouveau lettering. There are fine surviving interiors including a panelled booking hall, restaurant with stained glass dome and mosaic lettering, a bookstall with mosaic decoration and a map of the Lancashire and Yorkshire railway system in tilework. [1]

#### Setting description:

The setting of the asset is the streetscape of the Cathedral Conservation Area to the south and railway infrastructure. This setting makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest. This is due to its fine surviving interiors including a panelled booking hall and restaurant with stained glass dome and mosaic lettering.

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

There is also interesting architectural details including a bookstall with mosaic decoration and a map of the Lancashire and Yorkshire railway system in tilework.

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254725>

**Unique Gazetteer ID (UID): MA08\_0365**

**Asset name: Railway Viaduct Linking Bridge Over River Irwell To Liverpool Road Station**

Designation and grade: Listed building Grade II

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 382918 397896

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### Asset class/type and dates

Monument class/type: Transport  
Railway viaduct

Period(s): Post-medieval

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### References

References: NHLE: 1254726  
HER: 8647.1.0  
NMR n/a

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### Associated assets

Asset UID	Asset name
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MA08_0062	Railway Bridge Over River Irwell to Former Liverpool Road Station
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MA08_0067	Former Liverpool Road Railway Station and Stationmaster's House
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MA08_0367	Railway Viaduct Over River Irwell Leading to Lower Byrom Street Warehouse
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MA08_0708	Castlefield Conservation Area
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### Description and sources

#### Full asset description:

"A railway viaduct, with attached animal ramp at the east end of the south side, including a bridge carrying the railway line over Water Street to the former Liverpool Road Station. Built in 1830 with the bridge rebuilt in 1905. The viaduct is constructed from brick with an iron bridge. The viaduct has an arcade of segmental arches and an animal ramp attached at right-angles (constructed from brick with parapets and a cobbled deck). There is an iron girder bridge over the street and a retaining wall to Walter Street with monumental banding. The viaduct forms an integral element of railway structures associated with Liverpool Road Station, the first passenger railway station in the world, linking it to the bridge over the River Irwell." [1]

#### Setting description:

The setting of the asset is the industrial streetscape of the Castlefield Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its historic interest. The viaduct forms an integral element of railway structures associated with Liverpool Road Station, the first passenger railway station in the world, linking it to the bridge over the River Irwell.

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254726>

**Unique Gazetteer ID (UID): MA08\_0366**

**Asset name: Albert Warehouse. Quay on West Side Fronting River Irwell. Victoria Warehouse**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 383056 398116

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### Asset class/type and dates

Monument class/type: Commercial  
Warehouse  
Period(s): Post-medieval

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### References

References: NHLE: 1254727  
HER: 8646.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0708	Castlefield Conservation Area

---

### Description and sources

#### Full asset description:

"Early to mid 19th century warehouses. The building is constructed from red brick with sandstone dressings and a slate roof. The quay is constructed from very large dressed stone blocks. Victoria Warehouse has a L shaped plan with one range at right-angles to the street and the other parallel to the quay. Albert Warehouse continued from the north end of this. The building has five storeys. Victoria Warehouse has a five stage loading slot and the south and centre. Both of these have timber sills, board doors and pitched wooden canopies. Albert Warehouse has a five stage loading slot at the junction and near the centre. Between these is a large basket-arched doorway, rising through two storeys. The interior has iron columns with wide timber pads to timber beams." [1]

#### Setting description:

The setting of the asset is the industrial streetscape of the Castlefield Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest as a collection of early to mid 19th century warehouses.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254727>



**Unique Gazetteer ID (UID): MA08\_0367**

**Asset name: Railway Viaduct Over River Irwell Leading to Lower Byrom Street Warehouse**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 382917 397935

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### Asset class/type and dates

Monument class/type: Transport  
Railway viaduct

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1254829  
HER: 12146.1.0  
NMR n/a

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### Associated assets

Asset UID	Asset name
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MA08_0062	Railway Bridge Over River Irwell to Former Liverpool Road Station
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MA08_0365	Railway Viaduct Linking Bridge Over River Irwell To Liverpool Road Station
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MA08_0708	Castlefield Conservation Area
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### Description and sources

#### Full asset description:

"A railway viaduct carrying the railway line over the River Irwell and Water Street to the former Lower Byrom Street Warehouse of former Liverpool Road Goods Station. The viaduct dates to the late 18th century and is constructed from red brick, wrought-iron and cast-iron. A girder bridge over river on central cylindrical iron piers. There is a similar bridge over the street leading to a viaduct in a goods yard on a colonnade of similar cylindrical piers set on round stone stylobates." [1]

#### Setting description:

The setting of the asset is the industrial streetscape and railway setting of the Castlefield Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is due to its architectural interest. This is due to its red brick, wrought-iron and cast-iron construction. It has historic interest as part of the industrial development of Manchester. It has group value with other railway assets as well as its position within the Castlefield Conservation Area.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254829>

**Unique Gazetteer ID (UID): MA08\_0368**

**Asset name: Regency House with Barclays Bank**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384400 397753

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### Asset class/type and dates

Monument class/type: Commercial  
Warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1254835  
HER: 12147.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0331	46, Sackville Street
MA08_0711	Whitworth Street Conservation Area

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### Description and sources

#### Full asset description:

"A shipping or packing warehouse, now a bank and office, built in 1880-90. The building has an iron frame with sandstone ashlar and red brick dressings. The building is on a trapeziform plan on an island site with a loading bay to the west side. There are five storeys over a basement, six bays and a three window canted corner to the right. The main corner has a simplified Lombard frieze. There is a doorway in the right hand corner and a wide segmental headed archway to the third bay. 38 Whitworth Street was built between 1879 and 1885 on a plot of land which wrapped around two sides of 46 Sackville Street (an earlier and smaller warehouse). It originally had two addresses, 48 and 50 Sackville Street. Whitworth Street, originally Pump Street, was at this time a relatively insignificant road, terminating at an arm of the Rochdale Canal called Victoria Basin. Originally there were no pedestrian entrances to the warehouse side." [1]

#### Setting description:

The setting of the asset is the Whitworth Street Conservation Area with its impressive 19th and early 20th century warehousing. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural interest, gained from its iron frame and unusual trapeziform plan. It has historic interest as a former shipping or packing warehouse.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1254835>

**Unique Gazetteer ID (UID): MA08\_0369**

**Asset name: The Ritz Dance Hall**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383969 397550

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### Asset class/type and dates

Monument class/type: Recreational  
Dance hall

Period(s): Modern

---

### References

References: NHLE: 1254888  
HER: 12150.1.0  
NMR n/a

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### Associated assets

Asset UID	Asset name
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n/a	n/a
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### Description and sources

#### Full asset description:

"A dance hall built in 1927 in a free 20th century style. The building is constructed from brick with a white glazed terracotta façade. The building is on a rectangular plan at right angles to the street and has two storeys. There is channelled rustication to the ground floor and a horizontal canopy over the ground floor, suspended on tie-rods. The ground floor has a wide central entrance with a range of 20th century doors and three windows to the outer bays. The upper floor has a pilastered seven bay panel with a moulded surround. The end bays have paired windows in sunk panels with similar cornices. Inside, there are original features such as the balcony with Tuscan columns, pilastered walls and the revolving stage flanked by staircases. The venue of most of the well-known dance-bands of the 1930s and 40s. A rare example of its type and date, representing earlier 20th century popular culture." [1]

#### Setting description:

The setting of the asset is the adjacent streetscape of Whitworth Street. It has been subsumed by larger modern apartments to either side and to the south is the Manchester South Junction and Altrincham Railway Viaduct. It is dwarfed by these later buildings and its setting makes a neutral contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is architectural and historic as the venue of most of the well known dance bands of the 1930s and 1940s. A rare example of its type and date, representing earlier 20th century popular culture.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254888>

**Unique Gazetteer ID (UID): MA08\_0371**

**Asset name: Former Electricity Power Station**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384194 397714

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### Asset class/type and dates

Monument class/type: Industrial  
Power station

Period(s): Modern

---

### References

References: NHLE: 1255031  
HER: 11672.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0159	2, Harter Street
MA08_0221	12, Harter Street, 104, Bloom Street
MA08_0308	Lionesse House
MA08_0415	Rhodesia House
MA08_0711	Whitworth Street Conservation Area

---

### Description and sources

#### Full asset description:

"An electricity power generating station, built in 1901. The building is now a part electricity sub station and part central heating generator. The building is constructed in an industrial baroque style from red brick with sandstone dressings. The building is on a trapeziform plan on an island site, adjacent to the Rochdale Canal and the former canal basin to the rear. There are five bays to Winser Street and seven bays to Bloom Street. There is a regular arcaded façade to Bloom Street with stone-banded piers and giant round-headed arches with keystones. The Winser Street façade is similar, but less regular and with a three window office in the centre. The building has a large octagonal chimney. An usually surviving, early example of a local electricity station and an important functional component of this warehousing locality." [1]

#### Setting description:

The setting of the asset is the Whitworth Street Conservation Area with its impressive 19th and early 20th century warehousing. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its historic and architectural interest due to being an unusual surviving, early example of a local electricity station and an important functional component of the warehousing locality. It has architectural interest due to its industrial Baroque style.

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1255031>



**Unique Gazetteer ID (UID): MA08\_0372**

**Asset name: Telephone Buildings**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: HE-01-329  
National Grid Reference: 384240 398124

---

### Asset class/type and dates

Monument class/type: Communications  
Telephone exchange  
Period(s): Modern

---

### References

References: NHLE: 1255051  
HER: 8685.1.0  
NMR n/a

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### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

"A former telephone exchange, built in 1909 by L.Stokes and Beaumont. The building is constructed from red brick, cream faience dressings and banding, blue brick bands to quoins, a granite basement and a leaded roof. The building is on a rectangular plan with three storeys, a basement, an attic and five bays to York Street. There is a central segmental-headed entrance with paired wooden doors and square-headed windows. There is a faience console cornice above the second floor, square-headed windows to the attic and a Diocletian window in centre. There are six chimneys rising between the bays and linked in pairs at roof level." [1]

#### Setting description:

The setting of the asset is the adjacent streetscape of New York Street, consisting of modern offices. Its setting makes a neutral contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest, as an early surviving telephone exchange building and its architects L. Stokes and Beaumont.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1255051>

**Unique Gazetteer ID (UID): MA08\_0373**

**Asset name: New Century House, Including its attached Conference Hall and Abstract Concrete Relief Wall in the Entrance Piazza**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 384211 398960

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### Asset class/type and dates

Monument class/type: Commercial  
Commercial office  
Period(s): Modern

---

### References

References: NHLE: 1255052  
HER: 15571.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0070	Cooperative Wholesale Society
MA08_0076	Cooperative Wholesale Society Building to North of Junction with Hanover Street
MA08_0165	Cooperative Society Building
MA08_0314	Cooperative Society Building
MA08_0376	Co-operative Insurance Society (CIS) Building
MA08_0509	Holyoake House

---

### Description and sources

#### Full asset description:

"An office and concert hall, built in 1962 by Sir John Burnet, Tait and Partners with G. S. Hay. The building has a steel frame, glass curtain walling with black vitreous enamel panels at the floor levels. There is a 14 storey rectangular tower and an adjacent double height, single storey conference hall of seven bays. There is a central entrance to Corporation Street and an abstract stone relief wall to the left by John McCarthy. The conference hall has projecting steel supports which rise to form projecting beams over the flat roof of the hall. It was built as the headquarters of the Co-operative Wholesale Society Ltd and was leased from the Cooperative Insurance Society who constructed a Headquarters building, known as the Co-operative Insurance Society (CIS) Building, on a neighbouring site at the same time. The striking conference hall interior is enhanced by two large, high-quality sculptured panels depicting musicians by Stephen Sykes. An abstract, concrete sculptural screen wall by John McCarthy is a good example of 1960s public art and provides a dramatic focal point within the entrance piazza." [1]

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Setting description:

The setting of the asset is the adjacent streetscape on the edge of the Shudehill Conservation Area among other listed buildings of similar age and style. These include other buildings owned by the Co-operative Wholesale Society. This makes a positive contribution to the heritage value of the asset.

### Asset value assessment:

The asset's value is derived from its artistic and architectural interest due to the concrete sculptural screen wall by John McCarthy. This is a good example of 1960s public art and provides a dramatic focal point within the entrance piazza.

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1255052>

**Unique Gazetteer ID (UID): MA08\_0374**

**Asset name: Manchester Oxford Road Station (including platform structures)**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384020 397475

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### Asset class/type and dates

Monument class/type: Transport  
Railway station

Period(s): Post-medieval, and  
Modern.

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### References

References: NHLE: 1255053  
HER: 9899.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

"Manchester Oxford Road Station, which was constructed in 1958-60 on top of the Manchester South Junction and Altrincham Railway viaduct, replacing an earlier station of 1874. The station building and platform structures were designed by Max Clendinning of British Railways' Midland Region in conjunction with the engineer, Hugh Tottenham of the Timber Development Association. The main station building is covered by three shell roofs of diminishing size. The front (east) elevation is reminiscent of the styling of the Sydney Opera House and has a recessed, glazed upper section, underneath which lies the main entrance and eastern end of the booking office. The station's booking office, buffet, toilets and staff facilities are constructed of timber and concrete, with the two former facilities forming a lozenge-shaped island along the southern side of the main building. The main building sits between two railway tracks with tall, curved canopies that extend out over the platforms and are supported by similarly styled crucks to the main building. The main concourse incorporates an original semi-circular, concrete and timber bench and two curved, back-to-back timber benches exist to the central island platforms. One of the best post-war railway stations in the country, with a striking and highly elegant design constructed of laminated timber. The station's unique design employs a high level of sophistication and innovation through its use of conoid shells supported on a cruck-like frame, which not only create a dramatic aesthetic form, but endow the building with a light and spacious interior. is the most dramatic example of the use of timber-shell roofs in England; utilising techniques pioneered and developed by the Timber Development Association. It is the only large station in Britain to have been re-built in prefabricated materials." [1]

#### Setting description:

The asset's railway setting makes a positive contribution to the heritage value of the asset.

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Asset value assessment:

The value of the asset is derived from its architectural and historic interest, one of the best post-war railway stations in the country, with a striking and highly elegant design constructed of laminated timber.

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1255053>

**Unique Gazetteer ID (UID): MA08\_0375**

**Asset name: Union Bridge**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 384449 399338

---

### Asset class/type and dates

Monument class/type: Transport  
Road bridge  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1255163  
HER: 11696.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

"A small public road bridge over the River Irk, now closed. Probably dating to the 18th or very early 19th century. The bridge is constructed from sandstone ashlar and has a single low segmental arch with plain voussoirs. There is no parapet, but iron railings to the south side." [1]

#### Setting description:

Although the asset's relationship with a road has been lost it retains one with the River Irk, the railway is also dominant in the local area. The adjacent setting makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The asset is of historic interest, as it is an example of a possible 18th century bridge, few of which remain within Manchester.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1255163>

**Unique Gazetteer ID (UID): MA08\_0376**

**Asset name: Co-operative Insurance Society (CIS) Building**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 384275 398890

---

### Asset class/type and dates

Monument class/type: Commercial  
Commercial office  
Period(s): Modern

---

### References

References: NHLE: 1270494  
HER: 15569.1.0  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA08_0070	Cooperative Wholesale Society
MA08_0076	Cooperative Wholesale Society Building to North of Junction with Hanover Street
MA08_0165	Cooperative Society Building
MA08_0314	Cooperative Society Building
MA08_0373	New Century House, Including its attached Conference Hall and Abstract Concrete Relief Wall in the Entrance Piazza
MA08_0509	Holyoake House

---

### Description and sources

#### Full asset description:

"An office building, built in 1959-62, by G.S. Hay, chief architect of the Co-operative Wholesale Society (CWS) with Gordon Tait of Sir John Burnet, Tait and Partners. It was built as the headquarters of the Co-operative Insurance Society and was designed to accommodate 2500 staff in a single consolidated site, instead of the ten CIS offices previously scattered around Manchester. The CIS Building consists of a 26-storey tower with a steel frame construction, an adjacent 28-storey service tower and a five-storey podium block constructed of reinforced concrete. Both the tower and podium block have glass curtain-walling incorporating black vitreous enamelled steel panels between the floor levels and anodised aluminium mullions. All the windows and glazing are covered with shatterproof film. The service tower is clad with grey vitreous mosaic, which has been overlaid with photovoltaic panels. The CIS Building employs state of the art construction techniques and features for its date, for instance, it was one of the first large commercial buildings in England to be air-conditioned. Other key design features include its use of carefully selected external materials, such as glass curtain walling with black vitreous enamelled-steel panels and anodised aluminium mullions, which were specifically chosen to withstand air pollution. The interior is enhanced by artwork designed and carried out by notable mid 20th century artists. This includes a brightly-coloured plastic laminate mural in the former recreation room by Barry Daniels of DANAD Design Associates. There is also a striking abstract sculptured fibreglass mural by the renowned artist and sculptor, William G.

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

Mitchell that dominates the entrance hall. The interior was designed by Professor Misha Black and Alexander Gibson of the Design Research Unit (DRU), one of the most significant post-war design practices in Europe. Despite some later alterations many original features survive. Particularly on the two executive level floors, which display the use of high quality materials, such as teak and cherry veneer panelling and doors with blue-green coloured, roughcast-glass vertical side lights." [1]

### Setting description:

Due to the height and scale of the building the asset is dominant within the area. The setting of the asset is the adjacent streetscape on the edge of the Shudehill Conservation Area among other listed buildings of similar age and style. These include other buildings owned by the Co-operative Wholesale Society. This makes a positive contribution to the heritage value of the asset.

### Asset value assessment:

The value of the asset is derived from its architectural and historic interest, due to its immense size and style and through its association with G. S. Hay, the chief architect of the Co-operative Wholesale Society. It has group value with the other Co-operative Wholesale Society buildings.

**Heritage value:** Moderate

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270494>



**Unique Gazetteer ID (UID): MA08\_0377**

**Asset name: Bridgewater House**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384165 397639

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### Asset class/type and dates

Monument class/type: Commercial  
Shipping warehouse

Period(s): Modern

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### References

References: NHLE: 1270606  
HER: 12148.1.0  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA08_0020	India House (including Attached Wrought Iron Gateway Linked to Lancaster House)
MA08_0021	Lancaster House
MA08_0028	Former Refuge Assurance Company Offices (The Principal Manchester)
MA08_0434	The Palace Theatre
MA08_0711	Whitworth Street Conservation Area

---

### Description and sources

#### Full asset description:

"A shipping warehouse built in 1912 by Harry S. Fairhurst. The building has a steel frame with cladding of sandstone ashlar and white glazed terracotta. The building is on a large rectangular plan with a loading bay to the rear. There are eight storeys and 19 symmetrical bays. The ground floor has a massive sill band over the rock face piers at the basement level. There are square headed entrances with doorways that have profile medallions of the Duke of Bridgewater on the lintels. The upper floors have square windows and various forms of enrichment, including geometric panels, fascies, wreaths and corrupt leaf pendants." [1]

#### Setting description:

The setting of the asset is the Whitworth Street Conservation Area with its impressive 19th and early 20th century warehousing. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its historic interest as a shipping warehouse, its architectural interest and design and from its association with the architect Harry S. Fairhurst.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270606>

**Unique Gazetteer ID (UID): MA08\_0378**

**Asset name: The Shena Simon 6th Form College**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 384455 397829

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### Asset class/type and dates

Monument class/type: Education  
Further education college  
Period(s): Post-medieval, and  
Modern.

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### References

References: NHLE: 1270607  
HER: 12149.1.0  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA08_0711	Whitworth Street Conservation Area

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### Description and sources

#### Full asset description:

A school, now a sixth form college, built in 1897-1901 and extended in 1911. The building is constructed in a French renaissance style from red brick with terracotta dressings and a welsh slate roof with brick wall stacks. The building is on a large rectangular block, extending north along the street with a further block projecting forward on the right, to the street corner. There are four main storeys and a basement. There is a five window range on the main block, with a three window range on the projection. The façade is enriched with pilasters, in string courses, cornice and parapet. On the roof, there is a projecting feature with a square balustrade and round lantern. The corner is curved to the street and a polygonal tower feature is surmounted by an open octagonal drum with a tall roof and open lantern. The front to the street has a 24 windows range with projecting sections. [1]

#### Setting description:

The setting of this asset is the Manchester streetscape within which it stands. The majority of the surrounding buildings are of a very similar scale, style and age. The setting makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its architectural and historic interest, through its French Renaissance style and former use as a school.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270607>

**Unique Gazetteer ID (UID): MA08\_0379**

**Asset name: 10-20, Thomas Street**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384314 398679

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### Asset class/type and dates

Monument class/type: Commercial  
Warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1270655  
HER: 12139.1.0  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA08_0144	75 and 77, High Street
MA08_0472	Former Wholesale Fish Market
MA08_0700	Smithfield Conservation Area

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### Description and sources

#### Full asset description:

"A wholesale garment warehouse built in 1870-80. The building is constructed in a Venetian Gothic style with an iron frame and gladding of sandstone ashlar and dressings of polished granite. The building is on a rectangular plan and has four storeys and an attic. There is a gabled four window extension to the left, an altered ground floor and single light windows to the centre. There are five round headed dormer windows with moulded heads raised at the apex." [1]

#### Setting description:

The setting of the asset is the streetscape of the Smithfield Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest, gained from its Venetian Gothic style of architecture and its former use as a wholesale garment warehouse.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270655>

**Unique Gazetteer ID (UID): MA08\_0380**

**Asset name: Corpus Christi Basilica**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 385913 399546

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### Asset class/type and dates

Monument class/type: Religious, ritual and funerary  
Basilican church

Period(s): Modern

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### References

References: NHLE: 1270661  
HER: 12144.1.0  
NMR n/a

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### Associated assets

Asset UID	Asset name
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n/a	n/a
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### Description and sources

#### Full asset description:

"A church built in 1906 by W. T. Gunson. The building is constructed in an Italian Romanesque style from red brick with sandstone dressings and a steeply pitched slate roof. There is a nave with north and south aisles, a chancel with apsidal sanctuary and a south west tower. The large west front is formed by the gable of the nave, with the tower at the same height. The gable has a giant black arch, containing a gabled portal with a rounded headed doorway. The doorway has a splayed reveal with recessed double doors with traceried tympanum and a statue in a projected canopied niche. The gable has another niche with a statue. To the right, the base of the tower has a projected apsidal baptistery which has a continuous arcade of round-headed windows. The right-hand side of the tower has a portal like that at the front but simpler. Inside, there are aisle arcades of moulded round-headed arches on columns with large stone cushion capitals, all elaborately carved in Romanesque style. There is a very large round-headed chancel arch with coupled shafts and barrelvaulted roof with simple semi-circular trusses." [1]

#### Setting description:

The setting of the asset is the adjacent streetscape of Varley Street. It is surrounded by modern housing estates, open land and modern industrial estates. This setting does not contribute to its heritage value.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest, gained from its use as a church, Italian Romanesque style and its architect W. T. Gunson.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270661>

**Unique Gazetteer ID (UID): MA08\_0381**

**Asset name: 60 and 62, Spring Gardens (See details for further address information)**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384040 398185

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### Asset class/type and dates

Monument class/type: Commercial  
Warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1270662  
HER: 12135.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0705	Upper King Street Conservation Area

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### Description and sources

#### Full asset description:

"A manufacturers' warehouse, subsequently an insurance office. Built in 1882, by Alfred Waterhouse, for Gartside and Co. The building is constructed in a renaissance style from sandstone ashlar with a slate roof. The building is on a rectangular plan on a corner site, with narrow chamfered corners. There are four storeys, an attic and seven bays plus the corners. The ground floor is an arcade of round-headed arches with stepped voussoirs, doorways in the three central arches and 20th century plate-glass glazing in the others. There is a similar doorway in the chamfered corner. The upper floors have two-light mullioned windows. The attic dormers have single-light windows in moulded architraves which have scrolled consoles at the sides and pedimented tops on consoles. There is a loading bay doorway at the further left hand end."  
[1]

#### Setting description:

The setting of the asset is the central financial district streetscape of the Upper King Street Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its historic and architectural interest, gained from its use as a warehouse, Renaissance style of architecture, its association with architect Alfred Waterhouse.

**Heritage value:** Moderate



## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270662>

**Unique Gazetteer ID (UID): MA08\_0382**

**Asset name: 29, Swan Street**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384545 398749

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### Asset class/type and dates

Monument class/type: Commercial  
Shop

Period(s): Post-medieval, and  
Modern.

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### References

References: NHLE: 1270667  
HER: 8630.1.0  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA08_0700	Smithfield Conservation Area

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### Description and sources

#### Full asset description:

"A shop with former offices above, built in 1865. The building is constructed in a Ruskin Gothic style with red brick banding, sandstone dressings and a slate roof hipped over the main range. There are three storeys. The ground floor has a shop front with panelled pilasters at either end, a panelled door to the left with a square overlight and plate-glass shop windows with slender glazing posts. At the first and second floors, the main range has arcaded windows with polychrome heads, those at the first floor with shouldered openings and those at the second floor with segmental pointed heads. The set-back bay to the left has a first-floor oriel, above this a segmental-pointed window, in a steeply-pitched gable which breaks through a tall parapet and has a monogram "M&K" in the apex. There are steeply-pitched roofs with a tall side chimney to the left and a cut-down chimney at the junction of the ranges." [1]

#### Setting description:

The setting of the asset is the streetscape of the Smithfield Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest, gained from its Ruskin Gothic style of architecture, and its historic use as shops and offices.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270667>

**Unique Gazetteer ID (UID): MA08\_0383**

**Asset name: Former Midland Bank**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384628 398728

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### Asset class/type and dates

Monument class/type: Commercial  
Bank (financial)

Period(s): Modern

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### References

References: NHLE: 1270668  
HER: 8632.1.0  
NMR n/a

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### Associated assets

Asset UID	Asset name
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n/a	n/a
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### Description and sources

#### Full asset description:

"A bank built in 1914, now an office. The building is constructed in a classical style from Portland stone. The building is on an irregular plan on a corner site, with a semi circular south end to Oldham road. There are two storeys, a rusticated ground floor and coupled ionic pilasters at the first floor. There is panelled frieze, dentilled modillion cornice and balustraded parapet. The building has a pilaster doorcase with cornice on consoles, surmounted by voluted keyblock. There are round headed windows at the floor, with run out voussoirs and square headed windows at the first floor." [1]

#### Setting description:

The setting of the asset in the adjacent streetscape on its corner plot on New Cross adjacent to the Smithfield Conservation area and the Ancoats Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is architectural and historic interest, gained from its classical style of architecture and its former use as a bank.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270668>

**Unique Gazetteer ID (UID): MA08\_0384**

**Asset name: 31-35, Thomas Street**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384377 398648

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### Asset class/type and dates

Monument class/type: Industrial  
Domestic workshop

Period(s): Post-medieval, and  
Modern.

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### References

References: NHLE: 1270669  
HER: 8637.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0700	Smithfield Conservation Area

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### Description and sources

#### Full asset description:

"A row of three, late 18th century, small townhouses or shops with dwellings and workshops over. The buildings are constructed from red brick, painted with slate roof. They are double depth in plan and each house is single fronted with back extensions. The buildings have three storeys over cellars, a three window range and a doorway to the left, up three steps. Number 31 and 35 have a rounded headed doorway with open pedimented Tuscan pilaster doorcases. Number 33 has a square headed doorway. Each building has one large square shop window at the ground floor, all now with 20th century glass. There is a large multiple flue chimney stack to the left." [1]

#### Setting description:

The setting of the asset is the streetscape of the Smithfield Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its historic interest, as rare survivals of domestic buildings within the city centre.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270669>

**Unique Gazetteer ID (UID): MA08\_0385**

**Asset name: No. 41, South King Street**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383793 398276

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### Asset class/type and dates

Monument class/type: Domestic  
Town house

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE: 1270675  
HER: 16599.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0469	56, King Street
MA08_0701	St Ann's Square Conservation Area

---

### Description and sources

#### Full asset description:

"A town house, now shops and offices, built in 1700. The building is constructed from stucco on brick and is on a rectangular double depth plan at right angles to the street. There is a three storey, three window façade, with 20th century shops at the ground floor. The interior has a front room at the first floor with fielded panelling, fluted Ionic pilasters and plastered beams. The rear room has late 17th century or very early 18th century, moulded plaster emblems on the frieze (portcullis, running deer, flying boar etc), and moulded plaster decoration to the soffits of the beams. There is a closed string staircase with turned balusters and square newels." [1]

#### Setting description:

The setting of the asset is the mainly commercial streetscape of the St Ann's Square Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest, due to its interior dating to the 17th century or very early 18th century, moulded plaster and as a surviving Georgian town house within the city centre.

**Heritage value:** Moderate

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1270675>

**Unique Gazetteer ID (UID): MA08\_0386**

**Asset name: Spectator Mill**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328-R1

National Grid Reference: 385760 398563

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### Asset class/type and dates

Monument class/type: Industrial  
Silk mill

Period(s): Post-medieval, and  
Modern.

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### References

References: NHLE: 1270677  
HER: 11648.1.0  
NMR n/a

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### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

"An early to mid 19th century silk mill, now various workshops. The building is constructed from brown brick, rendered at the ground floor, with some sandstone dressing. The building is on a rectangular plan with a projecting stair turret to the south east corner and a projecting tower to the west end. There are six storeys, seven windows and a tower between the second and third. There is a round headed doorway in the re-entrant wall of the stair turret. The building has segmental-headed windows with raised sills, a narrow rectangular full-height tower between the second and third windows, with diamond-pattern breathers (as found in agricultural buildings) on four levels." [1]

#### Setting description:

The setting of the asset is contemporary mills, modern industrial buildings and Ashton Canal to the west. This makes a positive contribution to the value of the asset.

#### Asset value assessment:

The value of the asset is derived from its architectural and historic interest, through its former use as a silk mill and its diamond-pattern breathers, more commonly found in agricultural buildings.

**Heritage value:** Moderate

#### Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270677>

**Unique Gazetteer ID (UID): MA08\_0387**

**Asset name: 41, Spring Gardens**

Designation and grade: Listed building Grade II

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### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: -  
National Grid Reference: 384065 398263

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### Asset class/type and dates

Monument class/type: Commercial  
Bank (financial)  
Period(s): Post-medieval, and  
Modern.

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### References

References: NHLE: 1270679  
HER: 8622.1.0  
NMR n/a

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### Associated assets

Asset UID	Asset name
MA08_0350	43 and 45, Spring Gardens
MA08_0355	47, Spring Gardens
MA08_0705	Upper King Street Conservation Area

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### Description and sources

#### Full asset description:

"A former bank, dated to 1890 and built by Alfred Waterhouse for the National Provincial Bank. The building is constructed in a French Renaissance style from ashlar with a slate roof and moulded ridge stacks. The building is on a corner site, with the façade curving around to the return in York Street. There are three storeys, an attic and an 11 window range. There are 20th century windows to the ground floor. Doric pilasters define bays on the ground floor and support a frieze from which rise Ionic pilasters with carved pedestals. These in turn support an entablature with cushion frieze and a row of paired sash dormers with elaborate gables and linked by arches. A two-storey gable to the far right is dated to 1890 and defines the main entrance which has paired doorways on the ground floor with ornamental corbels, columns and balconies above. There is a similar single-bay entrance in York Street." [1]

#### Setting description:

The setting of the asset is the central financial district streetscape of the Upper King Street Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is historic and architectural, gaining its value from its French Renaissance style of architecture, as well as its association with Alfred Waterhouse

**Heritage value:** Moderate



## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 2 of 5

### Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1270679>

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