Heritage Impact Assessment for Local Development Order at Whalley Hayes, Macclesfield

Hinchliffe Heritage for E-Scape, on behalf of Cheshire East Council
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Appendices
1. Introduction

1.1 This Heritage Impact Assessment (HIA) has been prepared to present an informed assessment of the potential impact of developments, which will be delivered through a Local Development Order proposed by Cheshire East Council at Whalley Hayes, Macclesfield, on the heritage assets in and around the site.

1.2 The HIA has been undertaken by John Hinchliffe RTPI, IHBC of Hinchliffe Heritage for E-scape on behalf of Cheshire East Council. An initial HIA was undertaken in March 2017. The HIA was reassessed in October 2017 following public consultation on the proposals and subsequent amendments to the proposals, as shown in the Whalley Hayes Local Development Order Macclesfield Town Centre Design Parameters Plan (October 2017).

1.3 An understanding of the town, its history and the significance of the heritage assets, which might be affected, is necessary to enable a balanced assessment of the developments’ impacts upon the significance of those heritage assets.

2. Brief Description of Macclesfield

Macclesfield is a town in East Cheshire with a population of approximately 52,000. It lies at the E end of the Cheshire plains on land in the W foot-hills of the Peak District. The land rises up sharply from the River Bollin towards the E. The town centre is elevated on the bluff of an escarpment to the W of and above the river and the N-S principal transport routes of the railway and The Silk Road. The topography and landscape setting create a variety of spectacular views and vistas to, from and within the town, which are essential characteristics of the town. Pevsner\(^1\) states:

> From the townscape point of view there is only one aspect which ought to be sought out - the view from the railway station. From here the parish church looks spectacular.

Billsborough\(^2\) states:

> The change in levels, the dominance of the church and the wild banks of the hill upon which it stands all contribute to the atmosphere of a medieval town which this part of Macclesfield still retains.

Looking out E from the town, the natural rolling hills of the Peak District form the skyline but in the intervening valley bottom below is an urban landscape of terraced houses, mills, church spires and modern industrial buildings. Most of the older mills are to the S in the Park Green area.

Macclesfield lies at the junction of E-W routes between Knutsford and Buxton and the N-S routes between Congleton and Manchester and, in the absence of a true by-pass, the town centre has effectively been enclosed within a ring road formed by The Silk Road, Hibol Road and Churchill Way.

The focal point of the town centre is the triangular-shaped Market Place, which is dominated by the elegant Greek Revival Town Hall of 1823 and the gothic Church of St Michaels (formerly All Saints and All Hallows), mostly a rebuild of c.1900 but dating back to 1278.

\(^1\) Nicolaus Pevsner and Edward Hubbard *The Buildings of England: Cheshire*

\(^2\) Norman Billsborough *The Treasures of Cheshire*
The narrow ancient streets of Chestergate, Jordangate and Mill Street radiate from the Market Square, now predominantly in retail and commercial use. The commercial buildings are interspersed with dwellings, mostly in the form of: two storey terraced workers houses; some three storey weavers cottages (formerly with weaving rooms on the top floor) and; some impressive Georgian mansion houses. The townscape is an interesting blend of irregular medieval streets and a later, more regular orthogonal grain, all following the undulating topography. The buildings are mostly low-rise but the skyline is punctuated by tall towers and spires of churches and the bulkier presence of later mills and the Old Sunday School.

The town retains a strong Georgian character but many sites have been redeveloped since that period, including some characterless buildings of the late 20th C which do not all relate to the prevailing architectural styles or tight grain of the town. Several cleared sites are currently used as unsightly surface-level car parks. Green spaces within the town are limited but include the grounds of The Kings School.
Plate 6A. Mid 20th C view looking W along Chestergate, with Kings Head Pub (Parcel G) still in use
3. Brief History of Macclesfield

Macclesfield was founded in the medieval era, receiving its first charter in 1261, but only the Church of St Michael (formerly All Hallows), some street patterns and street names around it survive above ground to provide evidence of its beginnings. However, the early settlement, on the higher land around the church, was protected by defensible walls, ramparts and gates and resulted in the street names of Jordangate and Chestergate. The walls were destroyed in the 17th C on the instruction of Cromwell, after the English Civil War, although some traces may survive below ground.

Macclesfield had a castle or at least a large defended manor house, built in 1398 by John de Macclesfield, the keeper of the King’s Wardrobe. It was ruinous by 1585 and although used in part as a Catholic church in the late 18th C, its last surviving part (the porch) was demolished in 1932.

Macclesfield’s historic importance is based upon its role in the silk weaving industry, mostly using raw silk imported from China, although the use of silk in the town began as early as the 16th C with silk-button manufacturing. Macclesfield became the W end of the “Silk Road” and became known as “Silk Town”. The first silk mill was built in 1743 by Charles Roe and many further mills were built during the 18th C. By 1814, the town had 30 mills and by 1824 it had 70 mills but the the industry peaked in the mid-19th C and none were built after 1870. Several mills survive to this day but none are working silk mills.

The success of the silk (and copper) industries in the 18th C was accompanied by the growth of the town, with a wide range of dwellings, shops, public houses and civic buildings. Wealthy mill owners and merchants built impressive Georgian houses, some of which survive in the town centre.

Before the age of trains and canals, Macclesfield held a strategic place on the road from London to Manchester and coaching inns, such as the Macclesfield Arms and the Flying Horse Inn, were built to provide accommodation en route.

The Macclesfield Canal was built in 1831 by Thomas Telford primarily to link the Peak Forest Canal with the Trent and Mersey Canal and its construction provided a significant boost to the economy of Macclesfield. The town was connected to the national rail network less than twenty years later in 1849, with the construction of the Macclesfield Branch of the Manchester and Birmingham Railway. Another important industry in Macclesfield was baking: Hovis bread was first produced at Publicity (or Hovis) Mill, located on the canal near Buxton Road.
Plan 1. 1840 Tithe map of Macclesfield
Plan 2. Chestergate (horizontal across centre) 1840 Tithe Map
| Plan 3. 1870 OS Map | Plan 4. 1910 OS Map |
4. The Methodology of the Heritage Impact Assessments

4.1 The HIAs have been undertaken following desk-based studies of the history and heritage significance of Macclesfield and visits on 13th February 2017 and subsequently to the two areas covered by the proposed LDOs (Northside and Whalley Hayes).

4.2 The HIAs have been undertaken to comprehensively, systematically and transparently assess the impact of potential development of sites on the heritage significance of the sites and their contribution to the setting of adjacent heritage assets, using the methodology recommended by ICOMOS (International Council on Monuments and Sites) in its *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011)* as a basis. None of the sites are a cultural world heritage property but the methodology nevertheless provides a valid and generally applicable basis for a methodology for fully assessing the impact of change on the significance of heritage assets.

4.3 The ICOMOS Guidance accepts that:

> In any proposal for change there will be many factors to be considered. Balanced and justifiable decisions about change depend upon who values a place and why they do so. This leads to clear statement of a place’s significance and with it the ability to understand the impact of the proposed change on that significance.

4.4 The assessment process is, in essence, in three very simple stages:

1. **What is the heritage at risk and why is it important?**
   This stage of the assessment is undertaken in Sections 1, 2 and 5 of each LDO area by: briefly describing Macclesfield and its history and assessing heritage significance of each LDO and heritage assets in their vicinity. The identified heritage assets will be summarised in tabular form in Section 6 for consistency and ease of understanding.

2. **How might development of a site impact on the significance of the heritage assets?**
   This stage of the assessment is (will be) undertaken by assessing the potential impact of complete loss of existing buildings/archaeology in each parcel and the potential impact of the loss and the sites’ redevelopment on the identified heritage assets. Each assessment will be undertaken thoroughly but a summary is (will be) provided in tabular form in Section 6. This stage of this HIA is based upon the scale and parameters of the proposed developments which are shown in the Whalley Hayes Local Development Order, Macclesfield Town Centre Strategic Design Statement July 2017 but will make some assumptions about their detailed design and impact of those developments.

3. **How can these effects be avoided, reduced, rehabilitated (mitigated) or compensated?**
   This stage is provided in tabular form in Section 6.

   Stage 2 includes re-assessments of the impact in the context of the implementation of the harm reduction measures in Stage 3 which have been taken in the design process.

   A final stage will be the provision of a conclusion in Section 7 to inform future development in relation to the impact on heritage assets.
4.5 Levels of Impact
The impacts of potential development have been assessed and put into one of nine levels of impact:

- Very Large Beneficial
- Large Beneficial
- Moderate Beneficial
- Slight Beneficial
- Neutral
- Slight Adverse
- Moderate Adverse
- Large Adverse
- Very Large Adverse.

In some cases, the “Slight” categories have been refined with the addition of “Very”.

4.6 Levels of Significance
The ICOMOS guidelines recommends that the level of impact should then be balanced by assessing the level of impact against the level of significance. ICOMOS provides guidance on how to assess levels of significance in its *Guidance on Heritage Impact Assessments* (2011). The criteria for assessing levels of significance are included at Appendix 3A of that guidance and at Appendix 5 of this study. ICOMOS recommends that the significance of heritage assets should be assessed partly in relation to their international, national and/or local statutory designations, but linked clearly and objectively to their other heritage values, integrity and authenticity. The methodology was developed for cultural World Heritage Sites but can be adapted to assess the significance of any heritage asset. It recommends that all assets should be graded into one of the following levels of significance, on the basis of how they fit with specified criteria:

- Very High
- High
- Medium
- Low
- Negligible
- Unknown

Where applicable, this study has allocated similar levels of significance to the contribution that the heritage assets make to the areas and their setting.

4.7 Heritage Values
In *Conservation Principles*, Historic England suggest that heritage values of heritage assets fall into one or more of four types of heritage values:

- Evidential value
- Historical value
- Aesthetic value
- Communal value
The NPPF states slightly differently that categories that heritage interest may be:

- archaeological
- architectural,
- artistic or
- historic.

4.8 Other Considerations

Important considerations when assessing levels of heritage significance are the authenticity and integrity of the heritage assets. These are defined as:

**Authenticity** is a measure of truthfulness. Understanding of the concept of authenticity is guided by ICOMOS’s *Nara Document on Authenticity* (1994)

**Integrity** is a measure of the wholeness and intactness of cultural heritage and its attributes

4.9 Impacts Considered

The HIAs have considered the impacts on heritage assets:

Direct impact on designated heritage assets (Listed Buildings and Conservation Areas)
Direct impact on undesignated heritage assets (archaeology, locally listed buildings and townscape features)
Impact on the setting of designated heritage assets and non-designated heritage assets

5. The Heritage Assets Potentially Affected by the LDO for the Whalley Hayes Parcels

5.1 Macclesfield Town Centre Conservation Area

The Macclesfield Town Centre Conservation Area was designated in 1969 and has been extended since then but no Conservation Area Appraisal has been prepared to formally appraise its heritage significance. A brief description of the conservation area was produced in 2005 and is provided in Appendix 1.

The Macclesfield Town Centre Conservation Area is a designated heritage asset of High Heritage Significance.

The boundary of the Macclesfield Town Centre Conservation Area goes through the area of the proposed Whalley Hayes LDO. Parcels H and G are wholly within the conservation area. Parcels E, F and I are all outside the conservation area but abut it and contribute to its setting.

NB. Several buildings attached to the W side of the mill and houses on Little Street in Parcel H have been much altered and are in separate usage but the exact extent of the listed buildings needs to be determined by detailed inspection of the site.
Plan 5. Relevant part of Macclesfield Town Centre Conservation Area
5.2 Listed Buildings

5.2.1 There are no listed buildings within the proposed LDO site.

5.2.2 The statutorily listed buildings (see Appendix 2 for statutory listing descriptions) in the vicinity of the Whalley Hayes LDO site are:

A. Charles Roe House, Chestergate (South side)
   - Grade II* with Group Value
   - Built for Charles Roe, an highly influential figure in Macclesfield's silk industry
   - Originally a house, now offices.
   - Three storeys
   - c1700, with C19 alterations and C20 restorations.
   - On opposite side of Chestergate from S boundary of Parcel G, approximately 10m away

This Grade II* listed building is of High Heritage Significance.

B. Little Street Mill and Nos.6, 8, 10 and 12 (inclusive) Little Street
   - Grade II with Group Value
   - Former mill and houses
   - Two storeys
   - 1804 and extended 1909
   - Abuts the E boundary of Parcel H and across the road from Parcels E and G

C. 101-107 (Odd) Chestergate
   - Grade II with Group Value
   - Now row of 2 shops and a restaurant, formerly 4 shops with accommodation over, and originally possibly 2 dwellings.
   - Mid C18 or earlier with C19 and C20 alterations.
   - Rear (N) boundaries of buildings abuts S boundary of Parcel I

D. Nos.115, 115A, 115B AND 115C, Chestergate
   - Grade II with Group Value
   - Now pair of shops with office over, but originally probably dwelling.
   - Probably late C17, re-fronted c1920.
   - Substantial remains of C17 building survive inside but barely recognisable as an historic building externally.
   - Rear (N) boundaries of buildings abuts S boundary of Parcel I

E. Stanley's Almshouses, Nos.1-12, King Edward Street
   - Grade II with Group Value
   - Almshouses around courtyard in domestic Gothic style.
   - 1871 and 1927, with late C20 alterations and additions.
   - Single storey (with accommodation in roof) and dominant chimney stacks
Heritage Impact Assessment 1 for LDO at Whalley Hayes, Macclesfield 16.10.17

- S gable of No.1 and S side of courtyard abut N boundary of Parcel E

F. Lodge of King's School, Cumberland Street
- Grade II with Group Value
- Lodge to school.
- c1856.
- Single storey. Expressed chimney with octagonal shaft against rear gable wall.
- On opposite side of Cumberland Street from N end of Parcel F, approximately 20m away.

These Grade II Listed Buildings are of Medium Heritage Significance.

5.3 Locally Listed Buildings
No buildings within or in the vicinity of the Whalley Hayes LDO site are on the local list of buildings of architectural or historic interest. There are some (unlisted) buildings within the Whalley Hayes LDO site which are of some architectural or historic interest but it is assumed that they are not on the local list as they are in the Macclesfield Town Centre Conservation Area. They are: the former Three Pigeons PH (and outbuildings); the former Kings Head PH; 61, Chestergate and the former dwellings in the centre of Little Street.

5.4 Area of Archaeological Potential
An extensive area of archaeological potential was identified in the Macclesfield Borough Local Plan (2004) and has been retained in the emerging Cheshire East Local Plan. This area of archaeological potential relates to the medieval fortified area of Macclesfield. Parcel G is identified as being within Com.11:

Com 11 identifies properties to the north of Chestergate, west of Market Place and south of King Edward Street (Back Lane), which compromise long, narrow tenements fronting on to Chestergate rather than the Market Place. It includes the site of Bate Hall, a late 16th-early 17th Century dwelling, that is now used as an inn, and a Unitarian chapel built 1690, both of which are listed Grade II*.
Plate 7. Little Street Mill (Grade II LB)
Plate 8. 6-12 Little Street (Grade II LB)
Plate 9. Charles Roe House (Grade II* LB)
Plate 10. 101-107 Chestergate (Grade II LB)
Plate 11. 115 Chestergate (Grade II LB)

Plate 12. Lodge to Kings School (Grade II LB)

Plate 17. Courtyard of Stanley’s Almshouses (Grade II LB)

Plate 18. Former Three Pigeons PH on King Edward Street in Parcel G (Building of interest)
Plate 19. Former Kings Head PH on Chestergate in Parcel G (Building of interest and strong relationship with Swan With Two Necks PH)

Plate 20. 61 Chestergate in Parcel G (Building of interest and attached to Former Kings Head PH)

Plate 21. Former dwellings on E side of Little Street in Parcel G (Building of interest)

Plate 22. Landscaped site in SE corner of Parcel G
Plan 7. Parcels and Ground Floor Design Parameters for Whalley Hayes LDO.
### 6. Heritage Impact Assessments

#### Table 1. Assessment of impact of development of Parcel E (Single and two storey building on NW corner of King Edward Road and King Edward Street) on Heritage Assets

<table>
<thead>
<tr>
<th>Heritage Asset</th>
<th>Contribution that this parcel makes to the significance of the heritage asset</th>
<th>Impact that the loss of this site and its subsequent development might have upon the significance of the asset</th>
<th>How might any harm be removed or reduced?</th>
<th>Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place</th>
<th>Conclusions</th>
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<tbody>
<tr>
<td>1. Macclesfield Conservation Area</td>
<td>Parcel E is outside the Macclesfield Conservation Area but is only 10m to the N of it across King Edward Street. The site is the continuation of the tight urban form of the CA with buildings at the back of the pavement and its street pattern. The two storey element at the S end of the parcel is a traditional brick building with a hipped slate roof and a rounded corner and helps to create a suitable wider historic urban context for the CA. The single storey element to the N has been more altered but retains a conventional dual pitched roof which sits comfortably in the street scene of natural roof materials. The modern shop fronts detract from the contribution that the parcel makes to the historic setting of the CA.</td>
<td>The loss of the two storey element of buildings on Parcel E would create a void in the dense urban context of the CA, which would detract from the setting of the CA, unless it is suitably redeveloped. The impact of the redevelopment of the site would depend upon the scale, design and materials of the new buildings. A building which would be wholly out of scale with the prevailing domestic scale of this part of the CA could detract from its setting.</td>
<td>Any potential harm caused to the setting of the CA by loss of the existing buildings has been avoided by proposing the construction of new buildings on the site which replicate the prevailing urban grain which in turn forms the setting of the CA. Careful management of the scale, design, siting and materials of the replacement building should ensure that it does not over-dominate the CA or detract from its setting.</td>
<td>The redevelopment of the site with a predominantly 2.5 storey building which replicates the traditional form of vernacular weavers dwellings in a contemporary manner at the back of the pavement, stepping down at the corner of King Edward Street and King Edward Road to meet the retained adjacent buildings on King Edward Street, would remove the harm caused by the loss of the existing buildings.</td>
<td>Neutral impact on Heritage Significance</td>
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<td>High Heritage Significance</td>
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<td>The existing buildings on Parcel E make some positive contributions to the setting of the CA but their modern shop-fronts detract from the setting. On balance, any adverse impact of the loss of the existing building will be compensated for by the construction of a replacement building with form, massing, scale and materials which are in accordance with the LDO design parameters and have a strong local tradition.</td>
<td>Neutral impact on Heritage Significance</td>
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<td><strong>2. Little Street Mill and Nos.6, 8, 10 and 12 (inclusive) Little Street</strong></td>
<td>Parcel E is only 10m to the N of this ensemble of listed buildings, across King Edward Street. The buildings on the site continue the tight urban form of the mill ensemble with buildings at the back of the pavement and its street pattern. The two storey element at the S end of the parcel is a traditional brick building with a hipped slate roof and a rounded corner is a similar height as the mill ensemble and helps to create a suitable wider historic urban context for it. The modern shop fronts detract from the contribution that the parcel makes to the historic setting of the listed buildings.</td>
<td>The loss of the two storey element of buildings on Parcel E would create a void in the dense urban setting of the mill ensemble, and would detract from that setting unless, it is suitably redeveloped. The impact of the redevelopment of the site would depend upon the scale, design and materials of the new buildings. A building which would be wholly out of scale with the prevailing domestic scale of the mill ensemble could detract from its setting.</td>
<td>Any harm caused to the setting of the mill ensemble by loss of the existing buildings could be removed by constructing new buildings on the site which replicate the prevailing urban grain. Careful management of the scale, design, siting and materials of the replacement building should ensure that it does not over-dominant the mill ensemble or detract from its setting. The redevelopment of the site with a predominantly 2.5 storey building which replicates the traditional form of vernacular weavers dwellings in a contemporary manner at the back of the pavement, stepping down at the corner of King Edward Street and King Edward Road to meet the retained adjacent buildings on King Edward Street would remove the harm cause by the loss of the existing buildings.</td>
<td>Neutral impact on Heritage Significance</td>
<td>The existing buildings on Parcel E make some positive contributions to the setting of the listed mill ensemble but their modern shop-fronts detract from the setting. On balance, any adverse impact of the loss of the existing building will be compensated for by the construction of a replacement building with form, massing, scale and materials which are in accordance with the LDO design parameters and have a strong local tradition.</td>
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<td>3. Stanley's Almshouses, Nos.1-12 (Consecutive) Grade II Listed Building Medium Heritage Significance</td>
<td>The single storey element of Parcel E is immediately adjacent to the S gable of 1 Stanley's Almshouses and shares a similar position at the back of the pavement. It also shares a similar conventional dual-pitch roof form and covering of natural blue slates but has a much shallower pitch and an absence of chimneys. The large modern shop fronts in the building are incongruous with the domestic fenestration details of the almshouses. Parcel E thus makes a mixed contribution to the setting of the Almshouses.</td>
<td>The loss of the single storey element of buildings on Parcel E would create a void in the dense urban setting of the almshouses, and would detract from that setting, unless it is suitably redeveloped. The impact of the redevelopment of the site would depend upon the scale, form, design and materials of the new buildings. A building which would be wholly out of scale with the prevailing domestic scale of the almshouses could detract from its setting. Potential Slight Adverse Impact on Heritage Significance</td>
<td>Any harm caused to the setting of the almshouses by loss of the existing buildings could be removed by constructing new buildings on the site which replicate the prevailing urban grain and form. Careful management of the scale, design, siting and materials of the replacement building could ensure that it does not over-dominate the almshouses or detract from their setting. The redevelopment of the site with a predominantly 2.5 storey building at the back of the pavement would remove the harm cause by the loss of the existing buildings, if: a) the dormers are designed in a contemporary manner but informed by the existing dormers in the almshouses and; b) the roof pitch is the same as the almshouses. It would introduce buildings which would be slightly taller than the almshouses but the historic buildings in Macclesfield Town Centre are not of a consistent height and so a slight variance in height in the historic street scene is part of the local tradition and not necessarily harmful to the setting of its listed buildings. The block could step down at the S end to integrate better with the retained buildings.</td>
<td>The loss of the existing buildings and redevelopment with a 2.5 storey building adjacent to the almshouses in accordance with the design parameters in the LDO will ensure that the new buildings do not over-dominate the single storey almshouses or have a significantly harmful impact on their setting, even though they new buildings will be slightly taller than the almshouses. Any very slight harm to the setting of the listed almshouses would be at the very lowest end of the spectrum of “Less than substantial harm”, as defined in the NPPF. The very slight harm should be mitigated further by: careful management of design quality and materials of the replacement building over those of the existing single storey building and; introducing dormers and a roof pitch on the replacement building which are similar to those of the almshouses. Very Slight Adverse Impact on Heritage Significance</td>
<td>The existing buildings on Parcel E make some limited positive contributions to the setting of the almshouses but their modern shop-fronts and shallow roof pitch detract from the setting. On balance, any adverse impact of the loss of the existing building will be compensated for by the construction of a replacement building with form, massing, scale, details and materials which are in accordance with the LDO design parameters and have a strong local tradition. A 2.5 storey building adjacent to the almshouses would have very slight adverse impact on their setting but this would be balanced against the public benefits of the comprehensive redevelopment of the parcel. Very slight Adverse Impact on Heritage Significance, outweighed by other benefits</td>
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Plate 22. Variation in height of 6-12 Little Street
Plate 23. Existing relationship of Parcel E and Little Street Mill
Plate 24. Relationship of Parcel E and Little St Mill
Plate 25. Relationship of Parcel E and almshouses
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<td>Parcel F is a wedged shaped plot with a large single storey retail unit at the S end, separated from the two storey historic (but dilapidated) buildings in the CA by approximately 12m, on the opposite side of King Edward Street. The building in Parcel F has modern shop fronts and a corrugated roof covering and makes no positive contribution to the setting of the CA, other than it is part of the dense urban grain of the area. The N end of Parcel F is a surface level car park which again makes no positive contribution to the setting of the CA.</td>
<td>The loss of the building on Parcel F would create a void in the dense urban context of the CA, which would detract from the setting of the CA, unless it is then suitably redeveloped. The impact of the redevelopment of the site of the building on the setting of the CA would depend upon the scale, design and materials of the new buildings. A building which would be wholly out of scale with the prevailing domestic scale of this part of the CA could detract from its setting. <strong>Potential Slight Adverse Impact on Heritage Significance</strong> A building which is designed to suit the historic context of the CA could enhance the setting of the CA by replacing a neutral building with a higher quality building.</td>
<td>Any harm caused to the setting of the CA by the loss of the existing buildings could be removed by constructing new buildings on the site which replicate the prevailing urban grain, form and materials of the CA. Careful management of the scale, design, siting and materials of the replacement building in accordance with the design statement should ensure that it does not over-dominate the CA or detract from its setting. The redevelopment of the site with a two and three storey building at the back of the pavement, designed to suit its historic context and extending partially on to the car park would remove the harm cause by the loss of the existing buildings and could positively enhance the setting of the CA. A 3 storey building at the SE corner of the parcel The new building should present formally-designed building frontages and boundary treatments on to Churchill Way, King Edward Street and King Edward Road. The provision of tree-planting and careful design of public realm of car park should be an enhancement over the existing car park and public realm but retain important views up Little Street to Kings School.</td>
<td>Moderate beneficial impact on setting and significance of the CA</td>
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The existing building and car park currently detract from the setting of the CA but a carefully designed and more substantial new building at the S end of the site and landscaping of the partially retained car park in accordance with the design statement of the LDO should enhance the appearance of the parcel and the contribution that it makes to the setting of the CA. **Moderate beneficial impact on setting and significance of the CA**
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<td>2. Little Street Mill and Nos. 6, 8, 10 and 12 (inclusive) Little Street Grade II Listed Building Medium Heritage Significance</td>
<td>. Parcel F is approximately 15m to the NE of this ensemble of listed buildings, diagonally across King Edward Street. The building on Parcel F has modern shop fronts and a corrugated roof covering and makes no positive contribution to the setting of the listed buildings other than it is part of the dense urban grain of the area. The modern shop fronts and non-traditional roof covering detract from the historic setting of the mill/dwelling ensemble. The car park is partially separated from the mill/dwelling ensemble by 25m and the intervening existing building. The cars in the car park and the poor quality of the car park surface also detract from the historic setting of the ensemble.</td>
<td>. The loss of the buildings on Parcel F would create a void in the dense urban setting of the mill/dwelling ensemble, and would detract from that setting unless, it is suitably redeveloped. The impact of the redevelopment of the site of the building on the setting of the mill/dwelling ensemble would depend upon the scale, design and materials of the new buildings. A building which would be wholly out of scale with the prevailing domestic scale of this part of the CA could detract from its setting. Potential Slight Adverse Impact on Heritage Significance A building which is designed to suit the historic context of the ensemble could enhance its setting. Potential Beneficial Impact on Heritage Significance</td>
<td>. Any harm caused to the setting of the ensemble by loss of the existing building could be removed by constructing new buildings on the site which replicate the prevailing urban grain, form and materials of the ensemble. Careful management of the scale, design, siting and materials of the replacement building in accordance with the design statement should ensure that it does not over-dominate the ensemble or detract from its setting but is visually contextual with it. Careful design of public realm of car park should enhance the existing car park and its impact on the setting of the ensemble. The redevelopment of the site with a two and three storey building at the back of the pavement, designed to suit its historic context and extending partially on to the car park would remove the harm cause by the loss of the existing buildings . It should positively enhance the setting of the mill/dwelling ensemble. The new building should present formally designed frontages on to Churchill Way, King Edward Street and King Edward Road, as they are all seen in the context of the ensemble.</td>
<td>. Moderate beneficial impact on setting and significance of the mill/dwelling ensemble The existing building and car park on Parcel F currently detract from the setting of the mill/dwelling ensemble but a carefully designed and more substantial new building at the S end of the site and landscaping of the partially retained car park, in accordance with the design parameters of the LDO, would enhance the appearance of the parcel and the contribution that it makes to the setting of the ensemble. Moderate beneficial impact on setting and significance of the ensemble</td>
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<td>Heritage Asset</td>
<td>Contribution that this parcel makes to the significance of the heritage asset</td>
<td>Impact that the loss of this site and its subsequent development might have upon the significance of the asset</td>
<td>How might any harm be removed or reduced?</td>
<td>Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place</td>
<td>Conclusions</td>
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<td>3 . Stanley’s Almshouses, Nos.1-12 (Consecutive)</td>
<td>The car park on Parcel F is on the opposite side of King Edward Road from 1-4 Stanley’s Almshouses, separated by approximately 15m. Although the openness of the car park potentially enables views of the almshouses over the parcel from Churchill Way, the poor quality of the surface, wall and bollards detract from that view and thus the setting of the almshouses. The building on Parcel F is at least 30m from the almshouses but is clearly seen in the same panorama as a receptor moves SW from Hibel Road. The form, materials and modern shop fronts of the building detract from the setting of the almshouses in that view.</td>
<td>The loss of the building on Parcel F would create a void in the wider dense urban setting of the almshouses and would detract from that setting unless, it is suitably redeveloped. The impact of the redevelopment of the site of the building on the setting of the almshouses would depend upon the scale, design and materials of the new buildings. A building which would be wholly out of scale with the prevailing domestic scale of this part of the CA could detract from its setting. Potential Slight Adverse Impact on Heritage Significance A building which is designed to suit the historic context of the almshouses and presents positive frontages on to the backs of pavements could enhance their setting. Potential Beneficial Impact on Heritage Significance Loss of the openness of the full car park by building on the N end would screen the almshouses from view from Churchill Way and would harm that setting. Potential Slight Adverse Impact on Heritage Significance</td>
<td>Any harm caused to the setting of the almshouses by loss of the existing building could be removed by: constructing new buildings on the site which replicate the prevailing urban grain, form and materials, in accordance with the Design Statement and retaining and enhancing the view of the almshouses from Churchill Way over the N end of the parcel. Careful management of the scale, design, siting and materials of the replacement building should ensure that it does not over-dominate the almshouses or detract from its setting. Careful design of public realm landscaping and car park should enhance the existing car park and its impact on the setting of the almshouses. The redevelopment of the site with a two and three storey building at the back of the pavement, designed to suit its historic context and extending partially on to the car park would remove the harm cause by the loss of the existing buildings and could positively enhance the setting of the almshouses. The new building should present formally designed frontages on to Churchill Way, King Edward Street and King Edward Road</td>
<td>Moderate beneficial impact on setting and significance of the almshouses</td>
<td>The existing building and car park currently detract from the setting of the almshouses but a carefully designed and more substantial new building at the S end of the parcel and better landscaping of the partially retained car park at the N end, in accordance with the design parameters of the LDO, should enhance the appearance of the parcel and the contribution that it makes to the setting of the almshouses. Moderate beneficial impact on setting and significance of the ensemble</td>
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### Table 3. Assessment of impact of development of Parcel G (block enclosed by King Edward Road, King Edward Street, Churchill Way and Chestergate) on Heritage Assets

<table>
<thead>
<tr>
<th>Heritage Asset</th>
<th>Contribution that this parcel makes to the significance of the heritage asset</th>
<th>Impact that the loss of this site and its subsequent development might have upon the significance of the asset</th>
<th>How might any harm be removed or reduced?</th>
<th>Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place</th>
<th>Conclusions</th>
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<tbody>
<tr>
<td><strong>1. Macclesfield Conservation Area</strong>&lt;br&gt;High Heritage Significance</td>
<td>The existing buildings along the N, W and S frontages of Parcel G are all within the CA. They are a variety of traditional brick-built, 18th and 19th C houses, pubs and coaching inns, which front directly on to the pavement. They are part of the historic fabric and tight urban grain of the CA. They make a positive contribution to the historic character of the CA, as their setting, scale, material and siting are similar. In theory, these buildings could be restored and make a greater positive contribution to the character and appearance of the CA. However, they are all disused and in varying states of dereliction. Crucially, it has previously been accepted that the buildings are beyond economic repair and so applications for planning permission and CAC for comprehensive redevelopment schemes have been approved for this parcel in the past. The frontage of Parcel G on to Churchill Way is largely vacant and poorly treated following demolitions to widen Churchill Way and its appearance currently detracts from the appearance and significance of the CA. Parcel G is also wholly within a wider area of the CA which has been identified in the Historic Environment Record as having Archaeological Potential to reveal information about the medieval origins of Macclesfield.</td>
<td>The loss of the buildings on the site will involve the loss of a block of the CA which contains much historic fabric and will thus have a slight adverse impact on the historic character of the CA. <strong>Slight Adverse Impact on Heritage Significance</strong>&lt;br&gt;However, the removal of derelict buildings and the redevelopment of the site with new buildings would improve the general condition, vibrancy and appearance of the CA. The overall impact of the comprehensive redevelopment of Parcel G on the CA would depend upon the scale, design, siting and materials of the new buildings. Buildings which would be wholly out of scale with the prevailing domestic scale of this part of the CA or which do not respect the historic context could detract from the character and appearance of the CA. <strong>Potential Adverse Impact on Heritage Significance</strong>&lt;br&gt;Buildings which are designed to suit the historic context of the CA and which presents positive frontages on to all four streets could enhance the CA. <strong>Potential Beneficial Impact on Heritage Significance</strong>&lt;br&gt;A development which fails to undertake appropriate archaeological evaluation of the site will have a harmful impact on the archaeology and its potential to contribute to the understanding of medieval Macclesfield. <strong>Potential Adverse Impact on Heritage Significance</strong>&lt;br&gt;Any harm caused to the historic character of the CA by loss of the existing buildings could be mitigated by: recording the existing buildings to Level 3 as described in Historic England’s Recording Historic Buildings and; constructing new buildings on the site which respect the prevailing urban grain, form, height, character and materials of the CA. Careful management of the scale, design, siting and materials of the replacement buildings, in accordance with the Design Statement should ensure that they: do not over-dominate the CA; detract from its historic character but are contextual and; animate all frontages. Careful design of surfaces, public realm, landscaping and car parks should enhance the parcel and its contribution to the CA. The redevelopment of the parcel with two and three storey buildings at the back of the pavement, designed to suit its historic context, with a central, screened car park would remove the harm cause by the loss of the existing buildings and could positively enhance the character and appearance of the CA. The new buildings should present formally designed frontages on to all four surrounding streets and make features of the corners, either with high quality buildings or public realm. The repair and retention of the surface of setts on Little St is essential to preserving the character of the CA.</td>
<td>Any harm caused to the historic character of the CA by loss of the existing buildings could be mitigated by: recording the existing buildings to Level 3 as described in Historic England’s Recording Historic Buildings and; constructing new buildings on the site which respect the prevailing urban grain, form, height, character and materials of the CA. Careful management of the scale, design, siting and materials of the replacement buildings, in accordance with the Design Statement should ensure that they: do not over-dominate the CA; detract from its historic character but are contextual and; animate all frontages. Careful design of surfaces, public realm, landscaping and car parks should enhance the parcel and its contribution to the CA. The redevelopment of the parcel with two and three storey buildings at the back of the pavement, designed to suit its historic context, with a central, screened car park would remove the harm cause by the loss of the existing buildings and could positively enhance the character and appearance of the CA. The new buildings should present formally designed frontages on to all four surrounding streets and make features of the corners, either with high quality buildings or public realm. The repair and retention of the surface of setts on Little St is essential to preserving the character of the CA.</td>
<td><strong>On balance, net neutral impact on character, appearance and significance of the CA.</strong>&lt;br&gt;NB. As Parcel G is within an area of potential archaeological interest, the redevelopment of the site would provide the opportunity to undertake an archaeological evaluation in advance of and during development..</td>
<td><strong>The loss of the existing buildings will harm the historic character of the CA but this harm can be outweighed by:</strong>&lt;br&gt;a) properly recording the buildings in advance of demolition; b) improvements in the condition, animation and appearance of the CA; c) redeveloping the site with buildings which fully respect and respond to their historic context; d) undertaking an appropriate archaeological evaluation and publishing the results. <strong>On balance, net neutral impact on character, appearance and significance of the CA.</strong></td>
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<td>Heritage Asset</td>
<td>Contribution that this parcel makes to the significance of the heritage asset</td>
<td>Impact that the loss of this site and its subsequent development might have upon the significance of the asset</td>
<td>How might any harm be removed or reduced?</td>
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<td>Conclusions</td>
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<tr>
<td>2. Little Street Mill and Nos.6, 8, 10 and 12 (inclusive) Little Street</td>
<td>The buildings on Parcel G which front on to King Edward Street and on to the N end of Little Street are separated from the Little Street Mill and house ensemble by just 5m, the width of Little Street, which is itself cobbled and creates an historic character. These buildings in Parcel G have a strong visual relationship with the mill/dwellings ensemble due to their proximity, sitting at back of the pavement building form and materials. Their historic character contributes to the significance of the mill/dwelling ensemble but their long-term poor condition and loss of upper floors of those on Little Street detracts from the appearance and image of the mill/dwelling ensemble.</td>
<td>The loss of the buildings on the site will involve the loss of a block which relates positively in many respects to the mill/dwelling ensemble and this will have a harmful impact on the historic character of its setting. Slight Adverse Impact on Heritage Significance However, the removal of derelict buildings and the redevelopment of the site with new contextually-designed buildings, would improve the general condition, vibrancy and appearance of the immediate setting of the ensemble. The overall impact of the comprehensive redevelopment of Parcel G on the setting would depend upon the scale, design, siting and materials of the new buildings. A building which would be wholly out of scale with the prevailing domestic scale of these listed buildings or which does not respect their setting could detract from the character and appearance of the CA. Potential Adverse Impact on Heritage Significance A building which is designed to suit the historic context of the ensemble and which presents positive frontages on to Little St and King Edward St could enhance the appearance and image of the setting of the ensemble. Potential Beneficial Impact on Heritage Significance.</td>
<td>Careful management of the scale, design, siting and materials of the replacement buildings, in accordance with the Design Statement should ensure that they do not over-dominate the mill/dwelling ensemble or detract from its historic character. The replacement building on King Edward Should replicate the height and form of the existing building. The replacement buildings at the N end of Little Street could have some minor variation in height but should generally not be higher that any of the buildings in the mill/dwelling ensemble which they are opposite. Careful design of surfaces, public realm, boundary treatments, landscaping and car parks, especially opposite the mill/dwelling ensemble would enhance the parcel and its contribution to the setting of the ensemble. The redevelopment of the site along Little St and King Edward St with two storey buildings at the back of the pavement, designed to suit their historic context would reduce the harm caused by the loss of the existing buildings and could positively enhance the setting of the ensemble. The new building should present formally designed frontages on to King Edward Street and Little St.</td>
<td>On balance, net neutral impact on character, appearance and significance of the CA.</td>
<td>The loss of the existing buildings will harm the historic setting of the mill/dwelling ensemble but this harm can be balanced by: improvements in the condition and appearance of the parcel on Little St and King Edward St; redeveloping the site with buildings which fully respect and respond to their historic context and; ensuring the public realm and open spaces are suitably designed to respect and enhance the historic setting. On balance, net neutral impact on setting and significance of the ensemble.</td>
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<tr>
<td>Heritage Asset</td>
<td>Contribution that this parcel makes to the significance of the heritage asset</td>
<td>Impact that the loss of this site and its subsequent development might have upon the significance of the asset</td>
<td>How might any harm be removed or reduced?</td>
<td>Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place</td>
<td>Conclusions</td>
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<td>3. Charles Roe House</td>
<td>Parcel G is on the opposite side of Chestergate from Charles Roe House, separated from it by the carriageway and pavements which are approximately 10m wide. Charles Roe House is an exceptionally fine and externally authentic, 3 storey Georgian townhouse. The buildings in Parcel G facing Charles Roe house are slightly later and less ornate 2/3 storey Georgian buildings which are currently in very poor condition but would originally have sat comfortably, respectfully and subserviently, opposite the more important building. As all buildings on Parcel G are derelict and disused, they now impart a strong air of neglect to the setting of Charles Roe House. The buildings in Parcel G make a mixed contribution to the setting of Charles Roe House.</td>
<td>The loss of the buildings on the Parcel G opposite Charles Roe House will involve the loss of a block of historic buildings which relates positively in many respects to Charles Roe House and this will have a slightly harmful impact on the historic character of its setting. <strong>Slight Adverse Impact on Heritage Significance</strong> However, the removal of derelict buildings and the redevelopment of the site with new buildings will improve the general condition and appearance of the immediate setting. The overall impact of the comprehensive redevelopment of Parcel G on the setting would depend upon the scale, design, siting and materials of the new buildings. Buildings which would be wholly out of scale with the prevailing domestic scale of Charles Roe House or which do not respect its historic context could detract from its character, appearance, setting and significance <strong>Potential Adverse Impact on Heritage Significance</strong> A building which is designed to suit the historic context of the ensemble and which presents positive frontages on to Chestergate could enhance the appearance and image of the Charles Roe House. <strong>Potential Beneficial Impact on Heritage Significance.</strong></td>
<td>Careful management of the scale, design, siting and materials of the replacement buildings on Chestergate should ensure that they do not overwhelm Charles Roe House or detract from its historic character. The replacement buildings on Chestergate and Churchill Way, with 3 storey buildings which are no higher than Charles Roe House, in accordance with the Design Statement should ensure that they do not dominate this highly graded listed building. Careful design of surfaces, positive public realm spaces, boundary treatments and landscaping, especially along Chestergate/Churchill Way would enhance the parcel and its contribution to the setting of the Charles Roe House. The redevelopment of the site along Chestergate with two/three storey buildings at the back of the pavement, designed to suit their historic context would reduce the harm caused by the loss of the existing buildings and could positively enhance the setting of the Charles Roe House. The new building should present formally designed frontages on to Chestergate and Churchill Way</td>
<td>On balance, net neutral impact on character, appearance and significance of the CA. The loss of the existing historic buildings on Chestergate will harm the historic setting of the Charles Roe House but this harm can be balanced by: improvements in the condition and appearance of the parcel on Chestergate and Churchill Way; redeveloping the site with buildings which fully respect and respond to their historic context and; ensuring the public realm and open spaces are suitably designed to respect and enhance the historic setting. <strong>On balance, net neutral impact on setting and significance of the setting and significance of Charles Roe House.</strong></td>
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Plate 26. Strong relationship of building in Parcel G on King Edward St (on L) with Little St Mill
Plate 27. Charles Roe House at corner of Chestergate and Churchill Way
Plate 28. Strong relationship of building in Parcel G on Chestergate (on R) with Swan With Two Necks (on L)
Plate 29. View up Little St from Chestergate

Plate 30. Vacant corner of NW corner of Chestergate and Churchill Way
Plate 31. Parcel G looking NW from Chestergate
Plate 32. View looking E down Chestergate to Town Hall from
Table 4. Assessment of impact of development of Parcel H (block enclosed by King Edward Street, Little St Mill/House Ensemble, r/o 65-85 Chestergate and Westminster St) on Heritage Assets

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<th>Heritage Asset</th>
<th>Contribution that this parcel makes to the significance of the heritage asset</th>
<th>Impact that the loss of this site and its subsequent development might have upon the significance of the asset</th>
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<th>Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place</th>
<th>Conclusions</th>
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<tr>
<td>1. Macclesfield Conservation Area</td>
<td>Parcel H occupies the NW corner of the block enclosed by King Edward St, Little St, 65-85 Chestergate and Westminster St. In the past it had a more dense urban grain of houses, shops and outbuildings with an access road of stone setts leading from Westminster Road into the centre of the site but some buildings have been demolished to create the current more roughly surfaced open land, much of which is used for informal surface level car parking. In the NW corner of the parcel, a pair of modest late 19th C two storey houses remain somewhat isolated but establish the prevailing historic siting of buildings on the parcel at the back of the pavement. In the middle of the Westminster St frontage is a small and unremarkable 2 storey brick built (but painted and rendered) building, again at back of pavement. Immediately beyond the E side of the Parcel is a long older, two storey building which is currently used for car repairs. It could have been a barn, coach house or a warehouse, possibly formerly associated with the Little Street Mill which it is adjacent to, but it has been much altered with new wide vehicle openings. The parcel has a very fragmented and non-cohesive appearance at present with an unsightly mixture of boundary treatments and surfaces. It is wholly within the Macclesfield Town Centre CA but it makes only a very limited contribution to the character, appearance and significance of the CA.</td>
<td>The loss of the existing buildings on Parcel H will involve the loss of a few traditional (but small and isolated) buildings and structures which make minimal contribution to the appearance, character and significance of the CA. Their demolition will thus have a very slight adverse impact on the historic character of the CA. Very slight Adverse Impact on Heritage Significance</td>
<td>Any minimal harm caused to the historic character of the CA by loss of the existing buildings would be outweighed by constructing new buildings on the site which respect the prevailing urban grain, form, height, character and materials of the CA. Careful management of the scale, design, siting and materials of the replacement buildings, in accordance with the Design Statement should ensure that they do not over-dominate the CA or detract from its historic character. Careful design of surfaces, public realm, landscaping and car parks should enhance the parcel and its contribution to the CA. Moderate beneficial impact on character, appearance and significance of the CA.</td>
<td>Although Parcel H is within the CA, it currently makes a mixed contribution to its character, appearance and significance, due to the modest and poor appearance of the buildings structures and surfaces and the use of much of it as informal parking. The comprehensive redevelopment of the site, in accordance with the design statement of the LDO, should enhance the appearance of the parcel and the contribution that it makes to the significance of the CA. Moderate beneficial impact on significance of the CA.</td>
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<td>Heritage Asset</td>
<td>Contribution that this parcel makes to the significance of the heritage asset</td>
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<td>How might any harm be removed or reduced?</td>
<td>Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place</td>
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<td>2. Little Street Mill and Nos. 6, 8, 10 and 12 (inclusive) Little Street</td>
<td>Parcel H is immediately adjacent to the W boundary of Little St Mill and 6-12 Little St. The parcel includes a long older, two storey building on a N-S axis with a dual pitched slate roof, near to that boundary. It is currently used for car repairs. It could have been a barn, coach house or a warehouse, possibly formerly associated with the Little Street Mill which it is adjacent to, but it has been much altered with new wide vehicle openings. It is now in separate ownership, in different use and is separated from the mill/house ensemble by a later flat-roofed building. It is not now within the curtilage of the ensemble, and may never have been. Due to the past alterations to that building and its separation from the mill/house ensemble, it is makes no meaningful contribution to the setting of the ensemble.</td>
<td>The loss of most of the buildings on the site will have no impact on the historic character or setting of the Mill/House ensemble. Neutral Impact on Heritage Significance. The demolition of the long 2 storey building at the E side of the parcel may involve the loss of some historic fabric which may have been associated with the mill but it has been much altered and its demolition will facilitate the revealing of the W elevation of the building which is referred to in the listing description as “...C19 building of uncertain origin to W (possibly an engine house)”. If that transpires to be the case then the development will enhance the setting and appearance of the mill/house ensemble by revealing it. The redevelopment of the site with new buildings will improve the general condition, image and appearance of the setting of the ensemble. The overall impact of the comprehensive redevelopment of Parcel H on the setting of the ensemble will depend upon the scale, design, siting and materials of the new buildings. A building which would be wholly out of scale with the prevailing domestic scale of the ensemble or which does not respect its historic context could detract from the character and appearance of the ensemble.</td>
<td>Careful management of the scale, design, siting and materials of the replacement buildings, in accordance with the Design Statement should ensure that they reveal the listed buildings and do not over-dominate the mill/dwelling ensemble or detract from its historic character. The development on King Edward Street should respect the height and form of the 1909 element of the ensemble. The opportunity to enhance, as well as better reveal, the W elevation of the Mill/House ensemble should be explored following the clearance of the building on the E side of the parcel. Careful design of surfaces, public realm, boundary treatments, landscaping and car parks adjacent to the mill/dwelling ensemble, including re-use of the existing sets at the entrance to the central car park, would enhance the parcel and its contribution to the setting of the ensemble.</td>
<td>Moderate beneficial impact on character, appearance and significance of the Mill/House ensemble</td>
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<td>Grade II Listed Building Medium Heritage Significance</td>
<td>Although the mill/house ensemble fronts on to Little Street and King Edward Street and can be appreciated from those streets, the rear elevations are currently obscured by later buildings. The clearance of some later, altered buildings at the rear and the redevelopment of Parcel H, in accordance with the Design Statement in the LDO, provide the opportunity to better reveal the ensemble from the W. Similarly, the redevelopment of the frontage on to King Edward Street, in accordance with the design parameters in the LDO, provides the opportunity to repair gaps in the urban fabric adjacent to the 1909 part of the mill and to thereby improve its setting.</td>
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<td>Plate 32. Modest and Isolated 44&amp;46 King Edward St</td>
<td>Plate 33. Stone sets on historic road on Westminster St, with Little St Mill in background</td>
<td>Plate 34. View from Chestergate looking NE over Parcel H</td>
<td>Plate 35. North side of Chestergate in Parcel H</td>
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Table 5. Assessment of impact of development of Parcel I (block enclosed by King Edward St, Westminster St/ro 93-115 Chestergate and former mill at 72-74 King Edward St) on Heritage Assets

<table>
<thead>
<tr>
<th>Heritage Asset</th>
<th>Contribution that this parcel makes to the significance of the heritage asset</th>
<th>Impact that the loss of this site and its subsequent development might have upon the significance of the asset</th>
<th>How might any harm be removed or reduced?</th>
<th>Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place</th>
<th>Conclusions</th>
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<tbody>
<tr>
<td>1. Macclesfield Conservation Area High Heritage Significance</td>
<td>Parcel I is outside the Macclesfield Town Centre CA but immediately adjacent to its N boundary at the rear of the 2/3 storey buildings at 93-117 Chestergate and to the side of the 4 storey former mill at 72-74 King Edward Street. Most of Parcel I is occupied by: a car sales unit with much surface level car parking on the King Edward St frontage and a single storey flat roofed sales building and; a car MOT unit with much surface level car parking on the King Edward St frontage and a tall single storey MOT building. An incongruous late 20th C house sits E of the MOT unit and the Parcel has a few low walls in modern bricks. The parcel is largely screened from view from within the CA on Chestergate by the variety of 2/3 storey shops, offices and houses, although part of the car sales unit and some young trees can be seen in the distance from Chestergate, looking N up Westminster St, but presents a poor setting for the rear of those buildings in the CA. Parcel I makes no positive contribution to the setting of the CA. The lack of cohesion of buildings and the predominance of cars detracts from the setting of the CA.</td>
<td>The removal of the existing buildings and car parking on Parcel I will enhance the setting of the CA. Large Beneficial impact on Heritage Significance. The comprehensive redevelopment of the site with new buildings will utilise and should enhance the unsightly open land and improve the setting of the CA. The overall impact of the comprehensive redevelopment of Parcel I on the setting of the CA would depend upon the scale, design, siting and materials of the new buildings. A development which is wholly out of scale with the prevailing domestic scale of Chestergate and the industrial scale of the former mill or which does not respect its historic context could detract from the setting of the CA. Potential Adverse Impact on Heritage Significance. A development which is designed to suit the historic context of the CA and which presents positive frontages on to King Edward St and Westminster St and sympathetically integrates with the backs of Chestergate and with the former mill could enhance the setting of the CA. Potential Beneficial Impact on Heritage Significance.</td>
<td>Careful management of the scale, design, siting and materials of the replacement buildings in accordance with the Design Statement should ensure that they: do not over-dominate the smaller buildings in the CA; are not out of scale with the larger mill building or; detract from its setting. Careful design of surfaces, public realm, landscaping and car parks should enhance the parcel and its contribution to the CA.</td>
<td>Large Beneficial impact on Heritage Significance. The redevelopment of the parcel with a three and four storey building at the back of the pavements, rising up to the former mill should repair the damaged urban street scene. It should positively enhance the appearance of this parcel and the contribution that it makes to the setting of the CA. The new buildings should present formally designed frontages on to King Edward Street and Westminster St. and make a feature at the corner. The redevelopment of the parcel should take the opportunity to improve the mixture of rear boundaries and elevations of the properties on Chestergate which back on to the parcel.</td>
<td>Parcel I currently makes no positive contribution to the setting of the CA. The lack of cohesion of the buildings and the predominance of cars detracts from the setting of the CA. The clearance of the buildings and cars and the redevelopment of Parcel I, in accordance with the design parameters in the LDO, provide the opportunity to positively enhance the setting of the CA and to better reveal the rear of Chestergate. Large Beneficial impact on Heritage Significance.</td>
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**Heritage Impact Assessment 1 for LDO at Whalley Hayes, Macclesfield 16.10.17**

<table>
<thead>
<tr>
<th>Heritage Asset</th>
<th>Contribution that this parcel makes to the significance of the heritage asset</th>
<th>Impact that the loss of this site and its subsequent development might have upon the significance of the asset</th>
<th>How might any harm be removed or reduced?</th>
<th>Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place</th>
<th>Conclusions</th>
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</thead>
<tbody>
<tr>
<td>2. 101-107 and 115 Chestergate Grade II listed Buildings Medium Heritage Significance</td>
<td>At present the buildings on Parcel I screen the rear of 101-107 and 115 Chestergate from view from the N and detract from their setting. When these listed buildings were built in the 17th and 18th Cs, their rear elevations/boundaries would probably have been open to fields but their rear boundaries have long been screened by the erection of a succession of properties fronting on to King Edward St.. The listed buildings themselves have also been much altered, most notably 115, which is now virtually recognisable as a 17th C building from the outside, and its principal significance is its interior. The poor design quality of the existing buildings on Parcel I and the disorganised parking of cars currently severely detracts from the setting of the rear of the listed buildings on Chestergate and their significance.</td>
<td>The loss of the existing buildings and car parking on Parcel I has the potential to enhance the setting of the listed buildings immediately to the S. Large Beneficial impact on Heritage Significance. The comprehensive redevelopment of the site with new buildings will utilise and enhance the unsightly open land and improve the setting of the listed buildings. The overall impact of the comprehensive redevelopment of Parcel I on the setting of the listed buildings would depend upon the scale, design, siting and materials of the new buildings. A development which is wholly out of scale with the prevailing domestic scale of Chestergate or which does not respect its historic context could detract from the setting of the listed buildings. Potential Adverse Impact on Heritage Significance A development which is designed to suit the historic context of the listed buildings and which integrates sympathetically with the backs of Chestergate could enhance the setting of the listed buildings. Potential Beneficial Impact on Heritage Significance.</td>
<td>Careful management of the scale, design, siting and materials of the replacement buildings in accordance with the Design Statement should ensure that they do not over-dominate the listed buildings or detract from their setting. Careful design of surfaces, public realm, boundary treatments, landscaping and car parks should enhance the parcel and its contribution to the setting of the listed buildings. The redevelopment of the parcel with a three and four storey building at the back of the pavements, with organised parking and landscaping adjacent to the boundaries of the listed buildings should positively enhance the appearance of this parcel and the contribution that it makes to the setting of the listed buildings. The redevelopment of the parcel should take the opportunity to reveal and improve the mixture of rear boundaries and elevations of the properties on Chestergate which back on to the parcel.</td>
<td>Slight Beneficial Impact on Heritage Significance.</td>
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<tr>
<td>Parcel I currently makes no positive contribution to the setting of the listed buildings. The lack of cohesion of the buildings and the predominance of cars detracts from the setting of the listed buildings. The clearance of the buildings and cars and the redevelopment of Parcel I, in accordance with the design parameters in the LDO, provides the opportunity to positively enhance the setting of the rear of the listed buildings on Chestergate and to better reveal them.</td>
<td>Slight Beneficial impact on Heritage Significance.</td>
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Plate 36. Open car sales yard on frontage of Parcel I to King Edward St

Plate 37. Open car park, MOT centre and late 20th C house on frontage of Parcel I to King Edward St

Plate 38. Car park and MOT centre on frontage of Parcel I to King Edward St with adjacent former mill

Plate 39. The much-altered exterior of 115 Chestergate

Plate 40. The altered exteriors of 101-107 Chestergate

Plate 41. Westminster Street frontage of Parcel I
7. Conclusions

7.1 The Heritage Impact Assessment demonstrates that, if the developments proposed in the LDO are properly designed in detail and implemented in accordance with the design statement, the impact of the development of the LDO should be:

Parcel E
- Neutral impact on Heritage Significance of Macclesfield TC CA
- Neutral impact on Heritage Significance of Little Street Mill and 6-12 Little Street
- Very slight Adverse Impact on Heritage Significance of Stanley's Almshouses. This very slight adverse impact is at the lower end of the scale of “Less then substantial harm” and in accordance with the advice in the NPPF should be balanced against the public benefits of the LDO as a whole.

Parcel F
- Moderate beneficial impact on setting and significance of Macclesfield TC CA
- Moderate beneficial impact on setting and significance of Little Street Mill and 6-12 Little Street
- Moderate beneficial impact on setting and significance of Stanley's Almshouses

Parcel G
- On balance a net neutral impact on character, appearance and significance of Macclesfield TC CA
- On balance, net neutral impact on setting and significance of Little Street Mill and 6-12 Little Street
Heritage Impact Assessment 1 for LDO at Whalley Hayes, Macclesfield 16.10.17

- On balance, net neutral impact on setting and significance of the setting and significance of Charles Roe House.
- An archaeological evaluation should be undertaken in advance of and during development

Parcel H
- Moderate beneficial impact on significance of Macclesfield TC CA
- Moderate beneficial impact on character, appearance and significance of Little Street Mill and 6-12 Little Street

Parcel I
- Large Beneficial impact on Heritage Significance of Macclesfield TC CA
- Slight Beneficial impact on Heritage Significance of 101-107 and 115 Chestergate

7.2 Some key issues and approaches to mitigating, reducing or removing the potential harmful impact of development are should be applied in the detailed design and implementation of the LDO:
- Scale and materials used in new buildings should be appropriate for their setting and serve to provide unity and cohesion of development across the LDO
- The height of new buildings should be such that the long and short range views to and from the heritage assets are maintained or enhanced
- Harmonious integration of new development with heritage assets can be achieved by respecting and replicating where necessary, the historic grain of the urban landscape
- Appropriate use of hard and soft landscaping and traditional natural surface materials will help to integrate new development into the setting of heritage assets

7.3 The development of each parcel should be of the highest quality in design and materials. The architectural design and landscape design should be closely co-ordinated to ensure that the new development has neutral impacts on the heritage assets (at worst) and a beneficial impact (at best).

7.4 There are no reasons for resisting the proposed Whalley Hayes LDO on heritage grounds
Bibliography

*The Treasures of Cheshire* Norman Bilsborough 1986 NWCT


*Macclesfield History Tour* Paul Hurley 2016 Amberley

*Macclesfield Town Centre Conservation Area Leaflet* Macclesfield Borough Council 2005

*Cheshire Historic Towns Survey: Macclesfield Archaeological Assessment* English Heritage and Cheshire County Council 2003

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Appendix 1. Brief description of the Macclesfield Town Centre Conservation Area

Macclesfield is the largest town in north Cheshire and developed principally in the late 18th and 19th century as a silk mill town. However, the Town Centre Conservation Area covers the core of a much earlier medieval settlement, including a 13th century church (St Michael’s) and a market place. Whilst the character of this part of Macclesfield is predominantly Georgian, some earlier buildings remain, such as the 17th century stone cottages in Chester Road, but often they have been refaced and now lie hidden behind brick facades.

The conservation area is notable for its hilly location, overlooking the River Bollin, which provides some particularly good views to the Pennine hills to the east. The town itself is based on the Market Place and three principal streets: Chestergate, Jordangate and Church Street, each of which has a distinctive character. The most important buildings are St Michael’s Church and the early 19th century Town Hall, built in a rather severe Greek Revival style. As the majority of the silk mills were located further to the south, there are few reminders of the industry in this part of Macclesfield apart from an early 19th century mill complex off King Edward Street and the remains of some silk weavers’ cottages in Short Street, off Waters Green.

Modern development has impinged on the immediate area around these historic streets, which have regretfully lost most of their early boundaries and back gardens. However, the street frontages are more complete with impressive and continuous groups of listed buildings in all three main streets.

The Macclesfield Town Centre Conservation Area can be divided into three character areas, according to the topography of the land, the function of the buildings, and their styles and ages. These areas are:

1) Waters Green and Church Street
2) Market Place, the eastern end of Chestergate, King Edward Street and Jordangate
3) Western end of Chestergate

Appendix 2. Statutory Descriptions of Listed Buildings in Whalley Hayes LDO and its Vicinity

LITTLE STREET Nos.6-12 (Even) and Little Street Mill (Formerly Listed as: LITTLE STREET Little Street Mill and Nos.6, 8, 10 and 12 (inclusive)) II GV

Former integrated silk mill, comprising mill, dye-house, manager’s and workers’ housing, with workshops and warehouse. 1804 (map and documentary evidence supplied by East Cheshire Textile Mill Survey), extended in 1909 (datestone), and later C20 (to W). Brick in English garden wall bond; mostly Welsh slate roofs.

PLAN: the mill and the houses form the 2 long sides of the mill yard and are connected along the N end by the 1909 stable/warehouse/entrance range, the entrance giving on to King Edward Street. EXTERIOR: Mill: 3 storeys, 7-window range. E elevation (towards yard): original windows all with brick cambered arches. 2nd-floor windows with original timber frames with 36 or 40 panes. 8 windows and a taking-in door to 1st floor, the windows with renewed 2-light casement with glazing bars.
Ground floor with 5 original window openings (renewed casements) and one large C20 plate-glass window and large double doors. Stair turret to extreme left (SE), an early addition under graduated slate roof. C19 building of uncertain origin to W (possibly an engine house); the original horse-powered and early steam engine houses replaced with the 1909 range. W elevation of mill obscured externally by late C19 extensions, but fenestration survives largely intact. 1909 range. For Wood and Son, victuallers. 2 storeys, 7-window range, brick cambered window arch and loading door to 1st floor level; large wooden doors and engineering brick jambs. Engineering brick to rounded corners. Little Street elevation, 2 windows (on front), and later insertions to ground floor. Domestic ranges (to Little Street): manager's house, 3 double-depth with rear central stairs; workshop accommodation to upper floor (2 large 3-light windows under flat arches, C20 casements); 2 large 3-light C20 casements in original cambered arched openings to 1st floor; similar windows to ground floor flank central pegged doorway with recessed panelled door. End stacks. Adjacent range, 2 storeys with one large 16-pane sash window to 1st floor, C20 window and half glazed door below. Mill yard elevation: some early features including tall window to stairs, and pegged door surround. Two C20 windows in early openings. INTERIOR: mill; ground floor with (apparently) inserted cast-iron columns, 1st floor with square wooden posts. Open-tread stairs to SE and NE (1st and 2nd floors). King post roof. Manager's house with stair (ramped rail, turned newels and stick balusters); roof with queen posts, upper king post, and back purlins. (The garret door could only be unblocked from the house side). To the S is a stone-flagged dye-house (not inspected). This is a good early example of an integrated factory site where all the processes were conducted, and where the manager and some of the workers also lived. The mill was originally horse-powered (documentary evidence) but there appears to be no structural evidence surviving for this.

Charles Roe House (Formerly Listed as: CHESTERGATE (South side) Nos.60B, 62 AND 62A)

GV II*

House, now offices. c1700, with C19 alterations and C20 restorations. Brick with painted stone quoins and slate roof. 3 storeys, 5-window-range double-pile plan with central entrance hall, the stair behind left-hand front room. 6-panelled paired doors with lozenge overlight in stone architrave with scrolled broken pediment. Reinstated sash windows (replacing inserted shop front) each side of doorway. Upper windows also sashes renewed in original openings with moulded stone architraves. Enriched eaves cornice carried on brackets to centre and at angles. End wall stacks. INTERIOR retains restored original staircase with twisted balusters, swept rail and dado panelling. Wall panelling and fireplaces survive in principal rooms.

101-107 (Odd) Chestergate

GV II

Row of 2 shops and a restaurant, formerly 4 shops with accommodation over, and originally possibly 2 dwellings. Mid C18 or earlier with C19 and C20 alterations. Roughly coursed and squared stone with stone-flagged roof. Low 2 storeys, irregular 4-window range. Divided into 2 by central passage, and comprising 2 separate phases of building. Nos 101 & 103 possibly the earliest structure. Inserted late C19 or early C20 shop windows in plain architraves each side of 2 central doorways. 2- and 3-light wood casement windows above. Paired gables in rear elevation, with 3-light stone mullioned window partially blocked over rear doorway. Nos 105 & 107 have early C20 shop front to the left, and shop window in plain architrave with door alongside to the right. Two 3-light casement windows above. End wall stacks, that to left truncated. Additional truncated stack in centre of rear wall of Nos 105 & 107.

Nos.115, 115A, 115B AND 115C, Chestergate

GV II
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Pair of shops with office over, but originally probably dwelling. Probably late C17, refronted c1920. Roughly coursed rubble with internal timber-framing, encased in brick with slate roof. Probably late C17, refronted c1920. 2-storeyed, modern 4-window range to possible original 2-unit plan. C20 shop fronts with recessed central porch with side doors to shops and central door giving access to upper floor. 4 casement windows above. Rear elevation substantially late C17, with truncated gabled wing to left and traces of doorway now blocked on central axis. Wide wing to left probably a C19 addition. INTERIOR: substantial remains of C17 building survive, including splat baluster staircase, and roof structure, a queen post roof with wind braces. The bisection of the rear gable suggests that the building once extended further to the east.

KING EDWARD STREET 886-1/9/114 (West side) 17/03/77 Stanley's Almshouses, Nos.1-12 (Consecutive)

GV II

Almshouses. 1871 and 1927, with late C20 alterations and additions. Coursed and squared rubble with heavy slate roofs. 4 blocks forming 3 sides of a courtyard. Domestic Gothic style. Original buildings form the E and SE part of the court, the scheme completed with the addition of 2 further blocks in 1927, one extending the range to Cumberland Street, the other at right angles to it. Single-storeyed originally, with 4-light mullioned windows with shaped lights in outer walls; remodelled on courtyard side in conjunction with alterations to internal planning. Shouldered lintels and 2-light mullioned windows, the stone heads re-used and re-cut. Gabled dormers in roof added 1992. Stacks reconstructed 1992. Pointed archway with castellated parapet links the 2 original buildings and forms the entrance to the courtyard.

CUMBERLAND STREET 886-1/10/83 (North side) 17/03/77 Lodge of King’s School

GV II

Lodge to school. c1856. Coursed and squared stone with Welsh slate roof. L-plan, with door in added lean-to porch against west wall. 2-light mullioned and transomed window in gable end facing school, and 3-light mullioned window in gable facing street. 2-light mullioned dormer over 3-light mullioned window in north wing. Expressed chimney with octagonal shaft against rear gable wall.

Appendix 3. Criteria for Assessing Levels of Heritage Significance

Very High
- Sites, structures or landscapes of acknowledged international importance inscribed as WHS Assets that contribute significantly to acknowledged international research objectives
- Urban landscapes of recognised international importance
- Associations with particular innovations or developments of global significance
- Associations with individuals of global importance

High
- Scheduled monuments and undesignated assets of such importance to be scheduled
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- Grade I and II* listed buildings, and Grade II buildings with exceptional qualities
- Conservation Areas containing very important buildings
- Undesignated structures of clear national importance
- Urban/Rural landscapes of exceptional importance
- Associations with particular innovations or developments of national significance
- Associations with individuals of national importance

Medium
- Designated or undesignated assets that contribute to regional research objectives
- Grade II listed buildings and undesignated buildings that have exceptional qualities or historical associations
- Conservation Areas that contain buildings that contribute significantly to its historic character
- Historic townscape with important integrity in their buildings or built settings
- Associations with particular innovations or developments of regional or local significance
- Associations with individuals of regional importance

Low
- Designated or undesignated assets of local importance
- Assets compromised by poor preservation and/or poor survival of contextual associations
- Assets of limited value, but with potential to contribute to local research objectives
- Locally listed buildings
- Assets of modest quality in their fabric or historical associations
- Historic townscape with limited integrity in their buildings or built settings
- Associations with individuals of local importance
- Poor survival of physical areas in which activities occur or are associated
- Assets with little or no surviving archaeological interest
- Buildings or urban landscapes of no architectural or historical merit and buildings of an intrusive character

Negligible
- Assets with little or no surviving archaeological interest
- Buildings or urban landscapes of no architectural or historical merit and buildings of an intrusive character