

Heritage Statement

in connection with

**Proposed Alterations to
The Gardens Hotel, Piccadilly, Manchester**

Prepared by

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1 INTRODUCTION

Purpose and Format

- 1.1 This heritage statement has been prepared to assess impacts and inform proposals to alter and extend the grade II listed Gardens Hotel, Piccadilly, Manchester. The hotel is situated within the Stephenson Square Conservation Area in Manchester city centre. A previous application for alterations to the Hotel was submitted in 2016 and subsequently approved: the current author also composed the heritage statement in support of that scheme. Elements of that statement are included here, specifically the elements relating to history and the assessment of significance.
- 1.2 Owing to the various designated heritage assets either directly or indirectly involved in the proposals, careful assessment of the scheme's design and impact is required in accordance with chapter 16 of the National Planning Policy Framework (NPPF), 'Conserving and enhancing the historic environment'.
- 1.3 In essence the heritage statement assesses heritage significance and guides proposals for change in a manner that seeks to conserve significance. The approach adheres to the principle of intelligently managing change, which lies at the heart of national planning policy for conservation of the historic built environment.
- 1.4 The statement has been prepared in accordance with the general guidelines set out in various Historic England publications, including 'Informed Conservation'ⁱ and 'Conservation Principles, Policies and Guidance'ⁱⁱ, and in particular it responds to heritage policies outlined in Chapter 16 of the National Planning Policy Framework (DCLG, 2021). The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990.
- 1.5 In terms of local planning policy, saved policies DC18 (Conservation Areas) and DC19 (Listed Buildings) of the Greater Manchester Unitary Development Plan are of particular relevance, as is Policy EN3 (Heritage) of the Core Strategy.

The Author

- 1.6 Chris O'Flaherty, the author, is a Chartered Building Surveyor and professional member of the Royal Institution of Chartered Surveyors (MRICS). With a background in the recording, analysis and conservation of historic buildings, the author holds a Masters Degree in Building Heritage and Conservation and specialises in heritage planning matters.

Methods of Research and Investigation

- 1.7 Inspections of the site(s) were initially carried out in May 2016 to assess its physical nature, with subsequent reinspections. Background research of a proportionate nature has also been conducted to ascertain all relevant contextual matters appertaining to the proposals.

2 GENERAL DESCRIPTION

Site Location

- 2.1 The Gardens Hotel occupies a pair of adjoining buildings facing Piccadilly Gardens: their addresses are number 51/53 and number 55/57 Piccadilly. The buildings have been subdivided at ground floor level to form four shop units; the Hotel occupies the floors above. The Hotel has a pavement level entrance between two of the units which leads to a main entry staircase. The rear of the Hotel backs on to Back Piccadilly. A location plan of the Hotel and shown below in figure 1.

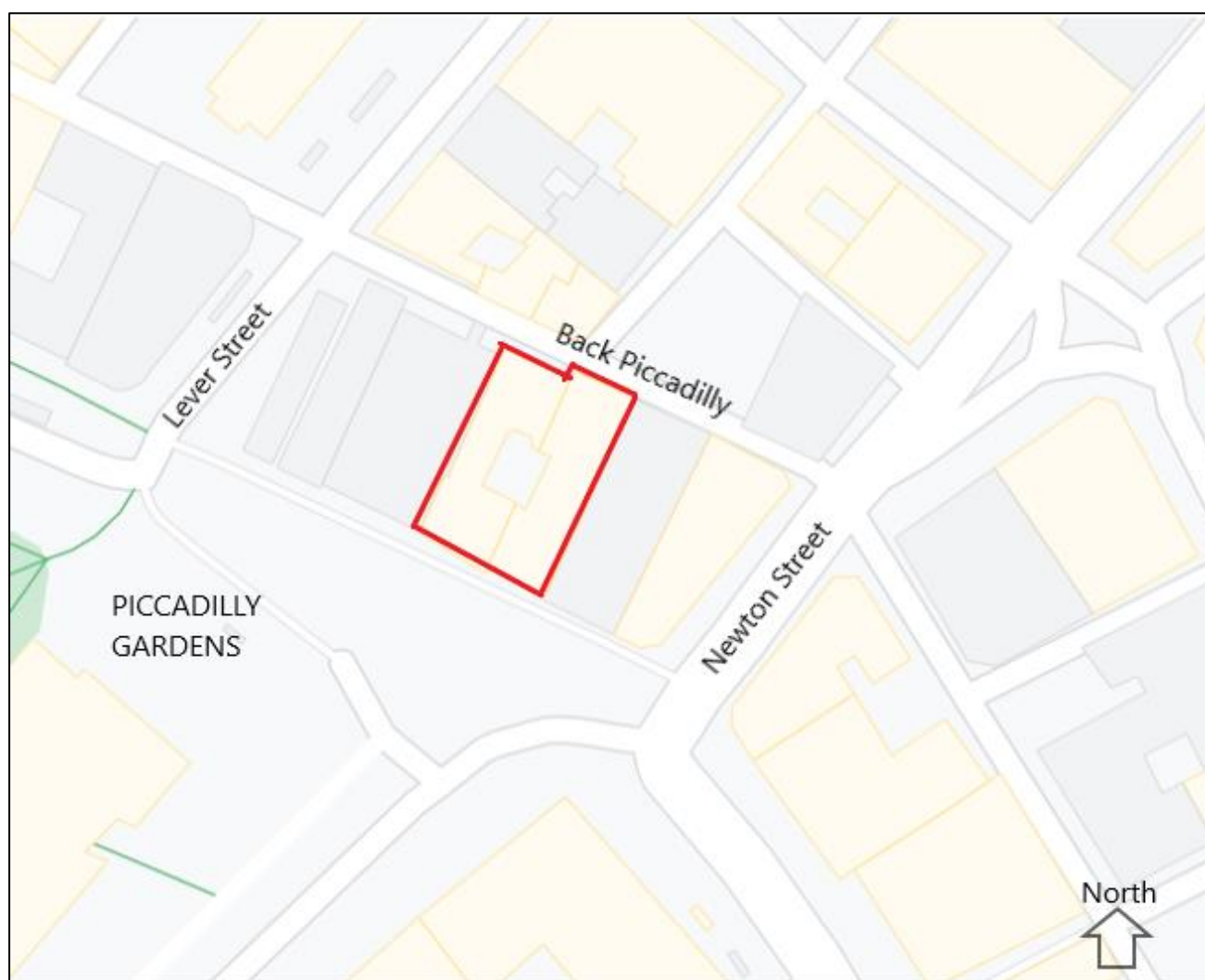


Figure 1. Site location

Site Description & Brief History

- 2.2 Number 51/53 Piccadilly Gardens was built in 1904 to the designs of WG Higginbottom and originally comprised offices with warehousing. The offices occupied the southern portion (facing Piccadilly Gardens) of the building and the warehousing occupied the northern

portion (facing Back Piccadilly). The respective status of these functions is expressed through the elaborate Baroque style southern façade and the more functional northern façade. Conversion of the building to its current use means very little of the original building interior remains, with the upper floors now housing bedrooms and the ground floor housing two shop units. What appears to be an original staircase and stair enclosure (with lift inserted) remains, winding up the building centrally against the party wall to number 49. The stair enclosure has a window overlooking a central courtyard lightwell, which is enclosed by the adjoining Hotel building, number 55/57.

- 2.3 Number 55/57 was built in the mid to late C19th as a cotton shipping warehouse, with offices fronting Piccadilly Gardens behind a Gothic revival facade. It was later altered and converted as part of the hotel, the interior being entirely changed for this new function. The main Hotel entrance is situated centrally to the building's front elevation, between two ground floor shop units. The entrance leads to a short stair flight, past an original staircase and on to an upper ground floor level where the hotel reception, public rooms and kitchens are located towards the rear. The reception area is in part contained within a glazed addition which sits at the bottom of the central courtyard lightwell.
- 2.4 The two adjoined buildings of the Gardens Hotel are of contrasting architectural styles, reflecting changing historical fashions through the later C19th and early C20th. Number 51/53 is in the ornate Baroque style, faced in Portland stone, with a symmetrical two bay facade with tall ground floor and four upper storeys beneath a decorative gabled roof with attics. Number 55/57 has subtle Perpendicular Gothic influences, faced in buff sandstone, with a three-bay symmetrical façade including narrow central bay, tall ground floor storey and four storeys above including hipped attic dormers either side of a central gabled dormer with pointed arch window.
- 2.5 Clayton House to the right of number 55/57 is of very similar design to number 51/53, being Baroque inspired with a Portland stone façade. Number 55/57 is thus somewhat anomalous and inferior, sitting between two Baroque buildings and having a differing facing material and being lower in height than its neighbours.
- 2.6 13/15 Newton Street, also known as Kingsley House, was built for garment production and storage in the later C19th. Warehousing, originally attached to the rear of the building (west), was quite recently demolished and the site cleared (this is the new-build proposals site described later). The building has classical influences including an off-centre pedimented entrance to the five bay Newton Street façade.
- 2.7 Piccadilly Gardens, which is immediately west of the proposals sites and now an open square, was historically the site of Manchester Infirmary. This was built in the mid-18th and

demolished in the early C20th. The vacant site was then developed as a large public garden, which was subject to major revamping in 2003.

- 2.8 The Stevenson Square Conservation Area, within which the proposals sites are situated, extends north and east of Piccadilly Gardens on the north eastern fringe of Manchester city centre. The Area was first built upon from the mid C18th, beginning as a middle class residential district before industry and commerce gained prominence in the C19th. This brought a variety of new purpose built manufacturing, storage and administrative buildings, of which numbers 51-57 Piccadilly Gardens and Kingsley House are representative examplesⁱⁱⁱ.

Heritage Asset Designations

- 2.9 Number 51/53 and number 55/57 Piccadilly are both grade II listed buildings. These will be altered and thus directly affected by the proposals.
- 2.10 Number 13/15 Newton Street (Kingsley House) is also grade II listed.
- 2.11 There exist a number of other grade II listed buildings in the vicinity, most of which are situated within the Stevenson Square Conservation Area. All of the listed buildings and the Conservation Area boundary are shown below in figure 2. The listing descriptions for the directly affected buildings are included in the appendix at the end of this report.



Figure 2) Map showing the Hotel and vacant site with all listed buildings outlined in blue and the Stevenson Square Conservation Area boundary outlined in red.

Photographic Survey

2.12 There follows a selection of photographs showing relevant features of the site and locality.



Figure 3) Distant view looking north-east from Portland Street towards the Gardens Hotel (51-57)



Figure 4) Close up view from the junction of Portland Street and Piccadilly



Figure 5) Kingsley House facade (13/15 Newton Street)

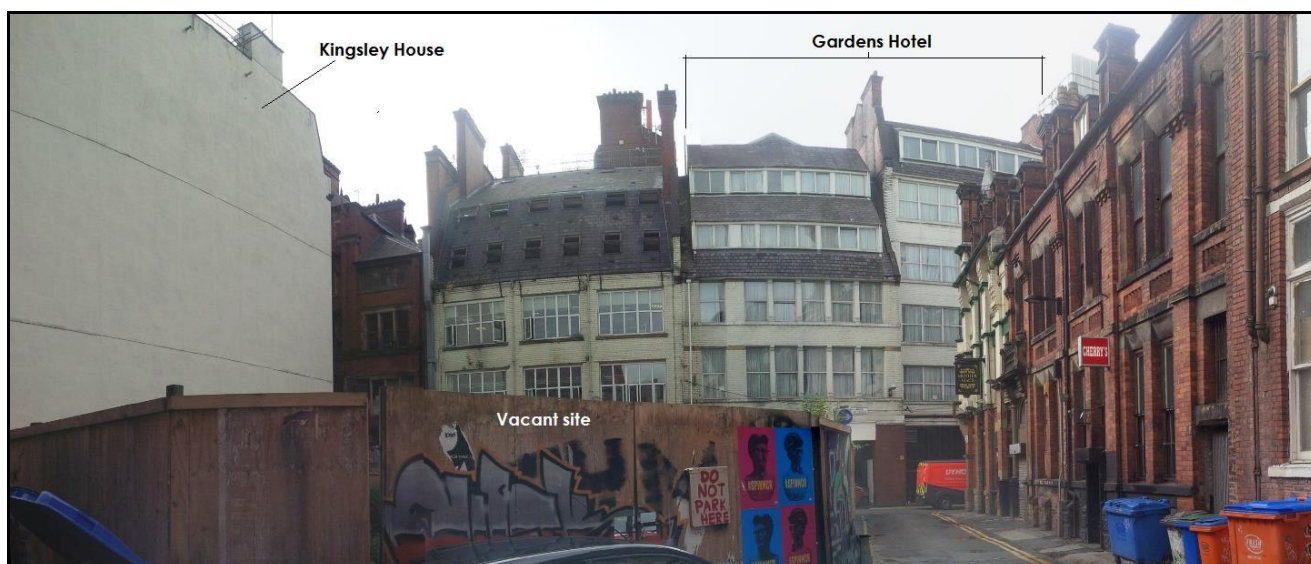


Figure 6) View south from Little Lever Street showing the rear of the Gardens Hotel and the rear of Kingsley House with the vacant plot in the foreground



Figure 7) Back Piccadilly facades of nos 55/57 and nos 51/53

3 HERITAGE APPRAISAL

Introduction

- 3.1 The following appraisal adheres to guidance published by Historic England (2008)^{iv} and relates specifically to the requirement contained in clause 194 of the National Planning Policy Framework (2021), given in extract below:
- 3.2 *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary."*

Heritage Values

- 3.3 The following appraisal of heritage values is concerned with identifying the heritage values that establish the significance of the heritage assets and might be affected by emerging proposals for change. The values are distilled under the following headings: evidential value; historic value; communal value; aesthetic value^v.

Evidential Value

- 3.4 Historic England (2008) suggests that "Evidential value derives from the potential of a place to yield evidence about past human activity".
- 3.5 The buildings of the Gardens Hotel present physical evidence of Manchester's C19th and early C20th commercial development in the north eastern part of the city centre. This evidence is presented through two buildings which share an original function but which possess radically contrasting styles of architecture, particularly to their high status Piccadilly facades. The quality of these facades stands as testament both to the importance of architectural elaboration for commercial buildings^{vi} and the manner in which historicism moulded the appearance of towns and cities through the Victorian age. Herein the buildings possess high evidential value which is most specifically embodied in their facades.
- 3.6 Given the nature of conversion and alteration through the C20th, very little evidence of the buildings' original interior form remains, save for some original staircases with patterned tiling to lower wall level (figure 7) and some cast iron support columns in the rear ground floor part of number 51/53 (figure 8). Otherwise original plan forms and clear evidence of original spatial use no longer exist and for this reason the buildings possess very little interior evidential value.



Figure 8) Original staircase



Figure 9) Cast iron column

Historical Value

- 3.8 Historic England (2008) suggests that - "Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be *illustrative or associative*".
- 3.9 The Gardens Hotel buildings possess historic value of an illustrative nature, through the manner in which they evoke the spirit of the Victorian age. This evocation relates only to the building's exterior and principally to the Piccadilly facades, owing to the extent and nature change elsewhere. The elaborate nature of these facades, which in part enclose functional industrial buildings, conveys something of the wealth and prosperity generated by the textile industry, in a city whose character is defined by C19th and early C20th commercial and industrial buildings.
- 3.10 A degree of associative value exists in respect to the architects and early occupants of the buildings, with local architect WG Higginbottom, the designer of number 51/53, being of particular relevance in this instance. Higginbottom also designed 59/61 (Clayton House, 1907) and Canada House, Chepstow Street (1909): these buildings similarly combine warehousing and office space behind highly decorated facades.

Communal Value

- 3.12 Historic England (2008) suggests that: "Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory".
- 3.13 The communal value of the Gardens Hotel relates almost entirely to the positive contribution the buildings make to the townscape of the Conservation Area and wider public realm. This value stems from the shared nature of public spaces and the pride derived from the visual quality and interest of the historic built environment, which in this case is almost solely inherent within the south facing Piccadilly facades.
- 3.14 A degree of communal value might also relate to shared interest in the industrial development Manchester and the buildings, companies and individuals who contributed to this crucial period in the city's history. That the buildings no longer contain evidence of their original function reduces the potential level of this interest, albeit some evidence of function is apparent through the contrasting nature of the front and rear facades.

Aesthetic Value

- 3.15 Historic England (2008) suggests that: "Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place".

- 3.16 The Piccadilly façades of the Gardens Hotel possess high aesthetic value which contributes to the overall architectural and visual quality of the place and the terraced row of which they are part. Quality is borne from the contrasting architectural styles of the buildings and their imposing scale, albeit number 55/57 is something of an anomaly owing to its lower height and relative plainness. As a single entity the building has architectural interest but as part of the terraced row it is inferior. The aesthetic value of the buildings' facades relates most specifically to the storeys above the much altered ground level shop units, where the revivals of Baroque and Gothic styles are most evident and are surmounted by contrasting decorative pediments and dormers. These high level features in part conceal plain slated roof slopes and are intended as a crowning architectural device which complete the façade. The roof slopes are functional and not intended as architectural features. The slope to number 55/57 is also unusually shallow and belies the depth of the building plan. This is due to the central lightwell, which was necessary in a building that predated electric lighting.
- 3.17 The rear facades to Back Piccadilly are altered and possess very limited aesthetic value, being essentially functional in nature. They occupy a position of low status and were not designed for visual pleasure, although pilaster style mullions that sub-divide the lower wall to number 55/57 possess a degree of decoration. When the C19th warehouses existed on the neighbouring vacant plot the density of the built form would have prevented full views of the buildings, and even without this structure views of the Hotel are impeded and incomplete.
- 3.18 The interior lightwell between the two buildings has been much changed over time with new cladding applied, windows replaced and a glazed roof addition built at ground floor level. Here the buildings have no aesthetic value worthy of conservation.
- 3.19 The interior of the Hotel possesses very few authentic architectural features. The original staircases and the glazed fanlight to the main Hotel entry door are notable exceptions, albeit the aesthetic values of these are fairly low.

Statement of Significance

- 3.21 Having assessed the heritage values associated with the site, it is possible to take a more informed approach to the assessment of site significance, giving specific consideration of plans to implement change. In this context a statement of significance is given below.
- 3.22 The adjoined grade II listed buildings of the Gardens Hotel date from the later C19th and early C20th. They were built for combined textile warehousing and office use and were converted to their current use in the later C20th. Both possess impressive but contrasting principal facades fronting Piccadilly, number 51/53 (1904) being of the Baroque revival style and number 55/57 (later C19th) being a much plainer and lower building with Gothic revival

influences. Herein the greatest significance of the buildings lies, which is primarily derived from their aesthetic value.

- 3.23 The authenticity of the facades, the manner in which they help illustrate an important aspect of Victorian industry and society and the positive contribution they make to the quality of the public realm, principally to Piccadilly, are all elements of evidential, historical and communal value, which help further establish the buildings' significance and present priorities for ongoing conservation.
- 3.24 Extensive alterations associated with the conversion of the buildings to their current use have eroded heritage value within the interiors, leaving only a few authentic features of interest, such as a pair of original staircases (one to each building) and some cast iron support columns at ground level. Otherwise the interiors are of little significance.
- 3.25 The rear (Back Piccadilly) facades have also been altered and, unlike the main frontages, they possess very little heritage value. Here, architectural embellishment is minimal and the limited aesthetic value of the facades has been further eroded by past changes including replacement of windows. Similar comment can be made about the inner lightwell area, where once again there have been quite major changes to a functionally designed space.
- 3.27 In summary, conserving the significance of the adjoined buildings of the Gardens Hotel relies primarily upon the conservation of the main Piccadilly masonry facades, mindful that the interiors and rear elevations of the buildings possess comparatively little significance and therefore present reasonable scope for accommodating change.

4 ANALYSIS OF THE PROPOSALS

General Principles

- 4.1 General guidance on assessing proposed changes to heritage assets is given in chapter 16 of the National Planning Policy Framework (2021). The policy establishes the premise that conserving significance should be a guiding principle when developing proposals for any new scheme. To do this, it is first necessary to conduct an appraisal of heritage values and identify the significance(s) of heritage assets before commencing with design. Part 3 of this appraisal fulfils this need, and the findings of part 3 have informed the development of the new scheme. There follows, here in section 4, an objective review of the finalised scheme to verify to what extent conservation of significance has either been secured or compromised.

Summary of the Proposals

- 4.2 The proposals comprise a series of internal alterations with a roof level extension. Dealing with each floor level, the alterations are described below:

Ground Floor – A current retail unit (number 53) will be taken over and altered to form a new ground floor entrance to the hotel from both the front and rear, with main lobby area and new reception. The rear part of number 55/57 will also be altered to form toilets off the new hotel lobby area. Some existing partitions will be removed and new partitions will be added to facilitate the new usage and the spaces will be completely refurbished. The changes are shown later in figure 10.

Upper Ground Floor - Removal of existing reception and general internal alterations to enlarge the bar lounge, including lightwell alterations. The changes are shown in figure 11.

First Floor – New glazed lightwell roof straddling numbers 53 and 55 and newly inserted light well (present on all subsequent floors) to right side of number 57. Metal cladding to central lightwell replaced by white glazed brick slips. General bedroom alterations (figure 12).

Second Floor – General bedroom alterations (figure 13).

Third Floor – General bedroom alterations (figure 14).

Fourth Floor – General bedroom alterations (figure 15).

Fifth Floor – General bedroom alterations and laundry altered as bedrooms. Roof structure over 55/57 removed to facilitate upward extension (figure 16).

Sixth Floor – New floor with bedrooms to 55/57. Roof over rear part of 51/53 removed to accommodate new rooms to the rear with dormers (figure 17).

Roof level – New flat and pitched roofs to 55/57 and rear part of number 51/53 (figure 18).

Basement – general internal alterations (figure 19).

The following plans depict each floor level with alterations and demolitions (red) annotated. This is followed by a series of sectional and elevational drawings which depict the building as it currently exists, the building as it would exist had the approved scheme of 2016 been carried out, and finally the proposals now under consideration.

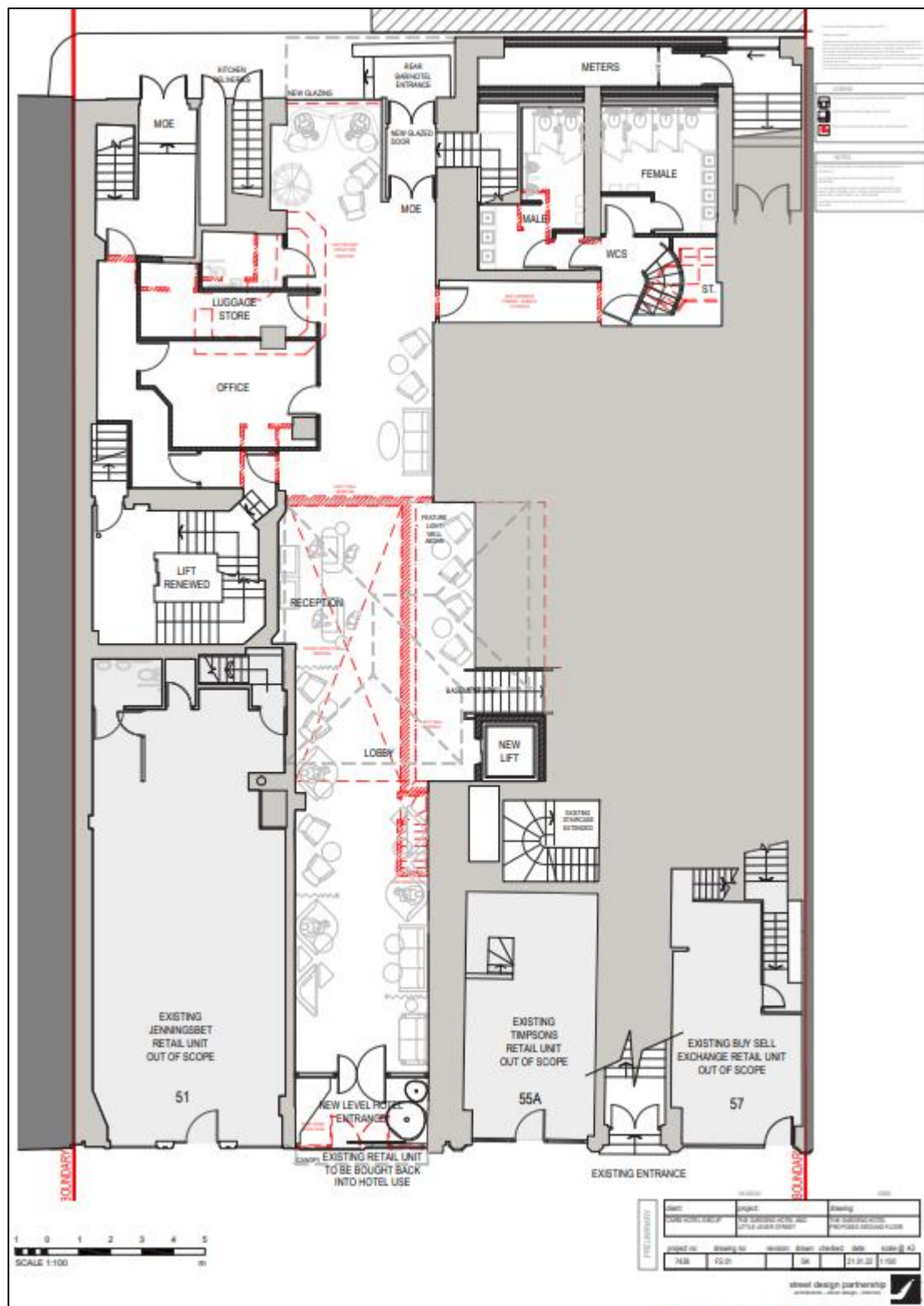
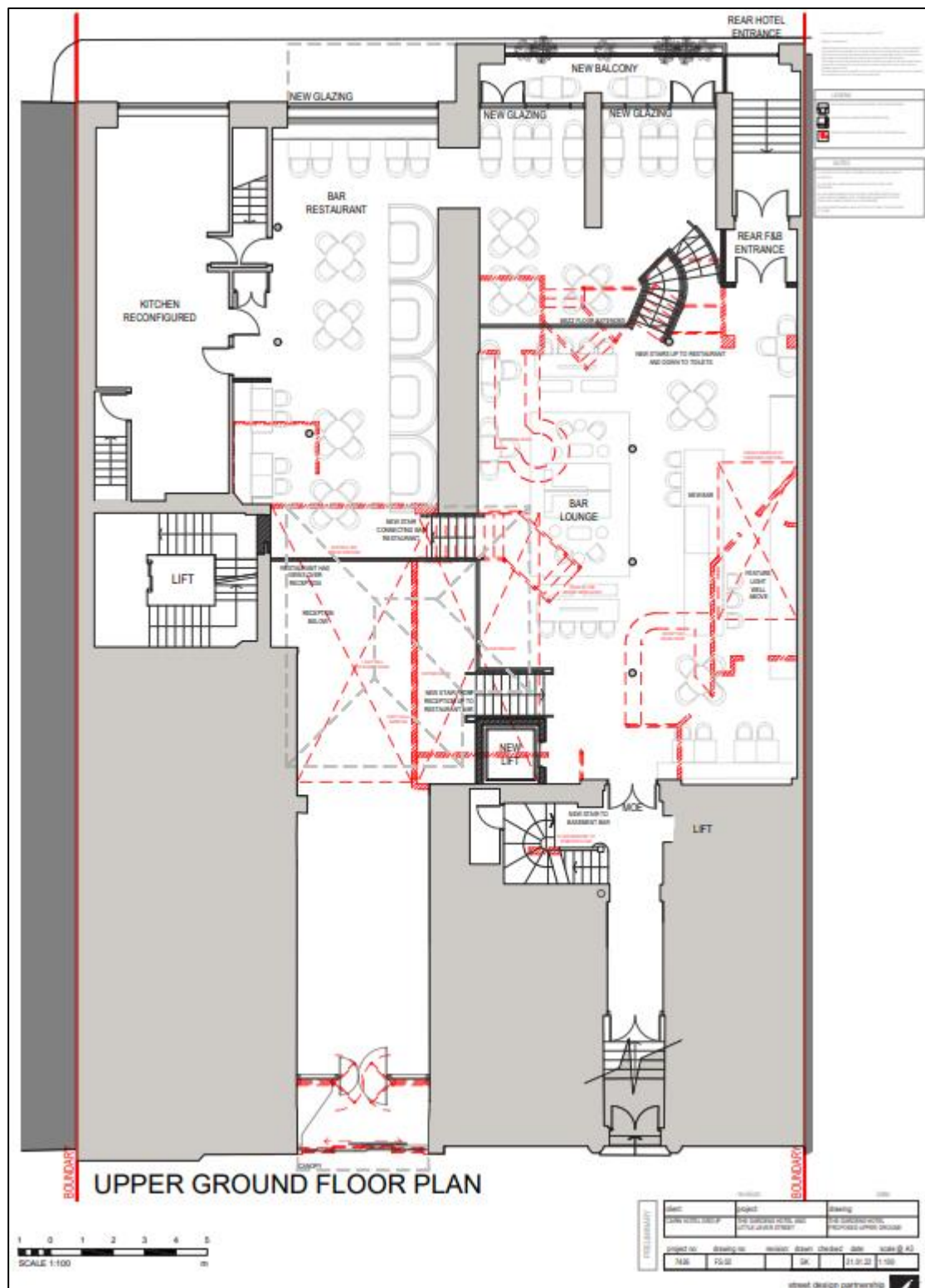


Figure 10. Ground floor alterations



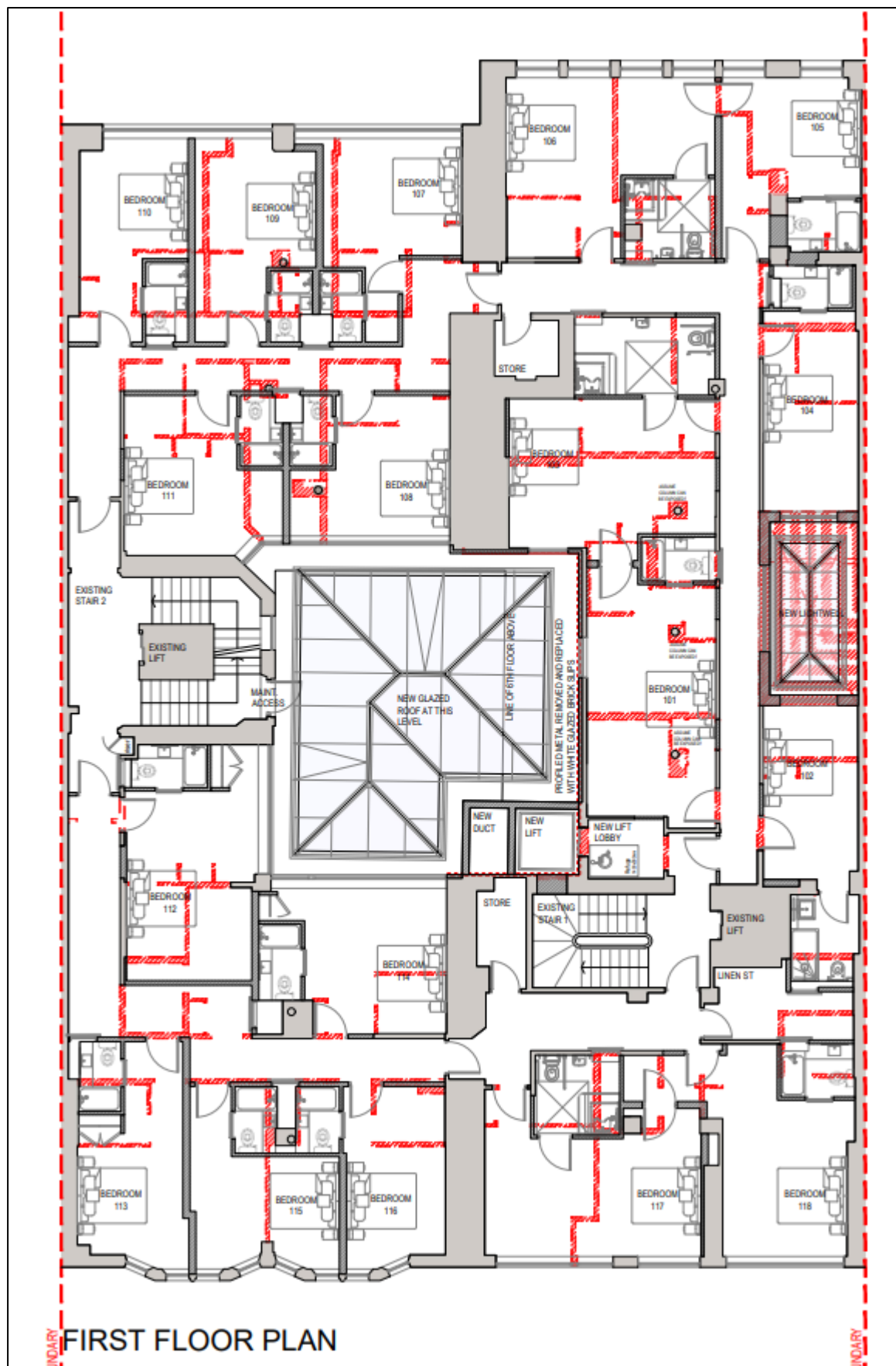


Figure 12. First floor alterations

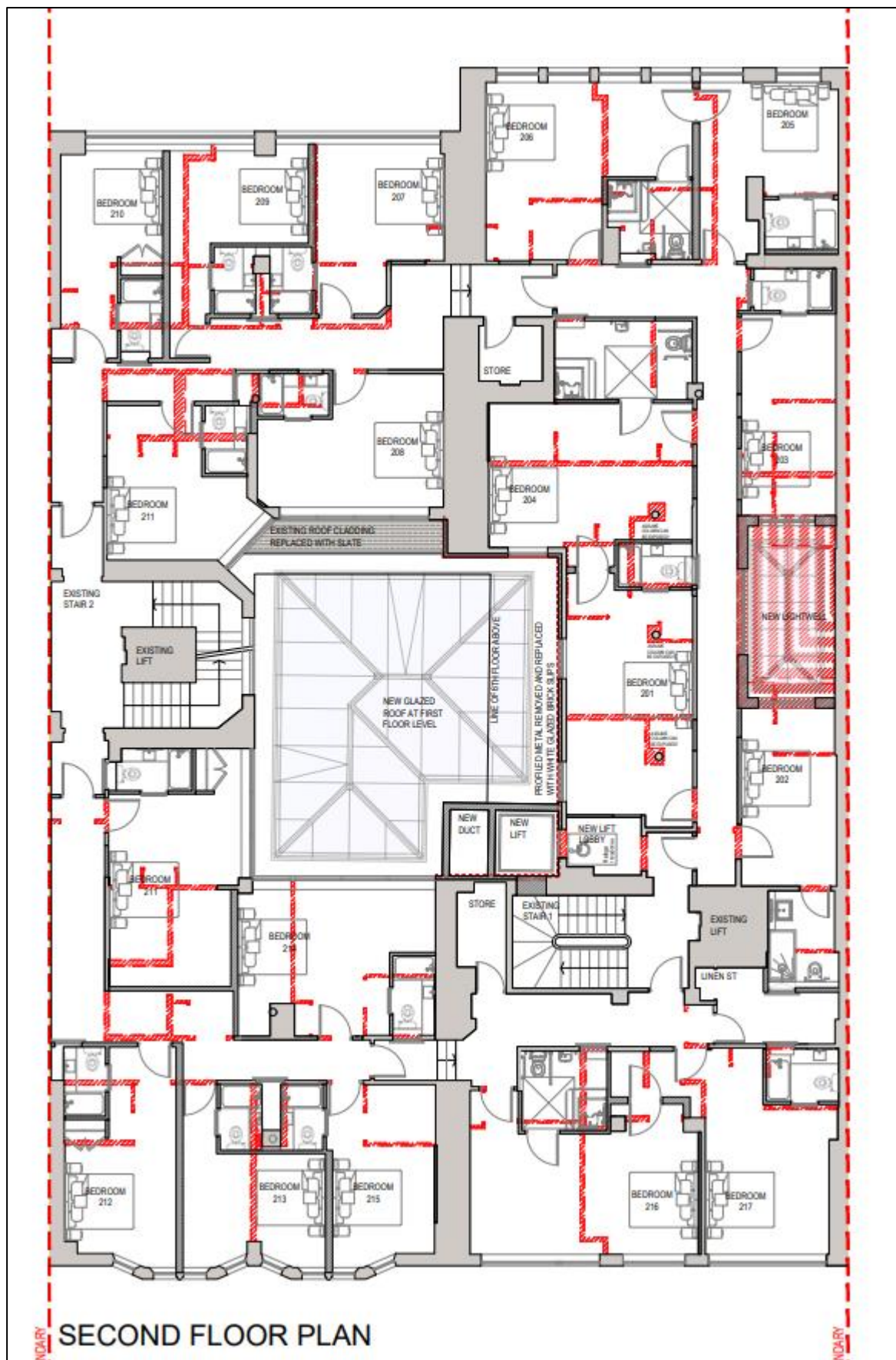


Figure 13. Second floor alterations

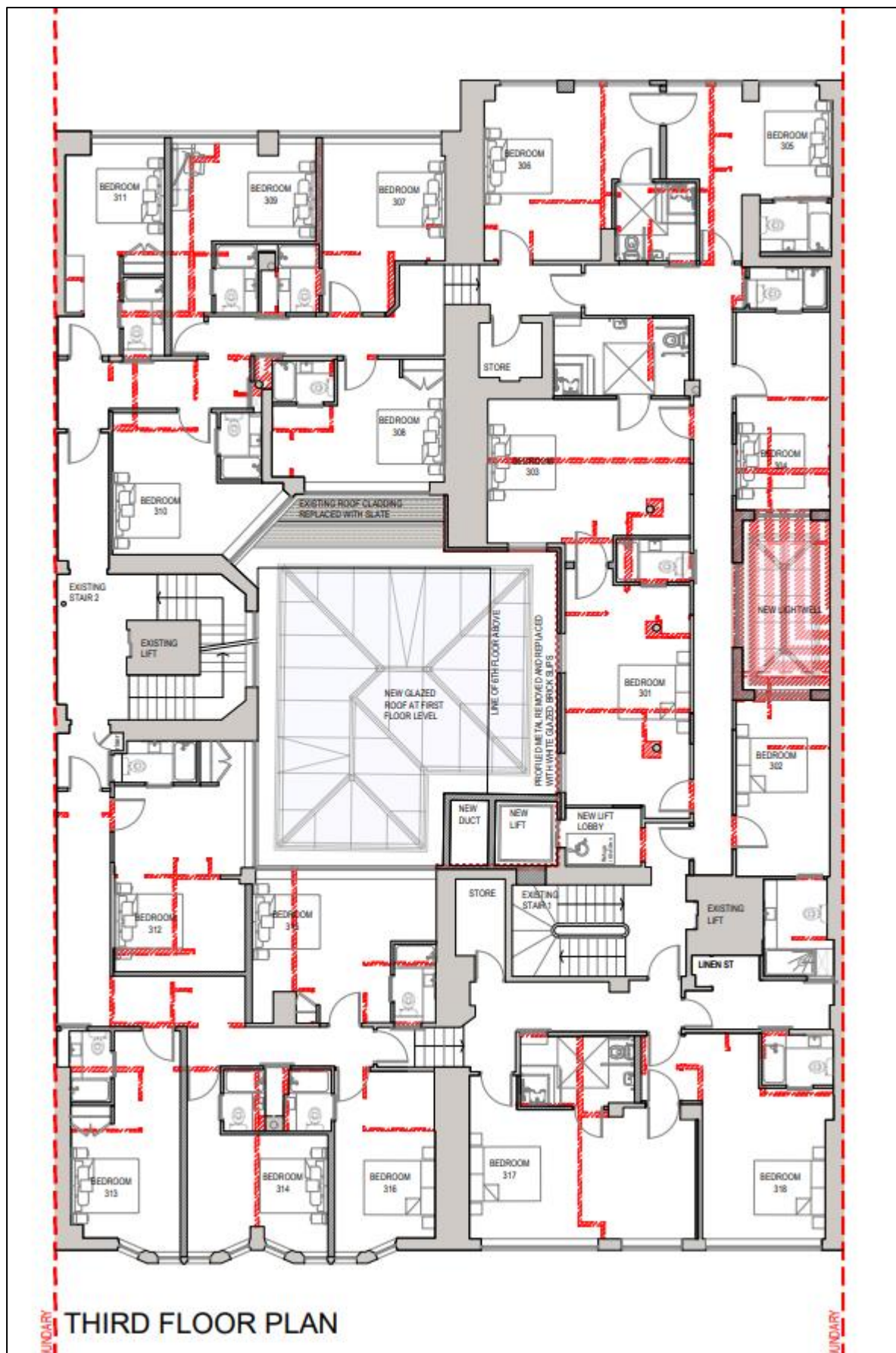


Figure 14. Third floor alterations

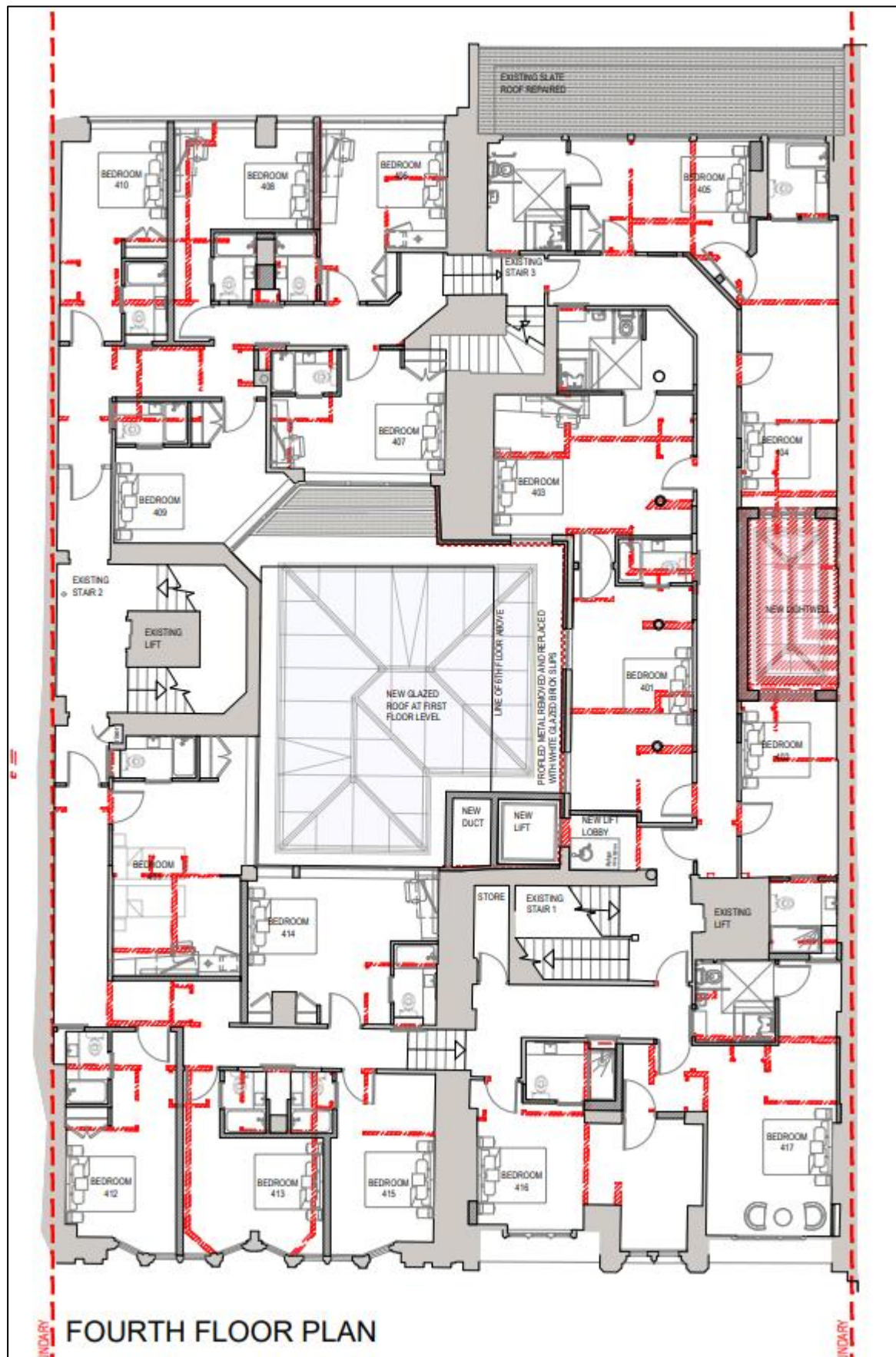


Figure 15) Fourth floor alterations

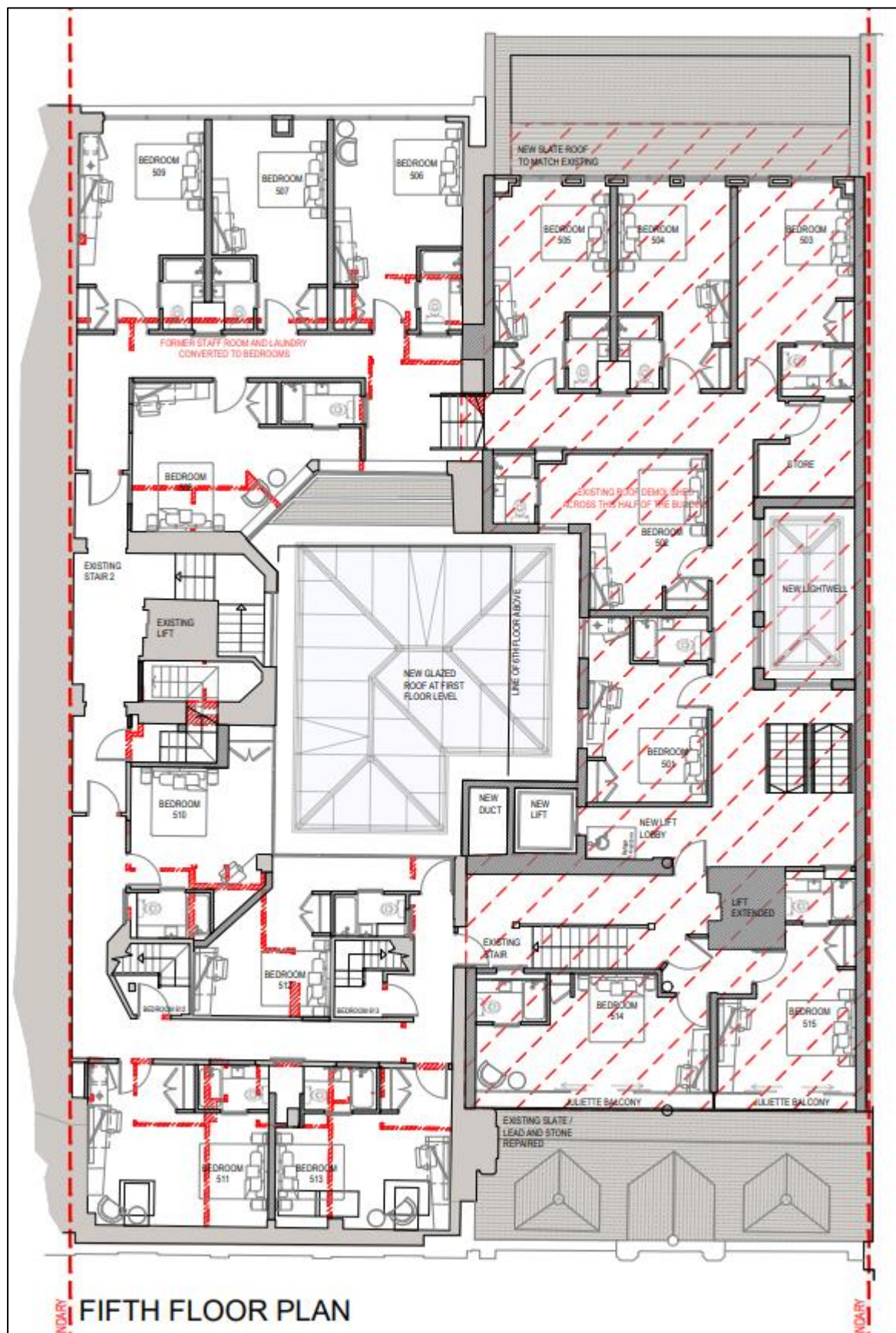


Figure 16) Fifth floor alterations

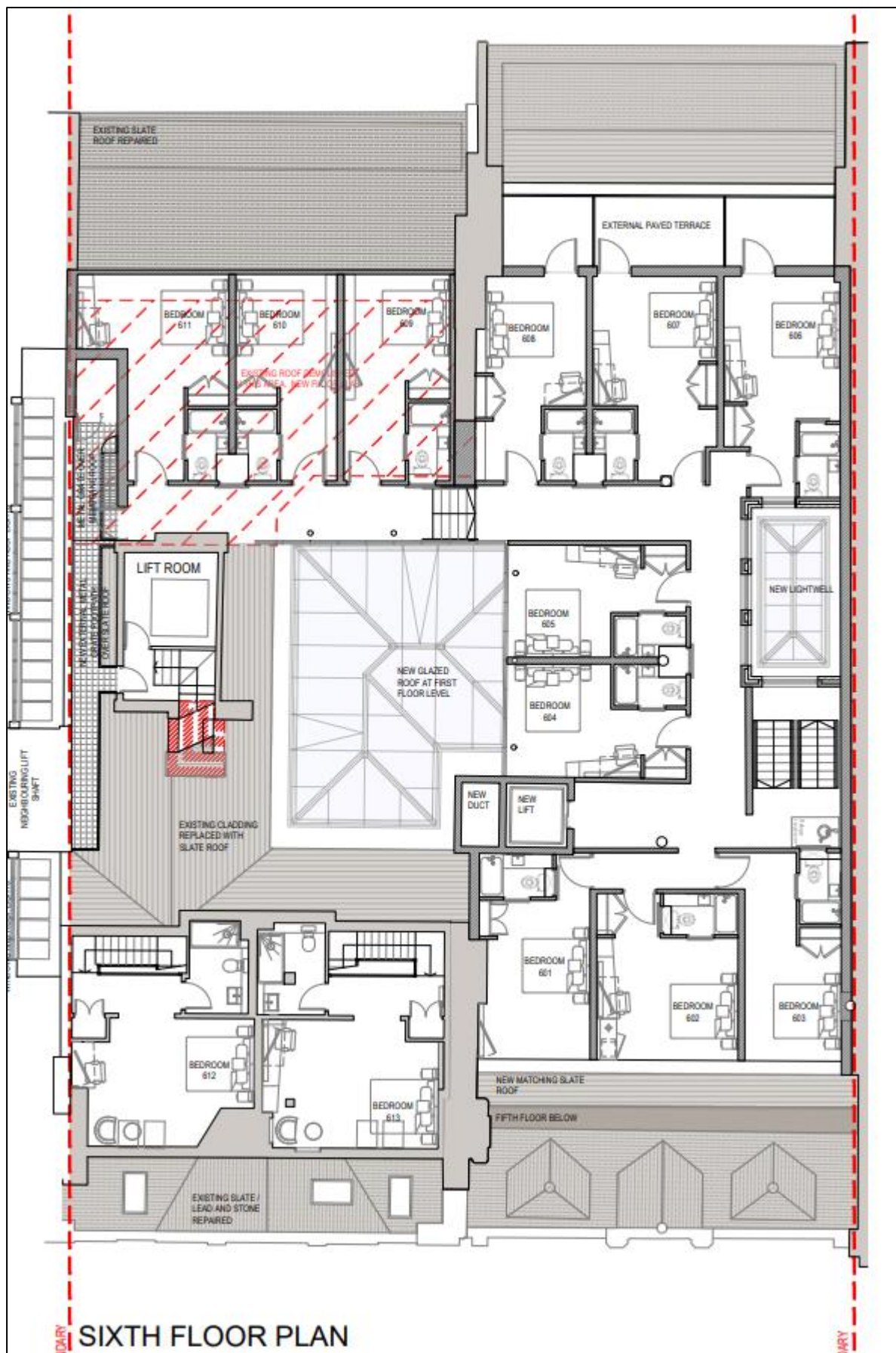


Figure 17) Sixth floor alterations

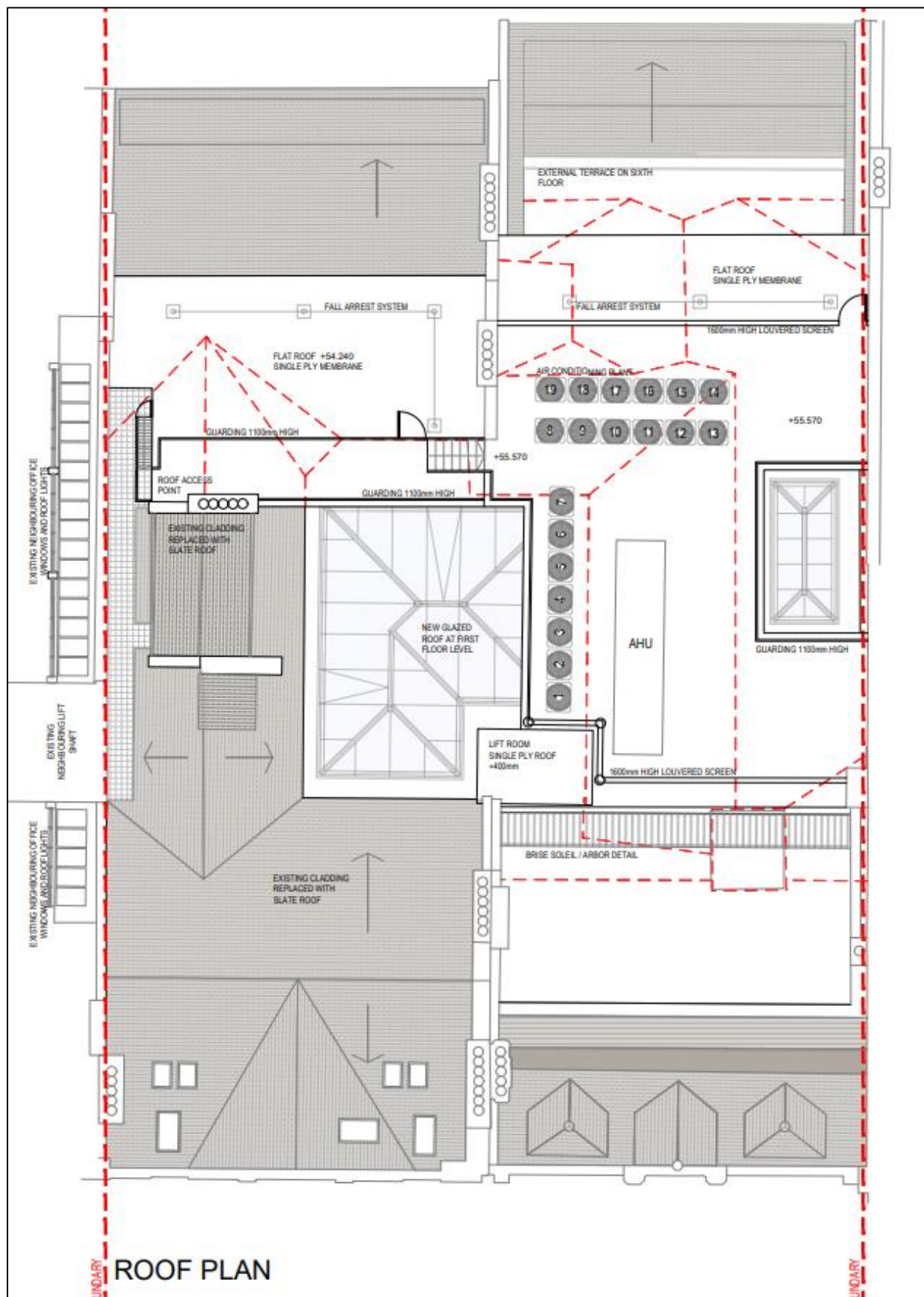


Figure 18) Roof level alterations

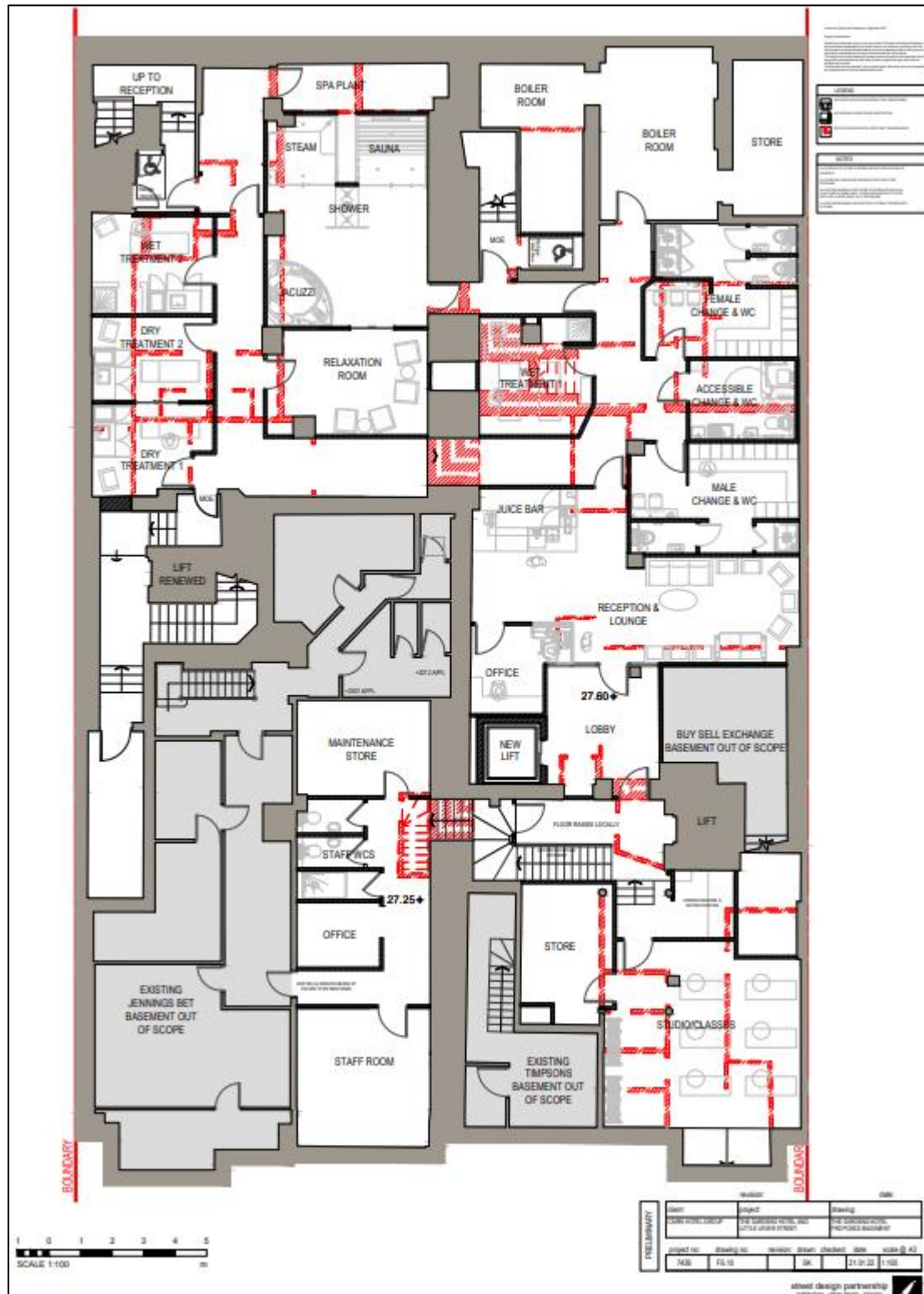


Figure 19) Basement alterations

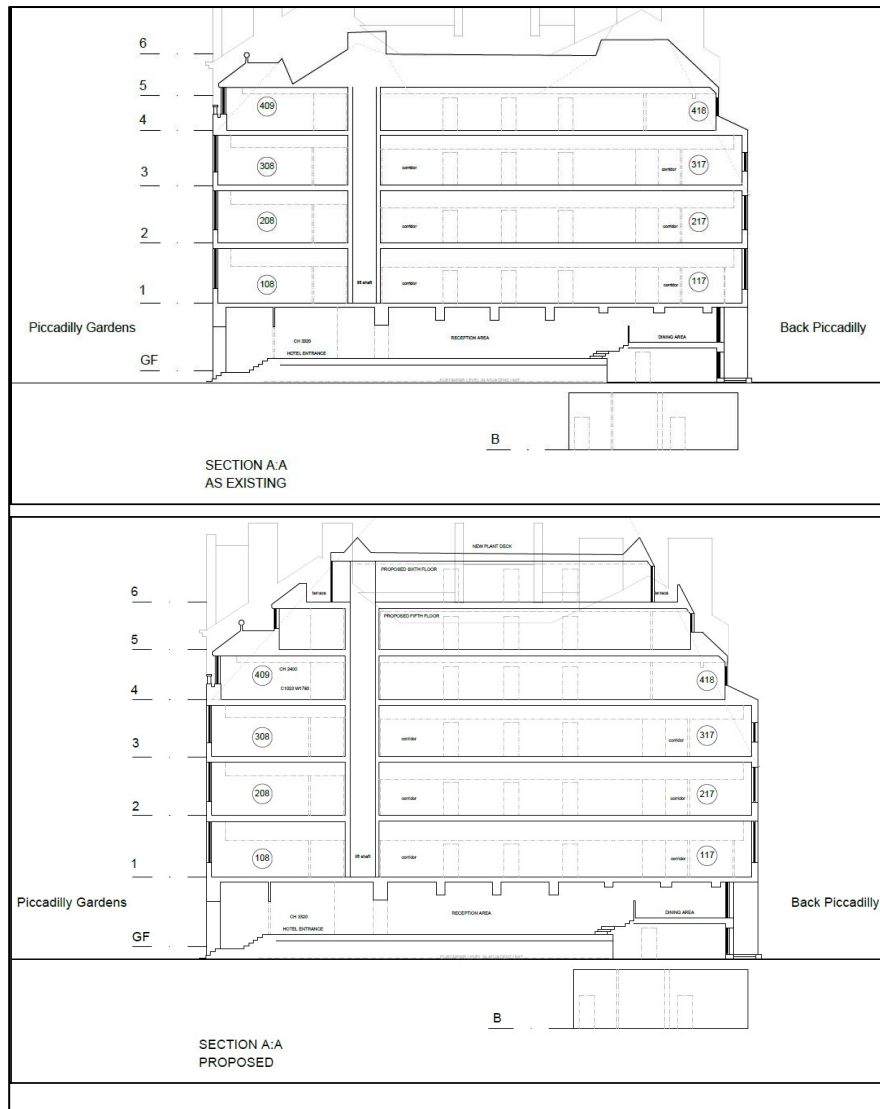


Figure 20) Existing section (top) with altered sections as previously approved

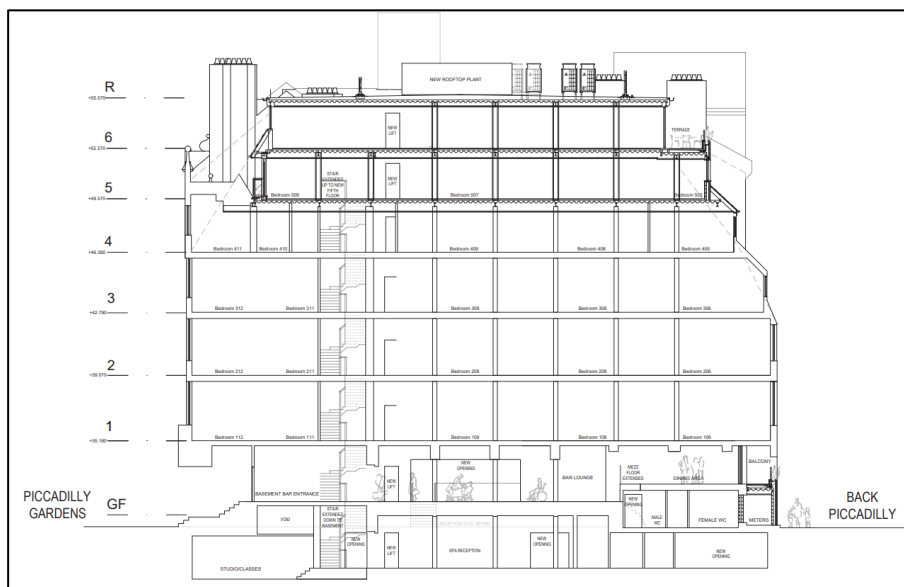


Figure 21a) New proposed section through 55/57



Figure 21b) New proposed section through 51/53



Figure 22) Existing (top) and previously approved (bottom) front elevation



Figure 23) Proposed front elevation



Figure 24) Existing (top) and previously approved (bottom) rear elevation



Figure 25) Proposed real elevation

Analysis of the Proposals: National Planning Policy Framework

4.3 As discussed earlier, section 16 (Conserving and enhancing the historic environment) of the NPPF (2021) considers heritage planning and identifies the following key drivers in the decision making process:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

4.4 The NPPF unifies the overall approach to planning, in order to ensure that deliberations over decisions relating to heritage assets are made in the full planning context. Securing

sustainable development is the primary driver of the NPPF: in the heritage context this relies on maintaining active use (long term) in a manner that seeks to limit potential harm to significance.

NPPF Paragraph 199

4.5 Paragraph 199 of the NPPF states:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."

4.6 Parts 2 and 3 of this heritage statement acknowledge the need to explore and understand heritage significances in order to guide proposals for change and review likely impacts, all as outlined within the NPPF. On the matter of whether any harm to significance accrues, this is discussed in the passages below.

NPPF Paragraph 201

4.7 Paragraph 201 of the NPPF states:

"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

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

4.8 Paragraph 201 of the NPPF considers the circumstances where total loss or substantial harm to significance of a designated heritage asset might accrue on account of a development proposal. In this case, as the proposals involve alterations to an already much altered and converted building, the risk of substantial harm to the listed building(s), neighbouring listed buildings or the Conservation Area would appear negligible.

NPPF Paragraph 202

4.9 Paragraph 202 of the NPPF states:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

4.10 The potential risk of less than substantial harm to the significance of a designated heritage asset, as referred to in paragraph 202 of the NPPF, could only theoretically arise in this case should the proposals directly erode the significances the Gardens Hotel Building and/or the Conservation Area, and/or indirectly erode the significances of nearby listed buildings by changing the setting(s) of those buildings.

4.11 In determining whether harm might accrue, it is reasonable to assess the potential impact of the new proposals upon the building as it *would have been* should the previous approved scheme of alteration and extension been carried. This acknowledges that, whereas in planning terms the previous approval has now elapsed, it is reasonable to assert that the previous scheme was correctly deemed to provide an appropriate and supportable alteration. Herein, it was of notable relevance that the building had, a) already been substantially altered and converted, b) the changes visible to the exterior were at high level and represented only a marginal change to the appearance of the building, and c) any potential harm was deemed to be outweighed by the positive impact of the scheme in regard to commercial viability.

4.12 When comparing the new scheme against the previous scheme the most notable changes are a) the forming new entrances with foyer and reception at ground floor level (nos 51/53), b) removing the existing reception from the upper ground floor level, c) the alterations at roof level to nos 55/57 whereby what was previously going to be new floor levels with a roof terrace and bar is now going to comprise solely new bedrooms, and finally d) forming a new lightwell through the right central part of number 57.

4.13 With regard to a) the ground floor alterations, these impact upon the interiors of already much altered elements of the building where heritage significance is negligible. This includes internal and externally visible areas, including the much altered shop frontages. An objective assessment of impact can reasonably conclude that the changes at ground floor level will have no detrimental harm to heritage significance.

4.14 With regard to b) the upper ground floor alterations, once again this affects already much altered parts of the building where significance is negligible. Accordingly no harm should accrue.

4.15 With regard to c) the alterations at roof level to nos. 55/57 effectively repeat the notion of

adding two additional habitable floor levels, however having the new upper floor as bedrooms to the front rather than a bar terrace means the upper floor (6th floor) extends forward of the previous scheme, bringing it closer to the main front elevation of the building. This could arguably make the new proposals more visually intrusive when viewed from ground level (the views from elevated levels of neighbouring buildings are unlikely to change significantly given the nature of the old and new schemes), however the primacy façade of the building with its ornate gable will remain visually dominant and glimpsed views of the development above/behind should be incidental rather than overbearing. For this reason, and as was the case with the previously approved scheme, development upon the roof should have a limited impact upon significance, most particularly the aesthetic value of the building's the main façade. There is in addition proposed new dormers to the rear of 51/53. This adds a new storey upon an already much altered rear façade, which in its entirety retains minimal heritage significance and which exists in a visually unattractive part of the Conservation Area.

- 4.16 With regard to d) the new lightwell, this is needed for purely functional reasons, bringing light into the heart of the building's right side. A lightwell has already been inserted within the central part of the building, however by introducing a new source of natural daylight the right side becomes more readily usable for habitable accommodation. This adds to the commercial viability of the building and only affects building fabric that has previously been altered. The net impact on heritage significance is therefore negligible.

Analysis of the Proposals: Local Heritage Planning Policy

- 4.17 Local planning policy effectively follows, as it must legally do, the policy requirements of the NPPF, therefore separate consideration of local policy in the heritage planning context is not deemed necessary.

5 SUMMARY & CONCLUSION

- 5.1 This heritage statement has been prepared to assess impacts and inform proposals to alter and extend the grade II listed Gardens Hotel, Piccadilly, Manchester. The hotel is situated within the Stephenson Square Conservation Area in Manchester city centre. A previous application for alterations to the hotel was submitted in 2016 and subsequently approved. That scheme, although now consent has now elapsed, include many similarities to the new scheme, including internal alteration/re-ordering and extensions at roof level.
- 5.2 The heritage values and significances of the Hotel – which in fact comprises two adjoined buildings situated in a terraced row - have been explored. It is evident that the main significances exist primarily in the high status Piccadilly façade, with the interiors having been subject to extensive past changes and conversion. Indeed it is reasonable to state that the main façade represents the only truly authentic feature.
- 5.3 When assessing the impact of the new proposals upon the significances of the hotel, it is relevant to consider how the new scheme differs from the previously approved scheme (2016) and to determine whether the new scheme would impart any additional harm. This is mindful that approval for the previous has elapsed, however the circumstances in which the previous scheme was assessed, particularly in regard to commercial viability, remain both relevant and indeed intensified by the impacts of covid 19.
- 5.4 The proposals are driven by economic imperatives: sustaining the hotel business requires physical expansion and improvement of facilities. These needs are achieved by the internal alterations and roof extension, providing new rooms and better quality accommodation.
- 5.5 The proposed interior alterations to the Gardens Hotel will not harm significance because the building has already been subject to radical internal re-ordering. The interior changes will therefore bring benefits without causing harm.
- 5.6 The proposed roof extension to the Hotel (to one of its two buildings), which will be visible both from the front and rear, will provide two additional storeys of space. This will alter the appearance of the building and therefore could impact upon its aesthetic value. The same must be said for the previously approved scheme, and it is reasonable to deduce that the impact of the new scheme is no more or less harmful than the previous scheme, whilst bringing the notable benefits of additional space.
- 5.5 The roof extension as seen from ground level will be set back from the main facades (front and rear) and will appear as a grey addition that tones in with the extant slated roof slopes. This tonal quality will ensure that the stone façade below remains the dominant feature of the Piccadilly frontage, and the set-back position will ensure the extension is only visible at

distance from Portland Street. From this vantage point, the extension will align itself with the taller and more impressive buildings either side, thereby enhancing the dominant characteristics of the terraced row in a subtle yet effective manner. It will also help balance the composition of the row.

- 5.6 To conclude, the proposals satisfy the joint requirements of national and local planning aimed at conserving the significance of heritage assets and securing sustainable development.

APPENDIX

Listing Description Nos 51/53 Piccadilly

Nos. 51 and 53 Offices and warehousing, now hotel, with ground floor shops. Dated 1904, by WG Higginbottom, with late C20 alterations.

MATERIALS: Portland stone façade with slate roof.

PLAN: long C-shaped plan at right-angles to the street.

EXTERIOR: prominently sited in the centre of the block at the SE corner of Piccadilly Gardens, terminating long views up Portland Street.

Designed in a Baroque style, five storeys high and two bays wide. Above the modern shop frontage at ground floor, the building is symmetrical. The principal façade comprises two side-by-side, four-storey canted bays, the sides slightly recessed. The windows to each floor are transomed, with a central mullion in the principal window. Cartouche panels fill the spandrel below the second-floor windows. The third-floor bays have a balcony (with iron balustrade) supported on consoles reaching down to the second-floor transom, and above, open-pedimented segmental architraves with central cartouches. The windows are timber casements. The façade is framed by broad pilasters in 2 vertical stages, the lower half panelled with cartouches at the top, and the upper half treated as pairs of Ionic pilasters on panelled pedestals. Panels lettered 'AD' and '1904' flank a pulvinated frieze below a prominent modillioned cornice with egg-and-dart enrichment and small lions-head grotesques. The parapet has two pierced panels with very large Flemish gable framing a garlanded cartouche lettered 'CB 1904', with a fruity broken semi-circular pediment with central obelisk. Tall end chimneys are enriched with cornices and corner baluster-carvings.*

The elevations to the courtyard shared with Nos. 55-57 are of white glazed brick or tile with late-C20 windows and corrugated metal sheet roofs*. The rear elevation to Back Piccadilly is set back from the pavement, in the same brick with wide strip-windows* and a full-width dormer*, and a stone basement-area wall. The party walls are of red brick with stone parapet copings.*

INTERIOR: the former offices and warehousing has been heavily subdivided for hotel use with access through the side elevation from the courtyard shared with Nos. 55-57, and bathroom fittings in each room*. The original well-winder stair survives (with its glazed-tiling dado (some painted) and some architraves, plus the later wrought-iron lift cage. The front block is interconnected at each floor with Nos. 55-57 via inserted openings through the party walls. The shop unit is very tall with a corniced ceiling visible above some suspended sections*. There are some iron columns visible in the lower levels at the rear, in an irregular pattern.*

Listing description nos 55/57 Piccadilly

Nos. 55, 55a and 57 Cotton shipping warehouse, later used as offices and now hotel, with ground floor shops. Mid-to-late C19 with late C20 alterations.

MATERIALS: buff sandstone façade with slate roof.

PLAN: long reverse C-shaped plan at right-angles to the street.

EXTERIOR: prominently sited in the centre of the block at the SE corner of Piccadilly Gardens, terminating long views up Portland Street.

In an eclectic style with Gothic accents, of four storeys plus an attic, and three bays wide. The façade is symmetrical, with a narrower central entrance bay and wider outer bays all framed by hollow-chamfered pilasters with volute stops. Moulded head and sill bands separate the floors, with a double dentilled frieze over each bay. The balustraded parapet is broken in the centre by a gable flanked by chamfered square pinnacles, with hipped dormers to either side. The ground floor has a tall segmental-headed doorway with moulded surround, flanked by C21 shop windows. On the upper floors there are three-light windows in the outer bays and two lights in the centre, all with ovolo mullions between, and the attic gable has a pointed-arched window with a transom and Y-tracery, and the dormers have 3-light casements; the windows are uPVC*. There are apex finials to the attic (stone to the gable and lead to the hipped roofs) with stone end chimneys. Late C20 signage has been affixed.**

The elevations to the courtyard shared with Nos. 51 and 53 are in metal profiled cladding to both walls and roofs, with late-C20 windows*. The rear elevation to Back Piccadilly is clad at ground floor in red granite* (with some stone visible where this is missing), and at first and second floor in white glazed tile or brick. The upper windows are predominantly wide openings with painted stone mullions, although all windows are late C20 replacements*. There are two stacked full-width dormers*. The party walls are of red brick with stone parapet copings.*

INTERIOR: modern shop interiors at ground floor. The entrance has eight stone steps in two flights, now clad in red granite*, and a timber panelled and coffered ceiling and double partglazed panelled doors with five decorative leaded lights above. Beyond this the hall and stair have decorative plaster ceilings. The front block contains an entrance hall and original dog-leg stair with open string, scroll-work iron balustrade, timber newel and some original ramped skirting. A modern lift* occupies the lift-shaft inserted before 1917. An arch with inserted doors* gives onto the former courtyard beyond, which is partly covered by a modern glazed roof*. This houses reception and above this are four floors of accommodation, possibly a late C20 insertion. The rear block abuts Nos. 51 and 53 and interconnects at various levels. The location of the original warehouse hoist is now used as a store room. The upper floors are heavily subdivided for hotel use* with bathroom fittings in each room* and interconnect with Nos. 51 and 53 via inserted openings through the party walls.*

Listing Description Kingsley House

NEWTON STREET 698-1/29/249 (North West side) Nos.13 AND 15 Kingsley House GV

II

Garment warehouses and workshops. Late C19. Red brick in Flemish bond, with sandstone ashlar plinth and dressings, slate roof with skylights. Rectangular plan. Basement and 3 storeys plus 2 attic storeys; 5 bays between curved corners, with a high moulded plinth, a frieze and cornice to the ground floor, a prominent bracketed cornice over the 2nd floor, attic treated as a high parapet and mansard roof with skylight attic windows. The ground floor, treated in C18 style, has a doorway in the 2nd bay with an architrave including a swag on the frieze and an open pediment in the cornice; and windows with simpler architraves (those at the corners curved); the upper floors and parapet attic (which are astylar), have coupled windows in the 3 centre bays and single windows in the other bays, all with stone sills and heads and all sashed (mostly without glazing bars, and those at the corners curved). Chimneys on the parapet above the 1st, 3rd, 4th, and 6th piers. Irregular skylight fenestration. The return walls have 2 bays in matching style, that to the left has 2 bays of staggered windows beyond, and that to the right has inter alia a square turret on the roof, with a pyramidal roof. History: occupied c.1905 by mantle and costume manufacturers, with workrooms on the 4th and 5th floors.

ⁱ Clarke, K, *Informed Conservation*, Historic England 2003

ⁱⁱ Historic England, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*,

2008 ⁱⁱⁱ

http://www.manchester.gov.uk/info/511/conservation_areas/1208/stevenson_square_conservation_area/2

^{iv} Ibid ^v Ibid ^{vi} English Heritage, *Manchester: The Warehouse*

Legacy 2002