

HERITAGE STATEMENT

101 Princess Street, Manchester

Application for Planning and Listed Building Consent for Internal Fit-Out Works to Reception and 5th Floor and Installation of Plant at 5th Floor

Introduction

This Heritage Statement has been prepared to accompany an application for Planning and Listed Building Consent seeking permission for Internal Fit-Out Works to Reception and 5th Floor and Installation of Plant at 5th Floor at 101 Princess Street, Manchester (the 'Site'). The site is a Grade II listed building and is located within the Whitworth Street Conservation Area in Central Manchester.

This Heritage Statement has been prepared in accordance with the requirements of the National Planning Policy Framework (NPPF) which require applicants to consider the potential impact of proposals on the significance of any heritage asset affected.

Assessment of Significance

Paragraph 189 of the NPPF clearly states that the level of detail to be provided by Applicants to describe the significance of any heritage assets affected, 'should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

101 Princess Street is a Grade II Listed Building located within the Whitworth Street Conservation Area in Manchester City Centre. The Historic England Listing Number is 1270899, the description of which are included below:

"Shipping warehouse, converted to flats and offices. 1869, by Clegg and Knowles; altered. Red brick in Flemish bond, with sandstone dressings (roof not visible). Parallelogram plan on island site, with rear loading bay. Italian palazzo style. Five storeys over basement, 9 bays; plinth with banded vermiculation, rusticated quoins to the corners, cornice over ground floor, sill-bands to all upper floors, prominent cornice on paired brackets; round-headed doorway to 1st bay, with enriched pilastered surround including carved voluted keystone; segmental-headed windows to all floors, those at 1st floor with stone architraves which have cornices and pediments alternately, and all the others with keystones and slightly recessed brick reveals. Return sides similar. Interior remodelled. Forms group with No.103 to right (q.v.), and with No.101 Portland Street to left (q.v.)."

The building comprises of a five-storey former shipping warehouse built in 1869 in the midst of an intense period of development in the city. Manchester grew significantly during the Industrial Revolution driven by the rapid expansion of the cotton manufacturing and distribution industries. During the century following 1825, a large number of warehouses were built in Manchester, typified by "their monumental scale and sometimes exuberant architectural style" which often dominated the areas in which they are clustered, such as Whitworth Street and Princess Street (Manchester The Warehouse Legacy, English Heritage, 2002).

This is borne out by the Conservation Area Appraisal for the Whitworth Street Conservation within which 101 Princess Street is located:

“the cotton warehouse district of Manchester, most of which date from the late 19th and early 20th centuries. Manchester at this time was the focus of the Lancashire cotton industry and traded cotton both nationally and internationally. Many of these buildings were constructed not by independent merchants but by cloth manufactures with mills elsewhere.

After the completion of the Manchester Ship Canal in 1894, the city became a focus for the Lancashire cotton trade. Shipping companies built warehouses like these early 20th-century examples and let space to other merchants. Packing and portering was usually performed by the owning company.

The vast shipping warehouses built in Manchester in the late 19th and early 20th centuries were designed to be used by several firms. Often there were 'warerooms' in the upper storeys that were let out. Many of these are now apartments.

It had an internal loading bay, known locally as a hovel, equipped with a hydraulically powered crane. The basement was probably used for baling and the sub-basement housed the boiler and steam engine, which supplied power and heat to the building.”

101 Princess Street is typical of the numerous shipping warehouses which were developed in the Victorian and Edwardian period and provided an important function within the local economy. Following the downturn in the British cotton industry as a result of competition from overseas, many of these former warehouses became vacant, some of which fell into disrepair. The application site is an example of such a building however the building does not appear to have deteriorated significantly during the years it laid vacant.

The building forms a group with two neighbouring buildings as noted in the Historic England listing; 103 Princess Street to the south and 101 Portland Street to the north. These two buildings, which are Grade II and Grade II* respectively are of a similar height and form the eastern elevation of the 'canyon-like' atmosphere, particularly as viewed looking south from the Princess Street/Portland Street crossroads.

Proposed Works

As detailed in the Cover Letter submitted in support of this application, Listed Building Consent is considered necessary for some of the proposed fit out works. Planning and Listed Building Consent is required for the installation of one new item of external plant on the fifth floor balcony.

A detailed schedule of proposed works is included below.

Reception Works:

- Removal of one single door (non-original);
- Removal of one set of double doors (non-original);
- Removal of former tenant directory and wall made good;
- Non-original ceiling fittings removed and made good;
- Installation of new door sets;
- Renovations and redecoration as set out on plan 1213-0G-GA-01 22.11.21 GROUND FLOOR PROPOSED;
- Installation of new light fittings;
- Installation of new tenant directory;
- Installation of new wall coverings and panels;
- Installation of new bench seat.

Fifth Floor Internal Works:

- Removal of existing pendant lights;
- Strip out existing fit-out including glazed partitions;
- Patch repairs to walls and ceilings;
- Renovation of male, female and disabled bathrooms;
- Removal of door, partition and built in cupboard (Abingdon Street elevation) and made good;
- Existing partition adjacent to disabled bathroom and coms room to be removed and area made good;
- Existing kitchen area to be removed and made good;
- New and refurbished floors installed throughout as set out on plan 1213-05-FL-01(A) 101 PS 5TH PROPOSED FINISHES;
- Installation of new tea point/kitchen area;
- Decoration throughout as set out on plan 1213-05-FL-01(A) 101 PS 5TH PROPOSED FINISHES

Fifth Floor External Works

- Installation of 1no. Daikin condenser unit with finish RAL 7043

Justification

The above works relate to the fit-out of the fifth floor and reception and minor external works to the fifth floor.

The proposed fit out works will replace existing modern fit-out works with up to date fit-out works wot support the re-letting of the building and the ongoing occupation of 101 Princess Street as a city centre office development. The fitting-out of the fifth floor and reception will allow the site to compete in an active city centre office market which covers a range of scales, types and grades of office space. 101 Princess Street, which benefits from a large floorplate, competes with modern, purpose built office units and as such, presenting a modern, high quality fit-out is an important element of the marketing offer. The works have limited interactions with the historic fabric of the building and are set out in detail in the supporting plans and Cover Letter.

In addition to the internal fit-out works, the applicant proposes installing one new condenser unit on the fifth floor balcony. The proposed external works are minor in nature and are limited to the addition of 1no. air conditioning unit on a small balcony area of the 5th floor. The unit will be coloured RAL 7043 to match the surrounding slates and the previously approved condenser units. Samples of the coating were submitted to the Council as part of applications to discharge various conditions attached to the previous consents (refs CDN/21/0743 and CDN/21/0806).

The visual impact of the proposed works would be limited to the immediate vicinity. The building to the north, 101 Portland Street, is of a similar height to 101 Princess Street however the fifth floor includes only two windows facing 101 Princess Street. A limited view of the fifth floor balcony may be possible from the upper stories of Portland House or 40 Princess Street on the western side of Princess Street however these views would be at an oblique angle limiting any visual impact. Due to the layout of the fifth floor, the balcony is not visible from the adjacent Hotel Brooklyn building. Any visual impact of the proposed works would therefore be extremely limited and would not impact on the well-established use of the building. The proposed additional condenser unit will be set back from the edge of the roof in line with previously approved units to limit the visibility of the unit and will be coated in a RAL 7043 coloured wrap to match the adjacent units and materials..

Assessment of Impact

As detailed above, the proposed development comprises of two elements; internal fit-out works and minor external alterations to the fifth floor. The potential impact of the proposals is considered separately below. The potential impact of the proposed development on the adjacent listed buildings and the Whitworth Street Conservation Area are also considered.

Impact of Internal Fit-Out Works

The proposed works involve the removal of existing modern fit-out works and the carrying-out of new internal-fit out works. There will be no impact on the external appearance of the building. Internally, the impact will be limited, the works being small in scale and similar in nature to the existing fit-out. The proposed fit-out works are anticipated to have a **neutral to positive impact** on the significance of the listed building by ensuring the ongoing viable use of the building as an office building.

Impact of Structural Works

The proposed external works are minor in nature and limited in scope and relates to the installation of a new air conditioning condenser to serve the fifth floor. The plant will be located away from the edge of the roof and will be coloured to match surrounding materials. The impact of the external works is therefore anticipated to have a **neutral to very low impact**.

Impact on Setting of Listed Buildings

As detailed above, 101 Princess Street forms a group of three buildings including 101 Portland Street and 103 Princess Street, Grade II* and Grade II respectively. These buildings are of the same or lower height so are not anticipated to be impacted by the proposed external or internal works. The proposed works are anticipated to have a **neutral effect to very low impact** on the setting of surrounding listed buildings.

Impact on Conservation Area

101 Princess Street falls within the Whitworth Street Conservation Area and is typical of the large shipping warehouses built in Manchester during the Victorian and Edwardian eras relating to the cotton industry. It is not anticipated that the proposed external works will be meaningfully visible from surrounding buildings. The proposed internal fit-out will support the re-letting of the building and supporting the vitality of the city centre. The proposed works are anticipated to have a **neutral to very low impact** on the Whitworth Street Conservation Area.

Conclusion

This Heritage Statement has been prepared in support of an application for planning and listed building consent at 101 Princess Street, a Grade II listed building located in the Whitworth Street Conservation Area in the centre of Manchester.

The National Planning Policy Framework requires that an assessment of the impact of proposed development be prepared in order to assess the significance of and harm to heritage assets as part of a planning submission. This document has assessed the proposed development and has found that the proposed works will have **less than substantial harm** to the heritage asset in question, the setting of surrounding listed building and the Whitworth Street Conservation Area.