

High Speed Rail (Crewe – Manchester)

Background information and data

Historic environment

BID HE-001-0MA08_Part 3

MA08: Manchester Piccadilly Station

Historic environment baseline report -
Part 3 of 5

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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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Appendix A: Historic environment detailed gazetteer continued

Unique Gazetteer ID (UID): MA08_0388

Asset name: Warehouse on West Corner of Junction with Simpson 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: 384538 399073

Asset class/type and dates

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

References

References: NHLE: 1270681
HER: 12132.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0352	Sharp Street Ragged School

Description and sources

Full asset description:

"A small, mid 19th century warehouse, now handbag workshop. The building is constructed from brick with a corrugated sheet roof. The building is on an almost square plan with four storeys. There is a gabled façade with a central four-stage loading slot, complete with timber sills, board doors and a crane jib, flanked by segmental-headed windows. There is a three-window left side with a central segmental-headed doorway at the ground floor and segmental-headed windows. Krupa Building was previously used as a subsidiary office block to the Sharp Street School, but following a vacant period it was purchased and converted for residential use with a new modern extension added to the rear." [1]

Setting description:

The setting of the asset is the adjacent streetscape of Simpson Street. It is surrounded by modern apartments of offices and its setting makes a neutral contribution to the heritage value of the asset.

Asset value assessment:

The asset's value is derived from its historic and architectural interest due to its design, its former use as a warehouse and previous use as subsidiary office block to the Sharp Street School.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270681>

Unique Gazetteer ID (UID): MA08_0389

Asset name: Memorial Cross

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: 383929 397915

Asset class/type and dates

Monument class/type: Commemorative
Commemorative monument

Period(s): Modern

References

References: NHLE: 1270696
HER: 8612.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0703	St Peter's Square Conservation Area

Description and sources

Full asset description:

"A memorial cross built in 1907 to mark the position of the former Church of St Peter, which was demolished in the same year. The cross is constructed from Portland stone in a Gothic style. The base consists four hexagonal steps and a hexagonal pedestal with a swept top embellished with quatrefoils and brattishing. The shaft is of slender clustered columns with an angel displaying a shield halfway up each side and surmounted by a large Gothic cross." [1]

Setting description:

The setting of the asset is in the streetscape of the St Peters 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 historic interest as the marker of the location of the demolished Church of St Peter. It also has value due to its artistic interest through the aesthetic quality of the sculpture.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270696>

Unique Gazetteer ID (UID): MA08_0390

Asset name: The Old Wellington Inn

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 398690

Asset class/type and dates

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

References

References: NHLE: 1270698
HER: 65.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0351	Sinclairs Oyster Bar
MA08_0709	Cathedral Conservation Area

Description and sources

Full asset description:

"A mid 16th century house, now a public house. The building has been restored and raised up around 30 feet to correspond with the new street level of the surrounding 20th century redevelopment. The building has a timber frame, a stone slate roof, three storeys and three structural bays. The ground floor has been altered with coupled 20th century doorways to the centre, flanked by 20th century mullion-and-transom windows. There is a splayed doorway to the left corner and a similar 20th century window in the left return wall. The first floor has close studded framing with angle braces in the first bay, square small-panelled framing and one four-light window immediately below the wall plate in each bay. The gables are jettied and filled with decorated lattice framing. The left return wall has framing on each floor, a restored seven-light window to each floor and a jettied gable. The interior has exposed beams. This building is the only surviving example of timber framing, typical of the town in the 16th and 17th centuries." [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 historic and architectural interest, as the only surviving example of timber framing in the city centre. These were the typical building type in the 16th and 17th centuries.

Heritage value: Moderate

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Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1270698>

Unique Gazetteer ID (UID): MA08_0391

Asset name: 49, Spring Gardens

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: 384059 398209

Asset class/type and dates

Monument class/type: Commercial
Textile warehouse

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

References

References: NHLE: 1270700
HER: 4623.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0705	Upper King Street Conservation Area

Description and sources

Full asset description:

"A commercial building, likely a textile warehouse, built in 1888-91 by Alfred Waterhouse. The building is constructed in an eclectic style from sandstone ashlar with a slate roof. The building is on a rectangular plan on an end of block site, with curved corners and a loading bay to the rear. There are three storeys, a basement, an attic and five unequal bays. The centre bay has a large square-headed entrance with an arched chamfered doorway and recessed double doors. Over this a bracketed stone balcony with ornamental iron railings. There is a mansard roof with side-wall chimneys. The left return side has a segmental-headed loading bay entrance to the rear bay." [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. This is due to its eclectic style of architecture and its association with Alfred Waterhouse.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270700>

Unique Gazetteer ID (UID): MA08_0392

Asset name: 24, 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: 383398 397944

Asset class/type and dates

Monument class/type: Commercial
Commercial office

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

References

References: NHLE: 1270704
HER: 8599.1.0
NMR n/a

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_0345	28, 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 mid to late 19th century townhouse or office. The building is constructed from white painted stucco on brick with a slate roof. The building is double depth in plan with a cellar, three storeys and an attic. There is a five window symmetrical façade with plinth, a first floor sill band and a heavy bracketed cornice. The ground floor has channelled rustication, a central segmental headed doorway with double doors and a moulded architrave. A carved keystone cartouche (including a sailing ship) is protected by a prominent bracketed cornice." [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.

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Asset value assessment:

The asset's value is derived from its historic and architectural interest due to its unusual design on St John Street which is the only surviving Georgian terraced street in central Manchester.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270704>

Unique Gazetteer ID (UID): MA08_0393

Asset name: 21-25, 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: 383378 397920

Asset class/type and dates

Monument class/type: Domestic
Town house

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

References

References: NHLE: 1270728
HER: 12566.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0340	11-17, St John Street
MA08_0397	19, 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 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 each house is single fronted with various back extensions. There are three storeys over cellar and six bays. The doorways are round headed and have set in doorcases with slender engaged Ionic columns and Greek key friezes. The windows are four-pane sashes, those at the first floor with shallow panelled aprons and otherwise all with raised sills and flat-arched heads. The roof has large lateral chimney stacks crossing the ridge." [1]

Setting description:

The setting of the asset is the streetscape of St John 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 historic and architectural interest, due to its unusual design on St John Street which is the only surviving Georgian terraced street in central Manchester.

Heritage value: Moderate

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Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1270728>

Unique Gazetteer ID (UID): MA08_0394

Asset name: Cobdens 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: -

National Grid Reference: 383791 398383

Asset class/type and dates

Monument class/type: Commemorative
Commemorative monument

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

References

References: NHLE: 1270783
HER: 8593.1.0
NMR n/a

Associated assets

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

Description and sources

Full asset description:

"A commemorative statue of Richard Cobden, an industrialist and liberal politician. Built in 1867 by Marshall Wood. There is a square based stone plinth with a slightly tapered square pedestal with prominent cornice. The statue of Cobden in an oratorical pose is made from bronze." [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 artistic and historic 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/1270783>

Unique Gazetteer ID (UID): MA08_0395

Asset name: 8 and 8A, 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: 383461 397922

Asset class/type and dates

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

References

References: NHLE: 1270784
HER: 12126.1.0
NMR n/a

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_0345	28, St John Street
MA08_0392	24, 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:

"Late 18th century town houses, now consulting rooms and a house. The buildings are constructed from brown brick in a Flemish bond. The buildings are double depth in plan and each house is single fronted with back extensions. There are three storeys over cellars with plinth, a first floor sill band and altered cornice. There is a round headed doorway with an open pedimented Tuscan doorcase and a panelled door." [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 asset of the asset.

Asset value assessment:

The value of the asset is derived from its historic and architectural interest, which it gains as one house in a row of the only surviving Georgian town houses in the central Manchester.

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Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270784>

Unique Gazetteer ID (UID): MA08_0396

Asset name: 10, 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: 383451 397925

Asset class/type and dates

Monument class/type: Domestic
Town house

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

References

References: NHLE: 1270785
HER: 12085.1.0
NMR n/a

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_0345	28, St John Street
MA08_0392	24, St John Street
MA08_0395	8 and 8A, 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, now consulting rooms. The building is constructed from brown brick in a Flemish bond. The building is double depth and has a single fronted plan with a back extension. There are three storeys over cellars and three bays. There is a roundheaded doorway to the right with an open-pedimented Tuscan doorcase, panelled door and semi-circular fanlight. There are 12-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 heritage value of the asset.

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Asset value assessment:

The value of the asset is derived from its historic and architectural interest, which it gains as one house in a row of the only surviving Georgian town houses in the central Manchester.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270785>

Unique Gazetteer ID (UID): MA08_0397

Asset name: 19, 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: 383391 397912

Asset class/type and dates

Monument class/type: Domestic
Town house

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

References

References: NHLE: 1270786
HER: 12565.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0340	11-17, St John Street
MA08_0393	21-25, 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 some sandstone dressings and a slate roof. The building is double depth and has a single fronted plan with a back extension. There are three storeys over cellars and three bays. There is a roundheaded doorway to the right. There are 12-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 heritage value of the asset.

Asset value assessment:

The value of the asset is derived from its historic and architectural interest. This is due to it being one house in a row of the only surviving Georgian town houses in the central Manchester.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270786>

Unique Gazetteer ID (UID): MA08_0398

Asset name: 22, 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: 383408 397938

Asset class/type and dates

Monument class/type: Domestic
Town house

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

References

References: NHLE: 1270787
HER: 12129.1.0
NMR n/a

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_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_0702	St John Street Conservation Area

Description and sources

Full asset description:

"A late 18th century townhouse, now consulting rooms. The building is constructed from red brick in a Flemish bond. The building is double depth and has a single fronted plan with a back extension. There are three storeys over cellars and a three window façade with plinth and altered cornice. There is a roundheaded doorway to the left with an open-pedimented Tuscan doorcase, panelled door and semi-circular fanlight. There are 12-pane sashed windows with 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 heritage value of the asset.

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Asset value assessment:

The value of the asset is derived from its historic and architectural interest, gaining its value as one house in a row of the only surviving Georgian town houses in the central Manchester.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270787>

Unique Gazetteer ID (UID): MA08_0399

Asset name: K6 Telephone Kiosk in Front of St John 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: 383490 397903

Asset class/type and dates

Monument class/type: Communications
Telephone box

Period(s): Modern

References

References: NHLE: 1270788
HER: 8598.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A type K6 Telephone kiosk, designed in 1935 by Sir Giles Gilbert Scott. The box is made by various contractors. The telephone box is a cast iron, square kiosk with a domed roof. 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 just off Deansgate and outside the St John's Street 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 historic and architectural interest, as an early surviving example of its type, as well as a recognisable but increasingly rare British cultural icon.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270788>

Unique Gazetteer ID (UID): MA08_0400

Asset name: 42 and 44, 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: 384371 397790

Asset class/type and dates

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

References

References: NHLE: 1270791
HER: 8609.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0497	3, Brazil Street
MA08_0711	Whitworth Street Conservation Area

Description and sources

Full asset description:

"Packing warehouses built in 1860-80. The building is constructed from red brick in a Flemish bond with sandstone dressings and a hipped slate roof. The building is on a rectangular plan on an end of block site, parallel to the south side of Rochdale Canal. The building is in a simple late Georgian style with four storeys over a basement and ten bays. The centre has coupled round-headed doorways with recessed divided panelled doors in an elaborate stone surround including polished pink granite shafts with composite stone caps and dentilled cornice with a small lion-mask antefixae. The ground, first and second floors have segmental headed sashed windows and the third floor has round-headed windows." [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 late Georgian style of architecture and its former use as a packing warehouse.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270791>

Unique Gazetteer ID (UID): MA08_0401

Asset name: Winters 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: 383823 398341

Asset class/type and dates

Monument class/type: Commercial
Shop

Period(s): Modern

References

References: NHLE: 1270793
HER: 12137.1.0
NMR n/a

Associated assets

Asset UID Asset name

MA08_0077 Number 54 and Chop House Public House and Thomas's Chop House

MA08_0333 National House

MA08_0701 St Ann's Square Conservation Area

Description and sources

Full asset description:

"A grocer's shop, café and offices built in 1901 by J. W. Beaumont, now shops and offices. The building is constructed in an eclectic style with Elizabethan features, and some Art Nouveau decoration. The building is iron framed with cladding of grey granite at the ground floor, red brick with buff terracotta above and a slate roof. The building is on a rectangular plan on a corner site, with a chamfered corner. There are four storeys, attics and four bays. There is a wide segmental-headed doorway to the third bay, a segmental-headed window to corner and 20th century shop windows. The attic dormer has a shaped gable with moulded terracotta decoration including "WINTERS BUILDINGS". There are tall clustered chimneys and the right-hand return wall has three bays with two-storey canted oriels in all bays. Number 1 St Ann's Churchyard has four bays in a simple style." [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, gained from its eclectic style with Elizabethan features, and some Art Nouveau decoration, as well as its architect J. W. Beaumont.

Heritage value: Moderate

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Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270793>

Unique Gazetteer ID (UID): MA08_0402

Asset name: Allen 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 398342

Asset class/type and dates

Monument class/type: Commemorative
Commemorative monument
Period(s): Post-medieval

References

References: NHLE: 1270794
HER: 13.1.0
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_0337	Deacon Monument North 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 tomb chest dated to 1773. The chest commemorates Joseph Allen (died 1769) , his wife Alice (died 1742)and their children John (died 1726, aged two), Sam (died 1736, aged three), John (died 1754, aged 22), Joseph (died 1756, aged 29), Thomas (died 1758, aged 23) and Alice (died 1759, aged 21). The chest is constructed from sandstone and has raised fielded panels to the sides and ends and a plain lid with the above information inscribed in a vertical list. This is followed by the inscription, "As a Testimony of Duty / And Affection to his Honoured Parents / And of Love to his Brothers & Sister / Will.m Allen of Davy-Hulme / Erected this Tomb 1773"." [1]

Setting description:

The setting of the asset is St Ann's Churcyard and the Church of St Ann's, as well as 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, as a memorial to the family commemorated upon it and the artistic merit of the carving on the sides. It has group value with St Ann's Church and the other monuments in St Ann's Churchyard.

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Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270794>

Unique Gazetteer ID (UID): MA08_0403

Asset name: High and Mighty 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: 383777 398418

Asset class/type and dates

Monument class/type: Domestic
Town house

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

References

References: NHLE: 1270795
HER: 12124.1.0
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:

"A late 18th century townhouse, now a shop. The building is constructed from orange brick with sandstone dressings. The building is on a rectangular plan at right angles to the street. There are four storeys and three windows with a deep moulded sill band to the second floor and a string course over the third floor. There is a 20th century shop front at the ground floor and 12-pane sashed windows. Windows at the first and second floors are tall, those at the third floor short and that in the centre of has a large moulded architrave and a cornice on consoles." [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 historic and architectural interest, as a surviving example of a late 18th century townhouse within the area.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270795>

Unique Gazetteer ID (UID): MA08_0404

Asset name: 51 and 53, Richmond 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: 384318 397807

Asset class/type and dates

Monument class/type: Commercial
Textile warehouse

Period(s): Post-medieval

References

References: NHLE: 1270835
HER: 16622.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0711	Whitworth Street Conservation Area

Description and sources

Full asset description:

"A small textiles warehouse or workshop, now a warehouse, built in 1860. The building is constructed from brown brick in a Flemish bond with a slate roof. The building is on a square plan and has a basement, three storeys and a six window façade. The ground floor has simple doorway to the right with a fixed four-pane window over the lintel, a square-headed loading doorway next to this with a loading stage and wall-crane to the left. The interior consist very simple construction with one cast iron column in the centre of each floor except the top which has a collar truss. There is an original work-counter under the top-floor windows. An unusual example of very small, purpose-built warehouse which is little altered and still serving the same function." [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 example of very small, purpose-built warehouse which is little altered and still serving the same function.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270835>

Unique Gazetteer ID (UID): MA08_0405

**Asset name: Rochdale Canal Boundary Wall to Canal
Between Sackville Street and Chorlton 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: 384399 397854

Asset class/type and dates

Monument class/type: Monument
Boundary wall

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

References

References: NHLE: 1270837
HER: 11730.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0610	Rochdale Canal
MA08_0711	Whitworth Street Conservation Area

Description and sources

Full asset description:

"A boundary wall between the canal and Canal Street. The wall was built in 1804 from millstone grit slabs with rounded tops. This served as a towpath on this section." [1]

Setting description:

The setting of the asset is the Rochdale Canal and its associated assets. Although the canal is now used for leisure rather than industrial transport, the setting retains its historic association with the canal. The setting of the asset 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 which it gains from 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/1270837>

Unique Gazetteer ID (UID): MA08_0406

Asset name: Sedgwick Mill (To West of Junction with Murray 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: 385012 398540

Asset class/type and dates

Monument class/type: Industrial
Cotton mill

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

References

References: NHLE: 1270856
HER: 2120.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0013	Paragon Mill
MA08_0018	Royal Mill
MA08_0696	Ancoats Conservation Area
MA08_0826	McConnel and Kennedy Mills

Description and sources

Full asset description:

"Sedgwick Mill was built as a cotton spinning mill in 1818-20, with Sedgwick New Mill added to the site in 1868. Both were built for McConnell Kennedy and Sedgwick Mill was built by James Lowe. Sedgwick Mill has eight storeys in a U shaped plan with a 17 bay range to Redhill Street and eight bay wings to the north, at the east and west ends. These wings are linked by a narrow range built in 1820. Sedgwick New Mill forms a parallel range to the north of the site and joins the west wing of Sedgwick Mill. There are five storeys and 15 bays. There is a two storeyed range to the west of Sedgwick New Mill built in 1888-1898 to house ancillary processes. The mills form part of the McConnell Kennedy works, together with Royal Mill and Paragon Mill. A further Mill (Long Mill) is no longer extant. McConnell Kennedy were one of the largest Manchester cotton firms, amalgamating with the Fine Cotton Spinners and Doublers Association in 1898. An early example of fireproof construction in a large-scale building. The courtyard plan is apparently typical of a Manchester mill building. A prototype for mill layout, in which steam powered mules were positioned transversely, between columns delineating bays and powered from a single central line shaft in each storey, with preparatory processes housed on lower floors." [1]

Setting description:

The setting of the asset is the canal to the front and the mills buildings that surround it. Sedgwick New Mill forms parallel range to north of site, and adjoins the west wing of Sedgwick Mill, together with Royal Mill

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(MA08_0018) and Paragon Mill (MA08_0018). They form an import group and are highly significant as a large early textile working site. The industrial streetscape of the Ancoats Conservation Area and the Ashton Canal make 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. Sedgwick Mill and Sedgwick New Mill form an important group and a large early textile working site. The asset also has group value with Royal Mill (MA08_0018), Paragon Mill (MA08_0018) and Beehive Mill (MA08_0025). They illustrate design and construction techniques from the 1790s to the early 20th century.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270856>

Unique Gazetteer ID (UID): MA08_0407

Asset name: Rochdale Canal Lock Number 88, To East of Oxford 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: 384094 397648

Asset class/type and dates

Monument class/type: Transport
Canal lock

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

References

References: NHLE: 1270857
HER: 12089.6.0
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_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. The lock is constructed from coursed squared sandstone with wooden gates. The lock has a 14 foot chamber 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 heritage value of the asset.

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Historic environment

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Asset value assessment:

The asset's value is derived from its historic interest, because of 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/1270857>

Unique Gazetteer ID (UID): MA08_0408

Asset name: Rochdale Canal Lock Number 92 and Castle 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: 383117 397566

Asset class/type and dates

Monument class/type: Transport
Canal lock

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

References

References: NHLE: 1270858
HER: 12089.10.0
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_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_0610	Rochdale Canal
MA08_0708	Castlefield Conservation Area

Description and sources

Full asset description:

"A canal bridge with an attached ramp on the west side and a lock on the east side. Built in 1804 for the Rochdale Canal Company. The lock is constructed from coursed squared millstone grit with wooden gates. The bridge has a single segmental arch with rusticated voussoirs and a ramp at right-angles to the north-west corner. The lock is 14-foot wide with pairs of gates at both ends. The overflow tunnel has a circular brick-lined shaft to the south side of Castle Street." [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.

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MA08: Manchester Piccadilly Station

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Asset value assessment:

The asset's value is derived from its historic interest, because of 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/1270858>

Unique Gazetteer ID (UID): MA08_0409

Asset name: Rochdale Canal Towpath Footbridge and Associated Ramps Opposite Brownsfield 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: HE-01-328-R1
National Grid Reference: 384917 398394

Asset class/type and dates

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

References

References: NHLE: 1270859
HER: 12090.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0012	Brownsfield Mill
MA08_0317	Rochdale Canal Lock Number 83, to the East of Tariff Street

Description and sources

Full asset description:

"A towpath footbridge over the former branch of canal, with approach ramps at the east and west. Built in 1804, the bridge is constructed from brick ramps with cobbled surfaces and stone slab outer walls 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 asset's value is derived from its historic interest, because of its association with the Rochdale Canal, with which its has group value.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270859>

Unique Gazetteer ID (UID): MA08_0410

Asset name: Rochdale Canal Retaining Wall on South Side of Redhill Street, West of 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: 385047 398546

Asset class/type and dates

Monument class/type: Monument
Retaining wall

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

References

References: NHLE: 1270860
HER: 12091.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0696	Ancoats Conservation Area

Description and sources

Full asset description:

"The retaining wall between the canal and Redhill Street which served as a towpath to this section of the canal. Built in 1804, the wall is constructed from red brick up to street level, with blocked openings to the former tunnels to Murrays Mills. There is a parapet of massive millstone grit slabs with rounded tops and at east end a massive square block with the remains of iron fittings for the former tow-rope roller." [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 asset's value is derived from its historic interest, because of its association with the Rochdale Canal, with which its has group value.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270860>

Unique Gazetteer ID (UID): MA08_0411

Asset name: Brazil 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: 384240 397802

Asset class/type and dates

Monument class/type: Commercial
Warehouse

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

References

References: NHLE: 1270871
HER: 8576.1.0
NMR n/a

Associated assets

Asset UID Asset name

MA08_0418 109, Princess Street

MA08_0711 Whitworth Street Conservation Area

Description and sources

Full asset description:

A pair of shipping warehouses which are now offices. Built in 1870-80 and later altered. They are constructed of yellow brick with sandstone dressings. It is built on a trapeziform plan on island site, at right-angles to street, with a rear loading bay. It is built in an eclectic style, with some Gothic features, with four storeys over basements. There are two and two windows, the outer windows are tripartite, symmetrical with chamfered plinths, saw-tooth sill-bands to all floors and impost bands to all except the top floor, which has a heavily bracketed cornice. The ground floor has tall coupled doorways in the centre, with pilaster jambs and carved stiff-leaf imposts. They also have five stepped segmental-arched heads with keyblocks, flanked by tripartite windows with segmental-arched centre lights and moulded surrounds with stiff-leaf imposts. The upper floors all have square-headed tripartite windows to the outer bays and single-light windows over the doors. Those at 1st and 2nd floors have pilaster jambs and the ones on the lower floor have stilted moulded heads. All these windows are sashed without glazing bars. There is also a lift-head on roof. The return sides of the building are very simple, with windows grouped 4, 4, 4 and 2, with loading bay entrances at rear end. The interior not inspected. The asset forms a group with No. 103 to left and 109 to right MA08_0711). [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, gaining its value from its eclectic style of

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architecture. It also has historic interest as a former shipping warehouse.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270871>

Unique Gazetteer ID (UID): MA08_0412

Asset name: Manchester 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: 384296 397579

Asset class/type and dates

Monument class/type: Commercial
Shipping warehouse
Period(s): Modern

References

References: NHLE: 1270897
HER: 12117.1.0
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 1914 by Birkett, now a restaurant and offices. The building has an iron frame with cladding of brown sandstone and some buff brick. The building is on an irregular plan, at right angles to the street with a chamfered right hand corner. There are six storeys, a basement, an attic and four bays. At the ground floor, the centre has a doorway and side windows. The corner has a square headed doorway with pilaster jambs and carved tympanum under a segmental hood. There is a grey stone plinth, channelled rustication to the first three floors and giant Ionic pilasters to the fourth and fifth floors rising from banded pedestals at the third floor. The first, second, fourth and fifth floors have windows with moulded architraves and cornices and the attic has a four-light Diocletian window in the pediment." [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, from its iron frame style of architecture and its architect Birkett.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270897>

Unique Gazetteer ID (UID): MA08_0413

Asset name: 101, Princess 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: 384208 397860

Asset class/type and dates

Monument class/type: Commercial
Shipping warehouse

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

References

References: NHLE: 1270899
HER: 8575.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0002	103, Princess Street (Mechanics Conference Centre)
MA08_0286	Former Pickles Building
MA08_0287	Basil House
MA08_0288	113-119, Portland Street
MA08_0296	Eastern House Portland House
MA08_0424	109 and 111, Portland Street
MA08_0711	Whitworth Street Conservation Area

Description and sources

Full asset description:

"A shipping warehouse built in 1869 by Clegg and Knowles, now flats and offices. The building is constructed in an Italian Palazzo style from red brick in a Flemish bond with sandstone dressings. The building is on a parallelogram plan on an island site with a rear loading bay. There are five storeys over a basement and nine bays. There is a round headed doorway to the first bay with an enriched pilastered surround. There are segmental headed windows to all floors, those at the first floor include stone architraves." [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, from its Italian Palazzo style of architecture and its architects Clegg and Knowles.

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Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270899>

Unique Gazetteer ID (UID): MA08_0414

Asset name: Northern Assurance 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: 383872 398182

Asset class/type and dates

Monument class/type: Commercial
Shop

Period(s): Modern

References

References: NHLE: 1270910
HER: 8571.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0695	Albert Square Conservation Area

Description and sources

Full asset description:

"Shops and offices built in 1902 by Waddington, Son and Dunkerley. The building is constructed in an elaborate, eclectic style with French renaissance accent. The building has an iron frame with cladding of sandstone ashlar and some grey granite. There are steeply pitched slate roofs on several levels, and is set on an irregular plan on a corner site. There are five storeys and attic. The return side to Clarence Street has three storeys, an attic and a façade of three wide bays. There is a panelled frieze over the ground floor, interrupted by a central entrance arch. The first and second floors are in a French Renaissance style with superimposed triangular pilasters surmounted by ball finials. The central round-headed doorway is recessed in a giant round-headed arch which has a two-light window under the head. The outer bays at the third and fourth floors are recessed and the heads bridged by semi-circular arches with pierced spandrels. The string-course over the fourth floor has egg and-dart enrichment and the attic windows are under richly decorated shaped gables. The curved corner is finished as a cylindrical turret which has domed roof with corona and finial, flanked by similar turrets." [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 architectural and historic interest, from its elaborate, eclectic style with French Renaissance accent and its architects Waddington, Son and Dunkerley.

Heritage value: Moderate

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Historic environment

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Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1270910>

Unique Gazetteer ID (UID): MA08_0415

Asset name: Rhodesia 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: 384205 397772

Asset class/type and dates

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

References

References: NHLE: 1270911
HER: 12114.1.0
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:

"Various packing warehouse built in 1880-90. The building is constructed from red brick with sandstone dressings and a slate roof. The building is on a trapeziform plan on an island site and is built in an eclectic style. There are four storeys, a basement, an attic and three bays. The ground floor has a round-headed doorway with brick pilasters, carved capitals and moulded stone head with carved enrichments. There are coupled, round headed windows at each side with hoodmoulds and keystones. The attic dormers have pilasters, three-light windows and triangular pediments with stone surrounds flanked by short square chimneys. The nine-bay return wall includes a bay with segmental bay windows, pedimented gable and coupled loading bay doorways." [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 interest due to its eclectic style of architecture and unusual trapeziform plan. Its historic interest is as a former warehouse.

Heritage value: Moderate

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Historic environment

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Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1270911>

Unique Gazetteer ID (UID): MA08_0416

Asset name: 73 and 75, Princess 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: 383991 398058

Asset class/type and dates

Monument class/type: Commercial
Shop

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

References

References: NHLE: 1270912
HER: 8573.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0500	Waldorf House
MA08_0705	Upper King Street Conservation Area

Description and sources

Full asset description:

"A shop with offices over, built in 1870-80. The building has an iron frame with cladding of red brick, dressings of blue brick and sandstone and a slate roof. The building is in a Gothic style on a shallow rectangular plan, parallel to the street, on an end-of-block site. There are four storeys, an attic and ten bays. The ground floor has been replaced by a 20th century shop front. The first and second floors are treated as a giant arcade of segmental pointed arches, with narrow pilastered piers which rise from a weathered sill band. The third floor has a weathered stone sill band and windows set in a running arcade, composed of pairs of arches with enrichment. There is a steeply pitched mansard roof, with a gabled three light dormer window over the fifth bay." [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 interest, from its Gothic style of architecture and iron framed construction.

Heritage value: Moderate

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Historic environment

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Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270912>

Unique Gazetteer ID (UID): MA08_0417

Asset name: 83, Princess 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: 384102 397964

Asset class/type and dates

Monument class/type: Commercial
Warehouse

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

References

References: NHLE: 1270913
HER: 12116.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0215	39 and 41, George Street
MA08_0698	George Street Conservation Area

Description and sources

Full asset description:

"A home trade warehouse built in 1847-8, by Travis and Mangnall, now shops and offices. The building is constructed from sandstone ashlar to the ground floor and red brick with sandstone dressings above. The building is on a shallow, rectangular plan, parallel to the street on an end-of-block site. There are four storeys over a high basement and nine bays. The basement and ground floor are treated as a tall arcade of roundheaded arches, with a moulded impost band to the piers and set-in reveals. The third bay contains a doorway and the other bays are divided equally between the basement and ground floor windows. There are large round-headed windows at the first and second floors and pairs of small round-headed windows at the third floor." [1]

Setting description:

The setting of the asset in the busy commercial 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, as a surviving warehouse in the George Street Conservation Area and through its architects Travis and Mangnall.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 3 of 5

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270913>

Unique Gazetteer ID (UID): MA08_0418

Asset name: 109, Princess 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: 384261 397779

Asset class/type and dates

Monument class/type: Commercial
Shipping warehouse

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

References

References: NHLE: 1270914
HER: 8577.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0411	Brazil House
MA08_0711	Whitworth Street Conservation Area

Description and sources

Full asset description:

"A packing and shipping warehouse, built in 1863 by Clegg and Knowles, now offices. The building is constructed in an Italian palazzo style from red brick with sandstone dressings. The building is on a rectangular plan on an island site, at right-angles to the street. There are four storeys over a basement and eight symmetrical bays. There are round-headed arcades to the ground floor and a central doorway with rusticated surround. There is a prominent cornice on pairs of heavily decorated brackets and surmounted by ornamental iron balcony railings. The basement openings are tall with decorated cast-iron railings and shorter windows with altered glazing. The first and second floors have headed sashed windows with set-in shafts and the third floor has round-headed sashes with similar enrichments. The left sidewall, to Bloom Street, has ten bays and a segmental-headed loading bay entrance near the far end." [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 Italian Palazzo style of architecture and its architects Clegg and Knowles.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 3 of 5

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1270914>

Unique Gazetteer ID (UID): MA08_0419

Asset name: Sunlight 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: 383473 398031

Asset class/type and dates

Monument class/type: Commercial
Commercial office

Period(s): Modern

References

References: NHLE: 1270915
HER: 8582.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0419	Sunlight House
MA08_0697	Deansgate/Peter Street Conservation Area

Description and sources

Full asset description:

"An office block built in 1932 by Joseph Sunlight. The building is constructed in an international Modern style with classical elements Office block. The building has a steel frame with cladding of Portland stone and a slated, three-tier mansard roof with a glazed centre. The building is on a large square plan with a central light-well. There are ten storeys, four attic storeys and eight bays. There is a wide canted corner to the right, rising to an octagonal turret with a domed lantern and apex finial. The canted corner is treated as a tower, emphasised by the narrow mullioned windows in each face, tiered continuously from 2nd to 10th floors. The building has shop windows, a round headed archway and square headed doorways to the ground floor." [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 derived from its historic and architectural interest. It is gained from its modern style of architecture and its association with the architect Joseph Sunlight.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270915>

Unique Gazetteer ID (UID): MA08_0420

Asset name: 50-62, Port 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: 384707 398373

Asset class/type and dates

Monument class/type: Domestic
Row

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

References

References: NHLE: 1271062
HER: 8556.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0704	Stevenson Square Conservation Area

Description and sources

Full asset description:

"A row of seven, late 18th to early 19th century, small dwelling. They were likely for the domestic industry and has shops to the ground floor. The buildings are constructed from brown brick in a Flemish bond with slate roofs on two levels. The buildings are double-depth in plan and each house is single-fronted. Number 50 forms a cross-wing at the right-hand end. Each house has three low storeys and one window, except Number 50 which is higher and has no window above the ground floor. Each house has a mid 19th century pilastered shopfront at the ground floor, with an entrance to the left and wooden-framed windows. There are various ridge chimneys. The return side of Number 50, to Hilton Street, has a basement with three openings, protected by the remains of railings." [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 architectural and historic interest, as rare survivals of domestic housing from the period within the city centre.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1271062>

Unique Gazetteer ID (UID): MA08_0421

Asset name: 70 and 72, 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: 384193 397950

Asset class/type and dates

Monument class/type: Commercial
Warehouse

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

References

References: NHLE: 1271071
HER: 12102.1.0
NMR n/a

Associated assets

Asset UID Asset name

MA08_0285 Nos 74-78, and No 80 (The Grey Horse Public House) and Attached Railings, Portland Street

MA08_0698 George Street Conservation Area

Description and sources

Full asset description:

"A manufacturers' warehouse built in 1873 by Pennington and Bridgen, a now restaurant and offices. The building is constructed in an eclectic Palazzo style with elaborate decoration, from sandstone ashlar with some marble dressings. The building is on a square plan on a corner site with a rounded corner. There are five storeys over a basement and four bays plus the corner. The building has channelled rustication up to the first floor, bands between the floors, a bracketed cornice and a blocking course with some antefixae. There is a round-headed doorway to the third bay with divided panelled doors. Includes Number 20 Nicholas Street." [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 architectural and historic interest, gained from its eclectic Palazzo style with elaborate decoration and its architects Pennington and Bridgen.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 3 of 5

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1271071>

Unique Gazetteer ID (UID): MA08_0422

Asset name: Plymouth Lodge

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: 385169 396507

Asset class/type and dates

Monument class/type: Domestic
Vicarage

Period(s): Post-medieval

References

References: NHLE: 1271081
HER: 8554.1.0
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:

"An early 19th century rectory, now flats. The building is constructed from red brick in a Flemish bond with a slate hipped roof. The building has a square plan, two storeys and a symmetrical two window façade with stone plinth. There are two shallow, rectangular bay windows to the ground floor with 12-pane sashes. There are two plain 12-pane sashes at the first floor with raised sills. The entrance is in the left side wall and consists a square flat-roofed porch with a panelled door." [1]

Setting description:

The setting of the rectory is on the A5184 Plymouth Grove. There are modern block of apartments opposite the site. The rectory is partially enclosed by mature vegetation and set within its own grounds and this part of the setting make 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 design and former use as a rectory.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1271081>

Unique Gazetteer ID (UID): MA08_0423

Asset name: Plymouth Grove 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: 385277 396462

Asset class/type and dates

Monument class/type: Commercial
Public house
Period(s): Post-medieval

References

References: NHLE: 1271094
HER: 8555.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A public house dated to 1873. The building is constructed from red brick with sandstone dressings. The building is on a square plan with an unusual canted loggia with a clock-tower to the east side. There are three storeys, a cellars and three windows. There is a prominent first floor balcony carried round, a second-floor sill-band and pilasters with a shaped parapet with raised centre lettered "PLYMOUTH GROVE HOTEL". There is a central doorway with altered doors under the projected centre of the balcony, supported by coupled columns. The building has segmental headed windows to all floors, those at ground floor with keyed segmental stone lintels and those at the second floor shorter with balconettes. The balcony is cantilevered out, carried round the front and the loggia, and is furnished with cast-iron railings." [1]
The asset is now a Chinese restaurant.

Setting description:

The setting of the asset is the adjacent streetscape on the A5184 Plymouth Grove. It is surrounded by modern housing estates and an Ambulance Station. 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, gained from its unusual canted loggia with a clock-tower to the east side of the building. It has historic interest due to its former use as a public house.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 3 of 5

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1271094>

Unique Gazetteer ID (UID): MA08_0424

Asset name: 109 and 111, 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: 384126 397827

Asset class/type and dates

Monument class/type: Commercial
Warehouse

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

References

References: NHLE: 1271095
HER: 12107.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0287	Basil House
MA08_0288	113-119, Portland Street
MA08_0296	Eastern House Portland House
MA08_0413	101, Princess Street
MA08_0711	Whitworth Street Conservation Area

Description and sources

Full asset description:

"Various warehouses, and the office of the Venezuela Vice Consulate in 1905, constructed in 1860-70. The building is constructed in an eclectic style from red brick in Flemish bond, with sandstone dressings and a slate roof. The building is on a rectangular plan parallel to the street with loading at the rear. There is a basement, sub basement and five storeys with attics. Number 9 has three symmetrical bays, a wide segmental-headed entrance archway with panelled pilasters and an internal flight of steps to recessed sliding double doors. Number 111 has two bays with an entrance in the second bay. The rear has two sections of full height glazing with integral loading doors. Inside, there are five rows of iron columns and wooden beams, the remains of the showroom decoration at the first floor." [1]

Setting description:

The setting of the asset is in 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 and historic interest because of its use as the office of the Venezuela Vice Consulate in 1905.

Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 3 of 5

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1271095>

Unique Gazetteer ID (UID): MA08_0425

Asset name: Sculptural Group Adrift to south-west of Central Library, Peter Street, 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: 383827 397935

Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces
Statue

Period(s): Modern

References

References: NHLE: 1271096
HER: 8563.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0703	St Peter's Square Conservation Area

Description and sources

Full asset description:

"An allegorical sculptural composition, built in 1907, by John Cassidy. The sculpture comprises a bronze male figure standing on a rock waving a piece of cloth, his wife and children lying exhausted below (apparently survivors of a shipping accident). The statue has been relocated several times and was re-erected adjacent to the Central Public Library in October 2014." [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 derived from its artistic and historic interest, gaining from the aesthetic quality of the sculpture and the historic event it commemorates.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1271096>

Unique Gazetteer ID (UID): MA08_0426

Asset name: 14 and 16, Princess Street (See details for further address information)

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: 384017 397998

Asset class/type and dates

Monument class/type: Commercial
Commercial office

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

References

References: NHLE: 1271097
HER: 8564.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0698	George Street Conservation Area

Description and sources

Full asset description:

"Offices and a home trade warehouse, built in 1860-70, now a bank and offices. The building is constructed from red brick with sandstone dressings. The building is on a rectangular plan parallel to the street, on an end of block site. There are four storeys over basements and three-window corners. The ground floor is arcaded with a square-headed doorway to the fourth bay and sashed windows to the other bays. Two bays to the right hand end, now have a 20th century bank front. All upper floors have windows with moulded architraves, those at the first floor with cornices, those at the second are segmental-headed and those at the third floor with keystones. Includes Number 77 and 77a Mosley Street." [1]

Setting description:

The setting of the asset is the busy commercial streetscape setting 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 interest, as a surviving home trade warehouse in the George Street Conservation Area.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1271097>

Unique Gazetteer ID (UID): MA08_0427

Asset name: Halls 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: HE-01-329

National Grid Reference: 384568 398244

Asset class/type and dates

Monument class/type: Commercial
Warehouse

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

References

References: NHLE: 1271112
HER: 8540.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0437	77-83, Piccadilly
MA08_0704	Stevenson Square Conservation Area

Description and sources

Full asset description:

"Warehouses and offices built in 1870-80, now cafes and offices. The building is constructed in an eclectic Venetian Gothic style from sandstone ashlar with some polished granite. The building is on a rectangular plan and has five storeys with two wide central bays, and narrow end bays. There is cornice over the ground floor, to the first floor and with carved sill bands to the third and fourth floors. The ground floor has square headed doorways to the outer bays, both with banded pilasters and pairs of zoomorphic corbels supporting cornices to segmental-headed overlights. The upper floors have four light windows in running arcades." [1]

Setting description:

The setting of the asset is formed by the Stevenson Square Conservation Area, an area predominantly of warehouses of similar age and style. It also include the busier Piccadilly commercial area to the front. 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, gaining from its eclectic Venetian Gothic style of architecture and its former use as warehouses.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 3 of 5

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1271112>

Unique Gazetteer ID (UID): MA08_0428

Asset name: The Brunswick 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: 384622 398165

Asset class/type and dates

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

References

References: NHLE: 1271113
HER: 8542.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0280	107, Piccadilly
MA08_0704	Stevenson Square Conservation Area

Description and sources

Full asset description:

An early 19th century hotel and town house, now a public house. The building is constructed from scored stucco on brick with slate roofs. The buildings are on a L-shaped plan formed by the double-depth, double-fronted main range with a back extension and Number 2 and 4 Paton Street continued to the rear of this. There are three storeys, cellars and four symmetrical windows. The central doorway is up two steps, with an open-pedimented Tuscan pilaster doorcase and blocked fanlight. There is a pair of windows each side of the doorway on each floor. The left return wall has a similar doorway and windows. Includes Number 2 and 4 Paton Street. [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 historic interest, due to its former uses as a domestic house and hotel.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1271113>

Unique Gazetteer ID (UID): MA08_0429

Asset name: Peel 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: 384337 398322

Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces
Statue
Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1271114
HER: 8544.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0281	Queen Victoria Monument
MA08_0282	Watt Statue
MA08_0430	Wellington Statue

Description and sources

Full asset description:

"A monument to Sir Robert Peel built in 1853, by Calder Marshall. The pedestal is made from ashlar with a bronze statuary, on a rectangular plan. The plinth has three steps with a bronze female figure seated at each end of the top step and a central pedestal surmounted by a standing figure of Sir Robert Peel. Inscription on front of the pedestal reads "PEEL"." [1]

Setting description:

The setting of the asset in Piccadilly Garden makes a positive contribution to its heritage value.

Asset value assessment:

The value of the asset is derived from its artistic and historic interest, 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/1271114>

Unique Gazetteer ID (UID): MA08_0430

Asset name: Wellington 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: 384456 398266

Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces
Statue

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

References

References: NHLE: 1271115
HER: 8547.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0281	Queen Victoria Monument
MA08_0282	Watt Statue
MA08_0429	Peel Statue

Description and sources

Full asset description:

"A monument to the Duke of Wellington, built in 1856, by Matthew Noble. The plinth is with a pedestal and bronze statuary. The base has three steps, and a plinth with projected corners bearing seated statues of four allegories, surmounted by a standing statue of the Duke. The relief panels in sides of plinth has inscriptions in the sides of the pedestal." [1]

Setting description:

The setting of the asset in Piccadilly Garden makes a positive contribution to its heritage value.

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/1271115>

Unique Gazetteer ID (UID): MA08_0431

Asset name: 15 and 17, Piccadilly

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: 384370 398358

Asset class/type and dates

Monument class/type: Commercial
Commercial office

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

References

References: NHLE: 1271118
HER: 8539.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0700	Smithfield Conservation Area

Description and sources

Full asset description:

"Offices built in 1881 by Royale and Bennet. The building is constructed in an eclectic style with some gothic features with an iron frame, cladding of sandstone ashlar and a slate roof. The building is on a trapeziform plan on a corner site. There are five storeys, an attic, three bays to Piccadilly and four bays to Oldham Street. There are chamfered piers to most upper floors, panelled friezes between the first and second floors and stylised Lombard friezes over the second floor. There is a square corner oriel tiered above the first floor and finished as a small turret with a slated spirelet. Each floor has full-width multiple-light windows in each bay. The windows to the third floor have recessed trefoil-headed lights in arcades of two-centred arches which have polished granite shafts with stiff-leaf capitals. Includes number 1 to 11 Oldham Street." [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, from its eclectic style, its iron frame and its architects Royale and Bennet.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1271118>

Unique Gazetteer ID (UID): MA08_0432

Asset name: Joshua Hoyle Building, Including Roby 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: HE-01-329
National Grid Reference: 384600 398079

Asset class/type and dates

Monument class/type: Commercial
Textile warehouse
Period(s): Modern

References

References: NHLE: 1271127
HER: 8550.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A textile warehouse built in 1904-06 by Charles Heathcote and Sons. The building is constructed in an eclectic style with an Elizabethan accent and has a steel frame with brick cladding and dressings of green and cream glazed terracotta with a slate roof. The building is on an irregular plan on a corner site. There are five storeys, an attic, six bays to Piccadilly and a canted corner to the left end. The enriched terracotta surrounds between the second and third floors, includes raised lettered "JOSHUA HOYLE AND SONS LTD". The left end has a canted corner bay with a Baroque style arched entrance under a dentilled semi circular canopy. To the rear is a warehouse range with coupled loading doorways at the ground floor and two-light windows above. The building is of considerable historic interest as early example of steel frame construction." [1] Now in use as a hotel.

Setting description:

The setting of the asset is a busy commercial townscape close to Piccadilly Station. The modern surrounding buildings, including Gateway House, now dominate the streetscape in style and scale. Other surrounding buildings vary in scale and age. Originally it would have been positioned for the close connections to railway and the canal, this functional connection to the warehouse is now largely lost. The setting makes a neutral contribution to the heritage value of the asset.

Asset value assessment:

The asset's value is derived from its architectural and historic interest, as an early example of steel frame construction and through its connection with the architects Charles Heathcote and Sons.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 3 of 5

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1271127>

Unique Gazetteer ID (UID): MA08_0433

Asset name: 56-58, Peter 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: 383785 397908

Asset class/type and dates

Monument class/type: Recreational
Club

Period(s): Modern

References

References: NHLE: 1271166
HER: 8536.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0703	St Peter's Square Conservation Area

Description and sources

Full asset description:

"A former club built in 1911 by Woodhouse, Corbett and Dean. The building was rebuilt in 1991-3, except for the façade. The building is constructed in a free Baroque style with Art Nouveau accent with a facade of brown and buff terracotta. There are five storeys, an attic and five bays. The ground floor has a massive semi-circular arched entrance to the second bay, with a large rectangular window to the left and various rectangular windows to the right. The second bay is slightly recessed, with a raised centre which has a reproduction of Donatello's St George in a niche at the third floor. The first important building in Manchester to be built in re-enforced concrete, and the first major use in Britain of the Kahn reinforced-concrete system. The original internal arrangement modelled on New York YMCA. Includes Number 14 to 18 Mount Street."
[1]

Setting description:

The setting of the asset is the streetscape of the St Peters 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. It gains this from its free Baroque style of architecture with Art Nouveau accents. It has historic interest from being the first building in Manchester and the first major use in Britain of the Kahn reinforced-concrete system.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 3 of 5

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1271166>

Unique Gazetteer ID (UID): MA08_0434

Asset name: The Palace Theatre

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: 384106 397617

Asset class/type and dates

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

References

References: NHLE: 1271227
HER: 8525.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0020	India House (including Attached Wrought Iron Gateway Linked to Lancaster House)
MA08_0028	Former Refuge Assurance Company Offices (The Principal Manchester)
MA08_0377	Bridgewater House
MA08_0711	Whitworth Street Conservation Area

Description and sources

Full asset description:

"A theatre, built in 1891 by Alfred Derbyshire and F. Bennett Smith. The building was altered in 1913 by Bertie Crewe of London and was refracted in 1956. The building has an iron frame with brick cladding and faced with buff glazed terracotta and a slate roof. The building is on a rectangular plan with three storeys and a basement. The façade is in a debased modern classical style. The interior has an auditorium with two tiers of segmentally curved balconies (the Circle and the Grand Tier) with bowed ends. The fronts are decorated with a continuous series of cartouches and anthemions. Two tiers of boxes are carried by standing Atlantes, with tetrastyle architraves of giant fluted Ionic columns and a circular dome in the ceiling with a hinged lighting panel. The circle promenade has Ionic columns, semi-columns, and elaborate pedimented architraves to the staircase doors. Based on 16th century Italian architecture, an Italian artist named Signor Marolda was employed on the building. Design internally is based on the Irving "Safety" plan with the pit level below ground and an isolated amphitheatre. Entrance to balcony has marble doorway brought from dismantled palazzo in Italy." [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.

Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 3 of 5

Asset value assessment:

The value of the asset is derived from its architectural and historic interest, gained from its debased modern classical style of architecture and its architects Alfred Derbyshire and F. Bennett Smith. It also has historic interest due to its continued use as a theatre.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1271227>

Unique Gazetteer ID (UID): MA08_0435

Asset name: 19, Paton 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: 384646 398201

Asset class/type and dates

Monument class/type: Domestic
Town house

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

References

References: NHLE: 1271230
HER: 12096.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0269	Numbers 13 and 15 and Attached Railings
MA08_0460	68, Dale Street
MA08_0704	Stevenson Square Conservation Area

Description and sources

Full asset description:

"A early to mid 19th century town house, now a workshop. The building is constructed from brown brick, now painted white at the ground floor with a slate roof. The building is double-depth, single-fronted in plan. There are three storeys and 3 windows. There is a segmental-headed doorway to the right and segmental-headed four-pane sashed windows on all floors." [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 asset's value is derived from its historic interest, from being a rare survival of domestic buildings of the period close to the city. It also has group value with No. 13 and 15 to the left (MA08_0269)

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1271230>

Unique Gazetteer ID (UID): MA08_0436

Asset name: 47, Piccadilly

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: 384482 398298

Asset class/type and dates

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

References

References: NHLE: 1271231
HER: 11401.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0274	49, Piccadilly
MA08_0275	Clayton House
MA08_0278	Gardens Hotel and shops
MA08_0704	Stevenson Square Conservation Area

Description and sources

Full asset description:

"A late 18th century town house, now a shop. The building is constructed from white-painted stucco on brick with a slate roof. The building is double depth in plan with three low storeys and a narrow three-window façade. There are sashed windows without glazing bars on both upper floors. Those at the first floor are taller with cornices and dentilled eaves cornice. The only surviving example of original scale of building in this street, now dwarfed by those on either side." [1]

Setting description:

The setting for 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 historic interest, gained from being a good example of an late 18th century town house in this area.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1271231>

Unique Gazetteer ID (UID): MA08_0437

Asset name: 77-83, Piccadilly

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: 384579 398225

Asset class/type and dates

Monument class/type: Commercial
Shop

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

References

References: NHLE: 1271232
HER: 8541.1.0
NMR n/a

Associated assets

Asset UID	Asset name
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MA08_0427	Halls Buildings
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MA08_0704	Stevenson Square Conservation Area
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Description and sources

Full asset description:

"A restaurant, shops and warehouse, dated to 1877 in the gable and built by Clegg and Knowles. The building is constructed in an eclectic style with Aesthetic Movement features, from sandstone ashlar and stucco with a slate roof. The building is on a rectangular plan on a corner site and has four storeys, an attic and four unequal bays. The ground floor has shops with original stone surrounds and a segmental-headed doorway to the second bay. The upper floors have running arcaded windows, all with shafts which have foliated caps. The large dormer has a transomed 16- light window and large lettering "1877" under projected verges with spindle-work in the apex. The right-hand parapet terminates at a seated rustic figure and there is an octagonal corner turret like a garden summer-house. There are slab chimneys and a tiled entrance hall." [1]

Setting description:

The setting is formed by the Stevenson Square Conservation Area, an area predominantly of warehouses of similar age and style, and the busier Piccadilly commercial area to the front. 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, from its eclectic style of architecture with features from the Aesthetic Movement, and its architects Clegg and Knowles.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 3 of 5

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1271232>

Unique Gazetteer ID (UID): MA08_0438

Asset name: Former Department of Metallurgy, University of Manchester, 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: 384526 396661

Asset class/type and dates

Monument class/type: Health and welfare
Dental hospital

Period(s): Modern

References

References: NHLE: 1271344
HER: 8512.1.0
NMR n/a

Associated assets

Asset UID	Asset name
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MA08_0257	Manchester Museum Extensions
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MA08_0567	Manchester University Rutherford Building and Hopkinson Memorial Wing
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Description and sources

Full asset description:

"A dental hospital, now a university department building, built in 1908 by Charles Heathcote. The building is constructed in an Edwardian Baroque style from red brick with dressings of limestone and a slate and glass roof. The building is on a rectangular plan on a corner site, at right angles to the street. There are three storeys, an attic and three bays. The centre bay has full-height stone pilasters and an open-segmental pediment with a cartouche. There is a semi-circular porch at the ground floor with Ionic columns, entablature with cornice, and a half domed roof. The first floor has a large window and a stone balcony with wrought iron railings. The wrought-iron forecourt railings to the left and right have simplified Art Nouveau standards. Close to the front corner of the right-hand return side is a full-height semi-circular bay which has stone bands to the ground and first floors. The long range to the rear of this, is mostly in functional style, with a sky-light roof." [1]

Setting description:

The setting of the asset is in the streetscape of Oxford Road adjacent to other listed university buildings. 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 Edwardian Baroque style and its architect Charles Heathcote.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 3 of 5

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1271344>

Unique Gazetteer ID (UID): MA08_0439

Asset name: 72-76, 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: HE-01-329-R1

National Grid Reference: 384771 398509

Asset class/type and dates

Monument class/type: Commercial
Warehouse

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

References

References: NHLE: 1271382
HER: 12087.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A merchants and manufacturers warehouse, built in 1860-80, now office. The building is constructed in a simplified Palazzo style from red brick in a Flemish bond with sandstone dressings and a hipped slate roof. The building is on a long rectangular plan, parallel to the street. There are four storeys, a basement and 13 bays. There are round headed doorways to the seventh, tenth and 11th bays, all with pilastered stone surrounds. There are large segmental headed windows to the first, eighth and 11th bays." [1]

Setting description:

The setting of the asset is the adjacent streetscape of Newton Street. It is dwarfed by some taller apartment blocks but retains its relationship with a building of a similar age opposite. This setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset's value is derived from its architectural interest gained from its simplified Palazzo style, popular in Manchester warehouse architecture. It has historic interest due to its former use as a merchants and manufacturers warehouse.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1271382>

Unique Gazetteer ID (UID): MA08_0440

Asset name: Northern Stock Exchange

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: 383979 398381

Asset class/type and dates

Monument class/type: Commercial
Stock exchange

Period(s): Modern

References

References: NHLE: 1271383
HER: 8502.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0705	Upper King Street Conservation Area

Description and sources

Full asset description:

"A stock exchange built in 1907 by Bradshaw, Gass and Hope, now offices. The building is constructed in an Edwardian Baroque style from Portland stone. The building is on a rectangular plan on an island site and has three storeys, an attic and seven bays. There is channelled rock faced rustication to the ground floor and open pedimented end bays with coupled columns. There are panelled pilasters to the main range with swagged cartouches at the tops. The building has square headed doorways to the end bays, with carved shields in open pediments. There are box dormers, tall stone chimneys and Art Nouveau railings to the corners." [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, gained from its Edwardian Baroque style of architecture and its architects Bradshaw, Gass and Hope. It also has historic interest due to its use as the stock exchange.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1271383>

Unique Gazetteer ID (UID): MA08_0441

Asset name: 8-12, 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: 384587 398280

Asset class/type and dates

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

References

References: NHLE: 1271450
HER: 12080.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0704	Stevenson Square Conservation Area

Description and sources

Full asset description:

"Warehouses, workshops and offices built in 1860-70. The building is constructed in an eclectic style with Gothic accents, from brown brick with some polychromy and sandstone dressings. The building is on a rectangular plan and has a basement, four storeys and four unequal bays, divided by brick pilasters. The ground floor has coupled doorways in the second bay, with banded plinths to the height of the tall basement, then short colonettes with carved capitals, and arched heads. The upper floors have three-light windows with brick mullions in the first and third bays. There are coupled windows in the second and fourth floors, those at the second floor with banded arched heads and linked hoodmoulds. The right-hand return wall has a two-storey canted bay with arched windows at the second floor, and a gabled arched window at the third floor. Occupied in 1905 by an umbrella manufacturer and sewing machines." [1]

Setting description:

The setting is formed by the Stevenson Square Conservation Area, an area of predominantly 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, gained from its eclectic style with Gothic accents as well as its former uses as warehouses, workshops and offices.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 3 of 5

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1271450>

Unique Gazetteer ID (UID): MA08_0443

Asset name: 49, 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: 384620 398405

Asset class/type and dates

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

References

References: NHLE: 1271452
HER: 11735.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0704	Stevenson Square Conservation Area

Description and sources

Full asset description:

"A mid to later 19th century cotton goods warehouse, now garment wholesalers' premises. The building is constructed from red brick in a Flemish bond, with gritstone ashlar plinth and dressings. The building is on a U-shaped plan with the long range parallel to Hilton Street and wings to Newton Street and Stevenson Square. There is a basement, five storeys and a six-window façade to Newton Street. The ground floor has a large round-headed doorway in the fourth bay with a rusticated cavetto surround, lion-mask keystone, cornice and altered windows. The right-hand return to Hilton Street has an 11-window range in a matching style with a wide centre bay and a loading entrance at the ground floor. The north return to Stevenson Square has three matching bays, including a doorway like that to Newton Street. To the rear, there is a deep loading slot at the rear of the Newton Street range. Includes number 10 Stevenson Square and number 18 Hilton Street." [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 architectural and historic interest, from its Flemish Renaissance style of architecture and its former use as a cotton goods warehouse.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 3 of 5

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1271452>

Unique Gazetteer ID (UID): MA08_0444

Asset name: 16, 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: 384154 397983

Asset class/type and dates

Monument class/type: Commercial
Warehouse

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

References

References: NHLE: 1271453
HER: 12088.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0453	46, 48 and 50, Faulkner Street
MA08_0698	George Street Conservation Area

Description and sources

Full asset description:

"A Warehouse built in 1870 by Alfred Waterhouse, now shops and offices. The building is constructed in a Free Elizabethan style from sandstone ashlar and red brick with sandstone dressings and a slate roof. The building is on a rectangular plan with an integral loading bay at the rear. There are five storeys and an attic over a basement. The ground floor has a round-headed central doorway moulded in three orders, with a pilastered and pitched surround and coupled round-headed windows with linked hoodmoulds. The first and second floors have segmental-headed windows, the third and fourth floors have square-headed windows. The centre has three flat-roofed dormers above the parapet. The 5-bay side walls are similar." [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, gaining its value from its Free Elizabethan style of architecture, as well as its association with the famous architect Alfred Waterhouse.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1271453>

Unique Gazetteer ID (UID): MA08_0445

Asset name: The City 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: 384611 398658

Asset class/type and dates

Monument class/type: Commercial
Public house

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

References

References: NHLE: 1271456
HER: 8506.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0700	Smithfield Conservation Area

Description and sources

Full asset description:

"A late 18th century public house, formerly known as The Prince of Orange. The building is constructed from stucco on brick, on a narrow rectangular plan at right angles to the street. There are three storeys and two windows. There is a good inn front at the ground floor which includes pilasters with scrolled capitals, carved floral panels and a round-headed doorway to the left. Each upper floor has a painted relief panel flanked by sashed windows without glazing bars. The panel at the first floor depicts the arrival of William and Mary, welcomed by Britannia curtsying and presenting a crown and by a pair of helmeted women, a parson with raised arms and an angel with a trumpet. The panel at the second floor contains the Royal Arms with lion and unicorn. There is a large panel between the floors painted "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 the asset is derived from its architectural interest, which it gains from its good quality inn front at the ground floor which includes pilasters with scrolled capitals, carved floral panels and a round-headed doorway. It also has historic interest as a surviving 18th century public house in the city centre.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1271456>

Unique Gazetteer ID (UID): MA08_0446

Asset name: Waterloo Place

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: 384510 396716

Asset class/type and dates

Monument class/type: Domestic
Terraced house

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

References

References: NHLE: 1271457
HER: 8511.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A terraced row of seven town houses, built in 1832, now used as offices. The buildings are constructed from red brick with some sandstone dressings and slate roofs. The buildings are double-depth in plan, with single-fronts and individual back extensions. The buildings have two storeys over cellars and three windows to each house. Each house has a wide round headed doorway to the right, with a set-in doorcase of slender Tuscan columns with entablature and mutuled cornice. There is a panelled door and fanlight with elegant fan-like tracery (except No.186 which is plain) and 12-pane sashed windows with raised sills and flat-arched heads." [1]

Setting description:

The setting of the asset is the adjacent modern streetscape setting of Oxford Road. It retains a relationship with the university buildings to the north and south on Oxford Street. However, modern university buildings are located opposite and this element of the streetscape makes a negative 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 as surviving examples of 19th century domestic housing in the area.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1271457>

Unique Gazetteer ID (UID): MA08_0448

Asset name: Royal Eye 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: 384900 396171

Asset class/type and dates

Monument class/type: Health and welfare
Eye hospital

Period(s): Post-medieval

References

References: NHLE: 1271459
HER: 8519.1.0
NMR n/a

Associated assets

Asset UID	Asset name
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MA08_0263	Royal Infirmary (Cobbett H, Admin/Drs Res Block, X Ray Teaching Block & Chapel)
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Description and sources

Full asset description:

"A hospital built in 1884-6 by Pennington and Brigden. The building is constructed in a Queen Anne style in manner of Norman Shaw, from red brick with matching terracotta dressings and red tiled roofs. The building is on a large U-plan with receding wings. There are three storeys with a basement and attic. The building has various types of Queen Anne ornament, including fluted friezes with sunflowers. There are single-bay elements in the centre and flanking the main ranges are narrow canted stair-turrets. The five-bay main ranges have balustraded balconies to the first, second and fourth bays. The end portions are gabled wings which have slightly raised centres and hipped roofs interrupted by pedimented gables which have terracotta panels with relief groups. The windows at the ground floor are sashed with glazing bars but those to the upper floors have altered glazing. There are tall narrow multiple-flue chimney stacks." [1]

Setting description:

The setting of the asset is formed by the adjacent streetscape of Oxford Road and other buildings of 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 derived from its architectural and historic interest due to its Queen Anne style in the manner of renowned architect Norman Shaw. It also has historic interest due to its use as a hospital since it was built.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 3 of 5

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1271459>

Unique Gazetteer ID (UID): MA08_0449

Asset name: Blackfriars Bridge (that part in City 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: 383659 398584

Asset class/type and dates

Monument class/type: Transport
Road bridge

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

References

References: NHLE: 1279490
HER: 8288.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0710	Parsonage Gardens Conservation Area

Description and sources

Full asset description:

A public road bridge built in 1820. The building is constructed in a classical style from sandstone ashlar, with three spans. There are three semi-circular arches (east end partly embedded in river bank), with vermiculated rusticated voussoirs, triangular cutwaters and low piers with rounded ends from which rise pairs of Ionic semi columns. There is a plain frieze and dentilled cornice breaking forward over the columns. The bridge has a 20th century parapet with tubular iron railings. Half the item is in the City of Salford. [1]

Setting description:

The setting of the asset in the adjacent streetscape and its position on the River Irwell makes a positive contribution to its heritage value.

Asset value assessment:

The asset's value is derived from its historic interest, as an early example of a public road bridge built in Manchester, and an important reminder of Manchester's transport history. It also has architectural interest due to its classical style.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1279490>

Unique Gazetteer ID (UID): MA08_0450

Asset name: Ashton Canal Lock Keepers Cottage Beside Lock Number 2 at Islington Branch Junction Basin

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-R1
National Grid Reference: 385368 398227

Asset class/type and dates

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

References

References: NHLE: 1279636
HER: 11422.2.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0115	Ashton Canal Towpath Bridge Over Junction with Islington Branch Canal West of Lock Number 2
MA08_0177	Ashton Canal Lock Number 2 off South End of Vesta Street

Description and sources

Full asset description:

"A lock-keeper's cottage built in 1800. The building is constructed from brown brick in an English garden wall bond with a slate roof. The building has a rectangular double-depth plan, plus a small extension at the right-hand corner. There is a basement, two storeys and a three-window range. There is a doorway to the left of the third window, with an altered door and painted lintel. There is a ridge chimney between the first and second windows and a gable chimney to the right. The right-hand return wall has a segmental-headed basement doorway beside the lean-to. The lower part of the rear corner at this end is slightly chamfered and has a stone quoin reinforcement against the chafing of tow-ropes (tow-path passing round the building from the lock to the bridge). The rear has a segmental-headed basement doorway near this corner and two widely-spaced windows on each floor." [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:

This asset's value is due to its historic interest and its association with the Ashton Canal, with which it has

Background Information and Data

Historic environment

BID HE-001-0MA08

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group value. It also has value due to its simple architectural form typical of lock-keeper's cottages.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1279636>

Unique Gazetteer ID (UID): MA08_0451

Asset name: 13-17, Albion 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: 383658 397582

Asset class/type and dates

Monument class/type: Commercial
Warehouse

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

References

References: NHLE: 1279694
HER: 8268.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A warehouse, now offices, built in 1860-70. The building is constructed in a Venetian Gothic style, from red brick with sandstone dressings and a slate roof. The building is on a shallow U-plan, with four storeys, a basement and a nine-bay façade. The left corner is canted back with pilasters and sill bands to all upper floors. There is a brick corbelled frieze, a segmental headed doorway in the corner and point segmental arcaded windows to the ground floor of the left return wall. These are linked by import bands and have altered showroom windows in the front wall." [1]

Setting description:

The setting of the asset is the adjacent modern streetscape on the corner of Albion Street and Trumpet Street. This makes a negative contribution to the heritage value of the asset.

Asset value assessment:

The value of the asset is derived from its architectural and historic interest, from its Venetian Gothic style of architecture and its former use as a warehouse.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1279694>

Unique Gazetteer ID (UID): MA08_0452

Asset name: Little 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: 385095 398667

Asset class/type and dates

Monument class/type: Industrial
Cotton mill

Period(s): Modern

References

References: NHLE: 1282961
HER: 2043.1.3
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_0243	Former Warehouse and Offices of Old Mill, Decker Mill, and New Mill
MA08_0696	Ancoats Conservation Area

Description and sources

Full asset description:

"A cotton spinning mill, part of Murray's Mills, built to use the mains electricity as its principle power source in 1908. The building is constructed from brick, with an internal construction of cast iron, steel and concrete. There are five storeys and an entrance, stair and privy tower advanced at a north west angle. The tower houses electric motors projecting towards the north east. There are wide segmentally arched windows with simplified detailing and panelled angle pilasters to the tower, with a swept segmental parapet running between them. Included as a significant part of Murray's Mills which is important as an example of large-scale operation. Little Mill is also the earliest mill in Greater Manchester to be built to use mains electricity."
[1]

Setting description:

The setting of the asset is the industrial streetscape of the Ancoats 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 historic and architectural interest due to its place within the Murray's Mill complex, which is the oldest textile mill group surviving in Manchester. Together these mills illustrate design and construction techniques from the 1790s to the early 20th century.

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Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1282961>

Unique Gazetteer ID (UID): MA08_0453

Asset name: 46, 48 and 50, 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: 384150 397977

Asset class/type and dates

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

References

References: NHLE: 1282962
HER: 11741.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0444	16, Nicholas Street
MA08_0454	52 and 54, Faulkner Street
MA08_0698	George Street Conservation Area

Description and sources

Full asset description:

"A textile warehouse built in 1860, now shops and offices. 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, extending back to St James Street with loading to the rear. There is a basement and three storeys. The basement and ground floor are treated as a continuous arcade of round-headed arches with moulded heads and keystones. There are doorways to the left, tall segmental-headed basement opening and round-headed sashes at the ground floor. The upper floors have triple segmental-headed sashes in moulded segmental headed architraves with keystones. To the rear, there are unusual open-topped full-height loading slots with a parapet carried across the tops." [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 architectural and historic interest, as a good example of surviving 19th century textile warehouse.

Heritage value: Moderate

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Historic environment

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Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1282962>

Unique Gazetteer ID (UID): MA08_0454

Asset name: 52 and 54, 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: 384136 397961

Asset class/type and dates

Monument class/type: Commercial
Textile warehouse

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

References

References: NHLE: 1282963
HER: 11745.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0153	56, Faulkner Street
MA08_0453	46, 48 and 50, Faulkner Street
MA08_0698	George Street Conservation Area

Description and sources

Full asset description:

"A textiles warehouse built in 1876 by Clegg and Knowles, now a restaurant and offices. The building is constructed from sandstone ashlar at the ground floor (painted white) and red brick in a Flemish bond with sandstone dressings. The building is on a deep rectangular plan, extending back to St James Street, with loading at the rear. There is a basement and four storeys. The ground floor is treated as an arcade of segmental-headed arches with moulded impostes and has a tall doorway in the outer bays. The upper floors have tripled sashed windows with stone sills and heads and brick corbelling to the jambs. To the rear, there are unusual, open-topped, full-height loading slots with the parapet carried across." [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 architectural and historic interest, from its unusual, open-topped, full-height loading slots with the parapet carried across, to the rear and its former use as textile warehouse.

Heritage value: Moderate

Background Information and Data

Historic environment

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Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1282963>

Unique Gazetteer ID (UID): MA08_0455

Asset name: 59 and 61, 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: 384168 397950

Asset class/type and dates

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

References

References: NHLE: 1282964
HER: 11729.1.0
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 mid 19th century milliners shop and workshop, now a restaurant and shop. The building is constructed from red brick in a Flemish bond with sandstone dressings. The building is on a rectangular plan extending back to Reyner Street. There is a cellar, three storeys, an attic and a four-window façade. The ground floor has a main doorway in the third bay, with a stone architrave which has broad pilasters with debased ionic capitals. There is a panelled frieze under a cornice on coupled consoles and a large doorway to the left with panelled double doors and a low segmental-headed doorway to the right. The first and second floor have diminished rectangular windows with raised sills and gauged brick heads. The attic has a row of five two-light workshop windows. Number 59 was occupied by Milliner in 1852. An unusual survival of the type." [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 a rare survival of this type of 19th century milliners shop and workshop.

Heritage value: Moderate

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Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1282964>

Unique Gazetteer ID (UID): MA08_0456

Asset name: 66 and 68, Fountain 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: 384011 398137

Asset class/type and dates

Monument class/type: Commercial
Commercial office

Period(s): Post-medieval

References

References: NHLE: 1282966
HER: 8401.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0705	Upper King Street Conservation Area

Description and sources

Full asset description:

"A commercial building, dating to 1868 on the doorway to Booth Street. The building is constructed in a Venetian Gothic style, from red brick in a Flemish bond, with sandstone dressings and a slate roof. The building is on a triangular plan on an acutely angled corner site. There is a very narrow one-bay entrance front at the south end, four storeys and an eight window façade to Fountain Street. There is a steeply-pitched roof with inserted attic windows and a wide segmental-headed arch in the centre of the ground floor with a deeply-recessed window. The one bay south end has a round-headed doorway in a stone surround, with shafts, carved capitals and foliated imposts. The Booth Street façade has nine windows in a matching style and a similar doorway at the north end. The doorway has a carved tympanum and lettered roundels in the spandrels (monogram to left, "1868" to right)." [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, due to its Venetian Gothic style and use as a commercial business within Manchester's financial district.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1282966>

Unique Gazetteer ID (UID): MA08_0457

Asset name: St John's College of Further Education

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: 383222 397995

Asset class/type and dates

Monument class/type: Education
Further education college
Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1282969
HER: 11652.1.00
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0708	Castlefield Conservation Area

Description and sources

Full asset description:

"A late 19th century school, now a college of further education. The building is constructed in an eclectic style with some 17th century Renaissance features. The building is constructed from stock brick with dressings of red brick and sandstone. The building is on a roughly T-shaped plan, formed by the main block parallel to the street and a large rear wing of almost full width. There are three storeys and five bays. The building has pairs of tall casement cross-windows with small panes in the top lights. Some of the piers of the parapet are chimneys. There is a flat roof which formerly served as a school playground." [1]

Setting description:

The setting of the asset is the streetscape of the Castlefield 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, gained from its eclectic style with some 17th century Renaissance features and its former use as a school.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1282969>

Unique Gazetteer ID (UID): MA08_0458

Asset name: Former Corn and Produce Exchange

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: 383960 398725

Asset class/type and dates

Monument class/type: Commercial
Corn exchange

Period(s): Modern

References

References: NHLE: 1282970
HER: 8417.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0709	Cathedral Conservation Area

Description and sources

Full asset description:

"A corn exchange with shops and offices, dating to 1903 and now a market hall with shops and offices. The building is constructed in a Baroque style with an iron frame, cladding sandstone ashlar and a slate roof with a glazed atrium. The building is on a very large, curved, triangular plan on an island site. There are four diminishing storeys with a basement, attic and 14 bays. The bays are divided by piers, which finish as tall chimneys. The projected centre bay has the main entrance, a giant elliptical archway in triumphal-arch form with a pedimented doorway with frieze lettered "PRODUCE EXCHANGE". The upper levels of this portion have three windows to each floor including the attic, with various forms of decoration. The intermediate bays have rectangular shop fronts to the ground floor. The interior has an unaltered entrance hall to the staircase, a central atrium with round-headed arcades and a glazed roof with a central dome." [1]

Setting description:

The setting of the asset is the adjacent streetscape in the Cathedral 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 architectural and historic interest due to its Baroque style, architectural details and its former use as a corn and produce exchange.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1282970>

Unique Gazetteer ID (UID): MA08_0459

Asset name: Industry 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: 384689 398225

Asset class/type and dates

Monument class/type: Commercial
Warehouse

Period(s): Modern

References

References: NHLE: 1282971
HER: 11692.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0704	Stevenson Square Conservation Area

Description and sources

Full asset description:

"Various warehouse and a mantle factory, built in 1913 and now used as a mail order warehouse and clothing factory. The building has iron columns and girders, concrete floors, cladding of red brick, buff faience to the front and a flat concrete roof with felt cladding and skylights. The building is on a rectangular plan at right-angles to the street, with chamfered corners (later addition to rear). There is a basement, five storeys, an attic and a five bay range. There are three sided corners in a simplified baroque style and a rustic ground floor with channelled piers. The ground floor has a frieze with inlaid gold-coloured lettering "FRED W. MILLINGTON LTD". The main range has coupled sashed windows on all floors. The left corner has a round-headed doorway with garlanded triple keystone, under the bracketed ornamental balcony to a three-storey oriel with concave sides. The 5-bay side walls have mainly tripartite-sashed warehouse fenestration and a loading bay towards the rear. The interior has an entrance lobby with marble dado and two pedimented mahogany aedicules. There is a staircase mounting round a lift, with glazed tiled walls. There is a window with a stained glass panel displaying a trade-mark under a picture of a pickaxe bearing workman in a vest, lettered "I'M WEARING ONE". [1]

Setting description:

The setting is formed by the Stevenson Square Conservation Area, an area 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 historic interest due to its former use as warehouse and Mantle factory. It has architectural interest due to its iron frame and construction. It has an unusual architectural

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details including a surviving window with a stained glass panel displaying a trade-mark under a picture of a pickaxe bearing workman in a vest, lettered "I'M WEARING ONE".

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1282971>

Unique Gazetteer ID (UID): MA08_0460

Asset name: 68, 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: 384657 398205

Asset class/type and dates

Monument class/type: Commercial
Warehouse

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

References

References: NHLE: 1282972
HER: 11691.1.0
NMR n/a

Associated assets

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

Full asset description:

"A small, mid 19th century, manufacturers warehouse, now a yarn merchants. The building is constructed from red brick (possibly handmade) in an English garden wall bond, with sandstone plinth. There is a basement, three storeys and a five-window front. This has a sill-band, rebuilt parapet and a square-headed doorway at the right-hand end. The left return wall, to Paton Street, has a segmental-headed doorway in the centre, and windows like those at the front. Probably one of the earliest warehouses in Dale Street." [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 architectural and historic interest, as one of the earliest warehouses in Dale Street.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1282972>

Unique Gazetteer ID (UID): MA08_0461

Asset name: Sawyers Arms 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: 383615 398252

Asset class/type and dates

Monument class/type: Commercial
Public house

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

References

References: NHLE: 1282973
HER: 8375.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0697	Deansgate/Peter Street Conservation Area

Description and sources

Full asset description:

"A late 19th century public house. The building is constructed in an eclectic style with some classical features. The building is constructed from stucco on brick with glazed terracotta dressings and a slate roof. The building is on an irregular plan with a rounded corner to John Dalton street. There are three storeys over cellars. The ground floor has pilasters of heavily ornamented deep red glazed terracotta linked by a dentilled frieze of the same material. The upper floors have raised bands, sashed windows in moulded architraves some with pediments and the centre pair of the Deansgate façade linked by balustraded balconies and a single pediment." [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 derived from its architectural and historic interest, which it gains from its eclectic style, with some classical features and as a good example of a surviving 19th century public house.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1282973>

Unique Gazetteer ID (UID): MA08_0462

**Asset name: Former Entrance to Deansgate Goods Station
Including Numbers 223 to 233**

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: 383535 397951

Asset class/type and dates

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

References

References: NHLE: 1282974
HER: 8383.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0022	Goods Station and Attached Carriage Ramp
MA08_0209	235-291, Deansgate
MA08_0697	Deansgate/Peter Street Conservation Area

Description and sources

Full asset description:

"The entrance to the former railway goods station, built in 1899. The entrance is constructed from red brick with sandstone dressings. There is a screen wall comprising seven bays of blank arcading, divided by giant pilasters. In the left bay is the former station entrance (now pedestrian access to car park) with twin segmental vaults to the covered way. This is set at an angle and fronted above by a massive blind segmental arch. There are splayed pilasters at either side of the covered way which is now blocked on the right-hand side. The tympanum has raised block lettering "L.N.E.R. GOODS DEPOT". The remaining six bays have blank arches with 20th century shop-fronts at the ground floor. The tympanum of each arch has raised lettering, giving the destinations of the railway." [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 derived from its architectural and historic interest. This is due to its classical design including architectural features relating to the railway and its former use as a railway goods station.

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Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1282974>

Unique Gazetteer ID (UID): MA08_0463

Asset name: Boundary Stone on 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: 383374 397437

Asset class/type and dates

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

References

References: NHLE: 1282975
HER: 11671.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A township boundary stone, dating to the 18th century and constructed from sandstone. A low round-headed slab with very slightly canted face which has inscribed lettering "TOWNSHIP" round the head. There is the remains of lettering on each side of the centre line (so much eroded as to be mostly illegible, but probably "MANCHESTER" and "HULME")." [1]

Setting description:

The setting of the asset is on Knott Mill Bridge on Deansgate. This is the former boundary of the township and makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to historic interest as a rare surviving example of an 18th century township boundary stone within the urban context of Manchester.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1282975>

Unique Gazetteer ID (UID): MA08_0464

Asset name: University of Manchester Faculty of Economic and Social Studies 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: 384788 396546

Asset class/type and dates

Monument class/type: Education
University

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

References

References: NHLE: 1282977
HER: 8390.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A High School for Girls, built in 1881-6 by Mills and Murgatroyd, now a university premises. The building is constructed from red brick with stone dressings and a slate roof. The building is on a F-shaped plan, formed by main range parallel to the street with two rear wings (the main range itself in three portions). There are two and three storeys with cellars and a four-storey tower. The tower has a round-headed entrance arch with moulded surround and a steep saddleback roof swept over the eaves, with cresting to the ridge. The three storey 3-window range to the left of this has a gabled bay next to the tower and further left is a two-storey, three-window range. To the right of the tower is the original schoolroom block which has two storeys with a basement and attic. The basement area is enclosed by wrought-iron railings." [1]

Setting description:

The setting of the asset is the adjacent modern streetscape of Dover Street surrounded by later and modern university buildings. This setting makes a negative 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 design and association with the architects Mills and Murgatroyd and its former use a High School for Girls.

Heritage value: Moderate

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Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1282977>

Unique Gazetteer ID (UID): MA08_0465

Asset name: Vine Inn

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: 383971 398102

Asset class/type and dates

Monument class/type: Domestic
Town house

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

References

References: NHLE: 1282982
HER: 8434.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0127	Vine Inn
MA08_0128	City Arms Public House

Description and sources

Full asset description:

"A late 18th century townhouse, now part of a public house. The building is constructed from brick, green glazed tiling to the ground floor, scored stucco to the upper floors and a slate roof. The building is double depth in plan with a back extension. There are three storeys over cellars and three windows. There is round headed doorway to the right with an open pedimented Tuscan column doorcase. There are four-pane sashed windows at the first floor, all now with 20th century folding canopies." [1]

Setting description:

The setting of the asset is the 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, as a surviving 18th century domestic building within the area.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1282982>

Unique Gazetteer ID (UID): MA08_0466

Asset name: Former Jaeger 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: 383725 398328

Asset class/type and dates

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

References

References: NHLE: 1282983
HER: 12057.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0129	19, King Street
MA08_0701	St Ann's Square Conservation Area

Description and sources

Full asset description:

"A shop dating to 1920-30. The building is constructed in a Tudor style and has a steel frame with elaborate "timber-framed" cladding and a slate roof. The building is on a rectangular plan on a corner site, with a rounded corner. There are four storeys, five bays to King Street, one curved corner bay and three wide bays to Police Street. The building has panelled piers, large plate-glass windows to the ground floor and carved wall posts to the first and second floors. There is a wooden blind balustrading between the floors, projected eaves with mutules and an octagonal turret over the corner with swept slated sides. The first floor has wooden mullion-and-transom windows. The second floor has set-in oriels with arched centre lights and sharply-curved corners with transoms and small-paned top lights. The top floor has ten-light mullion-and-transom windows. A good pastiche of the richest period of decorative timber-framing, forming a very striking feature in the street." [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 due to its architectural interest from its revived Tudor style. It is a good pastiche of the richest period of decorative timber-framing forming a very striking feature in the street.

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/1282983>

Unique Gazetteer ID (UID): MA08_0467

Asset name: No. 28 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: 383733 398293

Asset class/type and dates

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

References

References: NHLE: 1282984
HER: 12059.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0131	Warehouse Shop
MA08_0701	St Ann's Square Conservation Area

Description and sources

Full asset description:

"A late 19th century shop. The building is constructed from painted stucco on brick with a slate roof. The building is on a narrow rectangular plan at right angles to the street. There are three storeys, an attic and a five light window at the first floor. The building has a double fronted 20th century shop front at the ground floor. There is continuous arcaded fenestration to both upper floors, with round-headed arched lights at the first floor and square-headed at the second floor. Both sets of windows are set back behind delicate screens of slender cast-iron columns. There is prominent dentilled and modillioned cornice over the second floor. The three-window attic storey has a central round-headed two-light window in the architrave, with segmental open pediment, flanked by square windows under corbel-tables." [1]

Setting description:

The setting of the asset is the mainly commercial streetscape setting 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 decorative design and use as a shop in a commercial district.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 3 of 5

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1282984>

Unique Gazetteer ID (UID): MA08_0468

Asset name: National Westminster Bank 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: 383799 398313

Asset class/type and dates

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

References

References: NHLE: 1282985
HER: 402.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0506	33, King Street
MA08_0701	St Ann's Square Conservation Area

Description and sources

Full asset description:

A range of shops and attached railings, formerly a town house and later converted and extended to form a bank premises. The building was constructed in 1736, converted to bank in 1788, extended in the late 19th century and remodelled in the late 20th century. The building is constructed from red brick in a Flemish bond, with sandstone dressings and a hipped, slated roof with side wall chimneys. There are late 20th century additions in steel and glass. The building is double depth with a centre block of five bays, flanked by two storeyed replacements for the former flanking wings. To the right of the right hand replacement wing is a single storeyed flat-roofed porch, now overbuilt by late 20th century development. The building has a central doorway, approached by a flight of three steps with pedimented architrave, a panelled door and plain overlight. The late 20th century wings to either side are substantially glass fronted with slender metal posts and a broad metal fascia which aligns with the cornice of the attached porch to the right. This projects beyond the earlier building line, with pilasters supporting a frieze and a rusticated semi-circular arch below a deep cornice supported on console brackets. The frieze bears the lettering 'BANK'. The interior is completely remodelled to form shop units, but with compartments respecting the spatial arrangement of the former plan. There are original fixtures retained in the entrance hall and to the front window openings, including doors, plasterwork and window shutters. The house was built for a Dr Peter Waring, and was used as banking premises from 1788. Much internal remodelling took place in several major phases, the most recent in the 1990's. A substantial and finely detailed early 18th century town house, which despite internal remodelling retains much early fabric, and which continues to make a major contribution to the richly-varied street scape of central Manchester. [1]

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Setting description:

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

Asset value assessment:

The value of the asset is due to its architectural and historic interest. It is a former substantial and finely detailed early 18th century town house, which retains many of its early internal features. This is despite its conversion to a bank in 1788, which was later extended and remodelled in the 19th century and 20th century.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1282985>

Unique Gazetteer ID (UID): MA08_0469

Asset name: 56, 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: 383796 398289

Asset class/type and dates

Monument class/type: Domestic
Town house

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

References

References: NHLE: 1282986
HER: 16599.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0385	No. 41, South 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. There is a rear room with late 17th to 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 (foliation with masks). There is a closed string staircase with turned balusters and square newels. The building is linked by corridors to the first floor of number 41 South King Street." [1]

Setting description:

The setting for the asset is the mainly commercial streetscape setting 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 due to its architectural and historic interest, as a surviving Georgian town house in the city centre and its rare moulded internal plaster.

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/1282986>

Unique Gazetteer ID (UID): MA08_0470

Asset name: 31 and 33, King Street West

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: 383518 398375

Asset class/type and dates

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

References

References: NHLE: 1282988
HER: 8447.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0710	Parsonage Gardens Conservation Area

Description and sources

Full asset description:

"An early to mid 19th century townhouse or office, now offices and a snack bar. The building is constructed in a classical style from red brick with sandstone dressings and a hipped slate roof. The building is on a trapeziform plan with three storeys. The ground floor has been altered as shops. The upper floors have channelled corner pilasters, and a pedimented two bay centre with coupled pilasters, plain frieze and dentilled eaves cornice." [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, gained from its classical style of architecture and as a surviving early to mid 19th century townhouse in the city centre.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1282988>

Unique Gazetteer ID (UID): MA08_0471

Asset name: 32 and 34, Laystall 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-R1

National Grid Reference: 384982 398253

Asset class/type and dates

Monument class/type: Commercial
Warehouse

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

References

References: NHLE: 1282990
HER: 12061.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A garment warehouse, dating to 1838. The building is constructed in an Eclectic style with Romanesque elements, from red brick in a Flemish bond with dressings of moulded buff and white terracotta. There is a three storey, five window façade with the central bay breaking forwards. The centre has a segmental-headed waggon doorway with a terracotta surround enriched with shafts and keystone. The first floor oriel has a window with two round-headed lights, a Tudor-flower band and an arcaded window at the second floor with the attached lettering "ESTABLISHED 1838". All windows have moulded terracotta enrichment with twisted shafts and foliated caps. An unusual degree of High Victorian decoration on a relatively small building." [1]

Setting description:

The setting of the asset is now predominantly surrounded by modern industrial style buildings. Originally its historic surroundings were a mixture of the industrial and terraced housing. The 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, through the unusual degree of High Victorian decoration on a relatively small building and as its former use as a garment warehouse.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1282990>

Unique Gazetteer ID (UID): MA08_0472

Asset name: Former Wholesale Fish Market

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: 384337 398694

Asset class/type and dates

Monument class/type: Commercial
Fish market

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

References

References: NHLE: 1282996
HER: 8424.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0144	75 and 77, High Street
MA08_0222	104 and 106, High Street
MA08_0379	10-20, Thomas Street
MA08_0700	Smithfield Conservation Area

Description and sources

Full asset description:

"A wholesale fish market, dated 1873 on the High Street façade and now partly demolished. There is a front range of shops and offices, but the market building is now reduced to its outer walls. The building is constructed in a Romanesque style from red brick in a Flemish bond with sandstone dressings and a slate roof. The building is on a large rectangular plan with a front range at the west end and the site of market to the rear of this. The High Street façade of the former market consists of four wide gables with rusticated stone plinth, stone sill-bands and impost. The central arches have wrought-iron gates and segmental lintels with inscriptions, and carved tympana depicting different episodes of a fishing voyage. One lintel is inscribed "OPENED:14:FEB:1873:BOOTH:MAYOR" and the others "WHOLESALE:FISH:MARKETS". The front block, to Thomas Street, has a three storey and nine bay range with a central pedimented doorway and 20th century shop fronts at the ground floor." [1]

Setting description:

The setting of the asset is the streetscape of the Smithfield Conservation Area, an area originally known as the centre for Manchester's food markets. 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, gained from its Romanesque

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style and due to its historic function as a fish market.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1282996>

Unique Gazetteer ID (UID): MA08_0473

**Asset name: Former Cotton Mill on West 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: 383856 397300

Asset class/type and dates

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

References

References: NHLE: 1282998
HER: 12400.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"An early 19th century cotton spinning mill, now part of a rubber processing works. The building is constructed from red brick in an English garden wall bond, with some sandstone dressings and a slate roof. The building is on a L-shaped plan formed by a long range on an east west axis with a south-west wing. There are six storeys and 17 windows. There is a five-window wing in a similar style. The building was adapted in the mid to later 19th century for the production of rubberised cloth by Mackintosh." [1]

Setting description:

The setting of the asset in the adjacent streetscape of Hulme Street. It survives in an area of converted warehouses, modern apartments and vacant plots. This makes a neutral contribution to the heritage value of the asset.

Asset value assessment:

The value of the asset is historic through its former use as a 19th century spinning mill and its later association with rubberised cloth by Mackintosh.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1282998>

Unique Gazetteer ID (UID): MA08_0474

Asset name: Pair of Culvert Arches Over River Medlock and Associated Overflow Channel

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: 382949 397716

Asset class/type and dates

Monument class/type: Water supply and drainage
Culvert
Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1283003
HER: 12078.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0301	The Giants Basin
MA08_0708	Castlefield Conservation Area

Description and sources

Full asset description:

"A pair of culvert arches built in 1765 by James Brindley, for the Duke of Bridgewater. The arches are constructed from coursed, squared sandstone. There are two low segmental spans at an angle, over the outflows from over the outflows from the River Medlock culvert and the overflow culvert from the Giant's Basin. 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 the east of Deansgate at Knott Mill to this position. The canal overflow was returned to the river via a circular weir at Potato Wharf known as the Giant's Basin. A simple structure of national historic importance." [1]

Setting description:

The setting of the asset associated with the canals and the streetscape of the Castlefield Conservation Area makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The value of the asset is as a simple structure of architectural and historic interest. This is due to its innovative design and association with the engineer James Brindley, who designed and built the Bridgewater Canal.

Heritage value: Moderate

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Historic environment

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Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1283003>

Unique Gazetteer ID (UID): MA08_0475

Asset name: Roman Catholic Church of St Patrick

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: 385097 399300

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Roman Catholic church
Period(s): Modern

References

References: NHLE: 1283012
HER: 11764.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A Roman Catholic church built in 1936, by H.Greenhalgh. The church is constructed in a Romanesque style from red brick with white stone dressings and a slate roof. There is a Nave with north and south aisles, a west tower and an apsidal sanctuary. There is a stepped symmetrical façade formed by a square central tower with a narrow set-back and slightly lower side pieces, and square two-storey porches to the ends of the aisles. The church has a giant blank arch to the tower containing a shallow portal with a round-headed doorway which has a mosaic tympanum, and three lancet windows in a white stone surround. The side-pieces have tall lancets and the porches have doorways similar to that in the centre. The nave and aisles have round-headed lancets, and the apse is blind. The interior is impressive, in a basilica form, with aisle arcades of yellow marble with carved concave capitals. There are round-headed arches with panelled soffits, a coffered ceiling, a round-headed sanctuary arch, and an apse with gilt and coloured mosaics." [1]

Setting description:

The setting of the asset is the adjacent modern streetscape of Livesey Street surrounded by modern houses. 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 and historic interest, gained from its Romanesque style of architecture and its architect H. Greenhalgh.

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/1283012>

Unique Gazetteer ID (UID): MA08_0476

Asset name: Train shed and undercroft at Manchester Piccadilly 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: HE-01-328
National Grid Reference: 384854 397842

Asset class/type and dates

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

References

References: NHLE: 1283014
HER: MGM12409
NMR: 11407.1.0

Associated assets

Asset UID	Asset name
MA08_0119	Former Goods Offices to Piccadilly Station
MA08_0155	Manchester South Junction and Altrincham Railway Viaduct
MA08_0212	London Warehouse
MA08_0809	Victory Over Blindness Statue
MA08_0810	Manchester Piccadilly Train Station War Memorial

Description and sources

Full asset description:

Train shed set above a rail-served undercroft, 1866, extended 1883 with significant remodelling 1958-1966 and 1998-2002.

LAYOUT: the passenger platforms are set above the general surrounding street level (this upper level is referred to in this description as platform level), within a Victorian train shed which forms a rail terminus approached from the east.

Beneath the station, set at the level of the surrounding streets, is an extensive undercroft, including a cast-iron colonnade which supports a former unenclosed goods yard deck to the north side of the train shed. The undercroft extends between Store Street, Sheffield Street, Travis Street, Fairfield Street, and the separately listed goods office on London Road (listed Grade II).

Attached to the west side of the train shed is the 1998-2002 concourse range (incorporating a reclad 1960s tower block), to the east are 21st century gull-wing shelters covering the external part of platforms 1-12, and to the south-east is an early-21st century mezzanine-level satellite lounge on concrete and brick pillars linked by a footbridge to an island platform (platforms 13 and 14) set on a pre-stressed concrete bridge over

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Fairfield Street; all of these additions* (excluding the train shed) are not of special architectural and historic interest and are not included in the listing. To the north of the train shed, above the undercroft, are detached 20th century and 21st century railway maintenance buildings*, prefabricated office buildings*, as well as car-park infrastructure* and the car-park surface* which are not of special architectural or historic interest and are not included in the listing.

TRAIN SHED

PLAN: the train shed has a roughly rectangular plan which is staggered at the east end, with side walls to the north (built mainly 1866) and south (mainly 1883), and is open to the approaching railway lines to the east.

MATERIALS: the side walls are built of polychrome brickwork including moulded brick and stone ashlar dressings. The roof has a modern covering supported by wrought-iron roof trusses set on cast-iron pillars.

EXTERIOR: the four-span train shed has two long multi-window brick elevations to the north and south. The northern 1866 English-bond red-brick elevation has a brick plinth with ashlar capstones. The windows are divided by flat brick pilasters. Each recessed window bay consists of a painted, round-headed, six-pane cast-iron window topped by a brick-voussoir arch with an over-sized keystone, and a stone sill below. Above each window are stepped brick corbels supporting a parapet decorated by two stone platbands. One of the window bays near the wall's east end has been blocked and refaced in brick with a vent above. A blue-engineering brick pilaster finishes the elevation's east end. The southern 1883 Flemish-bond yellow-brick elevation has a similar arrangement with matching metal windows and stone detailing; however, this elevation also utilises polychromatic, blue- and red-brick decoration to the banding, voussoirs, and corbels.

The roof is clad in toughened glass and each span is topped by long pitched-roof vents. At the east end, three of the spans are open below the trusses.

INTERIOR: the internal elevations of the train shed's brick-walls are both yellow-brick with polychromatic brick decoration and chamfered detailing. The interior faces of the cast-iron window frames each incorporate a slender central ironwork column. The northern wall incorporates a red-marble water fountain inscribed '1865'. The southern wall has internal painted cast-iron-clad buttresses. The southern wall extends west beyond the end of the train shed roof (which was shortened in the mid-20th century) and into the 1998-2002 concourse building (the 19th century wall is included in the listing).

The four-span train shed roof is supported by rows of cast-iron columns. There is a row along each of the side walls and there are further rows of columns located along the centre of the station platforms: two single rows and one double row which marks the original south side of the train shed. The columns (repainted in the early 2000s in the original paint scheme) have foliate-decorated bases, composite capitals and are topped by pairs of large brackets with decorative spandrels. The columns support the roof's longitudinal-lattice girders. Each of the four roof spans has a series of curved wrought-iron trusses with ties and cast-iron struts.

The 1960s footbridge at the south end replaces an earlier one in a similar location. It is clad in large panels, and, to the south-east, it is covered with a curved late-20th century awning; the 19th century cast-iron columns that rise through the middle of the bridge have lost their decorative brackets. The platform lamps were added in the late 20th century. At the southern end of the train shed are 21st century moving walkways which lead up to the satellite lounge. The platform tiles are understood to have been re-laid during the 1998-2002 refurbishment although some fragments of 19th century platforms may survive below within the train shed.

UNDERCROFT

PLAN: below the passenger concourse and train shed is an extensive undercroft originally including railway sidings and facilities for the unloading, movement and storage of goods. The undercroft is roughly split into two sections either side of a skewed underground railway tunnel (now part of the Metrolink route) which originally ran north-east to the south-west under the station. The WESTERN UNDERCROFT mainly sits below the concourse building, and the western end of the train shed; it is enclosed by retaining walls to the south-west and west, otherwise it is open. The EASTERN UNDERCROFT consists of interlinking partitioned bays which mostly run north to south, and is enclosed by retaining walls to the north, west, and

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south.

EXTERIOR: the retaining walls to the WESTERN UNDERCROFT run along London Road (south-west) and Store Street (west). The London Road wall includes a brick pier with ashlar detailing and a section of 19th century brick retaining wall. The wall consists of a large rounded arch with a rusticated-ashlar entablature, boarded fanlight and a late-20th century shop front (disused); above is a section of decorative cast-iron railing. Further east are two, late-20th century masonry flat arches which were inserted as part of the Metrolink station are not included in the listing*. The Store Street retaining wall extends under a bridge; it contains evidence of further blocked arches, including one at the southern end which is thought to be the original mid-19th century street level access to the station above. The northern end of this elevation has been partially rebuilt at parapet level in blue-engineering brick.

The undercrofts that run beneath the train shed are mainly open along Sheffield Street (north) and Fairfield Street (south).

The EASTERN UNDERCROFT is mostly enclosed by retaining brick walls. The Sheffield Street (north) elevation incorporates a flat-arch former goods tunnel which is now part of the route of the Metrolink line. The rest of the elevation is articulated by a regular arrangement of rounded arches; most of which have been reused in the 20th century as the entrances to business units; although at least one arch retains its original brick and glazed façade and another retains a set of metal gates that provide access to the undercroft. The retaining wall along Travis Street (east) has further blocked arches. The east end of the Fairfield Street undercroft arches is open. Further west the undercroft is enclosed by a yellow brick retaining wall which incorporates a set of 1960s metal gates decorated with lettering reading 'MANCHESTER PICCADILLY STATION' in front of a partially-glazed door that leads into a disused lobby, and a broad set of timber-plank doors which provide access to the undercroft.

INTERIOR: part of the WESTERN UNDERCROFT lies under the concourse building, and includes a former 19th century railway staff dining and refreshment area. Some of the arches in this area have been removed to create foundations for the various phases of 1998-2002 concourse rebuilding, and contemporary partitions and lift shafts have been inserted to create service areas; this 20th century and 21st century building fabric* is not of special interest.

Under the train shed the undercroft is mostly open. On the north side (visible from Sheffield Street), are the remains of two rows of large red- and white-painted cast-iron columns supporting an iron-girder and metal-plate that lies under the former goods yard deck (since the late-20th century the deck above has been a car park). A section of the original iron-girder parapet walls survives to the east end of the deck. Other parts of the deck's parapet walls have been replaced in concrete and blue-engineering brick.

Beyond the painted cast-iron columns is the brick undercroft that lies beneath the 1860s train-shed phase. It is constructed of brick-vault arches on brick piers (a few of which are rusticated). Most of the brick rows are open, apart from the two most easterly rows which have blocked triple-arches supported by small cast-iron columns at the north end. This undercroft area is used for car parking. There are blocked gaps in the brick vaulting which are interpreted as the former shafts for goods hoists. To the south is the 1880s train-shed undercroft which consists of three rows of large cast-iron columns supporting a brick jack-arch roof set on riveted girders. Within the part of the 1880s cast-iron undercroft, late-20th/ early-21st century modifications have been made relating to the 1998-2002 concourse building and the Metrolink station (including the insertion of mezzanine levels, partitions, escalators, stairs and lift shafts track, siding and associated plant); this late-20th century and early-21st century building fabric* is not of special interest. Some of the original cast-iron columns have been encased in concrete. The EASTERN UNDERCROFT retains most of its original layout as well as several sidings, former stairways, cast-iron columns, some timber rolling doors and shutters, and sections of rail track and cobbles. Several tunnels have been subdivided by concrete-block partitions, particularly at their northern end to create business units; the concrete partitions* and the interiors of the business units* are not of special interest.

*Pursuant to s.1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') it is declared that certain features not of special architectural or historic interest.

For clarity, in addition the following features are not of special architectural or historic interest**.

**The north-west end of the former northern colonnaded goods yard deck which has been rebuilt in concrete

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(the north of the train shed); the late-20th century Metrolink double-flat arch section of retaining wall on London Road; the sections of the 1998-2002 concourse building and satellite lounge on Fairfield Street which have been built beyond the extent of the 19th century undercroft; and the brick wall to a former private goods yard at the corner of Fairfield Street and Travis Street are not special interest and are not included in the mapped extent of the listing.

**Within the mapped area at platform level, the 1998-2002 concourse building (and the incorporated re-clad 1960s tower block); the external platforms to platforms 1-12 and their 21st century shelters attached to the east side of the train shed; the 21 century satellite-lounge structure attached to the east end of the southern train-shed span; the part of the 20th century station footbridge which lies beyond the extent of the 19th century train shed; the platform island known as platforms 13 and 14, its 1960s concrete platform bridge and the linking covered footbridges; and the 20th century and 21st century maintenance buildings, prefabricated offices, car park infrastructure and car park surface above the undercroft to the north side of the train shed are not of special architectural or historic interest.

**Within the mapped area at undercroft level the 20th century/early-21st century building fabric beneath the 1998-2002 concourse building and the infrastructure relating to the Metrolink station (including mezzanine levels, partitions, escalators, stairs and lift shafts, track, sidings and associated plant); and the 20th and 21st century partitions and interiors of the business units in the Eastern Undercroft are not of special architectural or historic interest. [1]

Setting description:

The setting of train shed at Piccadilly is its association with the railway and associated buildings, both historically and up to the modern day as one of Manchester's principal railway stations. It has group value with a strong group of 19th century railway structures including the attached former goods offices to Piccadilly Station, London Warehouse to the north, and the Manchester South Junction and Altrincham Railway Viaduct to the south (all listed Grade II). To the north of the station the area, is predominantly modern buildings and areas of ground level car parking. Most of the 19th century infrastructure which once dominated this area has now gone. The group of 19th century railway structures within which it sits, and its city centre location though modernised, provide a setting in which the continued function of the station is easily deciphered.

Asset value assessment:

The asset gains its heritage value from its architectural interest; as a good example of 19th century railway engineering; and for the aesthetic quality of the train shed's design including the polychromatic brick elevations and the substantial decorated columns that support the large metal frame; for the extensive brick-vaulted and cast-iron former goods depot undercroft which survives well below platform level, and includes the remains of 19th century sidings and track. It also has historic interest; as one of Manchester's principal railway stations and as an illustration of the dual importance of passenger and freight rail transport to the city and its 19th century economic development. As well as group value; as part of a strong group of 19th century railway structures including the attached former goods offices to Piccadilly Station, London Warehouse to the north, and the Manchester South Junction and Altrincham Railway Viaduct to the south (all listed Grade II) . [1]

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1283014>

Unique Gazetteer ID (UID): MA08_0477

**Asset name: Manchester Museum of Science and Industry,
former Lower Byrom Street 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: -
National Grid Reference: 383172 397868

Asset class/type and dates

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

References

References: NHLE: 1283016
HER: 12071.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0708	Castlefield Conservation Area

Description and sources

Full asset description:

"A railway goods warehouse built in 1880 and now part of a museum complex. The building is constructed from red brick with some sandstone and a slate and glass roof. The building is on a large rectangular plan on an east west axis, with entrances for railway lines through the west end. There are three storeys, a basement and a south façade of seven gabled bays. Each bay has two pairs of windows. There are blue brick plinth and bands between the floors with vertical strips extended to the windows. The building has segmental-headed windows diminishing in the height, with stone imposts, blue brick keystones and arch-bands. There are large segmental-headed wagon archways to the second, third and fifth bays with a two-stage loading slot to the upper floors of the third bay. The west end has eight windows and two large square train entrances at the ground floor." [1]

Setting description:

The setting of the asset is the Victorian 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 fine example of a railway warehouse of the period.

Heritage value: Moderate

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Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1283016>

Unique Gazetteer ID (UID): MA08_0478

Asset name: 25, 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: 385117 397347

Asset class/type and dates

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

References

References: NHLE: 1283018
HER: 8473.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0237	21 and 23, Manor Street
MA08_0238	27, Manor Street

Description and sources

Full asset description:

"A town house built in 1805-6, now part of a terraced row of three. 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 back extension. There are two storeys over a basement, three windows and a central round-headed doorway up three steps. To the right of the doorway is an elliptical headed wagon doorway with gauged brick head and wooden doors. There are ridge chimneys at junctions to left and right. The interior has original features including the staircase and cellar. A rare example of a small house of this date close to the city centre and still in domestic use." [1]

Setting description:

The setting of the asset is the adjacent streetscape on Manor Street adjacent to Ardwick Green Park. It is also associated with a row of 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 derived from its architectural and historic interest, as a rare example of a small house of this date close to the city centre and still in domestic use.

Heritage value: Moderate

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Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1283018>

Unique Gazetteer ID (UID): MA08_0479

Asset name: Ardwick and Ancoats 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: HE-01-328-R1
National Grid Reference: 385464 398407

Asset class/type and dates

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

References

References: NHLE: 1283019
HER: 8477.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A dispensary and hospital built in 1879-91 by Lewis and Crawcroft. The building is constructed in a gothic style from red brick with polychrome bands and steeply-pitched hipped slate roofs. The building is on a irregular plan and has three storeys and basements. The centre bay is treated as a four stage tower and has a two centred arched doorway. The arch is inscribed "ANCOATS HOSPITAL" and has an arched extrados band inscribed "ARDWICK AND ANCOATS DISPENSARY". All the windows have narrow arched lights with polychrome heads and impost bands." [1]

Setting description:

The setting of the asset is formed by buildings which now surround the asset. These are predominately modern apartment and office blocks, which dominate the asset both in style and scale. The adjacent modern streetscape setting make 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, from its Gothic style of architecture and its architects Lewis and Crawcroft.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1283019>

Unique Gazetteer ID (UID): MA08_0480

Asset name: 14, Byrom 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: 383350 397972

Asset class/type and dates

Monument class/type: Civil
County court

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

References

References: NHLE: 1283039
HER: 8302.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0038	Cobden House, 19 Quay Street
MA08_0702	St John Street Conservation Area

Description and sources

Full asset description:

"A range of offices constructed to service the neighbouring County Court. Dated to 1896 over the doorway. The building is constructed from red brick in a Flemish bond with sandstone dressings and a green slate roof. The building is on a rectangular plan at right-angles to Byrom Street, with the long side over-looking St John's Churchyard. There are two storeys, three over one windows and a gabled entrance bay to the far right of the east elevation facing Byrom Street. This has a round-headed doorway which has a stone architrave, a pulvinated frieze with raised lettering 'ad/1896' and a pediment containing carving including the initials 'V R.'. The three-window range has a battered stone plinth. The left corner has a splayed ashlar ground floor with a keyed oculus and a large Venetian-style window at the first floor with a stone architrave including a balustraded pseudo-balcony. It is a well-executed building incorporating a high level of attention to detail and good architectural features, including moulded architraves, shaped gables, a pedimented doorway and large Venetian-style window with balustraded pseudo-balcony, and a splayed ground floor corner with a keyed oculus." [1]

Setting description:

The setting of the asset in the streetscape of the St John 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 well-executed building incorporating a high level of attention to detail and good architectural features.

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Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1283039>

Unique Gazetteer ID (UID): MA08_0481

Asset name: Abbey National 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: 383803 398184

Asset class/type and dates

Monument class/type: Commercial
Bank (financial)

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

References

References: NHLE: 1283043
HER: 8260.1.0
NMR n/a

Associated assets

Asset UID	Asset name
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MA08_0695	Albert Square Conservation Area
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Description and sources

Full asset description:

"A bank or office built in 1900 by Percy Worthington. The building is constructed in a classical style from Portland stone. The building is on a narrow, slightly tapered plan, on an end of block site, with a narrow semi circular front. There are four storeys and a three window façade. The ground floor is a rustic and has a chamfered round headed doorway with a keystone and giant Corinthian pilasters. The five bay north façade to John Dalton Street has round headed windows to the ground floor." [1]

Setting description:

The setting of the asset in the streetscape of the Albert 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 due to its classical style of architecture and its association with the architect Percy Worthington.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1283043>

Unique Gazetteer ID (UID): MA08_0482

Asset name: St Mary's Parsonage

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: 383526 398404

Asset class/type and dates

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

References

References: NHLE: 1283044
HER: 15482.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0710	Parsonage Gardens Conservation Area

Description and sources

Full asset description:

"A warehouse built in 1860-70, now offices. The building is constructed in a Venetian Gothic style from red brick with sandstone dressings and a slate roof. The building is on a trapezoidal plan on an island site. There are three storeys over a basement with an added attic and a six window façade. There are shouldered basement windows protected by bar railings, arcaded ground-floor openings and a doorway in the third arch. There is a 20th century mansard roof with attic windows." [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 and historic interest, gained from its Venetian Gothic style of architecture and its former use as a warehouse.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1283044>

Unique Gazetteer ID (UID): MA08_0483

Asset name: Milford 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: HE-01-328-L1
National Grid Reference: 385121 397333

Asset class/type and dates

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

References

References: NHLE: 1283046
HER: 8276.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0172	27, Ardwick Green North

Description and sources

Full asset description:

"An early 19th century town house, now an office. The building is constructed from red brick in a Flemish bond with some sandstone dressings and a hipped slate roof. The building is double depth and single fronted in plan with a back extension. There are three storeys over a basement and three windows. The building has a set in doorcase of engaged Ionic columns, a panelled door and fanlight with radiating glazing bars. All windows have raised sills and flat arched heads of gauged brick." [1]

Setting description:

The setting of the asset is opposite Ardwick Green Park and the streetscape of Manor Street. 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, as a fine example of a surviving Georgian Town house within the city centre.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1283046>

Unique Gazetteer ID (UID): MA08_0484

Asset name: War Memorial

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: 385075 397267

Asset class/type and dates

Monument class/type: Commemorative
War memorial

Period(s): Modern

References

References: NHLE: 1283047
HER: MGM12813
NMR: 11708.1.0

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 war memorial built in the early 1920s. The memorial is constructed from Portland stone and has a base of three steps. There is a plinth with sphinx lettered "EGYPT". The tall square pedestal has inscriptions and festoons, clasped by Ionic columns at the corners with entablature including lettered frieze and dentilled cornice with scrolled blocking course. The north side of the pedestal is inscribed "GLORIOUS MEMORY OF MEMBERS OF THE 8TH (ARDWICK) BATTALION MANCHESTER REGIMENT 1914-1918". The west side has similar lettering commemorating 1939- 1945. Raised lettering on the frieze ("FLANDERS " on north side. "EGYPT" on west side, etc)." [1]

Setting description:

The setting of the asset in Ardwick Green Park and it's close proximity to the Army Drill Hall makes a positive contribution to its heritage value.

Asset value assessment:

The value of the asset is artistic and historic, gaining its value from the aesthetic quality of the sculpture and of the historic event it commemorates. It is an important reminder of the sacrifices made during the Second World War.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1283047>

Unique Gazetteer ID (UID): MA08_0485

Asset name: Ashton Canal Lock Number 3 on South Side of Ancoats 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: HE-01-328-R1

National Grid Reference: 385485 398324

Asset class/type and dates

Monument class/type: Water supply and drainage
Lock

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

References

References: NHLE: 1283048
HER: 11423.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0085	Bridge Number 4 Over Ashton Canal
MA08_0098	Bridge Number 5 Over Ashton Canal
MA08_0114	Ashton Canal Lock Number 1 Immediately East of Great Ancoats Street
MA08_0177	Ashton Canal Lock Number 2 off South End of Vesta Street
MA08_0611	Ashton Canal

Description and sources

Full asset description:

A canal lock built between 1792-1799, for the Manchester and Ashton-under-Lyne Canal Company. The lock is constructed from large blocks of millstone grit with wooden gates. The lock is a narrow type with a seven foot wide chamber and a covered overflow channel on the south side. There are stone staircases flanking the lower entry at the west end and a convex curved retaining wall at the east end of the south side. Third in a series of 13 similar locks, all in working order. [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:

This asset's value lies in its historic interest, through its association with the Ashton Canal, with which its has group value.

Heritage value: Moderate

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Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1283048>

Unique Gazetteer ID (UID): MA08_0486

Asset name: 22, 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: 384532 398355

Asset class/type and dates

Monument class/type: Commercial
Textile warehouse

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

References

References: NHLE: 1283060
HER: 11702.1.0
NMR n/a

Associated assets

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

Description and sources

Full asset description:

"A textile warehouse built in 1900, now garment showrooms. The building is constructed in an eclectic style with a cast iron frame, cladding of blood red brick in a Flemish bond with dressings of red sandstone and some polished grey granite. The building is on a L-shaped plan, formed by the front ranges to Dale Street and Lever Street, hinged on a canted corner (finished as a turret) and with a rear wing to the Dale Street range. There is a basement, eight bays to Dale Street and four bays to Lever Street. The three-sided corner has a canted three-bay open arcade of round-headed and banded arches on polished granite columns and a hexagonal two-stage attic turret. The Lever Street facade to the right is a symmetrical four-bay composition with a two bay centre. The Dale Street facade to the left has eight regular bays with a vertical division between the two lower and the two upper floors." [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 architectural and historic interest, gained from its eclectic style and cast-iron framing and its former use as a textile warehouse.

Heritage value: Moderate

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Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1283060>

Unique Gazetteer ID (UID): MA08_0487

Asset name: 45, 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: 384645 398280

Asset class/type and dates

Monument class/type: Commercial
Warehouse

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

References

References: NHLE: 1283061
HER: 11694.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0201	47, Dale Street
MA08_0704	Stevenson Square Conservation Area

Description and sources

Full asset description:

"A mid to late 19th century merchants warehouse, now a clothing wholesalers' premises. The building is constructed from red brick in a Flemish bond, now painted white at the ground floor, with some sandstone dressings and a slate roof. The building is on a narrow rectangular plan on a corner site. There is a basement, a three-window front to Dale Street and a ten-window side to Tariff Street. The front has a round headed doorway to the right with an architrave composed of brick pilasters with prominent stone imposts and a modillioned segmental cornice. The windows of the basement and first two floors are set in segmental-headed vertical recesses. The ten-bay north side to Tariff Street has matching fenestration." [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 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, as a fine example of a 19th century merchants warehouse.

Heritage value: Moderate

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Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1283061>

Unique Gazetteer ID (UID): MA08_0488

Asset name: Former town hall facade to Mable Tylecote Building, Manchester Metropolitan University

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: 384319 397041

Asset class/type and dates

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

References

References: NHLE: 1283062
HER: 8308.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0521	Grosvenor Building, Manchester Metropolitan University Faculty of Art and Design

Description and sources

Full asset description:

"A town hall built in 1830-1 by Richard Lane. Only the façade and portico of the original building remains, which will form the façade of a new building. The building was constructed from sandstone ashlar in a Greek Revival style. There are two storeys and the outer bays break forward slightly. There is a three bay portico to the centre, channelled rustication to the ground floor and pilasters to the end bays. There is a Tetrastyle portico of fluted Doric columns with four paterae on the frieze, mounted on a base of three steps. The central doorway has moulded architrave, panelled double doors and a rectangular two-pane overlight. There are smaller doorways to the second and eighth bays." [1]

Setting description:

The setting of the asset is Grosvenor Square opposite the asset and historic buildings that surround the square. 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 the former town hall and architectural interest from its Greek Revival style.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1283062>

Unique Gazetteer ID (UID): MA08_0489

Asset name: Princes 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: 383945 398366

Asset class/type and dates

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

References

References: NHLE: 1283063
HER: 11668.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0705	Upper King Street Conservation Area

Description and sources

Full asset description:

"Mid to late 19th century warehouse and offices. The building is constructed in an Italian palazzo style from red brick in a Flemish bond with sandstone dressings. The building is on a trapezoidal plan on a corner site, with rounded corners. There are four storeys over a basement, a five-bay façade and one-bay with rounded corners. There is stone plinth, cornice over the ground floor, sill-bands to the second and third floors and prominent bracketed eaves cornice. The ground floor is arcaded with round-headed arches and broad stone pilasters. The central doorway has internal steps. There is arcaded fenestration to the upper floors, with linking stone impostes and stilted keyed hoodmoulds." [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, gaining from its Italian Palazzo style of architecture and its former use as a warehouse and offices.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1283063>

Unique Gazetteer ID (UID): MA08_0490

Asset name: Fraser 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: 384250 398015

Asset class/type and dates

Monument class/type: Commercial
Textile warehouse

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

References

References: NHLE: 1283064
HER: 8346.1.0
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:

"A textile manufacturer's warehouse built in 1855-60 by Edward Walters, now a restaurant and gallery. The building is constructed in an Italianate style from red brick in a Flemish bond with sandstone dressings. The building is on a rectangular plan at right-angles to Charlotte Street, with loading at the right-hand side. There is a basement, four storeys and three bays with rusticated stone plinth, frieze and cornice to the ground floor. The ground floor has a large roundheaded doorway to the right with moulded surround and enriched architrave with prominent modillioned cornice. The right-hand (functional rear) has a full-height loading slot surmounted by a turret and a loading bay beyond this. The interior has closely-spaced rows of iron columns and wooden beams. Those the in former ground-floor showroom are decorated as fluted columns with foliated caps and the beams with dentilled cornices. There are front stairs to the first floor only with back stairs (of stone) to full height." [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 architectural and historic interest, gained from its Italianate style of architecture and its architect Edward Walters.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 3 of 5

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1283064>

Unique Gazetteer ID (UID): MA08_0491

Asset name: Cheetham Town Hall Annexe (former)

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: 384187 399720

Asset class/type and dates

Monument class/type: Civil
Law court

Period(s): Post-medieval

References

References: NHLE: 1283065
HER: 8319.2.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0189	Cheetham Town Hall (former)

Description and sources

Full asset description:

"A Poor Law Union office built in 1861-2, subsequently a town hall annexe. The building is constructed in an Italianate style from red brick in a Flemish bond with sandstone dressings and hipped slate roofs with side-wall chimneys. The building is on a rectangular plan with one and two storeys with a two-storey centre and one-storey side-wings. There is frieze and cornice carried across the first floor with the frieze to the central block inscribed "PRESTWICH UNION OFFICES". The centre has a round-headed doorway with a channelled stone surround, panelled double doors protected by a square porch and pairs of fluted columns which have debased Ionic capitals. There are two square-headed windows at the ground floor and three roundheaded windows at the first floor, all with shouldered architraves and that in the centre including a large carved keystone and a wreath crest. The single-storey side bays have Venetian windows in very elaborate stone surrounds including pilasters, mutule cornices and panelled parapets with urn finials." [1]

Setting description:

The setting of the asset is the adjacent modern streetscape of Cheetham Hall Road. Although it retains a relationship with the adjacent Cheetham Town Hall (now a restaurant) the streetscape has been altered by modern buildings and an adjacent garage forecourt. This makes a negative 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 Italianate style of architecture and its former use as Poor Law Union office.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 3 of 5

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1283065>

Unique Gazetteer ID (UID): MA08_0492

Asset name: Chepstow 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 397632

Asset class/type and dates

Monument class/type: Commercial
Shipping warehouse

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

References

References: NHLE: 1283067
HER: 8326.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0610	Rochdale Canal

Description and sources

Full asset description:

"A shipping warehouse built in 1874 by Speakman, Son and Hickson, for the textile merchant Sam Mendel. The building is constructed in an eclectic style from red brick with sandstone dressings and a slate roof. The building is on an irregular plan on an island site between Chepstow Street, Great Bridgewater Street and the course of the former Salford Junction canal. There are three storeys, a basement, an attic, a long southeast façade and the left end is canted back along Great Bridgewater Street. There is a large round-headed doorway in the centre of the main range set in a gabled surround with Lombard frieze, a large segmental-headed loading doorway to the right with cast-iron surround, a similar loading doorway next to the left corner and another at left end of the canted portion. To the left of the main entrance is a very large two-stage window with shafts, stilted and shouldered windows to the oriel and an open-arcaded stone cupola with domed roof." [1]

Setting description:

The setting of the asset is adjacent to a basin of the Rochdale Canal and on Great Bridgewater Street. 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, gained from its eclectic style of architecture and its architects Speakman, Son and Hickson. It also has historic interest as a former warehouse on the Rochdale Canal, with which it has group value.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 3 of 5

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1283067>

Unique Gazetteer ID (UID): MA08_0493

Asset name: Bridgewater Canal Offices

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: 383190 397355

Asset class/type and dates

Monument class/type: Defence
Officers mess

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

References

References: NHLE: 1283068
HER: 8331.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0796	Bridgewater Canal

Description and sources

Full asset description:

"An Officers' Mess of Manchester Regiment built in 1800, subsequently the Bridgewater Canal offices. The building is constructed in a Georgian style from red brick in a Flemish bond, with sandstone dressings and a slate roof. The building is on a L-shaped plan with two storeys and ten bays which are designed to resemble two symmetrical five-bay houses. Each has a three-bay pedimented centre breaking forwards very slightly with a rendered plinth and 12-pane sashed windows. There are two chimneys in the centre on either side of the ridge. The building has a single-storey one-bay extension at the left end, the front of which has a moulded stone doorcase with rectangular overlight and cornice. The rear fronting Crown Street has sashed windows in arched reveals, and two arched doorways." [1]

Setting description:

The setting of the asset is the adjacent modern streetscape of the A56 Chester Road. It is isolated from the canal located to the east by car parks. This setting makes a negative contribution to the heritage value of the asset.

Asset value assessment:

The value of the asset is of historic interest, from its former uses as the Bridgewater Canal offices and architectural interest from its Georgian style of architecture. It has group value with the Bridgewater Canal (MA08_0796).

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 3 of 5

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1283068>

Unique Gazetteer ID (UID): MA08_0494

Asset name: Hulme Hippodrome

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: 383492 396456

Asset class/type and dates

Monument class/type: Recreational
Theatre
Period(s): Modern

References

References: NHLE: 1283070
HER: 8335.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0515	The Playhouse, Hulme

Description and sources

Full asset description:

"Hulme Hippodrome was constructed in 1901 to the designs of JJ Alley and was originally known as the Grand Junction Theatre and Floral Hall. The theatre was built as part of the Broadhead Circuit, which was a chain of theatres in the north-west of England founded by William Henry Broadhead; the Grand Junction Theatre was Broadhead's third theatre. The theatre, which had a seating capacity of 3000, originally specialised in melodrama and also included a floral hall incorporating Broadhead Circuit offices and a refreshment kiosk. Hulme Hippodrome was originally surrounded by terraced housing, which has been swept away by later re-development. The theatre has three principal elevations fronting the former Preston Street (now a pedestrianised square), Warwick Street and Wilberforce Close. Attached to the south-east end of the building, fronting Chichester Road is the separately listed Hulme Playhouse. Internally the theatre has a U-shaped auditorium aligned north-east - south-west with a former floral hall off to the north-west side. Internally the theatre is in a state of disrepair with some missing plasterwork and damage to some ceilings, stairs and floors. The main auditorium is a richly detailed and flamboyant space decorated with ornate painted and gilded Rococo plasterwork. The auditorium incorporates straight rows of seats to the balconies, a typical arrangement in theatres at this time and a Broadhead Circuit theatre characteristic. Despite later alteration occurring to the rest of the building the principal space of the main auditorium remains largely unaltered. The building is a good example of a large provincial theatre illustrative of the burgeoning demand for music hall and theatrical entertainment in the late 19th to early-20th century." [1]

Setting description:

The setting of the asset is on the corner of Warwick Street and Chichester Road surrounded by modern terraces of houses and a garden centre. The Hulme Hippodrome was originally surrounded by terraced housing, which has been swept away by later re-development. Therefore, the adjacent streetscape setting makes a negative 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 3 of 5

Asset value assessment:

The value of the asset is derived from its architectural and historic interest. The building is a good example of a large provincial theatre illustrative of the burgeoning demand for music hall and theatrical entertainment in the late 19th to early-20th century.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1283070>

Unique Gazetteer ID (UID): MA08_0495

Asset name: Roman Catholic Church of St Wilfrid

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: 383306 396951

Asset class/type and dates

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

Period(s): Post-medieval

References

References: NHLE: 1283075
HER: 8287.1.0
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 Roman Catholic church built in 1842, by Augustus Welby Northmore Pugin. The church is constructed in an Early English style from red brick in an English bond, with sandstone dressings and slate roof. There is a nave with north and south aisles, confessionals attached to the south aisle, an uncompleted north-west tower and a chancel with a north chapel. The six-bay nave has small lancet clerestory windows, and its west end has a two-centred arched west doorway with double chamfered surround, and two lancet windows above. The south aisle has a gabled porch to the second bay with a double-chamfered two-centred arched doorway. The base of the intended tower at the west end of the north aisle, has a two-centred arched doorway with two pairs of shafts. The interior is plastered and painted in shades of light grey. There are aisle arcades of tall double-chamfered two-centred arches on low octagonal piers. The nave roof has elegantly slender collared queen-post trusses with unusual linking purlins, arch-braced from these posts. A statue of Virgin is to the left of the chancel arch. The pulpit is to right and the west gallery has a tall narrow organ in the centre. There is also good stained glass in the east windows." [1]

Setting description:

The setting of the asset is the adjacent streetscape of St Wilfrid Street surrounded by an open park on the edge of Jackson Crescent. This setting within the park and the community of houses 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 its continued use as a place of worship, its association with architect Augustus Welby Northmore Pugin and its Early English style of architecture.

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Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

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Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1283075>

Unique Gazetteer ID (UID): MA08_0496

Asset name: 1, Booth 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: 383946 398217

Asset class/type and dates

Monument class/type: Commercial
Warehouse

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

References

References: NHLE: 1283076
HER: 8291.1.0
NMR n/a

Associated assets

Asset UID	Asset name
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MA08_0705	Upper King Street Conservation Area
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Description and sources

Full asset description:

"A warehouse built in the 1850s, now offices. The building is constructed in an Italian Palazzo style from sandstone ashlar and light red brick with sandstone dressings and a slate roof. The building is on an irregular five sided plan on an island site. There is a basement, five storeys and a seven window façade with a curved corner to the right. The basement and ground floor are rustic and have, in the third bay, a recessed round-headed doorway with cavetto surround. The roof has several tall corniced chimneys, and small inserted attics to the left. Includes number 31 Pall Mall." [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, gained from its Italian Palazzo style of architecture and its former use as a warehouse.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1283076>

Unique Gazetteer ID (UID): MA08_0497

Asset name: 3, Brazil 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: 384358 397778

Asset class/type and dates

Monument class/type: Commercial
Shipping warehouse

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

References

References: NHLE: 1283077
HER: 11676.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0400	42 and 44, Sackville Street
MA08_0711	Whitworth Street Conservation Area

Description and sources

Full asset description:

"A shipping and packing warehouse, built in 1870. The building is constructed from sandstone ashlar and red brick with sandstone dressings. The building is on a small rectangular plan, with a loading bay to the left. There is a basement, five storeys and a symmetrical five window façade. The three-bay centre breaks forwards slightly. The ground floor is a four-bay arcade of wide elliptical-headed openings with the loading-bay entrance in the first, windows in the centre pair, and a doorway in the fourth. The top floor, of 20th century brick, has 20th century windows, with four in the centre. The chimney is at the rear left 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 the heritage value of the asset.

Asset value assessment:

The value of the asset is derived from its architectural and historic interest as a good example of a shipping and packing warehouse.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1283077>

Unique Gazetteer ID (UID): MA08_0498

Asset name: 39, Chorlton 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: 384437 397910

Asset class/type and dates

Monument class/type: Domestic
Town house

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

References

References: NHLE: 1283091
HER: 11733.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0073	The Churchill Public House
MA08_0315	9, Richmond Street

Description and sources

Full asset description:

A town house built in 1800, now a shop. The building is constructed from brick, painted white, with a slate roof. The building is double depth in plan and single fronted. There are three storeys and two windows. A roundheaded doorway is to the left, with an open-pedimented doorcase of semi-columns with entablatures. There is a 20th century shop window to the right. A rare surviving example of a Georgian domestic building in the city centre. [1]

Setting description:

The setting of the asset is formed by 9 Richmond Street (MA08_0315) and The Churchill public house (MA08_0073). The remaining buildings surrounding the asset are later Victorian warehouse prosperities of a greater scale than the asset and therefore dominate it. The 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, which it gains from being a rare example of a Georgian domestic building in the city centre.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1283091>

Unique Gazetteer ID (UID): MA08_0499

Asset name: Minshull 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: HE-01-329

National Grid Reference: 384479 397885

Asset class/type and dates

Monument class/type: Commercial
Canal warehouse

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

References

References: NHLE: 1283092
HER: 8340.1.0
NMR n/a

Associated assets

Asset UID	Asset name
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MA08_0074	Mintierna House
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MA08_0316	Rochdale Canal Boundary Wall to Canal Between Chorlton Street and Minshull Street
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MA08_0319	Rochdale Canal Lock Number 86, to East of Chorlton Street
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MA08_0610	Rochdale Canal
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Description and sources

Full asset description:

"An early to mid 19th century canal warehouse, now used as a Polytechnic Library. The building is constructed from red brick in an English garden wall bond with sandstone dressings, corrugated sheet cladding to jettied upper floors and an internal cast-iron and wrought-iron frame. The building is on a L-shaped plan, formed by the main range on an east-west axis, with a wing at the south-east corner. There are three storeys over a basement. The centre breaks forwards slightly and has a very wide elliptical arched former wagon entrance which is now blocked with a 20th century glazed screen containing a doorway. The 13-window left return wall has a similar wagon archway and to the right of this a narrow loading slot with a pitched canopy breaking the eaves. The rear is distinguished by a full-width cantilevered jetty from the first floor upwards, overhanging the side of the former basin. The wall below this has a mooring ring and the remains of a wooden wall-crane. The interior retains intact framework of cast-iron columns, a system of struts and tie-rods to the cantilevered upper floors, and a timber king-post roof trusses with raked struts." [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 and architectural interest, from its intact interior features

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Historic environment

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and its former use as a canal warehouse. It has group value with the Rochdale Canal.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1283092>

Unique Gazetteer ID (UID): MA08_0500

Asset name: Waldorf 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: 384013 398089

Asset class/type and dates

Monument class/type: Recreational
Freemasons hall

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

References

References: NHLE: 1283095
HER: 8347.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0416	73 and 75, Princess Street
MA08_0705	Upper King Street Conservation Area

Description and sources

Full asset description:

"A Freemasons' Hall built in 1863 by W. Mangnall and converted to a hotel in 1929. The building is constructed in an eclectic style from ashlar. The building is on a rectangular plan with four storeys over cellars and a symmetrical five-bay façade with channelled rustication at the ground floor. The ground floor has round headed openings and a central doorway with a doorcase of engaged columns and triglyph frieze. The first and second floors have similar windows in the three centre bays, with engaged marble columns between them, and recessed windows in the outer bays. There is pediment with rich carving, surmounted by a statue of a female figure with children. The building was converted to a hotel when the Masonic Temple on Bridge Street was built in 1929." [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 due to its association with the Freemasons and its eclectic style.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 3 of 5

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1283095>

Unique Gazetteer ID (UID): MA08_0501

Asset name: Cooperative Press

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: 384467 399082

Asset class/type and dates

Monument class/type: Commercial
Warehouse

Period(s): Post-medieval

References

References: NHLE: 1291013
HER: 12079.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0352	Sharp Street Ragged School

Description and sources

Full asset description:

"A late 19th century industrial building or warehouse. The building is constructed from brown brick with red brick dressings and red brick with yellow terracotta dressings. The building is on a rectangular plan on an island site, in two portions. The left range is in an Edwardian Baroque style with four storeys, a basement, an attic, four windows and a canted corner. The splayed corner has a square-headed doorway with panelled double doors and an elaborate surround including a keyed oculus in the tympanum and a corbelled semi-circular canopy. The right-hand range has four storeys with a basement. The right-hand range is undecorated except for a corbel table to the parapet." [1]

Setting description:

The setting of the asset is the adjacent streetscape of New Mount Street, Naples Street, Ludgate Street and School Street. It is located opposite the Sharp Street Ragged School (MA08_0352). The area retains its narrow streets with tall warehouses despite modern apartment blocks. 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, gained from its Edwardian Baroque style of architecture.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1291013>

Unique Gazetteer ID (UID): MA08_0502

Asset name: Friends Meeting 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: 383780 397991

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Friends meeting house

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

References

References: NHLE: 1291062
HER: 8494.1.0
NMR n/a

Associated assets

Asset UID	Asset name
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MA08_0703	St Peter's Square Conservation Area
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Description and sources

Full asset description:

"The Meeting House of Society of Friends, built in 1828-30 by Richard Lane. The building is constructed in a classical style from brick carcass with a sandstone ashlar façade and a slate roof. The building is on a rectangular plan, set back, at right-angles to street. There is a two-storey five-bay façade and a central doorway with 20th century glazed double doors. There is a three bay pedimented Ionic portico with frieze inscribed "FRIENDS' MEETING HOUSE". [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, from its classical style of architecture, as well as its position within the St Peter's Square Conservation Area. It has historic interest due to its use as a Friends Meeting House for the Quakers.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1291062>

Unique Gazetteer ID (UID): MA08_0503

Asset name: Two Bollards at West End of St Johns Passage

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: 383284 397982

Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces
Bollard
Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1291330
HER: 8466.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0105	Two Bollards at East End of St Johns Passage
MA08_0702	St John Street Conservation Area

Description and sources

Full asset description:

"A pair of late 18th to early 19th century, cast iron bollards. The bollards have fluted shafts with mushroom caps and are slightly corroded. They correspond to a slightly different pair at the east end of the passage."
[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 interest as unusual surviving bollards from this period. Its relationship and group value with the St John Street Conservation Area is an essential part of its heritage value.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1291330>

Unique Gazetteer ID (UID): MA08_0504

Asset name: Power Hall of Museum of Science and Industry

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: 383155 397820

Asset class/type and dates

Monument class/type: Transport
Railway storehouse

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

References

References: NHLE: 1291458
HER: 12071.2.0
NMR n/a

Associated assets

Asset UID Asset name

MA08_0142 Museum of Science and Industry, Air and Space Museum

MA08_0708 Castlefield Conservation Area

Description and sources

Full asset description:

"A railway goods transfer shed built in 1855, for the London and North Western Railway, now a museum exhibition hall. The building is constructed from red brick with some sandstone dressings and a hipped slate roof. The building is on a very long rectangular plan parallel to the street, with a wide splayed corner and short return to Lower Byrom Street. There are large square headed wagon doorways with flat arched heads and stone fenders at the bases of the jambs. The building has a continuous brick frieze with a simplified corbel table, white brick band and a brick parapet with stone coping. There are offices at the west end which possible retain original fireplaces and cornices. There is a rubbed-brick arched doorway on Liverpool Road with a stone open pediment above, which retains timber double doors. The building also has a modillioned timber box gutter, central four-pot chimney stack and two-pot end stack." [1]

Setting description:

The setting of the asset is the 19th century transport hub 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 due to its association with the London and North Western Railway.

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/1291458>

Unique Gazetteer ID (UID): MA08_0505

Asset name: Nos. 69-77, Lever Street and No. 10, Bradley 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: 384668 398572

Asset class/type and dates

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

References

References: NHLE: 1291495
HER: 8458.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0101	Numbers 4, 6 and 8 and Attached Screen Walls
MA08_0704	Stevenson Square Conservation Area

Description and sources

Full asset description:

A row of five late 18th to early 19th century townhouses. The buildings are constructed from brown brick in a Flemish bond with a slate roof. The buildings are double depth in plan and each house is single fronted with back extensions. There are three storeys over basements and the doorways are to the left (except for Number 77 which is to the right). The doorways are round headed with open pedimented Tuscan doorcases. There are four ridge chimney stacks. Number 10 Bradley Street has a three storey extension 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 asset's value is derived from its architectural and historic interest, through being rare examples of 18th century town houses remaining in the area.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1291495>

Unique Gazetteer ID (UID): MA08_0506

Asset name: 33, 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: 383785 398315

Asset class/type and dates

Monument class/type: Commercial
Shop

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

References

References: NHLE: 1291607
HER: 8444.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0468	National Westminster Bank and Attached Railings
MA08_0701	St Ann's Square Conservation Area

Description and sources

Full asset description:

"A late 19th century shop. The building is constructed in an eclectic style from red brick with stone dressings and a slate roof. There are four storeys divided into two halves. The lower has one wide bay with the ground and first floor openings contained under a full width segmental arch. The ground floor also has corner pilasters with crocket capitals and a 20th century shop front. The upper half of the façade is constructed in a muscular Gothic style." [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 due to its eclectic style. It also has historic interest due to being a shop in the mainly commercial district of St Ann's Conservation Area.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1291607>

Unique Gazetteer ID (UID): MA08_0507

Asset name: Lloyds 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: 383876 398308

Asset class/type and dates

Monument class/type: Commercial
Bank (financial)

Period(s): Modern

References

References: NHLE: 1291610
HER: 8446.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0705	Upper King Street Conservation Area

Description and sources

Full asset description:

"A bank built in 1913 by Charles Heathcote, with the carving and statuary by Earp, Hobbs and Miller. The building is constructed in a very elaborate Baroque style from Portland stone on grey granite plinth. The building is on a large L-shaped plan, on an end of block site with chamfered corners. There are four storeys, a basement, an attic and seven bays. There is massive branded rustication to the first two storeys with horizontal division marked by a cornice with parapet balustraded in each bay. The frieze is lettered "LLOYDS BANK LIMITED". The rusticated lower half has giant round headed arches, containing bronze framed fenestration, mezzanine windows and segmental headed doorways. Each corner has a curved stone balcony at the first floor with balustrade and open-segmental pedimented aedicule surmounted by statuary. The Cross Street façade has eight bays in a matching style, the first and sixth breaking forwards and containing openings like those to King Street. The interior has a white marble banking hall, a plaster barrel vault to the clerks' hall and mahogany carving by Earp, Hobbs and Miller." [1]

Setting description:

The setting of the asset 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 artistic interest due to its architect Charles Heathcote, but also from the carving and statuary by Earp, Hobbs and Miller. It has historic interest due to its continued use as a bank.

Heritage value: Moderate

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Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1291610>

Unique Gazetteer ID (UID): MA08_0508

Asset name: 7, Kelvin 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: 384384 398597

Asset class/type and dates

Monument class/type: Commercial
Warehouse

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

References

References: NHLE: 1291627
HER: 11675.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0700	Smithfield Conservation Area

Description and sources

Full asset description:

"A small, late 18th to early 19th century warehouse. The building is constructed from hand made brown brick in an English garden wall bond with a slate roof. The building is on a rectangular plan on a corner site with the gable to the street, with three storeys. There is a square headed loading slot to the left which is bricked up at the ground floor and has recessed wooden doorways to the first and second floors. There is a doorway to the right and a segmental headed window in the centre. A little altered example of an early small scale warehouse." [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 asset's value is derived from its architectural and historic interest as a little altered example of an early small scale warehouse.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1291627>

Unique Gazetteer ID (UID): MA08_0509

Asset name: Holyoake 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: 384215 398884

Asset class/type and dates

Monument class/type: Commercial
Commercial office

Period(s): Modern

References

References: NHLE: 1291969
HER: 8418.1.0
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_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

Description and sources

Full asset description:

"An office building, built in 1911, by F. E. L. Harris. The building is constructed in a Neo-Baroque style from matt glazed faience which is light blue to the basement and the ground floor and is cream above. The building is on a rectangular plan on a corner site, with a chamfered corner to Redfern Street. There are three storeys, a basement, an added attic, four bays to Hanover Street and six bays to Redfern Street. There is channelled rustification to the Hanover Street façade and the ground floor and basement of the first bay, of the Redfern Street façade. There are giant fluted Ionic pilasters to the upper floors, cornice to the ground floor and frieze and prominent modillioned cornice over the top floor. The building has a wide semi-circular entrance arch to the third bay. The ground floor of the corner has a large lettered plaque (beginning "Erected 1911 / The Co-operative Union Limited ...")." [1]

Setting description:

The setting of the asset is a modern streetscape of Hanover Street within which the asset has been enclosed by large developments such as the CIS tower. This makes a negative contribution to the asset's value.

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Asset value assessment:

The asset's value is derived from its architectural and historic interest, due to its distinctive Neo-Baroque style and its association architect F. E. L. Harris.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1291969>

Unique Gazetteer ID (UID): MA08_0510

Asset name: The Britons Protection 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: 383685 397610

Asset class/type and dates

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

References

References: NHLE: 1292050
HER: 8412.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"An early 19th century public house, remodelled internally in 1930. The building is constructed from red brick with the front painted at the ground floor, roughcast and whitened above with a slate roof. The building is double depth in plan with added rear wings. There are three storeys over cellars and a symmetrical façade. The building has doorways at both ends of the ground floor, and in the centre. There are two pairs of windows with altered glazing and over these plain fascia board with pairs of foliate consoles at the ends and cornice over. The upper floors have simple pilasters at the corners, terminating below the top of the parapet. The interior retains most of the 1930 remodelling and the front bar with an ornate Lincrusta ceiling. The corridor from the left-hand entrance turns at right angles behind the servery. The bar back has glazed sash windows for service in the corridor area. There is a further corridor, with tiled dado, to the toilet area at the rear. The two back rooms have fixed seating and bell pushes. There are contemporary fireplaces and a dog-leg staircase with barley-sugar balusters. There are white glazed bricks in the 1930's toilets. The building was known as 'The Britons Protection' in 1820. The interior character of this public house is largely determined by the 1930 remodelling which survives largely intact." [1]

Setting description:

The setting of the asset is dwarfed by much larger, more modern buildings on a very busy junction of Great Bridgewater Street and Albion Street. 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 architectural interest due to its interior which retains most of the 1930 remodelling and the front bar with an ornate Lincrusta ceiling. It has historic interest as a public house

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dating back 200 years.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1292050>

Unique Gazetteer ID (UID): MA08_0511

Asset name: Former Police and Ambulance 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: 384706 398892

Asset class/type and dates

Monument class/type: Civil
Police station
Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1292052
HER: 8406.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

A mid to late 19th century, former police and fire station. The building is constructed from red brick with some sandstone ashlar and hipped slate roofs. The building is on a rectangular plan on an island site, incorporating an office and domestic block on the west side. There is a cell range south of this with a tall chimney stack and a fire engine garage on the east, all within a curtain wall. The curtain wall is constructed from sandstone ashlar plinth with rusticated quoins to the angles, plain cornice and a parapet carried around. The principle feature of the entrance front on the west side is the gable end of the four storey main block. This has a three bay façade of ashlar, constructed in a classical style. This has a frieze with raised lettering "POLICE STATION B DIVISION" and a balustraded parapet with a carved shield of arms in the centre. To the left is a short rebuilt section of the curtain wall, containing a square headed wagon doorway with square cast iron pillars. To the right of the main block, the curtain wall is blind and a tall rectangular chimney rises above it. The right-hand return wall, which includes the south end of a two-storey block (containing 1st-floor drill hall) has two small and two large doorways. The east side is almost filled by a colonnade of 13 garage doorways with square panelled cast-iron columns and wooden lintels. The interior contains many original features including offices with domestic quarters above prison cells with plain wooden bunks. The building is representative of the growth of administrative institutions in a large city. The building has a strikingly defensive design, making an interesting comparison with the later Police and Fire Station in London Road. [1]

Many of the buildings inside the curtain wall appear to have been demolished or removed since the list entry. The curtain wall and chimney survive.

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Setting description:

The setting of the asset is the modern streetscape of Goulden Street and Chadderton Street. It includes vacant plots and car parks. This 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. This is due to its former use as a police and fire station and its strikingly defensive design, which makes an interesting comparison with the later Police and Fire Station on London Road. Its value has been diminished by the loss of some buildings within the curtain wall.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1292052>

Unique Gazetteer ID (UID): MA08_0512

Asset name: Artingstalls Auctioneers

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: 383330 397528

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Chapel

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

References

References: NHLE: 1292311
HER: 8379.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0708	Castlefield Conservation Area

Description and sources

Full asset description:

"A former Congregational Chapel, subsequently an auctioneer's premises, built in 1858 by Edward Walters. The building is constructed in an Italianate style from red brick, with part of the façade now painted blue, and a slate roof. There is a gable to the road and the naves and aisles incorporate porches at the front ends. The building has a tall square tower rising from the south aisle, behind the porch and over a basement storey (originally the schoolroom). The gabled east front has a three-bay pedimented centre with pilasters, coupled round-headed windows at the lower level and tall round headed recessed windows above. The flanking porches have round-headed doorways with elaborate moulded surrounds including panelled pilasters with carved capitals, and round-headed panelled double doors. The campanile tower has pilasters making two very tall blank arches in each side." [1]

Setting description:

The setting of the asset in the streetscape of the Castlefield 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, gained from its Italianate style of architecture and its former use as a Congregational Chapel.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1292311>

Unique Gazetteer ID (UID): MA08_0513

Asset name: Castlefield Railway Viaduct from G-Mex to Dawson 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: 383220 397620

Asset class/type and dates

Monument class/type: Transport
Railway viaduct

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

References

References: NHLE: 1292315
HER: 8385.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0708	Castlefield Conservation Area

Description and sources

Full asset description:

"A railway viaduct built in 1880. The viaduct is constructed from cast and wrought iron, with red brick to the east of Duke Street. The viaduct runs south west from the former Central Station, then westwards, dividing into two over Castlefield and rejoining west of the River Medlock. The viaduct has cast iron drum piers rising to square castellated towers, supporting a metal lattice parapet. There are castellated brick piers with stone dressings to Gothic style skew bridges over the River Medlock and roadways. To the east of Duke Street, the viaduct is of brick with segmental arches and castellated brick piers. At the western end there is a blue brick bridge over Dawson Street." [1]

Setting description:

The setting of the asset is the 19th century transport hub 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. This is from its cast and wrought iron style of construction and its history as part of the rail infrastructure of Manchester.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1292315>

Unique Gazetteer ID (UID): MA08_0514

Asset name: 49 and 51, 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: 384700 398279

Asset class/type and dates

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

References

References: NHLE: 1292485
HER: 8371.1.0
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 built in 1900. The building has an iron frame with cladding of red brick and matching terracotta, some sandstone dressings, a slate roof to the front and a flat asphalted roof elsewhere. The building is on an irregular U-shaped plan, formed by a long rectangular range between Dale Street at the front, Hilton Street at the rear, a range parallel to Hilton Street bridging Lizard Street, and a wing to this returned along Tariff Street. There is a basement and five storeys. The shallow front office block has three bays and pilasters finished as chimneys on the parapet. The short return walls have chimneys corbelled from the first floor. The four-storey rear range has coupled sashed windows in the front half and an iron-framed rear section with two loading slots. The rear range (to Tariff Street) has four storeys, an attic, ten bays and three pairs of elliptical-arched bays. The interior has cast-iron columns, wrought-iron girders and wooden beams. In 1905 Number 49 was occupied by Wm. O'Hanlon and Co, merchants, Number 51 by Wm Holt and Sons, manufacturers. All are now occupied by O'Hanlon. Includes number 30 and 32 Hilton Street." [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 historic and architectural interest, as a good example of a 19th century warehouse and its iron frame construction.

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Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1292485>

Unique Gazetteer ID (UID): MA08_0515

Asset name: The Playhouse, Hulme

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: 383534 396417

Asset class/type and dates

Monument class/type: Recreational
Theatre

Period(s): Modern

References

References: NHLE: 1293008
HER: 8335.2.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0494	Hulme Hippodrome

Description and sources

Full asset description:

"The Playhouse was constructed in 1902 to the designs of J.J. Alley and was originally known as the Hulme Hippodrome. The theatre was built as part of the Broadhead Circuit, which was a chain of theatres in the north-west of England founded by William Henry Broadhead. The theatre, which had a seating capacity of 1500, originally specialised in music hall variety. The Playhouse was originally surrounded by terraced housing, which has since been swept away by later re-development. The theatre has three principal elevations fronting Chichester Road, Warwick Street and Wilberforce Close. Attached to the north-west end of the building is the separately listed Hulme Hippodrome. Internally the theatre has a U-shaped auditorium aligned north east - south west. The theatre has been subject to alteration in places, but retains its original stairs (most with replaced tread coverings). The u-shaped auditorium, retains decorative Baroque inspired plasterwork to the gallery fronts and the ceiling incorporates diamond-patterned panelling. The seating to the circle survives and includes double 'love seats'. The theatre's east corner entrance contains three sets of late-1920s/1930s double-doors and a former kiosk that was probably inserted when the theatre was converted into a cinema in 1929. Despite later alteration occurring to the rest of the building the principal space of the main auditorium remains largely unaltered and retains its highly decorative Baroque plasterwork and early seating in the circle. It is a good example of a provincial theatre illustrative of the burgeoning demand for music hall and theatrical entertainment in the late-19th to early 20th century." [1]

Setting description:

The setting of the asset lies opposite the Hulme Hippodrome (MA08_0494), which provides part of its setting. The Playhouse was originally surrounded by terraced housing, which has been swept away by later re-development. Therefore, the adjacent streetscape setting makes a negative contribution to the heritage value of the asset.

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Asset value assessment:

The value of the asset is derived from its historic interest, as a good example of a provincial theatre illustrative of the burgeoning demand for music hall and theatrical entertainment in the late-19th to early 20th century. It also has strong group value with the adjacent Hulme Hippodrome (MA08_0494), which was also designed by J. J. Alley and was constructed in 1902. The two theatres together representing an unusual twin theatre arrangement.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1293008>

Unique Gazetteer ID (UID): MA08_0516

Asset name: Chatham 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: 384068 397289

Asset class/type and dates

Monument class/type: Industrial
Cotton mill

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

References

References: NHLE: 1293040
HER: 2149.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A cotton spinning mill built in 1820, with extension of 1823 along Lower Ormand Street, now used as warehousing. The building is constructed from brick with a slate roof, which has clerestory windows. The original block has six storeys and 17 bays with the site of an internal engine house against the gable wall to the south west and with the remains of a chimney aligned with this to the north west. There are taking-in doors to all floors towards the centre of the rear elevation, reinforced with cast iron. The entrance leading to the staircase is in a rusticated arch in the north east corner, within the archway to the courtyard formed after the extension of mill. There are small rectangular windows with cambered brickheads in each bay. There is a four storey wing to Lower Ormand Street, with a courtyard entry to the left, and a central doorway. The interior construction has timber floors carried on cast iron columns in the original range, and fireproof construction to 1823 wing. The layout of mill, including the position of taking-in doors, suggests possible origins as a room and power mill. Included as a typical and coherent example of an early 19th century mill, in which a single range has been extended to form an L-shaped plan, itself a typical pattern of growth." [1]

Setting description:

The setting of the asset is the mills in the adjacent Chester Street, Lower Ormond Street and Lower Chatham Street. 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 historic and architectural interest, as a typical and coherent example of an early 19th century mill, with early fire proof construction.

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Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1293040>

Unique Gazetteer ID (UID): MA08_0517

Asset name: Peveril of The Peak 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: 383859 397609

Asset class/type and dates

Monument class/type: Commercial
Public house

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

References

References: NHLE: 1293058
HER: 8327.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A public house built in 1820 and remodelled in 1900. The building is constructed from brick with cladding of coloured faience tiles with a Welsh slate roof. The building is on an irregular V-shaped plan on a corner site. There is a bar with servery in corner, an S-shaped corridor, and two rooms behind. The building has two low storeys under a shallow hipped roof. There is one entrance on both the north and south sides, each centrally placed. All doorways have elaborate multicoloured tiled pilasters. Between the floors is a tiled band with raised lettering, bearing name of public house on the north and south sides and 'Wines & Spirits' on the west face. There is a painted sign hanging from a scrolled wrought iron bracket at the right-hand end. Named after the "Peveril of the Peak" stage coach which ran between Manchester and London. A good example of a turn of the century public house remodelling, retaining its contemporary plan, fittings and decoration." [1]

Setting description:

The setting of the asset is the busy road streetscape of Great Bridgewater Street and modern buildings. This makes a negative contribution to the heritage value of the asset, as it is now dwarfed by the surrounding architecture.

Asset value assessment:

The value of the asset is derived from its historic and architectural interest, as a good example of a turn of the century public house remodelling, retaining its contemporary plan, fittings and decoration.

Heritage value: Moderate

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Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1293058>

Unique Gazetteer ID (UID): MA08_0518

Asset name: Former Free 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: 384215 399634

Asset class/type and dates

Monument class/type: Education
Public library

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

References

References: NHLE: 1293124
HER: 8321.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

A Public library dated 1876 on the frieze, now derelict following fire damage. The building is constructed from yellow brick with gritstone dressings. The building is on a rectangular plan on a corner site and built in an Italianate style. There are two storeys, a basement and a symmetrical façade of three bays. The frieze is inscribed "CHEETHAM BRANCH MANCHESTER FREE LIBRARY ERECTED AD 1876". The ground floor has a square-headed doorway in the centre, up a flight of steps protected by iron railings. The first floor has an arcaded range of five round-headed windows in the centre, and a square-headed window in each outer bay, with pedimented architrave. All the windows are now unglazed. The rear has an arcaded window like that at the front, and a campanile chimney at the south-east corner. The interior has been gutted by the fire, although fluted iron columns are visible. [1]

Setting description:

The setting of the asset is on the corner of Knowsley Street and Cheetham Hill Road surrounded by modern buildings. The status of the asset's architecture is lost in the modern streetscape. The setting of the asset makes a negative contribution to its heritage value.

Asset value assessment:

The value of the asset is derived from its historic and architectural interest. This is due to its Italianate style, its architectural details and from its previous use as a library.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 3 of 5

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1293124>

Unique Gazetteer ID (UID): MA08_0519

Asset name: Crusader Works

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: 385130 398025

Asset class/type and dates

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

References

References: NHLE: 1293172
HER: 2152.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A mid 19th century, cotton spinning mill. The building is constructed from red brick with some sandstone dressings and is on a very long rectangular plan, parallel to the street. There is a six storey, 28 window range with three storey, four windows continuation at the west end. There are panelled corner pilasters with stone cornices, a parapet with stone coping and an 18-window centre breaking forwards very slightly. The building has vertical-rectangular windows with raised sills and flat-arched heads. There is an inserted doorway in the second bay of the centre and round-headed doorways in the first and fourth bays of the righthand portion." [1]

Setting description:

The setting of the asset is formed by Chapeltown Street with modern apartments around a small basin of the Ashton Canal to the north. To the south is the line of the Metrolink and there are vacant plots and car parks to the west. When the asset was originally built as a cotton mill it was located in close proximity to the railway and canal networks and these were of vital importance to its function. These are still in place though no longer functionally associated with the asset. Most of its setting contributes neutrally to its value but the Manchester Piccadilly Station and former mill buildings contributes positively to its value.

Asset value assessment:

The value of the asset is derived from its architectural and historic interest as a good surviving example of a mid 19th century cotton spinning mill.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 3 of 5

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1293172>

Unique Gazetteer ID (UID): MA08_0520

Asset name: Lass O Gowrie 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: 384313 397523

Asset class/type and dates

Monument class/type: Commercial
Public house

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

References

References: NHLE: 1293175
HER: 11731.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A mid 19th century public house. The building is constructed from red brick with dressings of deep red, orange and green glazed terracotta with a slate roof. The building is on a rectangular plan on an island site with chamfered corners to the west end. There are two storeys over a basement, a six window façade to Charles Street and a two window façade to the west end. The ground floor has richly decorated tiled cladding with pilaster panels which have pendants with bell flower decorations. The doorway is in a neo-Baroque style with a frieze of green tiling with raised lettering "WINES AND SPIRITS" "BOTTLED ALES AND STOUT" at the front, "LASS-O-GOWRIE" at the corner, "ALES AND STOUT" at the west end. The interior has been altered apart from the basement, which is still in use as a brewery." [1]

Setting description:

The setting of the asset is on the edge of the Whitworth Street Conservation Area, adjacent to the River Medlock just off Charles Street. It has been dwarfed by adjacent buildings. 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 architectural and historic interest, gained from its dressings of deep red, orange and green glazed terracotta and as a good example of a 19th century public house.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1293175>

Unique Gazetteer ID (UID): MA08_0521

Asset name: Grosvenor Building, Manchester Metropolitan University Faculty of Art and Design

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: 384280 397017

Asset class/type and dates

Monument class/type: Education
Art school

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

References

References: NHLE: 1293192
HER: 8309.1.0
NMR n/a

Associated assets

Asset UID Asset name

MA08_0488 Former town hall facade to Mable Tylecote Building, Manchester Metropolitan University

Description and sources

Full asset description:

"The Manchester Municipal School of Art, built in 1880-1 by G. T. Redmayne with an 1898 addition to the rear by J. G. Sankey. The building is constructed in a gothic style from sandstone ashlar and red brick with buff terracotta dressings with slate roofs and glass skylights. The building is on a rectangular block, parallel to the street with two storeys over a basement and large gabled and pinnacled wings flanking a buttressed and arcaded main range. The centre has a chamfered doorway with moulded arched head and carved spandrels. The gabled wings have giant depressed arches containing tripartite windows to both floors, the upper composed of tall two-centred arched lights. Behind the main ridge rises an octagonal chimney with machicolated and embattled top. The right-hand return wall has five bays of giant arches with windows to both floors. The addition to the rear has three gabled bays with broad pilasters to almost full height with a dentilled band over. Beneath the second bay is a terracotta tablet with Art Nouveau enrichment and raised lettering. This commemorates the gift by the Council and Guarantors of the Manchester Royal Jubilee Exhibition 1887 of the sum of £10,000 towards the erection of the Royal Jubilee Exhibition Wing of the Manchester Municipal School of Art." [1]

Setting description:

The setting of the asset is an area of university buildings around Grosvenor Square. The adjacent streetscape 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 from its function as the

Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 3 of 5

Manchester Municipal School of Art, its architects G. T. Redmayne and J. G. Sankey , as well as its Gothic style of architecture.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1293192>

Unique Gazetteer ID (UID): MA08_0522

Asset name: 1-5, Central 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: 383772 398022

Asset class/type and dates

Monument class/type: Commercial
Warehouse

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

References

References: NHLE: 1293203
HER: 8311.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0036	Lawrence Buildings
MA08_0522	1-5, Central Street
MA08_0695	Albert Square Conservation Area

Description and sources

Full asset description:

"A mid to late 19th century warehouse, subsequently a Post Office. The building is constructed in a simplified Palazzo style from red brick in a Flemish bond with sandstone dressings. The building is on a long rectangular plan with four storeys, a basement and a 16 bay façade. There is an arcaded ground floor of round headed arches which have coupled piers. The listing also includes number 7 Southmill 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 architectural and historic interest, gained from its Palazzo style of architecture and its former use as a warehouse and a post office.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1293203>

Unique Gazetteer ID (UID): MA08_0523

Asset name: Albert 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: 383303 398372

Asset class/type and dates

Monument class/type: Transport
Road bridge

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

References

References: NHLE: 1293278
HER: 8296.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A road bridge over the River Irwell, built in 1844 by G.W. Buck. The bridge is constructed from sandstone ashlar in a classical style. The bridge is single span, segmental arched with voussoirs, pilaster terminals and a moulded stringcourse set beneath each parapet. To the centre of each parapet is a raised panel and surmounting the parapets are cast iron lamps." [1]

Setting description:

The asset's setting over the River Irwell makes a positive contribution to its heritage value.

Asset value assessment:

The value of the asset is derived from its historic and architectural interest, from its historic position as a crossing of the River Irwell, its association with the architect G. W. Buck and its classical style of architecture.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1293278>

Unique Gazetteer ID (UID): MA08_0524

Asset name: Abraham Lincoln 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: -

National Grid Reference: 383695 398134

Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces
Statue

Period(s): Modern

References

References: NHLE: 1293302
HER: 8579.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0695	Albert Square Conservation Area

Description and sources

Full asset description:

"A statue of Abraham Lincoln built in 1919 by George Gray Barnard. The over life size statue is constructed from bronze on a high late 20th century plinth. This statue by the American sculptor George Gray Barnard (1863-1938) is another cast of that installed in Lytle Park, Cincinnati, Ohio, in 1917. This was given to the City of Manchester in 1919 by Mr and Mrs Charles Phelps Taft, of Cincinnati, the Sulgrave Institution, and the Anglo-American Society. Since a suitable city-centre site could not be found it was set in Platt Fields Park and then was resited in Lincoln Square in 1986." [1]

Setting description:

The setting of the asset in the civic streetscape of the Albert Square Conservation Area makes a positive contribution to its heritage value.

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/1293302>

Unique Gazetteer ID (UID): MA08_0525

Asset name: Deansgate 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: 383430 397525

Asset class/type and dates

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

References

References: NHLE: 1376146
HER: 15574.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A railway station built in 1896. The station is constructed from red brick with blue brick bands, stone and terracotta dressings and a slate roof. The station is on a very angular site with the entrance at the sharply curved corner. There are two stories in a Baronial style and paired entrances on the corner with terracotta surround. There are pointed arch doorways with mock portcullises, gabled heads on colonettes, paired between the doors. There is a blue brick base with stone banding and a shield with date 1896 and stone scroll carved with the original name KNOTT MILL STATION. The right return has two original framed shopfronts with later windows and sashes. Opened as Knott Mill in 1849 on the Manchester South Junction and Altrincham Railway. The line was owned jointly by the London and North Western Railway and the Manchester, Sheffield and Lincolnshire Railway from the start of operations. This was one of the first truly suburban railways and was instrumental in the development of its hinterland. It was rebuilt at street level in 1896 by Robert Neill and Son at the cost of £20,000. The line was electrified in 1931 and the station was renamed Deansgate in 1974." [1]

Setting description:

The setting of the asset surrounded by railway infrastructure 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 Baronial style of architecture. It was the terminus station for the also one of the first truly suburban railways and was instrumental in the development of its hinterland.

Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 3 of 5

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1376146>

Unique Gazetteer ID (UID): MA08_0526

Asset name: Hare and Hounds

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: 384313 398732

Asset class/type and dates

Monument class/type: Commercial
Public house

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

References

References: NHLE: 1379936
HER: 13629.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0700	Smithfield Conservation Area

Description and sources

Full asset description:

"A public house dating to 1800 with late 19th century alterations. The building is double depth in plan with two public rooms and a central lobby, linked by a full depth corridor. There are three storeys to the front elevation and four storeys to the rear. The front elevation has mottled blue brown tiles to the ground floor and there is an entrance to the left with a 20th century panelled door. The interior has two public bars and a central open drinking lobby, accessed from the full depth corridor running along the left hand side of the building. The interior porches are lined with grey green and cream coloured tiling. The front bar has similar tiling. A city centre public house with early 19th century origin. The building was remodelled to a high standard in 1925 retaining the contemporary plan form and almost all of the interior detail of that remodelling, including bar counters, bars, door joinery and glazing. Such a complete survival of this period is rare nationally and all the more so in a city centre location." [1]

Setting description:

The setting of the asset is 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 and architectural interest. A complete survival of a public house from this period is rare nationally and all the more so in a city centre location.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 3 of 5

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1379936>

Unique Gazetteer ID (UID): MA08_0527

Asset name: City 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: 384065 398849

Asset class/type and dates

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

References

References: NHLE: 1380200
HER: 12167.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0709	Cathedral Conservation Area

Description and sources

Full asset description:

"A former warehouse, shop and office built between 1865-75. the building is constructed from sandstone ashlar with red brick to the rear and side elevations and a Welsh slate roof. The building occupies a prominent corner site and is arranged around a small internal court with vehicular access from Todd Street. There are four storeys and the ground-floor retains its original stone pilasters with foliated capitals between shop divisions and a number of cast-iron barley-sugar mullions. There is vehicular entrance with original iron double-gates and a double -doorway to Corporation Street with a stone name panel above "CITY BUILDINGS". The design is enlivened by the use of varied window arches and the corner of the building is treated more elaborately. The City Building has considerable townscape value, occupying a significant site in this part of the city and groups well with other listed buildings, including Victoria Station. Its design is much enlivened by varied detailing which survives remarkably intact." [1]

Setting description:

The setting of the asset holds a prominent position within the city and the streetscape on the edge of the Cathedral Conservation Area and opposite the Shudehill 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 architectural and historic interest through its varied detailing which survives remarkably intact and its former use as a warehouse.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 3 of 5

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1380200>

Unique Gazetteer ID (UID): MA08_0528

Asset name: Fourways 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: 384737 398317

Asset class/type and dates

Monument class/type: Commercial
Warehouse

Period(s): Modern

References

References: NHLE: 1380335
HER: 12168.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0704	Stevenson Square Conservation Area

Description and sources

Full asset description:

A packing warehouse built in 1906 by architect James William Beaumont, with minor late 20th century alterations. The building is constructed from red brick on a low stone plinth with ashlar sandstone dressings and moulded brick detailing and a Welsh slate roof. The building is on a rectangular plan with a centrally placed, narrow, rectangular courtyard. There is a symmetrical eight bay frontage range to Tariff Street with six storeys and a basement. There are ground floor shop front windows with metal lintel beams, deep stall risers and coupled sash windows. The angled corner to the right, returns onto Hilton Street and incorporates a ground floor single doorway with late 20th century canopy. Inside the building, the load-bearing external walls carry an internal frame of cast iron columns and metal cross beams. The service lifts for goods and passengers survive, together with original staircases. The building has an exposed roof structure to attic storey. It has glazed brickwork to internal courtyard to create light well. A little altered and prominently sited example of a distinctive Manchester commercial building type, designed by a notable Manchester architect and a component of a significant commercial quarter. [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 of Stevenson Square Conservation Area makes a positive contribution to the heritage value to the asset.

Asset value assessment:

The asset's value is derived from its architectural and historic interest, as a little altered and prominently sited example of a distinctive Manchester commercial building type and through its architect J. Beaumont.

Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 3 of 5

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1380335>

Unique Gazetteer ID (UID): MA08_0529

Asset name: Dancehouse Theatre Including Numbers 6-14

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: 384177 397373

Asset class/type and dates

Monument class/type: Recreational
Cinema
Period(s): Modern

References

References: NHLE: 1384997
HER: 12169.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A former cinema built in 1929-30 by Pendleton and Dickenson of Manchester for Emmanuel Nove. The building has a faience clad façade, with stock brick rear elevations, on a steel frame with a flat roof. The original plan was two double-height auditoria set over a first-floor restaurant and waiting halls with a ground floor foyer and shops. The cinema was built as a speculative suite of halls by Emmanuel Nove, who was a housing estate developer. After his project failed, it opened as the Regal Twins (operated by the Manchester Piccadilly Picture Theatre), closing as the Cannon in 1986, to become the Dancehouse Theatre in 1992. The Regal Twins represents an early example of a multiple cinema complex, a type which only became common some forty years later with the decline in film attendances. The exterior is a particularly handsome faience composition. Internally there is much high quality Art Deco plaster decoration to the surviving auditorium, in a surprisingly rich Art Deco idiom rare in Britain." [1]

Setting description:

The setting of the asset is adjacent streetscape of the busy Oxford Road. The scale of the buildings on the opposite side of the street means that the 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 interest, as an early example of a multiple cinema complex. This is a type of cinema which only became common some forty years later with the decline in film attendances. It also has architectural interest as internally there is much high quality Art Deco plaster decoration to the surviving auditorium which is rare in Britain.

Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 3 of 5

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1384997>

Unique Gazetteer ID (UID): MA08_0530

Asset name: Town Hall

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: 382901 398652

Asset class/type and dates

Monument class/type: Civil
Town hall

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

References

References: NHLE: 1386076
HER: 1586.1.0
NMR n/a

Associated assets

Asset UID	Asset name
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MA08_0531	Wall, archways and gates to courtyard of Town Hall
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MA08_0706	Adelphi/Bexley Square Conservation Area
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Description and sources

Full asset description:

A Town Hall built in 1825-7 by Richard Lane. The building is in a neo-classical style with a full height central pedimented section of three bays. The building is ashlar faced and rusticated to the ground floor. There are two storeys and a five window range. The building has central entrance doors and a central entrance hall with staircases to the sides, with a corridor running the length of the building. Adjoining the original block to the west, is an additional range of administrative buildings dating to 1900. This runs parallel to the original range, to which it is linked by a single-storey entrance wing. These buildings are constructed from brick with stone dressings, and overhanging moulded eaves cornice to a Welsh slate roof. There are five bays divided by brick pilasters to the courtyard and a pedimented doorway with "Water Office" inscribed in the entablature. [1]

Setting description:

The setting of the asset is the streetscape of the Adelphi/Bexley 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 Neo-classical style of architecture, its use as a Town Hall and its architect Richard Lane.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 3 of 5

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1386076>

Unique Gazetteer ID (UID): MA08_0531

Asset name: Wall, archways and gates to courtyard of Town Hall

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: 382890 398598

Asset class/type and dates

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

References

References: NHLE: 1386077
HER: 1585.2.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0530	Town Hall
MA08_0706	Adelphi/Bexley Square Conservation Area

Description and sources

Full asset description:

"The wall and gates to the town hall courtyard, built in the late 19th century. There are rusticated ashlar gate piers and overarches with cast iron gates. The central gates have flanking side gates divided by piers each ornamented with wreath in low relief. There are shallow segmental arches with stressed keystones over side gates." [1]

Setting description:

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

Asset value assessment:

The asset has architectural interest due to the design of the gates, walls and pillars. It has group value from its association with the Town Hall.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1386077>

Unique Gazetteer ID (UID): MA08_0533

Asset name: Former Manchester Swimming Baths

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: 383364 398826

Asset class/type and dates

Monument class/type: Recreational
Swimming pool

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

References

References: NHLE: 1386079
HER: 15490.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0046	Manchester Tennis and Racquet Club

Description and sources

Full asset description:

"A former swimming baths built in 1890. The building is constructed from brick with terracotta dressings and a partially glazed roof. The façade is expressed as two storeys with a central pedimented feature over the entrance in wide gable. There is a moulded, four-centred arched doorway with pilasters sprung from corbels each side, carrying a continuous string course. The building has grouped arched windows at each side, in two pairs. There are paired windows to each side above, and central paired windows with mullions and transoms. The pedimented centrepiece has decorative terracotta panelling and pilasters each side which continue as finials. There is a gabled glazed roof structure behind." [1]

Setting description:

The setting of the asset is the streetscape of Blackfriars's Road and John Street. It is dwarfed by more the more modern architecture surrounding it. Its streetscape setting, therefore, makes a negative contribution to the heritage value of the asset.

Asset value assessment:

The value of the asset is derived from its historic interest, through its former use as a swimming baths and its architectural interest due to its terracotta dressing and glazed roof.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1386079>

Unique Gazetteer ID (UID): MA08_0534

Asset name: Black Friar 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: 383277 398897

Asset class/type and dates

Monument class/type: Commercial
Public house

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

References

References: NHLE: 1386081
HER: 6680.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A public house dated 1886 on the left side, by William Ball of Manchester. The building is constructed in a vernacular revival style from red brick with red sandstone dressings with some tile hanging and a slate roof. The building is in a modified L shaped plan with two and a half storeys over cellars and three bays. The ground floor has a broad lintel band to the first and second bays, each of which has an entrance with moulded surround, that in the second bay with a swan-necked pediment over. At first floor the second bay has a canted oriel of stone with mullions and transom, and a band on the corbel with the words: "YOU MAY GO FURTHER AND FARE WORSE". The first and third bays have tripartite windows, each with an extrados of red brick and carved stone tympanum, that to the left depicting a friar displaying a banner with the words "THE BLACK FRIAR" and that to the right including a shield with corn sheaves and bees, lettered below "BLACKFRIARS" "OLD SCHOOL". The left return wall has a tall chimney corbelled from the first floor and breaking the eaves, with a stone plaque at its base inscribed "Rebuilt AD 1886". The interior has some original fittings and plan elements. The hall has an altered curved bar and a Jacobean style stair. The parlour has two altered lobby screens, fixed upholstered seating, bell pushes and fireplace. The vault has simple fixed upholstered seating and a modern opening to the remodelled area to rear." [1]

Setting description:

The setting of the asset is the streetscape of Blackfriars's Road and the A6042 New Bridge Street. The asset is dwarfed by the modern architecture of the busy streetscape. The setting makes a negative contribution to its heritage value.

Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 3 of 5

Asset value assessment:

The value of the asset is derived from its architectural and historic interest, gained from its vernacular revival style of architecture and its architect William Ball. It also has historic interest due to its use as a public house.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1386081>

Unique Gazetteer ID (UID): MA08_0535

Asset name: 10 and 12, Blackfriars 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: 383556 398672

Asset class/type and dates

Monument class/type: Commercial
Warehouse

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

References

References: NHLE: 1386082
HER: 1598.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0536	14 and 16, Blackfriars Street
MA08_0707	Flat Iron Conservation Area

Description and sources

Full asset description:

"A warehouse and office dated to 1884, by F. H. Oldham of Manchester. The building is constructed in a Flemish renaissance style and is ashlar faced. There are five storeys, an attic and five unequal bays forming an almost continuous band of fenestration at each floor. The doorway is to the right with a steep pediment over the door and three windows. To the left is a later addition, dated to 1916, with a single storey advanced section and a four centred arched doorway. Recessed behind this, is a three storey brick block with a three light mullioned and transomed window and a four centred relieving arch over each floor." [1]

Setting description:

The setting of the asset is the streetscape of the Flat Iron 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 Flemish Renaissance style of architecture and its architect F. H. Oldham.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1386082>

Unique Gazetteer ID (UID): MA08_0536

Asset name: 14 and 16, Blackfriars 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: 383571 398653

Asset class/type and dates

Monument class/type: Commercial
Warehouse

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

References

References: NHLE: 1386083
HER: 1567.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0535	10 and 12, Blackfriars Street
MA08_0707	Flat Iron Conservation Area

Description and sources

Full asset description:

"An office and warehouse built in 1866. The building is ashlar faced to the ground floor with brick with stone dressings above. There are four storeys and a ten window range. There is a central round arched door with marble shafts and moulded architrave, flanked by two-pane sash windows divided by square pilasters with vermiculated bases and stylised foliate capitals. The building has cast-iron grilles below windows, a flat-arched entrance to rear to left and Venetian Gothic windows to the first floor." [1]

Setting description:

The setting of the asset is the streetscape of the Flat Iron 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, and use as offices and a warehouse.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1386083>

Unique Gazetteer ID (UID): MA08_0537

Asset name: The Crown Tavern

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: 383593 398623

Asset class/type and dates

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

References

References: NHLE: 1386084
HER: 864.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0707	Flat Iron Conservation Area

Description and sources

Full asset description:

"An early 19th century public house. The building is constructed from painted brick with a Welsh slate roof. There are three storeys and a three window range. The building has a late 19th century, tiled pub front to the ground floor, with a main central round arched doorway, with paired doors and shafts to the architrave. There are flanking segmentally-arched windows and a small round-arched doorway to the left. "Crown Hotel" is written in tiles beneath the windows and moulded tiles define the arched heads of doors and windows. There is a moulded fascia across whole façade." [1]

Setting description:

The setting of the asset is the streetscape of the Flat Iron 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 good surviving example of a 19th century tile fronted public house.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1386084>

Unique Gazetteer ID (UID): MA08_0538

Asset name: Number 6 and Salford 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: 383149 398629

Asset class/type and dates

Monument class/type: Domestic
Hostel

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

References

References: NHLE: 1386085
HER: 1566.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A former men's hostel built in 1894. The building is constructed from red brick and terracotta with a welsh slate roof. The building is on a U-shaped plan, with three storey accommodation wings and attics, wrapped around a single storey entrance. The entrance has a round headed doorway flanked by a round headed window to either side with moulded string course over. Above is a large raised gable and parapet with moulded copings and moulded terracotta heraldic panel inscribed 'Salford Corporation Model Lodging House'. Each wing has a range of three windows to the first and second floor and four to ground and gabled attic floors. Salford House is linked to Number 6, the former manager's house. This is also constructed from red brick with a Welsh slate roof." [1]

Setting description:

The setting of the asset is the adjacent streetscape of Bloom Street with buildings of a similar period. Despite the presence of a vacant plot which is now a car 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, from its former use as a men's hostel.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1386085>

Unique Gazetteer ID (UID): MA08_0539

Asset name: Arlington 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: 383119 398656

Asset class/type and dates

Monument class/type: Commercial
Commercial office

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

References

References: NHLE: 1386086
HER: 1593.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"Offices built 1880 by Thomas Worthington. The building is constructed from red brick with stone dressings and a steep welsh slate roof with brick end stacks to the gables. There is an additional stack to the right hand side of the tower. The building is on a U shaped plan, in a high gothic style, with a central entrance below the tower. There are two storeys with an attic. The ground floor has a central doorway with semi-circular head and squat engaged granite pilasters with foliate capital. There is a projecting oriel in the tower, with paired pointed blind windows divided by granite shaft, stone corbelling with gargoyles, and parapet." [1]

Setting description:

The setting of the asset is the adjacent streetscape of Bloom Street with buildings of a similar period. Despite the presence of a vacant plot which is now a car 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 architectural and historic interest, gained from its high Gothic style of architecture and its architect Thomas Worthington.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1386086>

Unique Gazetteer ID (UID): MA08_0540

Asset name: Kings Arms 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: 383112 398631

Asset class/type and dates

Monument class/type: Commercial
Public house

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

References

References: NHLE: 1386087
HER: 1721.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A public house built in 1879. The building is constructed in a gothic style from red brick with some stone dressings and a welsh slate roof in conical form with roof glazing and twin spirelets. The building is on a semi-circular plan on a corner site. There are two storeys and an attic. The elevation to Bloom Street has a six window range of round headed windows to the first floor with linked stone mouldings, forming four centred arches over them. The entrance bay has a doorway flanked by short banded granite columns with stiff leaf capitals and marble 'King's Arms' in mosaic in spandrels. Above this, is a decorative brickwork frieze and stone balconette with wrought ironwork carried on machicolations to triple arched-headed attic windows." [1]

Setting description:

The setting of the asset is the adjacent streetscape of Bloom Street with buildings of a similar period. Despite the presence of a vacant plot which is now a car 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 architectural and historic interest, gaining its value from its Gothic style of architecture and its use as a public house.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1386087>

Unique Gazetteer ID (UID): MA08_0541

Asset name: 62, Chapel 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: 383577 398732

Asset class/type and dates

Monument class/type: Civil
Police station

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

References

References: NHLE: 1386113
HER: 1596.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A police station built in 1900, now in use as offices. The building is constructed from brick with terracotta dressings and a Welsh slate roof. The building is single storeyed on a corner site, resulting in a triangular plan with curved angle to the left. The main entrance to right has a cornice hood carried on consoles and a secondary doorway to the left. The building also has a cornice surmounted by open parapet and a steep roof surmounted by iron brattishing." [1]

Setting description:

The setting of the asset is on a prominent corner plot between Salford Approach and Chapel Street. This streetscape 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, due to its former use as a police station. It also has architectural interest due to its use of terracotta dressings.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1386113>

Unique Gazetteer ID (UID): MA08_0542

Asset name: The Punch Bowl 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: 383500 398680

Asset class/type and dates

Monument class/type: Commercial
Public house

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

References

References: NHLE: 1386114
HER: 1720.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0707	Flat Iron Conservation Area

Description and sources

Full asset description:

"Two pubic houses built in 1817, now combined as one and formerly known as Waggon and Horses Public House. The building is constructed from red brick with some burnt headers to the Booth Street elevation and a Welsh slate roof. The main block has three storeys, a two window range, one on a curved angle with Booth Street, then a three-window return. There is a doorway across the angle and round arched windows to the right. Heavy console brackets support the fascia of the late 19th century public house front, which continues across the Booth Street elevation." [1]

Setting description:

The setting of the asset is the streetscape of the Flat Iron 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 and architectural interest, as a survival of a early 19th century public house with some good architectural details.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1386114>

Unique Gazetteer ID (UID): MA08_0543

Asset name: Railings, Walls, Gate Piers and Gates to Cathedral of St John

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: 382798 398555

Asset class/type and dates

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

References

References: NHLE: 1386116
HER: 1600.2.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0053	Cathedral of St John and Attached Cathedral House
MA08_0706	Adelphi/Bexley Square Conservation Area

Description and sources

Full asset description:

"The railings, walls, gate piers and gates to the Cathedral of St John and Cathedral House. They were built in 1845 from stone and wrought iron. There are stone flanking the walls cathedral precinct, that on the east side divided by pilasters, and with stone gate piers to a pair of later 19th century wrought-iron gates. There is a small arched side gate alongside." [1]

Setting description:

The setting of the asset is the streetscape of the Adelphi/Bexley Square Conservation Area around the Cathedral of St John and Cathedral House. This makes a positive contribution to the heritage vale of the asset.

Asset value assessment:

The asset has architectural interest due to the quality of their design and group value with Cathedral of St John and Cathedral House.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1386116>

Unique Gazetteer ID (UID): MA08_0544

Asset name: Chapel Street and Hope United Reformed Church

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: 383185 398590

Asset class/type and dates

Monument class/type: Religious, ritual and funerary Church

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

References

References: NHLE: 1386117
HER: 1599.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A chapel dating to 1819. The building is constructed from brick with a hipped Welsh slate roof and some stone dressings. The building is single storey over a basement. The main elevation has five bays with round arched windows each side of and between two main doorways. There are wide six panelled doors with radial fanlights in moulded architraves, recessed in arches. The doors are approached up a flight of steps with stone parapet, dividing into two branches linked by a balustraded balcony. There is a stone plinth and string course to parapet. Inscribed stones over each doorway record 'Independent Chapel Erected MDCCCXIX.'" [1]

Setting description:

The setting of the asset is the adjacent streetscape of Chapel Street with later buildings and modern apartment blocks. 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, due to the quality of its design and its use as an early 19th century urban chapel.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1386117>

Unique Gazetteer ID (UID): MA08_0545

Asset name: Independent Chapel

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: 382996 398567

Asset class/type and dates

Monument class/type: Recreational
Theatre

Period(s): Modern

References

References: NHLE: 1386118
HER: 1595.1.0
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 cinema dated to 1915, now an independent chapel. The building is constructed from faiences and roughcast render with a late 20th century brick wall to the right-hand side and a half-hipped roof in Welsh slate. The building comprises a rectangular auditorium behind a recessed entrance and lobby on the left hand corner. The front elevation is expressed as two storeys. The central bay has broad rusticated pilasters at either side of two elaborately moulded circular windows, and flanked by a similar type of oval window in either side, all set in panels of roughcast. Above the central bay is a segmental-arched pediment, containing the moulded words 'Salford Cinema AD 1915'. The ground floor has doorways to the centre and right-hand side, with paired rectangular windows between, and a porch with four Ionic columns beneath a curved cornice on consoles. The building is a significant example of early cinema architecture. [1]

Setting description:

The setting of the asset is the modern busy streetscape in a prominent position on the junction of Chapel Street and the A6042 New Bridge Street. It is surrounded by later apartment blocks. Its setting makes a neutral contribution to the heritage value of the asset.

Asset value assessment:

The asset is of historic and architectural interest, as a important example of the design of early cinemas and its early use as a cinema.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 3 of 5

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1386118>

Unique Gazetteer ID (UID): MA08_0546

Asset name: Railway Viaduct and Retaining Walls at Junction with Greengate

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: 383751 398807

Asset class/type and dates

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

References

References: NHLE: 1386119
HER: 11954.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0709	Cathedral Conservation Area

Description and sources

Full asset description:

"Two railway bridges built in 1840 with a linking retaining wall forming bridge abutments. The bridges are constructed from ashlar and cast iron. The raking retaining wall is divided by rusticated piers into bays with archways with stressed voussoirs on Chapel Street and return to Greengate. There is a low relief carved coat of arms, of the City of Salford over the archway on the Greengate return. The wall carries the railway viaduct and links two bridges, over Greengate and Chapel Street, for which it forms the abutments. Bridge decks are carried on transverse iron beams, with cast-iron parapets, solid panels with simple moulded decoration over Greengate, traceried openwork over Chapel Street." [1]

Setting description:

The setting of the asset is the streetscape of the Cathedral Conservation Area. Its continued association with Manchester's rail infrastructure means 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 architectural and historic interest, gained from its cast iron construction and as an early example of railway architecture.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 3 of 5

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1386119>

Unique Gazetteer ID (UID): MA08_0547

Asset name: Former Williams Deacon 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: 382964 398519

Asset class/type and dates

Monument class/type: Commercial
Bank (financial)

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

References

References: NHLE: 1386120
HER: 1585.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"The former William Deacons Bank built in 1890. The building is ashlar faced, over brick, with a steeply pitched Welsh slate roof with scallop bands and wrought iron brattishing. There are three storeys with an attic and a four window range. The second floor windows form part of an arcaded treatment of pointed arches carried on engaged shafts with foliate capitals. Above this, decorated brackets support a projecting string course and water sprouts with parapet and two gabled dormers. The ground floor has two windows, flanked by a doorway on each side. The main door, to the left hand side, has carved lintel with round glazed openings to tympanum. The right hand opening is divided by a stone mullion to give narrow side window. The building has carved lintel with trefoils and pilasters between central windows have foliate capitals." [1]

Setting description:

The setting of the asset is back from the corner between Chapel Street and Trinity Way surrounded to the west by Islington Park. The adjacent streetscape 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, gained from its former use as a bank. It also has architectural interest due to the quality of its classical exterior façade.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1386120>

Unique Gazetteer ID (UID): MA08_0548

Asset name: Salford Education Offices

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: 382832 398561

Asset class/type and dates

Monument class/type: Education
University administration office

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

References

References: NHLE: 1386121
HER: 1594.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0706	Adelphi/Bexley Square Conservation Area

Description and sources

Full asset description:

"Education offices built in 1895. The building is constructed in a French renaissance style with a façade faced in faience with granite plinth and a Welsh slate roof. There are three storeys and a high basement. The façade is articulated by Ionic pilasters which divide it into ten bay, each with a mullioned and transomed window. The central entrance bay is stressed with engaged Ionic columns and decorative panels between the storeys. The central entrance has a round headed doorway in architrave, with engaged Tuscan pilasters. The secondary doorway in the right hand bay, has a semi-circular head and enriched entablature. There are wrought iron panels to the basement windows. The central bay is surmounted by a projecting gable, in which stacks form turrets each side of the gable." [1]

Setting description:

The setting of the asset in the streetscape of the Adelphi/Bexley 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, from its French Renaissance style of architecture and its use as education offices.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1386121>

Unique Gazetteer ID (UID): MA08_0549

Asset name: Chesters Salford Brewery

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: 383252 398676

Asset class/type and dates

Monument class/type: Industrial
Brewery

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

References

References: NHLE: 1386124
HER: 1724.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A brewery built in 1896 by W. A. Deighton, for Threlfall's Brewery Company Ltd. The building is constructed from pressed red brick with ashlar dressings and a Welsh slate roof. The building is on a T-shaped plan, with a tower at the junction and adjoined by a copper room/offices, a maturing house and a boiler house. These are in a wing to the north east, lining Cook Street. The Copper-room to the south east of the tower has two storeys and five bays. The brewery tower has five storeys. There is frieze with the company name and 'Cook Street Brewery' in white brick. The boiler house at the north west end of Cook Street has one storey. There is frieze with date 'AD 1896' and the company name in white brick. One of the largest and best examples of a late Victorian 'ornamental' brewery with very conspicuous tower and chimney. Large-scale demolition has resulted in the loss of every structure other than those directly fronting Cook Street. The row of workers' housing also survives." [1]

Setting description:

The setting of the asset includes vacant plots on most sides. Large-scale demolition has resulted in the loss of every structure other than those directly fronting Cook Street and a row of workers' housing. The asset's 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 architectural and historic interest, gaining as one of the largest and best examples of a late Victorian 'ornamental' brewery with very conspicuous tower and chimney and through its architect W. A. Deighton.

Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 3 of 5

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1386124>

Unique Gazetteer ID (UID): MA08_0550

Asset name: Irwell Street Bridge (That Part in Salford Civil Parish)

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: 383117 398246

Asset class/type and dates

Monument class/type: Transport
Bridge

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

References

References: NHLE: 1386141
HER: 15494.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A bridge over the River Irwell, built in 1880. The bridge is constructed from stone, cast-iron and wrought-iron or steel. There are stone piers and abutments each side and paired arched trusses with lattice-work cross bracing with rosette decoration over the rivets. The road bed is carried on lateral cast-iron beams, their ends ornamented with rosettes. The cast-iron parapet is divided in panels, each with solid latticework. There are Arms of the cities of Salford and Manchester in low relief panels at each end." [1]

Setting description:

The asset's setting including its position over the River Irwell 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, from its stone, cast-iron and wrought-iron or steel construction. It also has historic interest as a crossing of the River Irwell.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1386141>

Unique Gazetteer ID (UID): MA08_0551

Asset name: Central Railway Viaduct

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: 383201 398508

Asset class/type and dates

Monument class/type: Transport
Railway viaduct

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

References

References: NHLE: 1386160
HER: 1601.1.1
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0055	Southern Railway Viaduct and Colonnade
MA08_0552	Northern Railway Viaduct

Description and sources

Full asset description:

"A railway viaduct, built in 1865, by Sturges Meek the engineer for the Lancashire and Yorkshire Railway. The viaduct has cast-iron columns supporting a later steel deck, with a cast-iron parapet. Doric columns carry the structure, which has a plain panelled parapet and lateral I-section steel beams. The bridge was built by the Lancashire and Yorkshire Railway, extending its line to Manchester Victoria." [1]

Setting description:

The setting of the asset is associated with Manchester's railway infrastructure. 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 architectural and historic interest, from its cast-iron construction and association with Sturges Meek, the engineer for the Lancashire and Yorkshire Railway.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1386160>

Unique Gazetteer ID (UID): MA08_0552

Asset name: Northern Railway Viaduct

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: 383193 398521

Asset class/type and dates

Monument class/type: Transport
Railway viaduct

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

References

References: NHLE: 1386161
HER: 1601.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0055	Southern Railway Viaduct and Colonnade
MA08_0551	Central Railway Viaduct

Description and sources

Full asset description:

"A railway viaduct, built in 1844, by William Hunt the engineer for the Lancashire and Yorkshire Railway. The viaduct has cast-iron columns supporting a cast-iron deck with partly renewed with steel supports. Three Doric cast-iron columns carry the parapet which is divided by fluted pilasters into panels, each with moulded detail, and swag and Greek key frieze." [1]

Setting description:

The setting of the asset is associated with Manchester's railway infrastructure. 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 and architectural interest, from its cast-iron construction and association with William Hunt the engineer for the Lancashire and Yorkshire Railway.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1386161>

Unique Gazetteer ID (UID): MA08_0554

Asset name: Manchester Parcel Post 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: 383736 399037

Asset class/type and dates

Monument class/type: Commercial
Post office

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

References

References: NHLE: 1389630
HER: 15544.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A former parcel post office, built in 1894 with late 20th century alterations. Now a wholesale warehouse. The building is constructed from red brick with moulded brick and terracotta detailing and Welsh slate roof coverings and a glazed courtyard canopy. The building is on an irregular plan on a triangular site, bounded on the south west side by the River Irwell, on the north side by New Bridge Street and on the south east side by Mirabel Street. An extensive parcel sorting office completed in 1894. A specialist building type, strategically sited between the Exchange and Victoria stations in Manchester. A key component of the extensive network of transportation and storage facilities in late 19th century Manchester, then at the height of its commercial and industrial influence." [1]

Setting description:

The setting of the asset is the adjacent streetscape of Mirabel Street and New Bridge Street with the River Irwell to the west. It retains its historic context onto the River Irwell. However, the construction of a new tall apartment block on the corner of Mirabel Street and New Bridge Street means that its setting makes a neutral contribution to the heritage value of the asset.

Asset value assessment:

The asset's value is derived from its historic interest, as a specialist building type, strategically sited between the Exchange and Victoria stations in Manchester. It is a key component of the extensive network of transportation and storage facilities within late 19th century Manchester, which was then at the height of its commercial and industrial influence.

Background Information and Data

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BID HE-001-0MA08

MA08: Manchester Piccadilly Station

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Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1389630>

Unique Gazetteer ID (UID): MA08_0555

Asset name: 36-38, Back Turner 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: 384363 398596

Asset class/type and dates

Monument class/type: Domestic
House

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

References

References: NHLE: 1390869
HER: 15549.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0071	Workshops, Shop and Warehouse
MA08_0700	Smithfield Conservation Area

Description and sources

Full asset description:

"Two late 18th to early 19th century dwellings, with integral workshop and cellar accommodation. The buildings are constructed from red brick with painted dressings with slate roof coverings with off ridge brick stacks. Number 36 originally had a three window front and three storeys above a basement or cellar, which possibly housed a separate dwelling. The doorway to the right has an approach flight of three steps with a six panel door in a plain opening. Below this is a wide segmental brick arch to the former cellar window. Number 38, to the left, is a single bay dwelling. The doorway is to the left, approached by a flight of five steps. To the right is an altered ground floor window with stacked opening. These have 20th century joinery within the segmental arch headed openings. These dwellings are part of a small number of late 18th and early 19th century houses in the Turner Street/ Back Turner Street area of Manchester, with upper floor textile workshops and cellars which were used for separate dwellings. Number 36 and 38 Back Turner Street represent the period of industrial activity which predates the large scale textile factory developments in the nearby Ancoats district. They are of special interest as some of the earliest surviving industrial dwellings in the city, and are important elements of the setting of other listed buildings in the near vicinity." [1]

Setting description:

The setting of the asset is the streetscape of the Smithfield Conservation Area. Other listed buildings in the near vicinity also form an important element of the setting. The 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

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Asset value assessment:

The value of the asset is due to its architectural and historic interest, as some of the earliest surviving industrial dwellings in the city. The houses have group value with the other listed buildings in the near vicinity.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1390869>

Unique Gazetteer ID (UID): MA08_0556

**Asset name: Warehouse, Workshop and Shops, 30 and 35
Turner 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: 384357 398582

Asset class/type and dates

Monument class/type: Commercial
Warehouse

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

References

References: NHLE: 1390870
HER: 15535.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0700	Smithfield Conservation Area

Description and sources

Full asset description:

An early to mid 19th century warehouse, workshop and shops. The workshop building was added in the late 19th century. The buildings are constructed from red brick with some ashlar sandstone dressings and slate roof coverings. The warehouse range to the right has four storeys and five bays with tiered double loading doors to the fourth bay. The doors are set back within a full height opening, below a metal lintel incorporating a hoist beam. There are three bays to the left and a single bay to the right, with window openings below rubbed brick heads. The openings diminish in height in each ascending storey. [1]

Setting description:

The setting of the asset is the streetscape of the Smithfield Conservation Area. Other listed buildings in the near vicinity also form an important element of the setting. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The value of the asset is due to its architectural and historic interest. Its warehouse architecture has interesting details such as the openings which diminish in height in each ascending storey. It has historic interest through its former use as a warehouse.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 3 of 5

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1390870>

Unique Gazetteer ID (UID): MA08_0558

Asset name: Roman Catholic Church of St Augustine

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: 384188 397049

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Roman Catholic church
Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1392331
HER: 15813.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"The original St Augustine's was one of the oldest Roman Catholic churches in Manchester, having been established at Granby Row in 1820. This church was sold in 1905 to make way for the Manchester Municipal Technical College, and a new church built on York Street. This church was destroyed in the Manchester Blitz of 1940. The present site previously housed a chapel of ease in a building bought from the Methodists in the 1870s. It had briefly been a separate parish, but in 1908 was amalgamated with St Augustine's parish. After the War it was the only surviving church in the parish. The new St Augustine's was built here with the help of a grant from the War Damage Commission. It was designed by Desmond Williams with artwork by Robert Brumby. The body of the church is square with a corridor at the rear right, leading to a cross wing containing offices and accommodation. There is a windowless façade with a ceramic plaque on the projection. The plaque has a star and mitre and there is also a figure of the Madonna. The interior has a large ceramic reredos sculpture of Christ in Majesty by Robert Brumby. Deeply recessed within the full height narrow slot in each pair are windows of coloured glass chips in free abstract designs by the Whitefriars Studio, with tones ranging from blue at the West end through yellow, to red at the East end. There is a unified scheme of decoration by Brumby including the external plaque and statue, holy water stoups, wall light brackets, circular font with ceramic inset and aluminium lid, altar table with bronze inset and, probably, Stations of the Cross sculptures. Also by Brumby, is a memorial plaque fashioned from mangled plate, damaged in the Blitz, commemorating the earlier parish church which this replaced." [1]

Setting description:

The setting of the asset is off Grosvenor Square on Lower Ormond Street. A number of other listed buildings surround the square. The adjacent streetscape 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 3 of 5

Asset value assessment:

The asset has historic interest as a surviving example of a church restored with help from a grant from the War Damage Commission. It has architectural and artistic interest from its design by Desmond Williams and artwork by Robert Brumby. The asset has archaeological interest due to the potential for remains relating to the original St Augustine's, one of the oldest Roman Catholic churches in Manchester prior to its destruction in 1940.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1392331>

Unique Gazetteer ID (UID): MA08_0559

Asset name: Middle 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: 383837 398995

Asset class/type and dates

Monument class/type: Transport
Railway bridge

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

References

References: NHLE: 1392488
HER: 16184.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0560	Stephenson Bridge
MA08_0562	North Bridge

Description and sources

Full asset description:

"Built in 1864 as one of three bridges crossing Victoria Street, for Victoria Station, the western terminus of the Manchester and Leeds Railway Company's trans-Pennine line. This bridge was constructed immediately to the north of the 1844 bridge. This connected the line to Bolton and Wigan. The bridge is constructed from plate girder in a single span with a cast iron parapet. The iron girders rest on brick and masonry abutments to either side of the road and support cast iron parapets decorated with bands from the base of continuous arches, key patterns and raised panels divided by Ionic pilasters and foliage swags." [1]

Setting description:

The asset is one of three railway bridges crossing Victoria Street which form part of its setting. Its railway and streetscape 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 gained from its iron and brick construction and association with Manchester's rail infrastructure.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1392488>

Unique Gazetteer ID (UID): MA08_0560

Asset name: Stephenson 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: 383796 398944

Asset class/type and dates

Monument class/type: Transport
Railway bridge

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

References

References: NHLE: 1392489
HER: 16138.1.0
NMR n/a

Associated assets

Asset UID	Asset name
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MA08_0559	Middle Bridge
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MA08_0562	North Bridge
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Description and sources

Full asset description:

"Built in 1844 as one of three bridges crossing Victoria Street, for Victoria Station, the western terminus of the Manchester and Leeds Railway Company's trans-Pennine line. The bridge has two cast iron arches carrying the railway line over Victoria Street, supported by masonry abutments, with brick arches between the two main spans on the north side. A later addition on the south side is of plate-girder construction with a cast iron parapet. The bridge was designed by George Stephenson as part of his work on the Manchester and Leeds Railway Company's trans-Pennine route, terminating at Victoria Station immediately adjacent to the bridge." [1]

Setting description:

The asset is one of three railway bridges crossing Victoria Street, which form part of its setting. Its railway and streetscape 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 and architectural interest. The bridge was designed by George Stephenson, the famous civil and mechanical engineer, as part of his work on the Manchester and Leeds Railway Company's trans-Pennine route, terminating at Victoria Station immediately adjacent to the bridge.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 3 of 5

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1392489>

Unique Gazetteer ID (UID): MA08_0561

Asset name: Eagle Inn and Attached Dwelling

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: 383433 398982

Asset class/type and dates

Monument class/type: Commercial
Public house

Period(s): Modern

References

References: NHLE: 1392691
HER: 6679.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0047	Former Public Baths

Description and sources

Full asset description:

"A public house and attached dwelling, dated to 1902. The building is constructed from red brick with terracotta dressings, slate roofs with decorative ridge tiles and three gable chimney-stacks. The building is on a L-shaped plan with two storeys over cellars. There is a three bay, symmetrical façade with a central entrance and original door. The central bay over the entrance, projects slightly at first floor level and has a terracotta plaque of an eagle with name EAGLE INN beneath. The interior retains the original three room layout. The entrance opens into a drinking lobby with a door to the parlour and the tap room to the rear. The drinking lobby retains a ceramic dado, original panelled bar counter and reeded jambs supporting screens with fixed glazing bar lights and semi-circular overlights above the serving hatch. Other original fixtures and fittings include a small Art Nouveau chimney piece in the large bar room, moulded door surrounds and panelled door. The Eagle Inn is of special architectural interest as an example of a little-altered late 19th century back-street public house, a once common urban building type, but now increasingly rare. The Eagle Inn retains much of its original interior and with its integral dwelling, represents the substantial investment made by the local Holts' Brewery in the building and re-fitting of its public houses, in the Salford and Manchester neighbourhoods, with both exteriors and interiors finished to a high standard." [1]

Setting description:

The setting of the asset is on Collier Street surrounded by industrial units and vacant plots just off the busy A6042 New Bridge Street. The asset's modern streetscape setting makes a negative 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 example of a little-altered

Background Information and Data

Historic environment

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MA08: Manchester Piccadilly Station

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late 19th century back-street public house, a once common urban building type, but now increasingly rare.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1392691>

Unique Gazetteer ID (UID): MA08_0562

Asset name: North 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: 383832 399017

Asset class/type and dates

Monument class/type: Transport
Bridge

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

References

References: NHLE: 1392698
HER: 16185.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0559	Middle Bridge
MA08_0560	Stephenson Bridge

Description and sources

Full asset description:

"Built in 1893 as one of three bridges crossing Victoria Street, for Victoria Station, the western terminus of the Manchester and Leeds Railway Company's trans-Pennine line. The bridge has an iron plate girder construction with cast iron parapet. The girders are haunched at the sides to allow for the passage of traffic below while providing sufficient support from the brick abutments to either side. The cast-iron parapet is decorated with bands, from the base, of continuous arches, key patterns, raised panels divided by Ionic pilasters, and foliage swags." [1]

Setting description:

The asset is one of three railway bridges crossing Victoria Street, which form part of its setting. Its railway and streetscape 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 interest, from its iron and brick construction. It also has historic interest as part of Manchester's rail infrastructure.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1392698>

Unique Gazetteer ID (UID): MA08_0563

Asset name: Samuel Alexander 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: 384597 396416

Asset class/type and dates

Monument class/type: Education
University

Period(s): Modern

References

References: NHLE: 1393664
HER: 16041.1.0
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:

"The University Faculty of Arts building, built in 1911-1919, by Percy Scott Worthington of Manchester architects' practice, Thomas Worthington and Son. The building is constructed from red, non-standard, Ruabon brick, Portland stone and a slate roof. There is a west extension from the 1950's and two ranges from 1970, linked by a covered corridor. The building is on an E-shaped plan. The Faculty of Arts building was a major commission for Percy Scott Worthington, who was a partner in the family firm of Thomas Worthington and Son. Work commenced in 1911, but progressed slowly due to the onset of World War I. The building is of interest due to its imposing full-height entrance hall with giant Ionic columns and coffered barrel roof. It is a precursor of a similarly detailed hall in Percy Scott Worthington's Masonic Temple. The building uses high-quality materials and craftsmanship particularly of the main entrance portico and principal interior spaces. The building retains the original layout and retention of many fixtures and fittings such as doors and light fittings." [1]

Setting description:

The setting of the asset is on the university campus. 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, due to its imposing full-height entrance hall with giant Ionic columns and coffered barrel roof and its architect Percy Scott Worthington.

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/1393664>

Unique Gazetteer ID (UID): MA08_0564

Asset name: The Mawson 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: 384932 396834

Asset class/type and dates

Monument class/type: Commercial
Public house

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

References

References: NHLE: 1393734
HER: 16134.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A small, mid to late 19th century public house. Originally a hotel, amalgamated in 1936-7 with two neighbouring terraced houses and rebuilt to Fred Riley of Brameld and Smith's designs. The building is constructed from brick with faience dressings, a shallow slate roof, tall stacks and two storeys with a basement. The building is on a L-shaped plan, occupying a corner location which fronts Cabot and Frances Streets. The exterior was remodelled, the interiors were re-configured and a new interior scheme was created. The terraced housing attached to the former Number 74 (and also that on all the surrounding streets) was demolished in the mid-late 20th century." [1]

Setting description:

The setting of the asset is the adjacent modern streetscape of Cabot Street. The terraced housing attached to the former Number 74 (and also that on all the surrounding streets) was demolished in the mid to late 20th century. The setting makes a negative contribution to the heritage value of the asset.

Asset value assessment:

The value of the asset is due to its architectural and historic interest from its design and association with the architect Fred Riley of Brameld and Smith's.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1393734>

Unique Gazetteer ID (UID): MA08_0565

Asset name: Sculptural Wall

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: 384759 397658

Asset class/type and dates

Monument class/type: Monument
Wall

Period(s): Modern

References

References: NHLE: 1400857
HER: 16186.1.0
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 sculptural concrete wall in the Brutalist style, commissioned by the University of Manchester Institute of Science and Technology (UMIST) and constructed in 1968 to the designs of the artist Antony Hollaway (1928-2000). Hollaway's design was developed in collaboration with the architect Harry M Fairhurst. The wall was designed as a sound buffer to the adjacent road, and the constructional techniques and rough sawn formwork employed were intended to enhance the wall's weathering and texture. It is a good and rare example of 1960s public art design that also incorporates a functional purpose as a sound buffer, reflecting Hollaway's philosophy of combining public art, form and function. The wall's functional role as a sound buffer is of historic interest as it illustrates a concept introduced in the 1950s and 60s of separating people from the noise and visual and physical intrusion of vehicular traffic, following a rapid and substantial rise in car ownership. The wall is 68m long and 4.5 to 6m high. [1]

Setting description:

The wall marks the eastern boundary of the Manchester University Sackville Street campus. The setting includes the busy London Road, against which the wall was designated to act as a sound buffer. A line of trees now stands to the immediate east which acts to screen the wall from this view in the summer months. The setting of the asset makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset is of architectural and artistic interest gained from its Brutalist stylings and its association with the artist Antony Hollaway.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 3 of 5

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1400857>

Unique Gazetteer ID (UID): MA08_0566

Asset name: Holy Trinity Armenian Apostolic Church and vicarage

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: 385270 396211

Asset class/type and dates

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

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

References

References: NHLE: 1401667
HER: 16056.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"An Armenian Apostolic Church, vicarage, and boundary wall, built in 1869-1870 by Royle and Bennett of Manchester. The first service at the church was held on Easter Sunday 1870, making Holy Trinity the first purpose built Armenian Apostolic Church in Western Europe. The church is constructed from sandstone bricks with buff bricks to the rear elevations, as well as the north west elevation of the vicarage. The roofs are of slate with some fish-scale. The church is rectangular in plan, aligned south west to north east, with its entrance facing onto Upper Brook Street. The vicarage is attached to the north west, set back from the street frontage. The buildings are constructed in an eclectic neo-Gothic style. The church has a large polygonal entrance porch with rose windows and a circular window above with tracery based on an Armenian cross. The latter includes stained glass depicting the seventh letter of the Armenian alphabet, representing 'Father of God'. There is a gable cross above. The vicarage is of two-bays and two-storeys plus attic and basement, with its main elevation to the south-west. The entrance is to the left with a window above. The plot is mostly surrounded by a low brick wall with renewed railings and there are three sets of chamfered sandstone gate piers with rounded tops. historically, Holy Trinity Church has provided and continues to provide, a significant spiritual home for the Armenian diaspora in Britain. Its rarity, date within the history of the Armenian community in England, and its associations with people and events of international value, means it is of special historic interest within the national context." [1]

Setting description:

The setting of the asset is the modern and busy streetscape of Upper Brook Street. This makes a negative 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 3 of 5

Asset value assessment:

The value of the asset is due to its architectural and historic interest, as it is built in the eclectic Neo-Gothic style and is associated with Royle and Bennett of Manchester. The church also has historic interest as the first purpose built Armenian Apostolic Church in Western Europe.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1401667>

Unique Gazetteer ID (UID): MA08_0567

Asset name: Manchester University Rutherford Building and Hopkinson Memorial Wing

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 396622

Asset class/type and dates

Monument class/type: Education
University

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

References

References: NHLE: 1402635
HER: 16187.1.0
NMR n/a

Associated assets

Asset UID Asset name

MA08_0438 Former Department of Metallurgy, University of Manchester, and Attached Railings

Description and sources

Full asset description:

A university physics laboratory, now administrative offices, built in 1898-1901 by James William Beaumont in collaboration with Professor Arthur Schuster over the interior arrangements. The Rutherford Building was originally known as the Physical Laboratories. Work commenced in 1898, and the building was formally opened in 1901. When built they were amongst the largest and best-equipped physical laboratories in the world. The building was partially funded by anonymous donations totalling £17,000, thought by some to have come from Schuster himself. To the rear of the main building is a contemporary wing referred to on a stone plaque as The John Hopkinson Electrotechnical Laboratory which was erected and equipped in 1899 in memory of Dr John Hopkinson FRS by his parents, relatives and friends. Much of the original interior layout survives and the rooms retain their original glazed brick linings which, although more costly, were used to facilitate the cleaning and brightness of the rooms. Other original features include the decorative dado tiling and terrazzo flooring to the wide corridors, original staircases, panelled doors, moulded architraves, moulded cornices, observation balconies, panelled ceiling and wooden roof trusses in the large lecture room. [1]

Setting description:

The setting of the asset is surrounded by contemporary university buildings from the turn of the 19th century. The setting makes a positive contribution to its heritage value.

Asset value assessment:

The value of the asset is derived from its historic interest. When built they were amongst the largest and

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best-equipped physics laboratories in the world. It also has historic and architectural interest due to its design by James William Beaumont in collaboration with Professor Arthur Schuster, and the completeness of their original layout.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1402635>

Unique Gazetteer ID (UID): MA08_0568

Asset name: Manchester University Laboratories

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: 384501 396490

Asset class/type and dates

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

References

References: NHLE: 1402638
HER: 16188.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"University science laboratories which include the 1871-3 Chemical Laboratories and 1895 Schorlemmer Laboratory by Alfred Waterhouse, and the 1904 polygonal laboratory and 1909 John Morley Laboratories by Paul Waterhouse. These four buildings are all bespoke science laboratories, providing facilities to ensure that the university was at the forefront of scientific research, and attracted the best professors in the later 19th to 20th century. the Chemistry Laboratories retains the original lecture room, with demonstration bench, raked benching and writing slopes. Other survivals in the four buildings include original flooring, doors, staircases, high-level observation posts, and stone sinks in the Schorlemmer Laboratory. The buildings all interconnect and clearly demonstrate the integrated development of the science faculty at the University of Manchester. The buildings are constructed from buff brick, red brick, stone dressings, and red tiles." [1]

Setting description:

The setting of the asset is surrounded by contemporary university buildings. This setting makes a positive contribution to its heritage value.

Asset value assessment:

The asset has value due to its historic and architectural interest. This is from to its association with the architects Alfred and Paul Waterhouse. They were built as bespoke science laboratories in order to provide the best facilities to ensure the university was at the forefront of scientific research.

Heritage value: Moderate

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Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1402638>

Unique Gazetteer ID (UID): MA08_0569

Asset name: Manchester and Salford Junction Canal 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: 383381 397883

Asset class/type and dates

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

References

References: NHLE: 1405199
HER: 125.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0702	St John Street Conservation Area
MA08_0708	Castlefield Conservation Area

Description and sources

Full asset description:

"A canal tunnel built in 1839 by the engineer John Gilbert Jr, for the Manchester and Salford Junction Canal. In 1939/40 the canal was drained and the majority of the tunnel was converted into an air-raid shelter by the Manchester Corporation, who eventually took ownership of it in 1941. The tunnel is brick vaulted with some lower sections constructed of red sandstone and a towpath with deep sandstone copings. The interior retains clear and tangible evidence of its wartime use as an air-raid shelter, including its internal 16-bay configuration. This was formed by the use of reinforced-brick blast walls and brick bulkhead wall passageways with reinforced-concrete roofs. Other key features include reinforced stairs, painted signage, some lights, a gas-proof screen, brick skin walls inserted to prevent damp and a series of underground buildings/structures comprising first-aid posts, chemical toilet blocks, and ARP warden's posts/look-outs. It is a good surviving example of a deep tunnel air-raid shelter, having been converted in 1939/40 from an 1839 canal tunnel and it survives as an evocative monument to civil defence during World War Two. The tunnel reflects the government's shift away from the pre-war policy of protecting the public through dispersal, which avoided concentrations of people in one place, to authorising a few local authorities to exploit and adapt existing features, such as tunnels and culverts into deep shelters." [1]

Setting description:

Setting does not contribute to the heritage value of the asset.

Asset value assessment:

The value of the asset is derived from its historic interest, from its draining and eventual use as an air-raid

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shelter, it survives as an evocative monument to civil defence during the Second World War. The tunnel reflects the government's shift away from the pre-war policy of protecting the public through dispersal, which avoided concentrations of people in one place, to authorising a few local authorities to exploit and adapt existing features, such as tunnels and culverts into deep shelters.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1405199>

Unique Gazetteer ID (UID): MA08_0570

Asset name: Former 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: -

National Grid Reference: 384296 397807

Asset class/type and dates

Monument class/type: Commercial
Warehouse

Period(s): Modern

References

References: NHLE: 1431770
HER: 16622.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0711	Whitworth Street Conservation Area

Description and sources

Full asset description:

"A complete reinforced-concrete warehouse built in 1911 by T. E. Smith and Son of Bolton, with engineers L. G. Mouchel and partners. The building is dated 1911 and when built it was abutted to either side by residential properties, two of which it replaced. The building has a reinforced-concrete frame with ferro-concrete wall panels and roof, with rendered brick infill to the side returns. The interior has an exposed grid of concrete beams and ceilings showing shuttering marks, and exposed brick infill to side walls. The ground floor has a slope below the rear windows allowing the basement to borrow light. The basement has a cross-corridor but otherwise the floor-plan is open, with the exception of the stair in the south west corner. The building is of interest due to the complete reinforced-concrete frame, of which this is still an early example and which varies in detail from other early Hennebique frames." [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 derived from its architectural interest, due to its complete reinforced-concrete frame, which this is an early example and which varies in detail from other early Hennebique frames. It also has historic interest through its architects T. E. Smith and Son.

Heritage value: Moderate

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Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1431770>

Unique Gazetteer ID (UID): MA08_0571

Asset name: Sacred Trinity, Salford War Memorial

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: 383503 398707

Asset class/type and dates

Monument class/type: Commemorative
War memorial
Period(s): Modern

References

References: NHLE: 1441038
HER: 893.2.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0054	Church of the Sacred Trinity
MA08_0707	Flat Iron Conservation Area

Description and sources

Full asset description:

"An early 20th century granite memorial in a Celtic cross design with sword decoration to the front. Mounted on three stone steps/blocks. The memorial comprises a wheel-head cross on a shaft rising from a square plinth set upon a two-stepped base. There is a Sword of Sacrifice on the face of the cross head and running down the shaft. The faces of the plinth have polished smooth panels which bear the names of the fallen as well as the dedication which reads TO THE GLORY OF GOD/ AND IN MEMORY OF/ (125 NAMES)/ PRO PATRIA OBIT 1914 – 1918. It commemorates 124 local servicemen who died during the First World War and one of the most famous civilian casualties of the First World War, Edith Cavell, who worshipped at Sacred Trinity Church in the period 1906-07. The names of the fallen are inscribed in low relief to the front and sides of the stones. As with all cenotaphs across the city, this is an important memorial to the war dead and is an attractive piece of art in the public realm." [1]

Setting description:

The setting of the asset is the streetscape of the Flat Iron Conservation Area to the east of the Church of the Sacred Trinity. 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, gained from the aesthetic quality of the sculpture and of the historic event it commemorates. It also has group value with the Church of the Sacred Trinity.

Heritage value: Moderate

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Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1441038>

Unique Gazetteer ID (UID): MA08_0573

Asset name: Ashton Canal/ Rochdale Canal Junction

Designation and grade: Non-designated

Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328

National Grid Reference: 384830 398130

Asset class/type and dates

Monument class/type: Transport
Canal junction

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

References

References: NHLE n/a
HER: 11312.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0574	Jutland Street Bridge
MA08_0610	Rochdale Canal
MA08_0611	Ashton Canal

Description and sources

Full asset description:

"A canal built in 1799 and opened to through traffic in 1800. The site and remains of a warehouse are still visible (note shipping holes)." [1]

Setting description:

The setting of the asset is the Rochdale Canal (MA08_0610) and Ashton Canal (MA08_0611). It is located adjacent to the presence of both canals and the associated assets including the Jutland Street Bridge (MA08_0574). This make a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its historic interest as it helps to demonstrate the integral transport systems upon which the trade and growth of post-medieval Manchester was based. It has group value with the Ashton Canal and Rochdale Canal.

Heritage value: Low

Sources:

1 Text adapted from the GMAAS HER description

Unique Gazetteer ID (UID): MA08_0574

Asset name: Jutland Street Bridge

Designation and grade: Non-designated

Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328

National Grid Reference: 384870 398110

Asset class/type and dates

Monument class/type: Transport
Road bridge

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

References

References: NHLE n/a
HER: 11314.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0573	Ashton Canal/ Rochdale Canal Junction
MA08_0611	Ashton Canal

Description and sources

Full asset description:

"The bridge over the canal was built in 1820. The fall from the canal bridge to Store Street is 228 feet (over 70m). With the Ashton Canal arriving in 1797, an aqueduct was thrown across the valley bottom at this point in a skewed form with Shooters Brook flowing in an open channel through the central arch. The brook was later culverted and a road made over it, connecting Great Ancoats Street to London Road (Store St)." [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:

This asset's value is of historic interest, because of its association with the Ashton Canal, with which it has group value.

Heritage value: Low

Sources:

1 Text adapted from the GMAAS HER description

Unique Gazetteer ID (UID): MA08_0575

Asset name: Paradise Wharf

Designation and grade: Non-designated

Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328

National Grid Reference: 384908 398152

Asset class/type and dates

Monument class/type: Transport
Canal basin

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

References

References: NHLE n/a
HER: 11315.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA08_0610	Rochdale Canal

Description and sources

Full asset description:

"Opened in 1799, this canal basin contains a warehouse of 1840 and stables built by the Peak Forest Canal Co. An archaeological watching brief recorded evidence for the internal and external joist systems in the form of wall cranes and jib cranes. It also indicated a two-phased development from steam to electric power of the hoist system." [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 as a canal wharf and the archaeological interest as it demonstrates a two phased development of cranes from steam to electric power.

Heritage value: Low

Sources:

1 Text adapted from the GMAAS HER description

Unique Gazetteer ID (UID): MA08_0578

Asset name: London Road Mill (site of)

Designation and grade: Non-designated

Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329

National Grid Reference: 384570 397950

Asset class/type and dates

Monument class/type: Industrial
Cotton mill

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

References

References: NHLE n/a
HER: 11410.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A cotton mill shown on the 1831 and 1849 maps as a L-shaped range. A book of plans of Manchester mills from 1822, shows it principally comprising two attached seven-storey factories, aligned north-south, the site of which now lies on the west side of Aytoun Street. To the south-west of these was a two-storey engine house and to the north-west a four-storey factory. To the east was a U-shaped group of buildings arranged around a narrow yard and comprising a two-storey winding room and warehouse on the north, a single-storey twist room on the south and a three-storey warehouse on the east. The plan names the mill as occupied by Edward Lewis & Co. The 1849 map names it as 'London Road Mill, Cotton', and shows the eastern arm of the site as a single block. Adshead's map of 1850, names the complex as 'Lewis Williams Cotton Mill'. The 1888 map shows that much of the mill had been demolished, but the eastern factory is shown, unnamed and is still indicated on the 1915 map. By 1932 the building had been demolished and Aytoun Street extended across the site." [1]

Setting description:

Setting does not contribute to the heritage value of the asset.

Asset value assessment:

It derives its heritage value from its archaeological and historic interest as it illustrates the importance of the mill, in the industrial development of post-medieval Manchester.

Heritage value: Low

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Sources:

- 1 Text adapted from the GMAAS HER description

Unique Gazetteer ID (UID): MA08_0579

Asset name: Shepley Street Mill (site of)

Designation and grade: Non-designated

Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329

National Grid Reference: 384610 397930

Asset class/type and dates

Monument class/type: Industrial
Cotton mill

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

References

References: NHLE n/a
HER: 11411.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"The site was vacant on the 1800 map and the 1808 shows an unnamed L-shaped block. A book of plans of Manchester mills from 1822 shows the mill principally comprising two attached seven-storey factories, aligned north-south, the site of which now lies on the west side of Aytoun Street. To the south-west of these was a two-storey engine house and to the north-west a four-storey factory. To the east was a U-shaped group of buildings arranged around a narrow yard and comprising a two-storey winding room and warehouse on the north, a single-storey twist room on the south and a three-storey warehouse on the east. The 1849 map names it as 'London Road Mill, Cotton', and shows the eastern arm of the site as a single block. The 1888 map shows that much of the mill had been demolished, but the eastern factory is shown, unnamed and is still indicated on the 1915 map. By 1932 the building had been demolished and Aytoun Street extended across the site." [1]

Setting description:

Setting does not contribute to the heritage value of the asset.

Asset value assessment:

It derives its heritage value from its archaeological and historic interest as it illustrates the importance of the mill in the industrial development of post-medieval Manchester.

Heritage value: Low

Sources:

1 Text adapted from the GMAAS HER description

Unique Gazetteer ID (UID): MA08_0580

Asset name: Minshull Mill (site of)

Designation and grade: Non-designated

Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329

National Grid Reference: 384600 397800

Asset class/type and dates

Monument class/type: Industrial
Cotton mill

Period(s): Post-medieval

References

References: NHLE n/a
HER: 11412.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

A Cotton mill shown on 1831 and 1849 maps as rectangular range. Shown on the 1888-9 map, unnamed. By 1905 it had been demolished and Fairfield Street had been built across the site. [1]

Setting description:

Setting does not contribute to the heritage value of the asset.

Asset value assessment:

It derives its heritage value from its archaeological and historic interest as it illustrates the importance of the mill, in the industrial development of post-medieval Manchester.

Heritage value: Low

Sources:

1 Text adapted from the GMAAS HER description

Unique Gazetteer ID (UID): MA08_0581

Asset name: Tarpaulin/Saddlery Works (site of)

Designation and grade: Non-designated

Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328

National Grid Reference: 385070 398150

Asset class/type and dates

Monument class/type: Industrial
Leather industry site

Period(s): Post-medieval

References

References: NHLE n/a
HER: 11414.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A small group of buildings shown along Store Street between the aqueduct and former stone wharf on the 1888-9 map. The site is shown on 1905 map as occupied by a triangular building named as a tarpaulin works, and on the 1932 map as a saddlery works. The site is still shown on the 1960 map, when named as chair warehouse. The site is now overgrown and has since been demolished. The remains of an external wall survive on Pollard Street, rising to three metres at the north west corner. The lower courses are Blue Staffordshire brick and red machine-made brick above." [1]

Setting description:

Setting does not contribute to the heritage value of the asset.

Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the post-medieval development of Manchester city centre.

Heritage value: Low

Sources:

1 Text adapted from the GMAAS HER description

Unique Gazetteer ID (UID): MA08_0582

Asset name: Stone Wharf

Designation and grade: Non-designated

Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328

National Grid Reference: 385080 398140

Asset class/type and dates

Monument class/type: Maritime
Canal wharf

Period(s): Post-medieval

References

References: NHLE n/a
HER: 11415.1.0
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 triangular plot of land between Ashton Canal and Store Street shown on the 1849 map and named as a stone wharf. It is part of the Meadow Street Wharfs which also included, to the east, two other stone wharves and a timber yard. On the 1888-9 and 1905 maps a building is shown at the western, Store Street end of the triangular wharf, this had been removed by 1905. The level of the wharf is five metres above that of Store Street, its sides being revetted with sandstone walling in irregular courses, 3metres wide on the narrowest, Store Street, elevation." [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, serving as a reminder of the history of Manchester's important canal system and its canal-based transportation history.

Heritage value: Low

Sources:

1 Text adapted from the GMAAS HER description

Unique Gazetteer ID (UID): MA08_0583

Asset name: Former Wire Mill (site of)

Designation and grade: Non-designated

Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328-R1

National Grid Reference: 385010 398290

Asset class/type and dates

Monument class/type: Industrial
Cotton mill

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

References

References: NHLE n/a
HER: 11698.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

An industrial building, probably formerly a cotton spinning mill, latterly a wire mill. It was built in 1830, and later extended and altered. The building is constructed from red brick in an English garden wall bond with some sandstone dressings. The building is on a rectangular plan and has five storeys, 18 windows with raised sills, flat-arched heads and altered glazing. There are two tall round-headed arches at the right-hand end, both altered but with radiating glazing bars in the heads. There is a round-headed doorway at the ground floor of the sixth bay, with a rusticated stone surround. There is an octagonal chimney at the east end. The interior has a timber-floored construction. The building was still present at the time of a late 1990s aerial photograph, however, the site had been cleared by 2005. [1]

Setting description:

Setting does not contribute to the heritage value of the asset.

Asset value assessment:

It derives its heritage value from its archaeological and historic interest as it illustrates the importance of the mill, in the industrial development of post-medieval Manchester.

Heritage value: Low

Sources:

1 Text adapted from the GMAAS HER description

Unique Gazetteer ID (UID): MA08_0584

Asset name: Cotton Mill (site of)

Designation and grade: Non-designated

Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329

National Grid Reference: 384650 397920

Asset class/type and dates

Monument class/type: Industrial
Cotton mill

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

References

References: NHLE n/a
HER: 12342.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A factory of three storeys shown on the south side of Brook Street (now Bladon Street) at the junction with London Road. It had been demolished by 1831, when the site was occupied by housing and, on Brook Street, by a smaller building of perhaps industrial or commercial use. By 1849 those buildings had in turn been replaced by a new cotton mill. In the late 19th or early 20th century, this second mill building was either rebuilt or remodelled and was still standing in the late 20th century. The site is now largely occupied by raised area on the south side of Bladon Street, partly landscaped with steps and partly overgrown. Bladon Street no longer existed by 2005." [1]

Setting description:

Setting does not contribute to the heritage value of the asset.

Asset value assessment:

It derives its heritage value from its archaeological and historic interest as it illustrates the importance of the cotton mill, in the industrial development of post-medieval Manchester.

Heritage value: Low

Sources:

1 Text adapted from the GMAAS HER description

Unique Gazetteer ID (UID): MA08_0585

Asset name: 8–14, London Road (site of)

Designation and grade: Non-designated

Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329

National Grid Reference: 384630 397990

Asset class/type and dates

Monument class/type: Transport
Road

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

References

References: NHLE n/a
HER: 12343.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

Four, originally separate properties, shown on Green's map of 1784-94. Number 8 is three storeys and was formerly as public house, the Coach and Horses. It is under renovation. Numbers 10-14 are now a restaurant. This building is currently boarded over, but appears to retain a ground-floor bay window, with the entrance via steps to its right. This bay, which also rose through the first and second floors, is shown on the 1888 map and may also be indicated on the 1849 map. The north elevation is rendered and has modern windows to the ground and first floors, but the second floor retains early windows. There is a small brick built extension to the rear. Numbers 10 and 12 are also of three storeys, of different heights. They have a rendered façade, with modern windows. Each has a doorway on the right approached by tiled steps, to the left of which a fenced-off area marks the site of the steps to cellar. Number 10 has two chimney stacks in the south gable. Number 14, is mostly reduced to a single storey. Photographic evidence shows that Number 14 was of one build with the now demolished Feathers Inn, Number 16 London Road. These buildings were cleared in the early 21st century (by 2005) and the site has since been redeveloped." [1]

Setting description:

Setting does not contribute to the heritage value of the asset.

Asset value assessment:

The asset's value is derived from its archaeological and historic interest, with the potential to enhance our knowledge of the 19th century development of Manchester.

Heritage value: Low

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Sources:

- 1 Text adapted from the GMAAS HER description

Unique Gazetteer ID (UID): MA08_0586

Asset name: Bank Top Tunnel

Designation and grade: Non-designated

Asset location

Community area: MA08 Manchester Piccadilly Station
Additional community area(s): n/a
Map book reference: HE-01-329
National Grid Reference: 384600 397900

Asset class/type and dates

Monument class/type: Water supply and drainage
Water tunnel
Period(s): Post-medieval

References

References: NHLE n/a
HER: 12344.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A navigable tunnel built by the Duke of Bridgewater in 1787–9 from the River Medlock to below a coal yard on the east side of London Road. This is where coal was winched up a shaft using a horse-gin. The tunnel likely went out of use by boats in about 1800 following the opening of the Rochdale Canal." [1]

Setting description:

The setting of the asset is formed by the 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 asset's value is derived from its historic interest, as a navigable tunnel built for the Bridgewater Canal, the first British canal to be built without using a waterway.

Heritage value: Low

Sources:

1 Text adapted from the GMAAS HER description

Unique Gazetteer ID (UID): MA08_0587

Asset name: Factory/Warehousing (site of)

Designation and grade: Non-designated

Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329

National Grid Reference: 384610 398020

Asset class/type and dates

Monument class/type: Commercial
Warehouse

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

References

References: NHLE n/a
HER: 12345.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"The site was vacant on the 1831 map. A rectangular range built by 1849 and named on Adshead's map of 1850 to have had a commercial use. The building was still shown on mapping of 1969. Photographs show this building to have been gabled with five storeys and a square chimney on the south-east. The site is now occupied by a car park." [1]

Setting description:

Setting does not contribute to the heritage value of the asset.

Asset value assessment:

The asset's value is derived from its archaeological and historic interest, with the potential to enhance our knowledge of the 19th century development of Manchester.

Heritage value: Low

Sources:

1 Text adapted from the GMAAS HER description

Unique Gazetteer ID (UID): MA08_0588

**Asset name: Piccadilly Basin Development Phase II,
Rochdale Canal**

Designation and grade: Non-designated

Asset location

Community area: MA08 Manchester Piccadilly Station
Additional community area(s): n/a
Map book reference: HE-01-329-R1
National Grid Reference: 384860 398320

Asset class/type and dates

Monument class/type: Transport
Canal
Period(s): Post-medieval

References

References: NHLE n/a
HER: 12404.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

Industrial structures which once stood on the site of a current car park. These were discovered during a watching brief conducted along the central Manchester sector of the Rochdale Canal, which revealed below ground evidence. The groundworks uncovered a canal arm that lay opposite Brownsfield Mill, built in the 1820s. It is possible that the arm had been closed off and natural silting had rendered the brickwork indistinguishable. [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 due to its archaeological interest. During an archaeological watching brief the remains of below-ground industrial structures and the canal arm that lay opposite Brownsfield Mill built in the 1820s that once stood on the site of the car park were uncovered.

Heritage value: Low

Sources:

1 Text adapted from the GMAAS HER description

Unique Gazetteer ID (UID): MA08_0589

Asset name: Building (site of), Aytoun Street

Designation and grade: Non-designated

Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329

National Grid Reference: 384556 398048

Asset class/type and dates

Monument class/type: Domestic
House

Period(s): Post-medieval

References

References: NHLE n/a
HER: 14732.1.0
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 L-shaped building shown on Green's map of 1787–94. Its alignment corresponded with an old boundary which abutted it on the east and west and not with the surrounding late 18th century street pattern, suggesting that it was earlier in date. This is also shown on the 1800 map of the town but not indicated on the 1808 map and later mapping." [1]

Setting description:

Setting does not contribute to the heritage value of the asset.

Asset value assessment:

The asset's value is derived from its archaeological and historic interest, with the potential to enhance our knowledge of the 19th century development of Manchester.

Heritage value: Low

Sources:

1 Text adapted from the GMAAS HER description

Unique Gazetteer ID (UID): MA08_0590

Asset name: House (site of), Aytoun Street

Designation and grade: Non-designated

Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329

National Grid Reference: 384564 398085

Asset class/type and dates

Monument class/type: Domestic
House

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

References

References: NHLE n/a
HER: 14733.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"The building is shown on Johnson's map of 1818–19 and indicated on Bancks and Co's map of 1831 with an extension to the rear. The building is also identified on Adshead's map of 1850 as housing. The Goad's insurance plan of 1886 shows the front block to have been of three storeys and the rear extension to have been of two storeys, ending in a single-storey outshut, possibly a privy. Large-scale Ordnance Survey mapping shows external steps to both the front block and the rear extension, suggesting that the building was cellared. On the evidence of trade directories and rate books, the house was built in 1815–17 and until 1841 was the residence of Thomas Dickinson, the owner of an adjoining timber yard. The building was demolished in 1920–21 when an employment exchange was built on the site." [1]

Setting description:

Setting does not contribute to the heritage value of the asset.

Asset value assessment:

The asset's value is derived from its archaeological and historic interest, with the potential to enhance our knowledge of the 19th century development of Manchester.

Heritage value: Low

Sources:

1 Text adapted from the GMAAS HER description

Unique Gazetteer ID (UID): MA08_0591

Asset name: Stores, Stabling and Offices (site of), Aytoun Street

Designation and grade: Non-designated

Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329

National Grid Reference: 384852 398061

Asset class/type and dates

Monument class/type: Commercial
Commercial office

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

References

References: NHLE n/a
HER: 14735.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A rectangular building shown on Johnson's map of 1818–19. The building is adjacent to the entrance to the timber yard of Thomas Dickinson. By the time of Bancks and Co's map of 1831, the building had been substantially enlarged to create a range running along the east side of the timber yard as far as the Rochdale Canal. Goads insurance plan of 1886 shows the northern half of the range, built in the early 19th century, to have been of two storeys. The southern half, rebuilt in the mid-19th century, was of three storeys. The 1886 insurance plan shows the southern most bay of the range to have been well lit, while Ordnance Survey mapping shows external steps here, although it is unclear whether these led to an upper storey or a cellar. The rest of the range was probably storage and stabling. The range was originally built for the timber merchant Thomas Dickinson. In the 1840s it was partly taken over by the Merchants Company but the southern end of the range seems to have been leased by the occupants of the neighbouring Union Warehouse. The range was demolished in 1920–21 when an employment exchange was built on the site."
[1]

Setting description:

Setting does not contribute to the heritage value of the asset.

Asset value assessment:

They derive their heritage value from their archaeological and historic interest as they demonstrate the importance of warehouses, transport infrastructure in the industrial development of post-medieval Manchester.

Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 3 of 5

Heritage value: Low

Sources:

1 Text adapted from the GMAAS HER description

Unique Gazetteer ID (UID): MA08_0592

Asset name: Building (site of), Aytoun Street

Designation and grade: Non-designated

Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329

National Grid Reference: 384554 398042

Asset class/type and dates

Monument class/type: Unassigned
Building

Period(s): Post-medieval

References

References: NHLE n/a
HER: 14736.1.0
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 rectangular building shown on Swire's map of 1824 and Bancks and Co's map of 1831, with a small extension to the south being indicated on the 1849 Ordnance Survey map. The building is set within the north-east corner of a rectangular enclosure identified on the 1849 map as a stone mason at the southern end of Aytoun Street. The building was demolished prior to the Ordnance Survey mapping of 1888–9 when Aytoun Street had been extended across the western half of the stone yard and the eastern half had been absorbed within the adjoining timber yard." [1]

Setting description:

Setting does not contribute to the heritage value of the asset.

Asset value assessment:

It derives its heritage value from its archaeological and historic interest as it illustrates the importance of the industrial development of post-medieval Manchester.

Heritage value: Low

Sources:

1 Text adapted from the GMAAS HER description

Unique Gazetteer ID (UID): MA08_0593

Asset name: Warehouse/Storehouse (site of)

Designation and grade: Non-designated

Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384840 398330

Asset class/type and dates

Monument class/type: Commercial
Warehouse

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

References

References: NHLE n/a
HER: 16504.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"The first building to be erected at this site was built in the 1840s and comprised an L-shaped two-storey structure which was probably a small warehouse and associated storehouse. A narrow rectangular range lay parallel to Tariff Street, at a right angle to the main warehouse. historic mapping indicates that the building contained at least four internal partitions. The narrow building incorporated four compartments. Goad's insurance plan of 1889 shows this range to have been mainly of two storeys, with the ground floor being open fronted. The small block at the north west end of this range was only a single storey in height. The range, fronting Tariff Street, had been demolished by 1948." [1]

Setting description:

Setting does not contribute to the heritage value of the asset.

Asset value assessment:

It derives its heritage value from its archaeological and historic interest as it illustrates the importance of warehouses in the industrial development of post-medieval Manchester.

Heritage value: Low

Sources:

1 Text adapted from the GMAAS HER description

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