

27 BYROM STREET MANCHESTER HERITAGE STATEMENT



**Kathryn Sather & Associates
Heritage Conservation Consultants**

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Contact Address

Heritage Conservation Consultants:

Kathryn Sather & Associates
Heritage Conservation Consultants
87 Oldfield Road
Altrincham, Cheshire
WA14 4BL
Tel: 0161 941 1414
Email ksa@ksaconservation.co.uk

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Section 1 Introduction

This Heritage Statement accompanies the application for planning permission and listed building consent for the proposed internal and external alterations at 27 Byrom Street, Manchester. 27 Byrom Street is part of a row of Grade II listed buildings 25-31 Byrom Street and attached to a former Chapel. The site is also situated within the St. John Street Conservation Area. This Heritage Statement should be read in conjunction with the proposed plans and elevations, the design and access statement, and other reports.

This Heritage Statement has been prepared in accordance with the NPPF and the NPPG. It has been prepared by Kathryn Sather & Associates, Heritage Conservation Consultants. This Heritage Statement aims to provide sufficient information specific to the proposal site and its immediate surroundings. To this end the statement provides a summary of the history and development of the local area, the history of the site and a description of 27 Byrom Street. It assesses the significance of the building, the special interest of the St. John Street Conservation Area and the contribution that the building makes to this special interest. The Statement also describes the proposed works, sets out the desirability of the proposed works and assesses the impact of the proposed works upon the special interest of the Conservation Area, upon 25-31 Byrom Street and the attached former Chapel and upon the significance of 27 Byrom Street.

Section 2 Planning Policy Context

2.1 Introduction

Both national and local planning policies and guidance affect the planning policy context for the proposal site. These include the Manchester Local Development Framework Core Strategy Development Plan Document, Extant Unitary Development Plan Policies, Draft Places for Everyone – Joint Development Plan (August 2021), NPPF Chapter 16, the NPPG and guidance from Historic England.

2.2 Manchester Local Development Framework (LDF) 2012

The Core Strategy was adopted by Manchester City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework and covers a period of 15 years from 2012 to 2027. Relevant policy includes:

Policy EN3 Heritage

Throughout the city, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are consistent with the significance of the heritage asset.

2.3 Manchester Unitary Development Plan (1995) Extant Policies

One of the objectives of this plan was 'to protect and enhance Manchester's Victorian, Edwardian and Georgian architectural and historic heritage.' Many policies have been replaced by the Core Strategy (2012) however Policy DC18 on Conservation Areas and Policy DC19 on Listed Buildings within the citywide Developmental Control Policies remain valid.

DC18.1 Conservation Areas

The Council will give particularly careful consideration to development proposals within Conservation Areas.

a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

- i) the relationship of new structures to neighbouring buildings and spaces;
- ii) the effect of major changes to the appearance of existing buildings;
- iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
- iv) the effect of signs and advertisements;
- v) any further guidance on specific areas which has been approved by the Council.

b. The Council will not normally grant outline planning permission for development within Conservation Areas.

c. Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.

d. Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.

e. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

DC19.1 Listed Buildings

In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;

b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;

c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;

d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;

e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;

f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

2.4 Places For Everyone – Joint Development Plan (Publication Stage Plan, August 2021)

Places for Everyone is a long-term plan of nine of the Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts. The plan is a joint development plan of the nine districts which will determine the kind of development that takes place in their boroughs, maximising the use of brownfield land and urban spaces while protecting Green Belt land from the risk of unplanned development. The Plan is at its publication consultation stage. Relevant policy include:

Policy JP-P 2

Heritage

Through this Plan we will proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place.

Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for safeguarding and enhancing in the future, and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive integration of our heritage by:

1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;
2. Utilising the heritage significance of a site or area in the planning and design process, providing opportunities for interpretation and local engagement;

3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;
4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and
5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings and areas of identified archaeological, architectural, artistic and historic value.

Development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area should conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

Development proposals should identify assets of archaeological interest and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

2.5 The Planning (Listed Building and Conservation Areas) Act 1990

Local Planning Authorities have statutory duties regarding decisions involving heritage assets. The following provisions are relevant to the site:

Section 66 (1) of the Planning (Listed Building & Conservation Areas) Act 1990 states: 'in granting planning permission for development which affects a listed building or its setting,' a LPA must have 'special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

Section 72: 'General duty as respects conservation areas in exercise of planning functions. In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

2.6 National Planning Policy Framework and National Planning Practice Guidance

Proposals affecting heritage assets

194. 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. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

197. In determining applications, local planning authorities should take account of:

- (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; and
- (c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

199. 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.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- (a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- (b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

201. 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.

202. 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.

204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly

accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

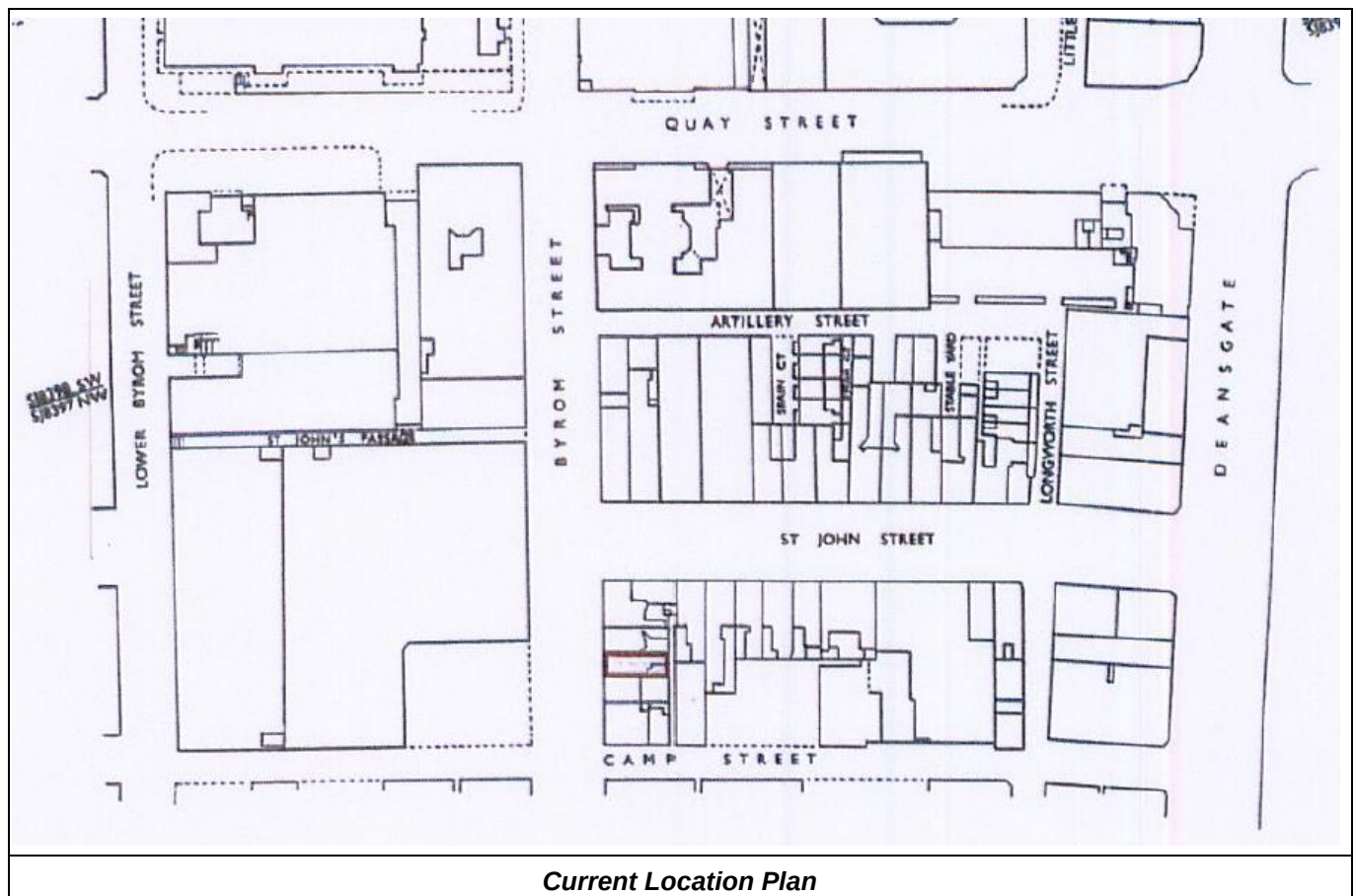
2.7 Other National Guidance Documents: Historic England

Several Historic England documents provide relevant guidance. These include *Conservation Area Designation, Appraisal and Management* (2019) and *Statements of Heritage Significance: Analysing Significance in Heritage Assets* Historic England Advice Note 12 (2019).

Section 3 Description of the Site

3.1 Location

The proposal site 27 Byrom Street is one of a terraced row of four Grade II listed townhouses (Nos. 25 to 31 (odd) and attached former chapel). The main entrance to the building is on the east side of Byrom Street whilst the rear is accessed via a narrow gated alley from Camp Street to the east of the former chapel. Opposite the proposal site to the west of Byrom Street lies St John's Gardens on the site of the former St John's Church.



3.2 The Site

3.2.1 27 Byrom Street: Plan and Form

The proposal site consists of one of a row of four townhouses of three storeys over a cellar with a double depth plan. Each house has back extensions. The front of the building faces west on to Byrom Street.

3.2.2 Exterior

Materials

The building is red brick in Flemish bond, with sandstone dressings and slate roof.

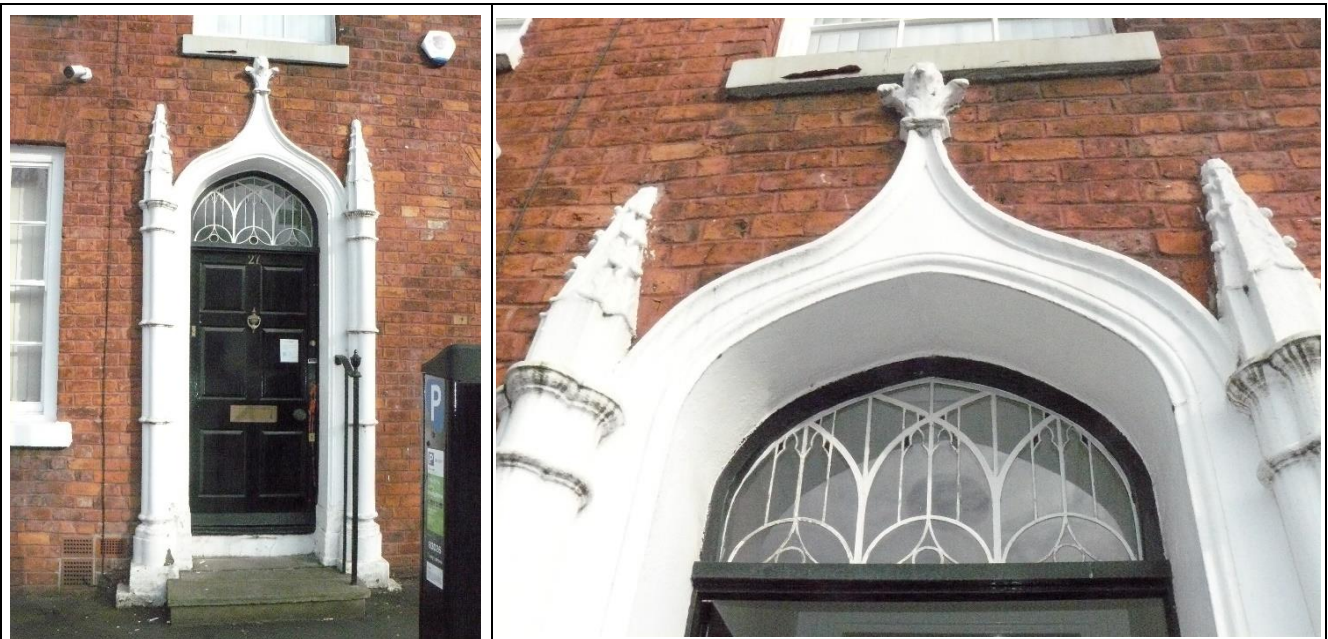
West Elevation

The west elevation is the front of the building. It is constructed of red brick in Flemish bond with sandstone cills painted white. To the ground floor the doorway is to the left with a 20 pane tripart sashed window to the right. The doorway is 4-centred arched with attached Gothic doorcase

composed of clustered shafts terminating in pinnacles and ogival heads with finials, and has delicate Gothic tracery in the fanlight. To each of the first and second floors are two 12 paned sashed windows with raised cills with flat arched heads. Large multiple-flued chimneys cross the ridge of the roof positioned at the party wall to each neighbouring house. At street level the brick arched cellar ventilation opening has a central brick supporting pillar, air bricks and metal grating.



West Elevation



Main Entrance from Byrom Street

Fanlight Detail 27 Byrom Street



Ventilation to Cellar Rooms

East Elevation

Ground and first floors are not readily visible from street level. There is flat bitumen covered roof to the ground floor rear extension can be viewed from inside at first floor level, as can the slate roof with single rooflight to ground floor conservatory. The second floor has two plain sashed windows set at different heights astride two separate black downpipes. The chimney stack between No's 25 and 27 has raised brick detail to the base.



***South Elevation and East Elevations to 25-31
Byrom Street***



East Elevation to Second Floor 27 Byrom Street



3.2.3 Interior

The ceilings throughout are plastered and painted white. There is decorative coving to the ground floor hall areas and main ground floor room. The walls throughout have been plastered and painted white. Flooring is predominately carpeted.

Ground floor

The front entrance from Byrom Street opens into a small vestibule with a glazed door with plain glass transom light leading to carpeted hallway with stairs to first floor directly ahead. A four panelled wooden door leads off right into a consulting room with closed chimney breast to south wall and large window out on to Byrom Street to west wall. At the base of the stairs another four panelled wooden door leads right to the former x-ray room, a windowless room with closed chimney breast to south wall. Beyond the staircase is the reception area with half glazed door to WC beyond this. To the right from the reception, double full length glazed doors lead to the conservatory with patio doors opening into the rear yard area. The conservatory has a sloped ceiling including large rooflight.

		
<i>Entrance Hall and Interior of Decorative Fanlight</i>	<i>Entrance Hall and Stairs to First Floor</i>	<i>Turned Wooden Stair Post and Finial</i>

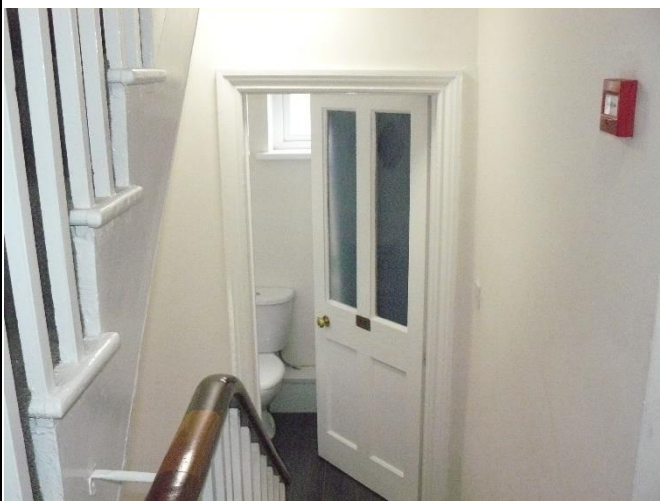
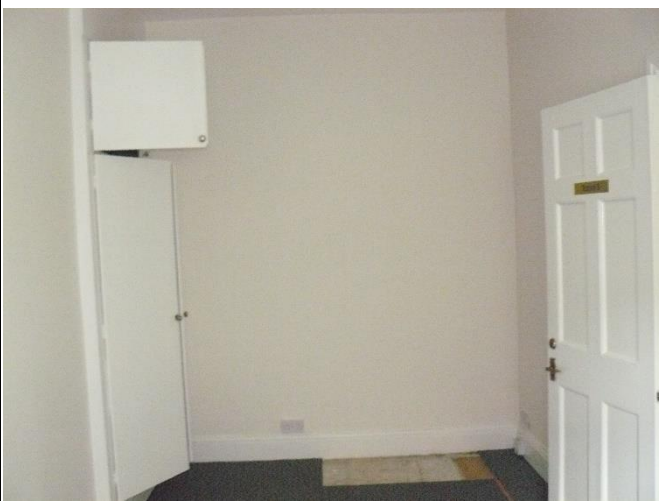
Basement

The basement is divided up into three main spaces and also houses the boiler. There are work surfaces and sink units related to its previous use.

		
<i>Basement Rooms</i>		

First Floor

At the half landing to the first floor is a small room containing toilet and hand basin. Adjacent to this at first floor level is a shower room. Centrally to this floor is a small room with a recessed fitted cupboard containing the hot water tank. The small room to the rear of the property has a window to the east wall and a small hand sink to the north wall. The largest room on this floor is at the front of the property with two windows to the west wall overlooking Byrom Street.

	
<i>Bathroom to First Floor Half Landing</i>	<i>Fitted Cupboard Containing Water Tank</i>

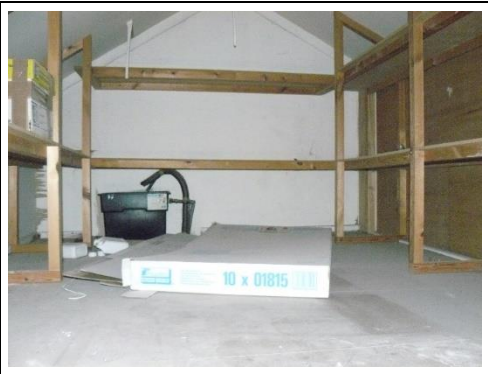
Second Floor

The second floor is divided into two rooms. The larger of the two is at the front of the property overlooking Byrom Street. An arched recess is alongside the chimney breast to the south wall and a two paned glazed opening is above the door leading out onto the landing. In the room to the rear of the property the equivalent arched recess has wooden doors and shelving.

		
<i>Arched Recess and Chimney Breast</i>	<i>Glazed Window over Doorway</i>	<i>Arched Recess with Doors and Shelving</i>

Attic

The attic space has been boarded and open shelving inserted around the perimeter. The walls are painted white.


<i>Attic Space</i>

Section 4 History of 27 Byrom Street

4.1 History and Development of Manchester

The Romans established a fort at Castlefield in AD 79 close to the confluence of the rivers Medlock and Irwell, but little evidence remains of any associated civilian settlement in Manchester. There is a brief mention in the Anglo-Saxon Chronicle indicating that there may have been a Saxon burgh. Following the Norman Conquest, the house and castle of the Grelley family is recorded in 1184 about a mile north of the Roman fort, close to the present. In 1223 the right to hold a weekly Saturday market and an annual fair was granted; the latter being the first in the immediate area of the Salford Hundred, held on Acres Field (later to become St. Anns Square). In 1301 the town was granted a charter. The medieval parish of Manchester was both large and wealthy, covering some sixty square miles. In 1421 the parish church of St. Mary's was granted collegiate status, at which point the lord of the manor, Thomas de la Warre granted the manor house and lands to become the accommodation for the college associated with the church. The earliest remains of the medieval town are from the 15th century.

By the end of the sixteenth century Manchester was already an important centre for cloth manufacture and trade; raw materials were came from some distance, including linen yarn from Ireland through Liverpool, and the finished product was sold on the London markets. Nicholas Mosley, a cloth trader who rose to become Lord Mayor of London bought the lordship of Manchester in 1595. The college had been dissolved in 1547 but it was re-founded and of considerable prestige by the late 16th century, being converted by Humphrey Chetham in 1653 to a residential school and one of the first free public libraries in the country. During the seventeenth century the production of woollen and linen and fustian cloth gave way to cotton and the town began to attract migrant workers. Between 1543 and 1773 the population is calculated to have expanded from 2,300 to 43,000, with the major expansion occurring after the end of the Civil War in the mid-17th century, unhindered by any restrictions from craft unions or guilds.¹

The 18th century saw the transition from the traditional 'putting-out' system of cottage industry to first workshops then factories, following technological innovations to the manufacturing process, which were powered first by water then by coal and steam. The water-powered mills, which were of necessity close to sources of water, led to a splitting of functions, with merchant functions remaining in the city centre. The expanding textile production was destined not only for the domestic market but increasingly for export, necessitating the development of purpose built warehouses, which were generally in the city centre, while the mills were spread further afield; even after steam power replaced water power.² As a result the centre of Manchester underwent ongoing redevelopment. According to a retrospective article in the Builder, 'During the early 1820's these new purpose-built warehouses spread ... the sites which they occupied were still cramped and by the end of the 1830's even these were deemed inadequate.'

The town benefitted from good transport links, soft water and a damp climate, as well as access to supplies of coal. By the late 18th century, the network of roads, packhorse routes and rivers were being expanded through the construction of canals. The Irwell and Mersey Navigation had created a navigable route from Manchester and Salford to Liverpool through improvements to the river and the construction of locks between 1724-34. Then in 1761 the Duke of Bridgewater built a canal on the west side of the city to link his coal mines in Worsley to Manchester and Salford, with large basins at Cornbrook and Castlefield. On the east side of the city the Ashton Canal was built between 1796 and 1800 to bring coal from Oldham and Asthon-under-Lyme to Manchester, culminating first at the Ancoats Basin and later by 1800, via the Store Street Aqueduct and Piccadilly Basin to connect to the Bridgewater Canal, changing the character of the area. The Rochdale Canal, the first trans-Pennine canal was completed in 1804, linking into the Ashton Canal at Ducie Street Junction at London Road.

¹ A. Kidd, *Manchester* (Keele: Ryburn Publishing, 1993) 15.

² P.S. Barnwell, M. Cooper, S. Taylor, *Manchester: The Warehouse Legacy* (London: English Heritage, 2002) 4.

The population was also expanding more rapidly than anywhere else in England in the late 18th and early 19th century, from 43,000 in 1773 to 76,788 in 1801, 129,035 in 1821 and 316,213 in 1851. Unlike the outlying towns these were not just textile factory workers but also workers in warehouses, retail, domestic service and trade. Building in Manchester fought to keep up and developed along different lines; the city centre was dominated by public buildings, offices, warehouses, shops and hotels while on the periphery and along the key routes, initially the canals but later the railways, the areas were given over to the movement of goods and manufacturing with wharves, yards, factories, foundries and so on.

Another major development which affected the Manchester landscape was the construction of the railways. The Liverpool Manchester Railway opened in 1830, with its station on Liverpool Road in Castlefield. In 1842 the Manchester and Birmingham Railway opened a station on Store Street in the east of the city, after clearing a large site of terraced housing and industrial premises, which was shared with the Sheffield, Ashton-under-Lyme and Manchester Railway, and also by the Manchester South Junction and Altrincham Railway. The station's name was changed to London Road in 1847 and over the following decades it underwent regular expansion. The associated tracks and warehousing had a major impact on the immediate area. The city continued to innovate, be at the forefront of technological improvements and expand into new industries throughout the 19th century, as the city continued to grow. Old buildings and areas were redeveloped throughout the city to meet the ever-growing demands. The Manchester Ship Canal, with its huge network of docks on the west of the city, became a new focus for industrial development. However, the areas on the east of the city continued to expand, making Manchester one of the most populous regions in the world.

In the 20th century new industries such as car manufacture and electrical plant, and later aircraft production were attracted to Manchester but the textile industry and the associated engineering and other business were in steep decline in the 1930s after the Great Depression. During the Second World War the city, and particularly its industrial areas, suffered from heavy bombing. In the post-war period the redevelopment of bombed areas and the old and overcrowded housing were the focus of new schemes, including high rise. The canal network has fallen into decline, as had the associated basins and wharves and some of the trainlines were no longer in use. However, London Road Station, renamed Piccadilly Station, though redeveloped, has remained as Manchester's premier station and a focus for the area.

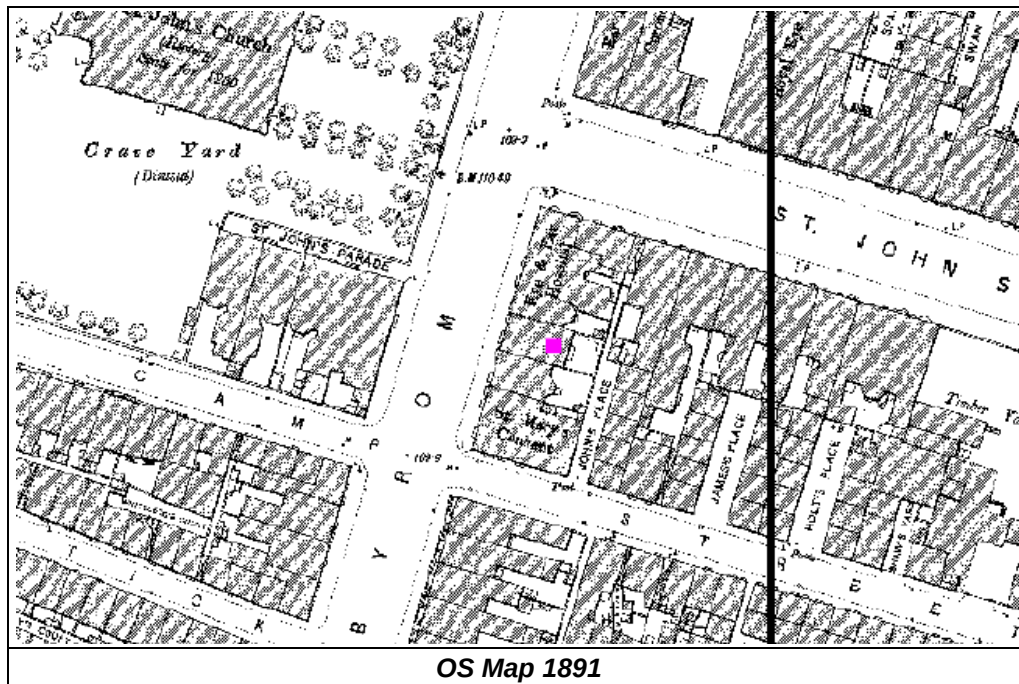
4.2 History of 27 Byrom Street

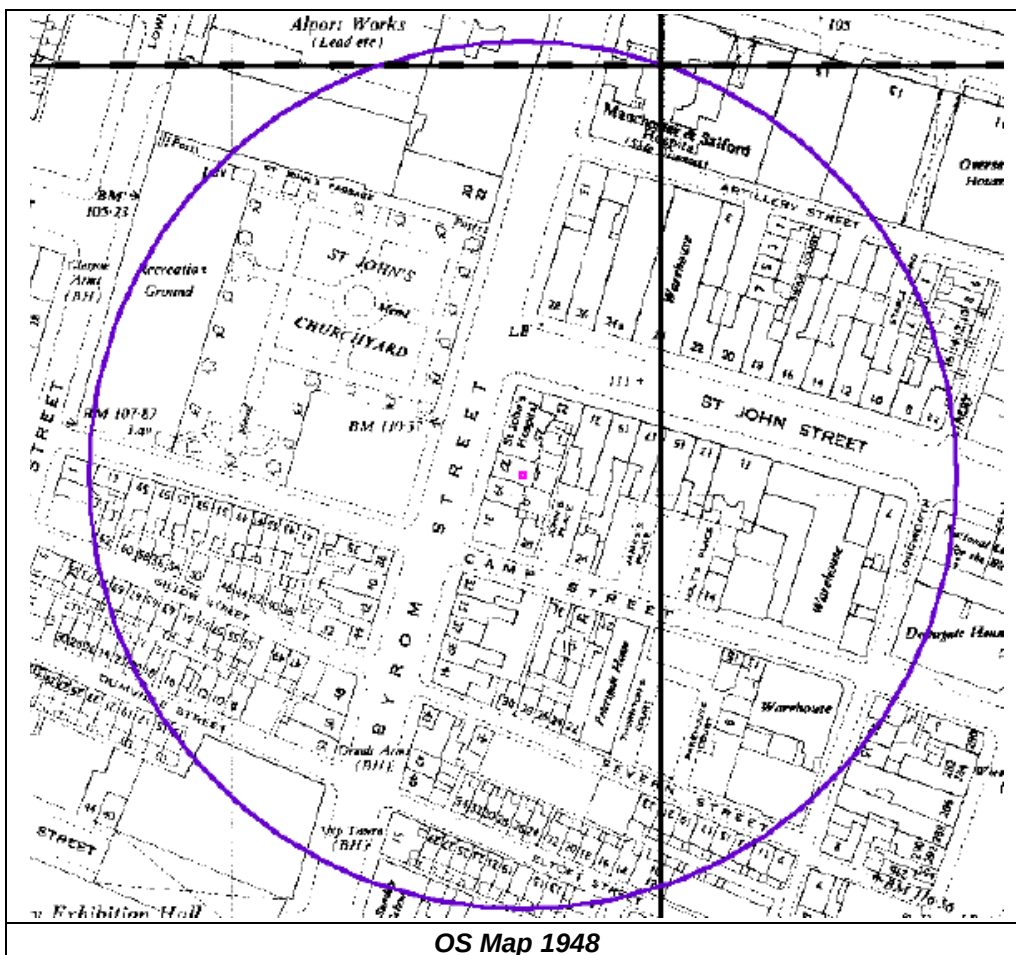
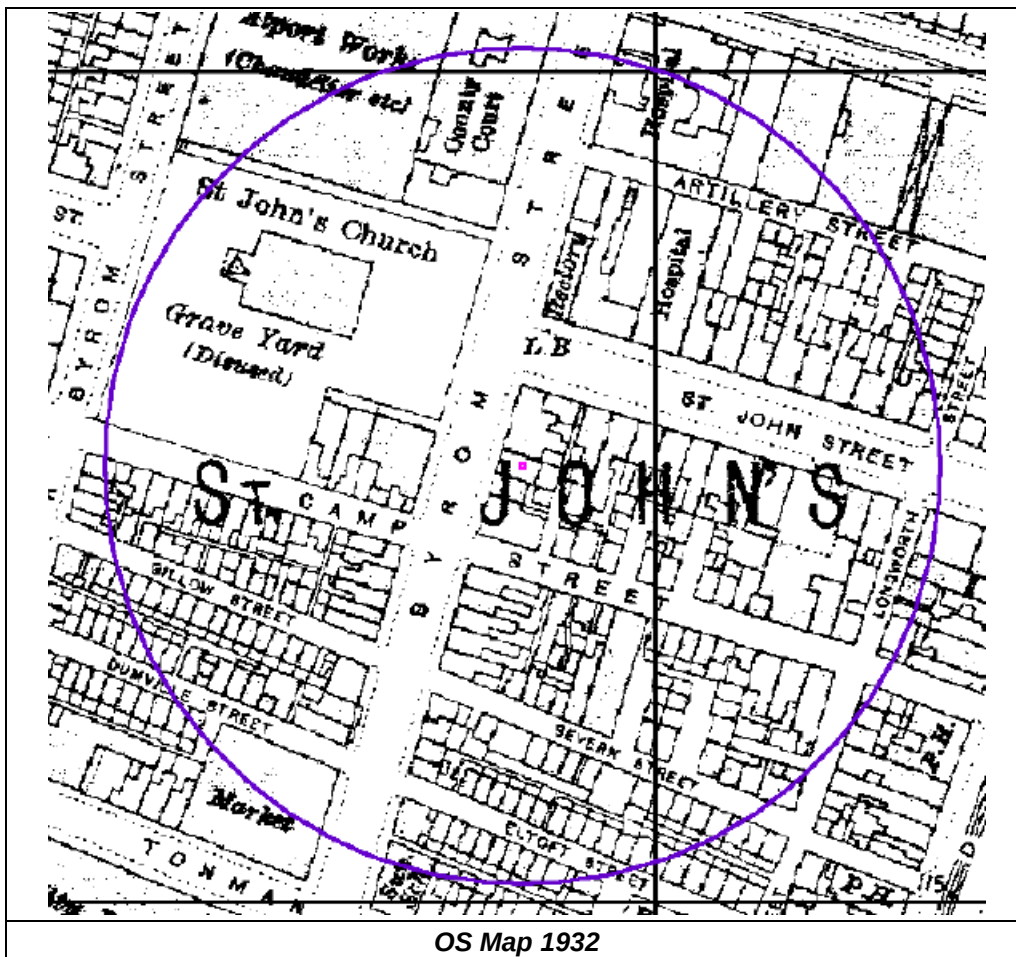
The listing description for 27 Byrom Street dates the building to the late 18th century and the terrace appears on Green's 1794 Plan of Manchester and Salford. Pigot's directory of 1828-9 lists the Reverend Edward Butterworth Shaw as occupier. In 1850 there is no entry for number 27 although the occupants of the other properties from 25-31 Byrom are given, this may indicate that the property was unoccupied at this time. The 1861 census lists Thomas Part, oil dealer living with his wife and three grown up children at 27 Byrom Street and he is still in residence in Slater's 1863 Directory. In the 1873 Post Office Directory of Manchester and Slater's 1876 Directory of Manchester Edward Yeomans a watch manufacturer is listed. In Slater's 1886 Directory 27 Byrom Street is listed as a Mission Refuge and in 1895 was held by St Joseph's Girls' Home and Sisters of the Most Holy Cross and Passion. By 1903, 27 Byrom Street along with number 29 was being run as a boarding house by a Mrs Hannah Gibbons who is still listed as occupier in 1909. The 1911 census lists the house as a private house but is unoccupied. The building has been used as an office for some time and is presently vacant.

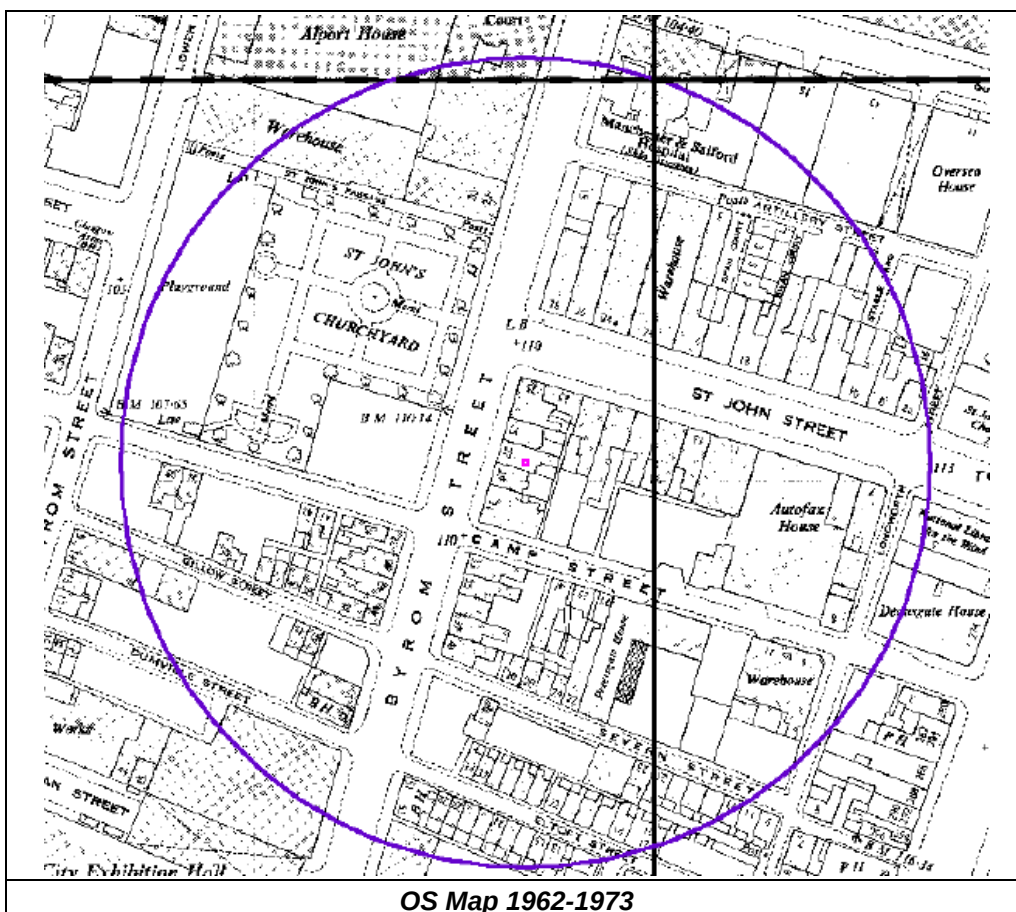
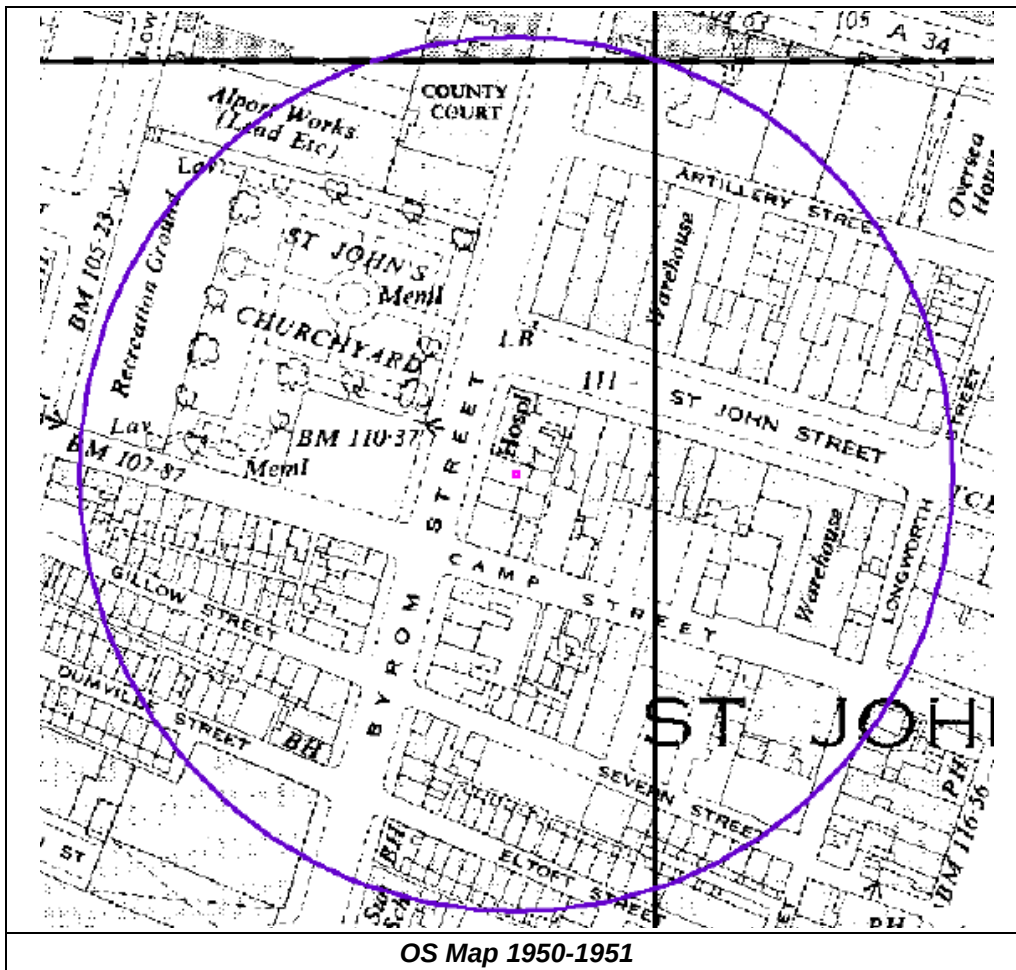
The rectangular plan form of the property does not change between 1794 and 1851. The OS map of 1891 documents a full width rear extension of shallow depth. This rear extension is full height, required an alteration to the rear roof slope, and is visible in a photograph of 1909. A further ground floor extension of half width which extends to the rear boundary wall was built between 1951-57. Map progression to 1995 shows no discernible changes to this extended footprint. The rear wall exhibits

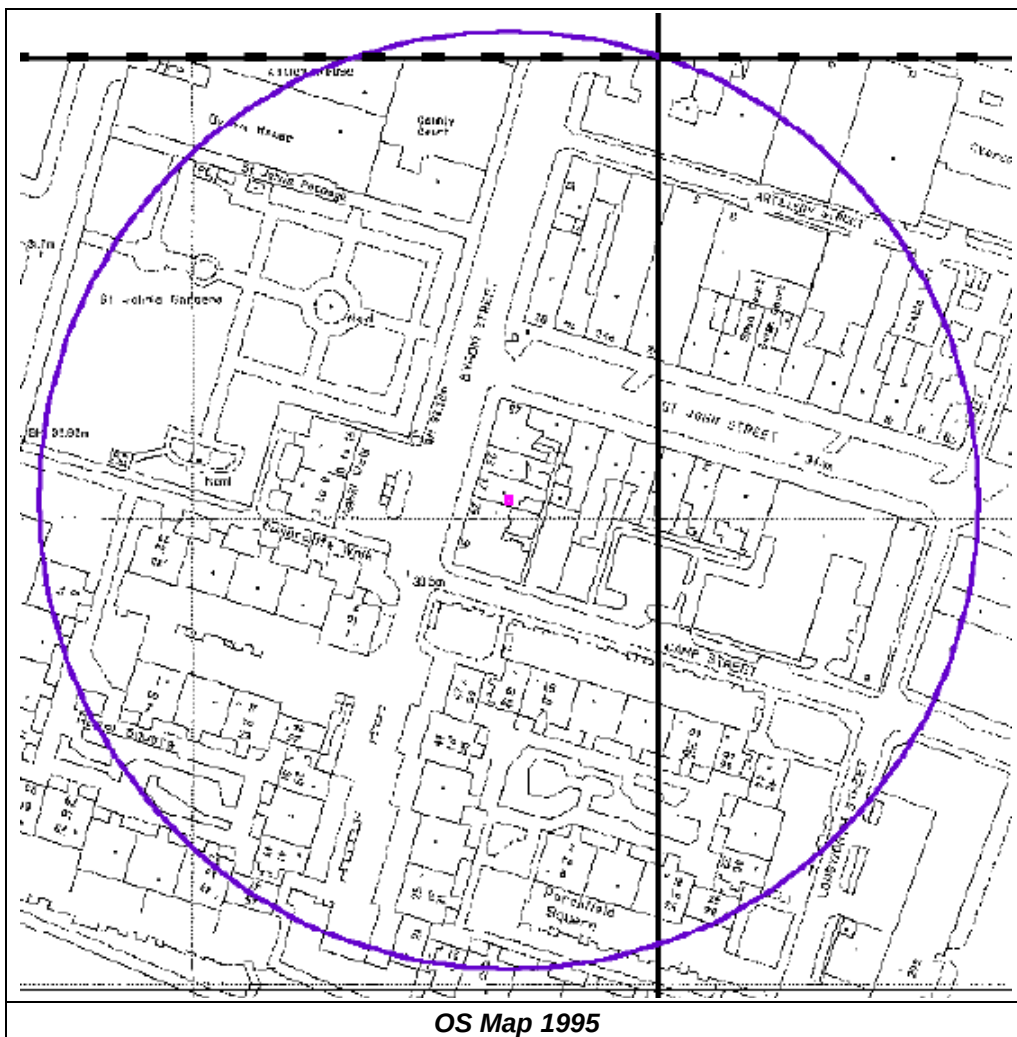


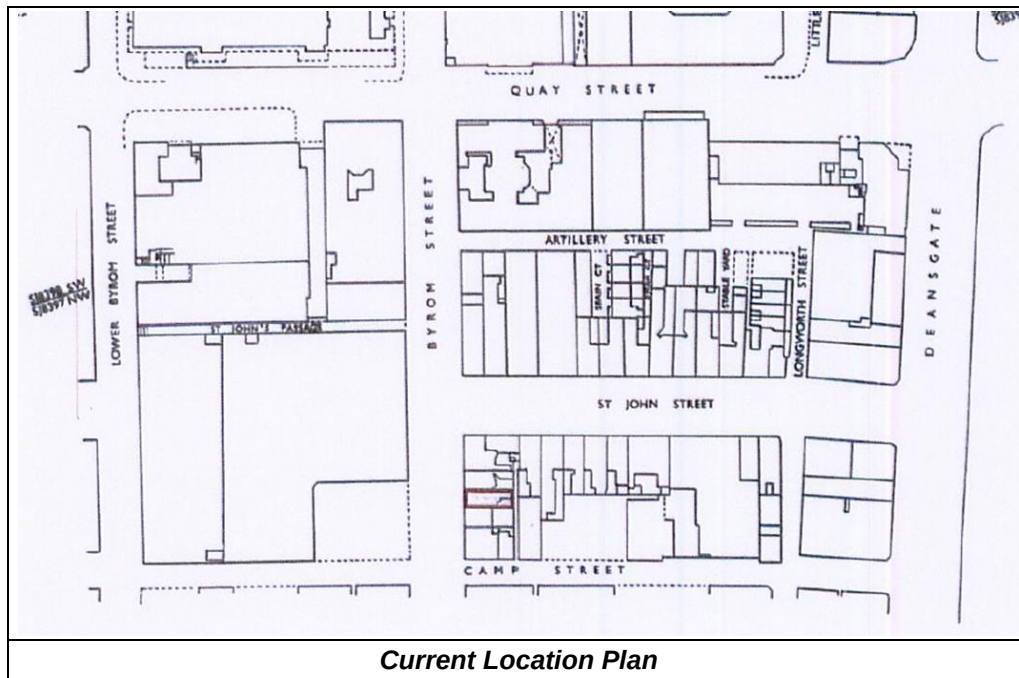
1890 (Copyright Manchester Libraries)



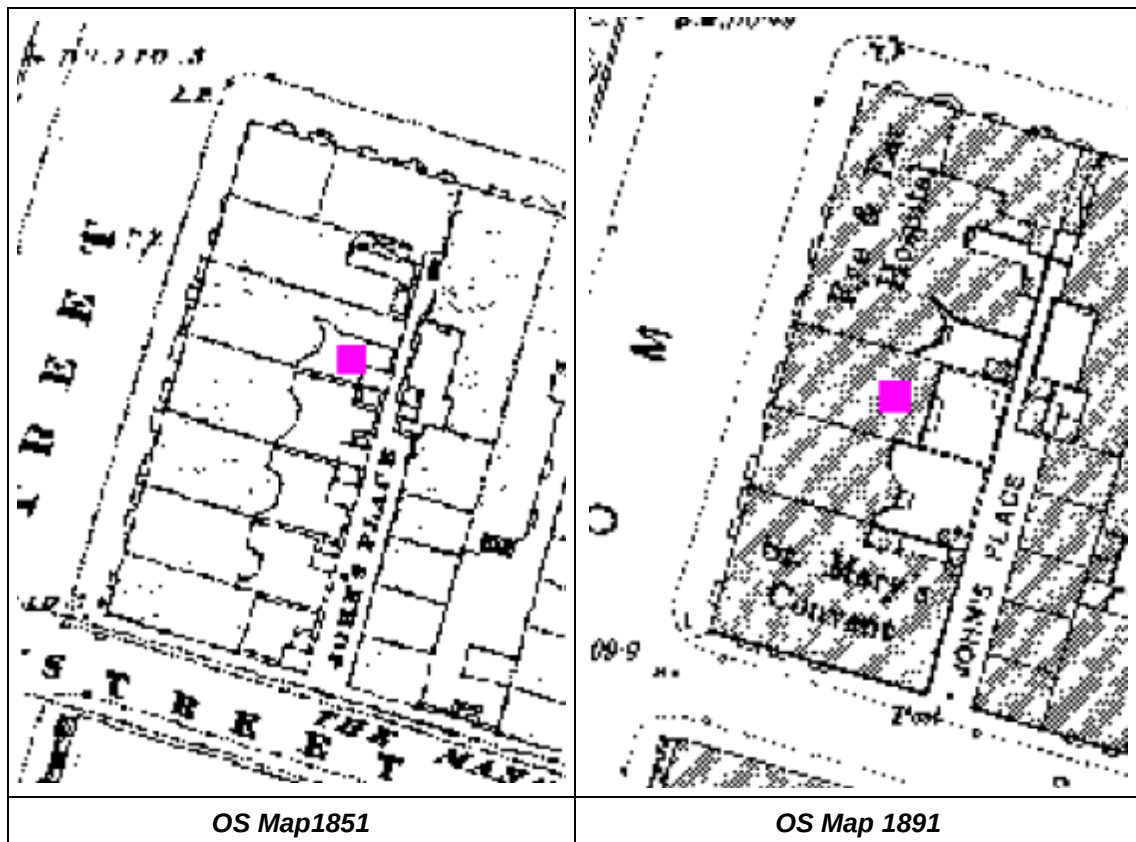








4.3.2 Sequential Development of 25-31 Byrom Street

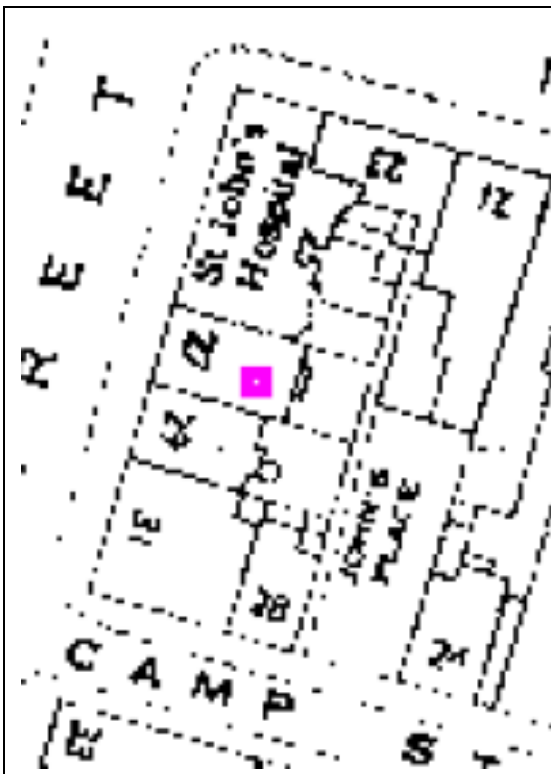




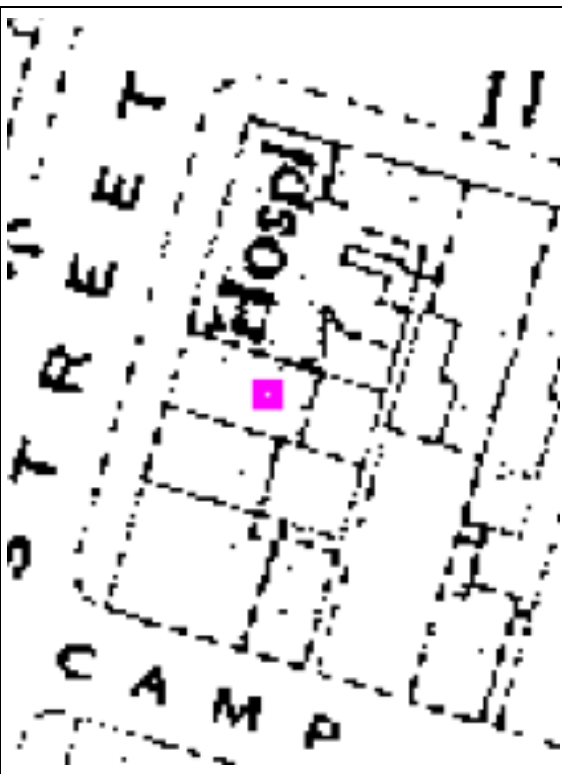
OS Map 1908



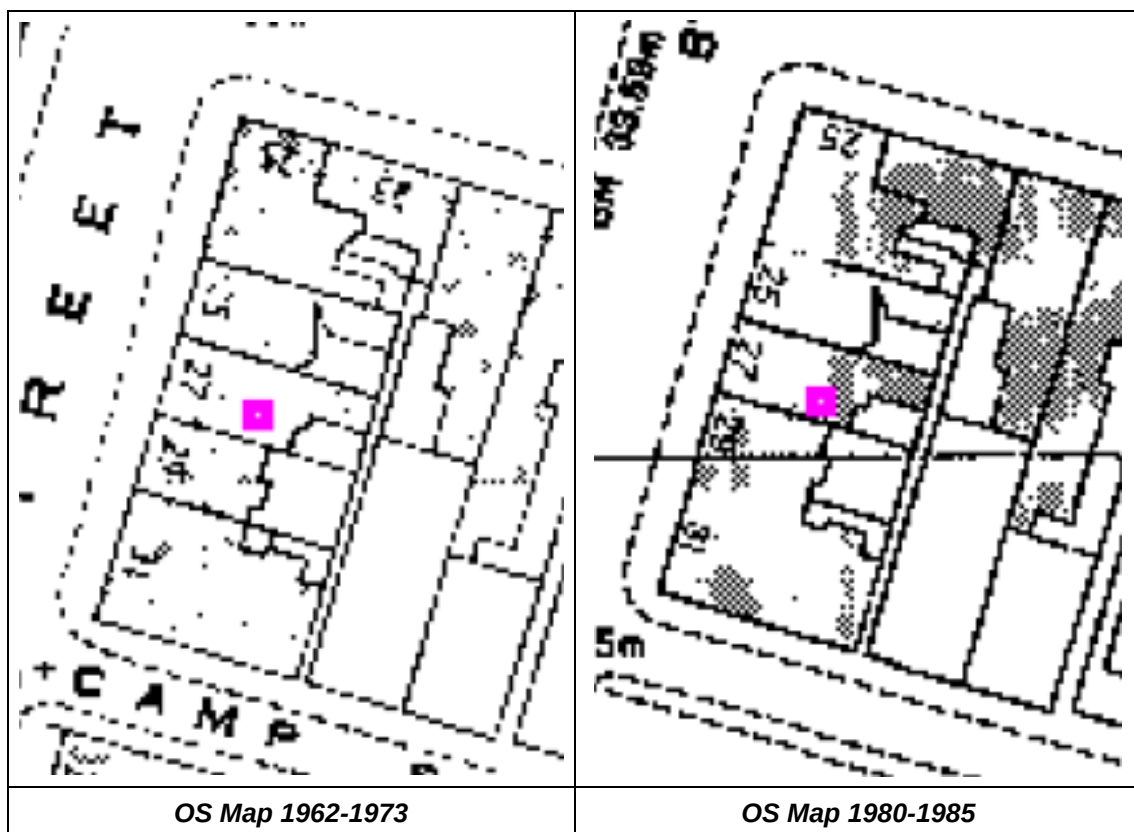
OS Map 1932



OS Map 1948



OS Map 1950-1951



Section 5 Significance of 27 Byrom Street

5.1 Methodology

This section contains a Statement of Significance which addresses the significance of the historic building affected by the proposals. The statement of significance has been compiled using the values outlined in Historic England's *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019). These values are archaeological interest, historic interest, artistic and architectural interest. The framework for assessing the level of significance of the assets is influenced by the ICOMOS guidance on Heritage Impact Assessments. This guidance defines the levels of significance for built structures as ranging from 'Very High' to 'Unknown Potential'. Appendix 4 includes the full methodology used to assess the impact on the heritage.

5.2 Significance of 27 Byrom Street

Historic Interest

- 27 Byrom Street illustrates the 18th century expansion of Manchester, especially in regards to the growing population related to the local economy.
- The changing occupants provides evidence of the changing economy of the local area, from a Reverend to a boarding house.

Architectural Interest

- The building provides evidence of the preferred architectural design of the 18th century.
- The remaining historic fabric provides evidence of historic construction techniques.
- The ornate stone doorcase provides an architectural focus to the house and to the entire terrace.

Summary

27 Byrom Street is of national significance. It is part of a row of Grade II listed buildings 25-31 Byrom Street., first listed in 1952, and it makes a positive contribution to the St John Street Conservation Area. The building retains a medium level of historic and evidential value. This assessment finds that the building retains a medium level of significance, as defined by the ICOMOS guidance on Heritage Impact Assessments.

Section 6 Assessment of the Special Interest of St John Street Conservation Area

6.1 Introduction

There is no conservation area appraisal for the St John Street Conservation Area. The Historic England document, *Conservation Area Designation, Appraisal and Management*, outlines the key elements that define special interest (significance) within a Conservation Area. These are as follows:

- General Character, Location and Uses
- Historic Interest
- Architectural Interest and Built Form
- Positive Contributors (sometimes referred to as key buildings)
- Locally Important Buildings
- Spatial Analysis
- Streets and Open Space, Parks and Gardens and Trees
- Setting and Views

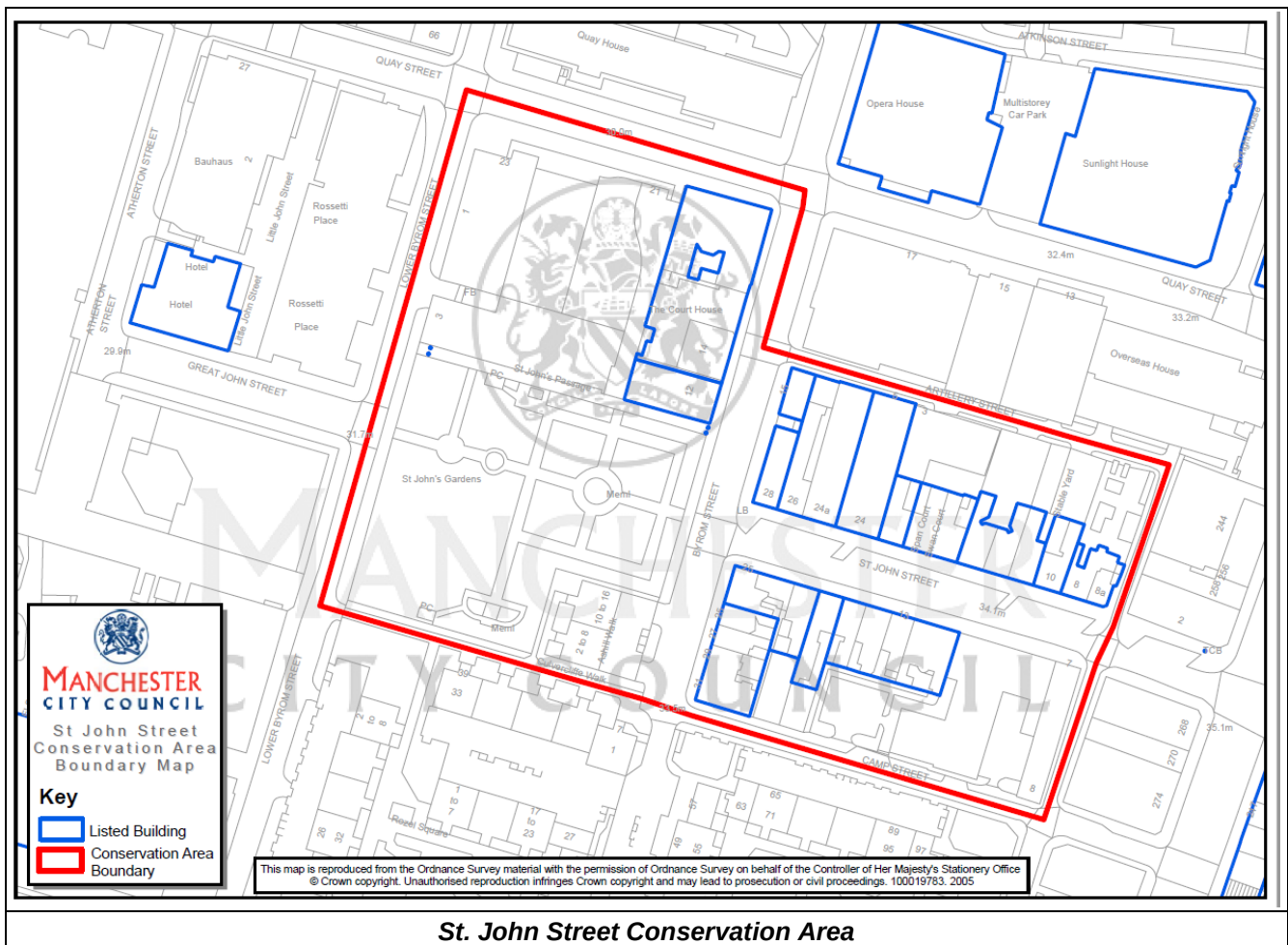
6.2 Summary of Character and Special Interest of St. John Street Conservation Area

The St. John Street Conservation Area was designated on 4th November 1970. Its boundary follows Artillery Street, Longworth Street, Camp Street, Culvercliffe Walk, Lower Byrom Street, Quay Street and Byrom Street. At the heart of the Conservation Area is St. John Street; it is the only surviving Georgian terraced street in central Manchester. A Georgian church, St. John's, stood on the site of what is today St. John's Gardens, and after which St. John Street takes its name.

The street is unusually wide for a Georgian street and is lined by large Georgian houses with red brick facades and few embellishments. The only decoration on the houses is around the door. In 1963 the council carried out refurbishments that gave the street an element of uniformity and in 1970 the houses were cleaned to restore them to the original red colour of the Manchester brick. There is one house, Number 24, which was built in the mid-19th Century which is higher and has more elaborate decoration. Interestingly, the neighbouring house, 24a, was built later but matches the original Georgian properties that typically front the street.

It's not clear exactly when St John Street was laid out but the houses were built between 1770 and 1830. However, by 1850 the street was still not totally developed, as the area maps show there were yards where some properties stand today. The street came to be occupied by professionals (predominantly medical and legal) and their families. The buildings are now predominantly offices. Behind the large houses on St. John Street there are narrow streets, Artillery Street is one example, that were used as access to workers dwellings which were much smaller and have since been removed, and incorporated into the gardens and yards of the big houses. The workers that lived there were not domestic staff but would have worked in commerce in the busy industrial centre of Manchester.

St. John's Gardens is the old churchyard and provides a tranquil space that contrasts with the dynamic and linear streets. Two sets of bollards at either end of the park are both listed for their architectural and historical significance. In 1972, the urban feel of the street was changed when trees were planted in order to visually soften the street after parking spaces were introduced. In addition to the listed bollards, there are 15 listed buildings within the Conservation Area, most of which line St. John Street itself with the others on Byrom Street and Quay Street.



Manchester City Council states that:

'It is clear that the character of the area is well established by the architectural form of the buildings and by their relationship with each other. It is important that this character be maintained and reinforced rather than destroyed by unsympathetic developments either to existing buildings or in proposals of new buildings...In view of the existing high standard of the area any new building, extension or alteration must attain a similar standard of design.'³

The Council also gives further advice:

'Where buildings on vacant sites would enhance the character of the area, the new structures need not be imitations of old buildings; indeed it is preferable that each one should have a vitality of its own and reflect the period in which it is built.

Designers should respect the architectural character of the existing historic buildings and create proposals which harmonise with them. It is preferable to use natural materials such as stone, brick, or other solid traditional materials, rather than cladding, concrete, glass or plastic.

Existing historic buildings require careful maintenance to ensure that their character is not adversely affected and to ensure their continued existence, because it is clear that the qualities of the area are in part established by the completeness of both sides of St John Street and of Byrom Street.'⁴

³ http://www.manchester.gov.uk/info/511/conservation_areas/914/st_john_street_conservation_area/5

⁴ http://www.manchester.gov.uk/info/511/conservation_areas/914/st_john_street_conservation_area/7



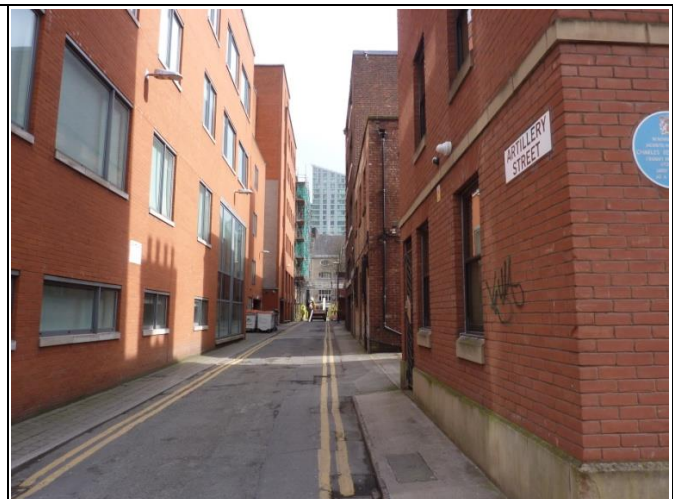
St. John Street, Viewed from the Entrance to St. John's Gardens



St. John Street, Looking Towards St. John's Gardens



Cobden House on Byrom Street



Artillery Street, Viewed from Byrom Street



Cobden House, Quay Street



One set of the Listed Bollards next to St. John's Gardens



St. John's Gardens



14 Byrom Street



15a Byrom Street and 28 St. John Street



21-25 St. John Street

6.3 Contribution of 27 Byrom Street to the Special Interest of the Conservation Area

6.3.1 Views

The most significant views with the Conservation Area are along St John Street. Looking westwards, towards the location of the former church, the view now terminates in St John's Garden. Looking eastwards along the street, the Georgian terraces on either side form a significant view with a strong historic identity. 27 Byrom Street forms part of the view along the street and provides further evidence of development in the area during the Georgian period.

6.3.2 Contribution to Historic Character

The row of Grade II listed buildings 25-31 Byrom Street makes an important contribution to the historic character of the Conservation Area. The Georgian buildings retain a medium level of evidential value of the evolution of the area, and dates to a period when the street, and the Church were being developed.



Byrom Street Looking South from Entrance to St. John's Gardens with 27 Byrom Street to Left



Byrom Street Looking North from Entrance to St. John's Gardens



25 to 31 Byrom Street with Attached Former Chapel

6.4 Criteria and Levels of Contribution

27 Byrom Street has been assessed against the Historic England criteria for elements that define special interest within a Conservation Area, and have been assigned a level of contribution to the special interest of the Conservation Area. The levels used are:

High Level of Positive Contribution

The element is relatively intact with a high level of integrity, has a high level of special interest, and makes an important contribution to the wider significance of the Conservation Area. Buildings or structures at this level are likely to be listed buildings or scheduled ancient monuments.

Medium Level of Positive Contribution

The element may have been slightly altered but retains its integrity, may have less special interest, and its contribution to the wider significance of the area is less important than listed buildings or monuments.

Low Level of Positive Contribution

The element may have been significantly altered, have a low level of integrity, the special interest may have been lost and it makes a low level of contribution to the wider significance of the area.

Neutral Level of Contribution

The element has some potential to contribute to the character of the Conservation Area, or has a neutral impact on the character of the Conservation Area.

Negative Contribution

The element makes a negative impact on the character or appearance of the Conservation Area.

6.5 Assessment Against the Criteria

Building/ Site Element	Contribution	Reasons
27 Byrom Street	Medium	27 Byrom Street has had significant external alterations at the rear, but remains relatively intact to the front elevation. It has retained a medium level of historic fabric and provides a medium level of historic and architectural interest which contributes to the wider historic evolution and significance of the Conservation Area.

Section 7 Description of Proposed Works

7.1 Overview

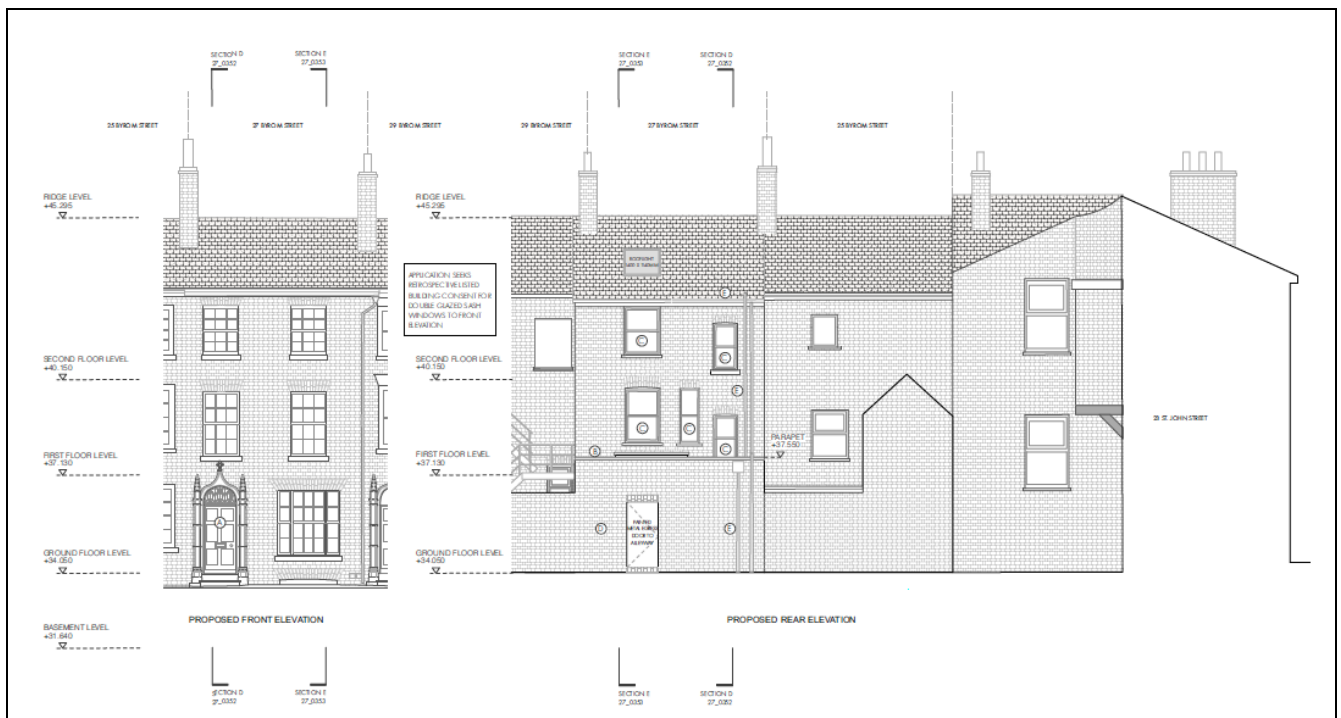
The proposals aim is to provide additional floor space of 25 m² and make the most efficient layout of the existing building whilst maintaining its character. The proposed works seek to demolish two 20th C & 21st C ground floor rear extensions, construct a one storey extension to the rear of the property at 27 Byrom Street, Manchester, along with proposed works for the remodelling of the interior floor plan. The significant original features of the building will be retained and restored including the entrance portal, staircase, plaster arch and internal decorative plasterwork.

7.2 Proposed External Works

The proposals include the demolition of the existing two rear ground floor extensions. The proposed ground floor accommodation is to replace the existing extension and additions to the existing building. The proposed single storey extension will have a flat roof with a masonry parapet and fitted with rooflights. The elevation to the rear shared alleyway will remain as existing and a single egress security door is proposed to provide an emergency exit.

It is proposed to replace the later windows to the rear elevation with slimline double glazed timber framed sash windows. The front of the building will remain unchanged, exception for redecoration of timber door, gothic doorcase, and gothic fanlight and the fitting of double-glazed sash windows. However, the application also includes retrospective application for the existing front elevation double glazed windows.

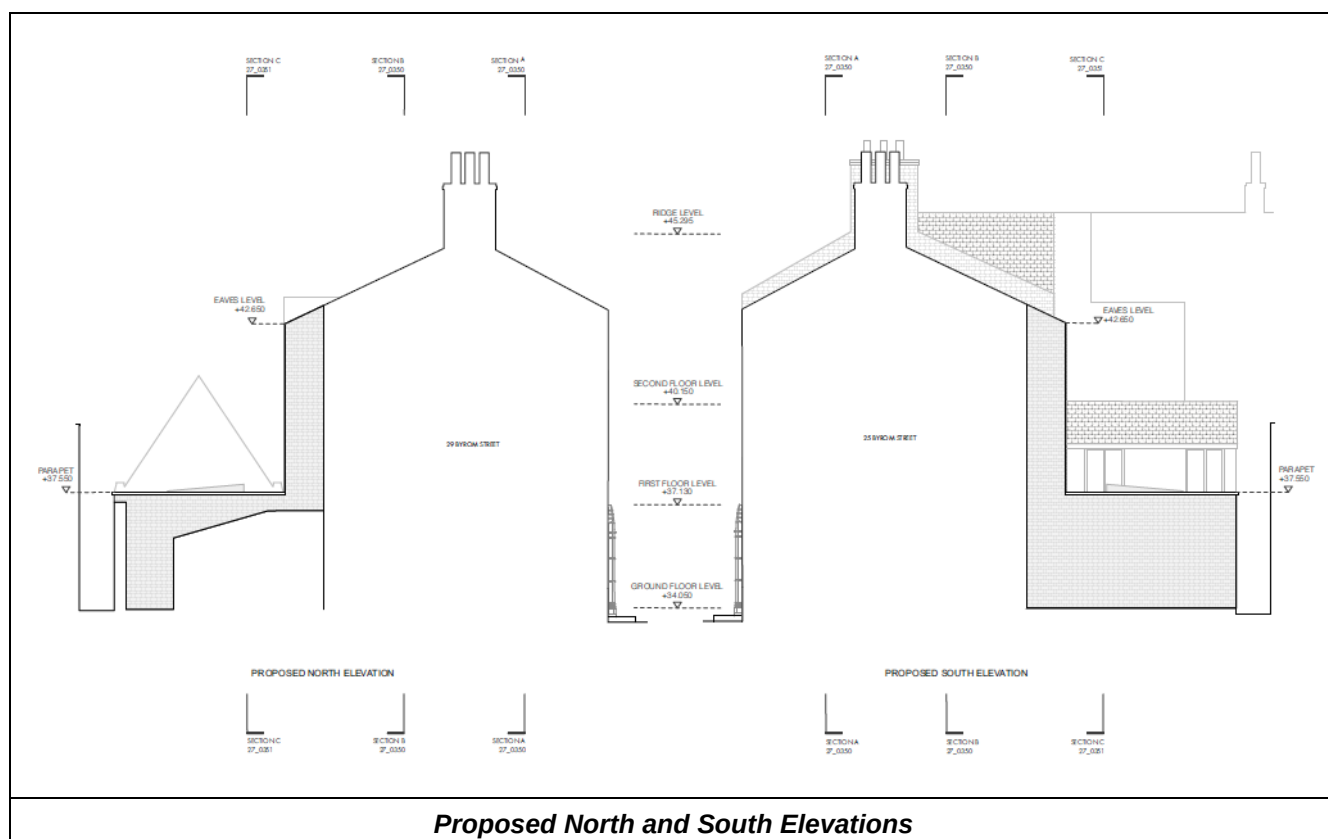




ELEVATION MATERIALS KEY

- A. TIMBER DOOR. REDECORATED. GOTHIC DOOR CASE REDECORATED. GOTHIC FANLIGHT FRAME REDECORATED.
- B. PIGMENTED CONCRETE CORNINGS, LINTEL AND CILLS.
- C. PAINTED TIMBER FRAMED SASH WINDOWS WITH SLIM PROFILE DOUBLE GLAZED UNITS
- D. RED STOCK BRICK IN FLEMISH BOND TO MATCH EXISTING REAR ELEVATION.
- E. CAST ALUMINIUM RAINWATER GOODS

Proposed Front and Rear Elevations

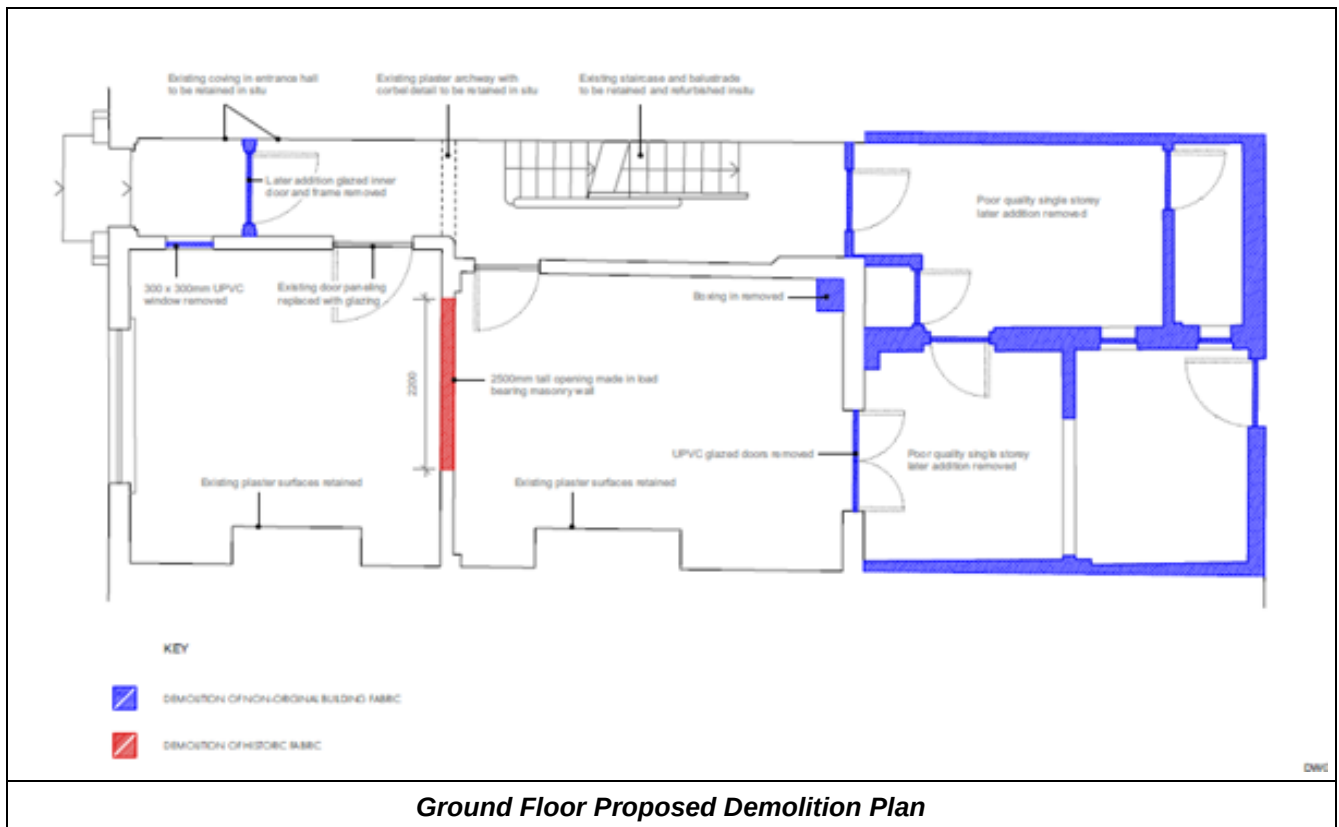


7.3 Proposed Internal Alterations

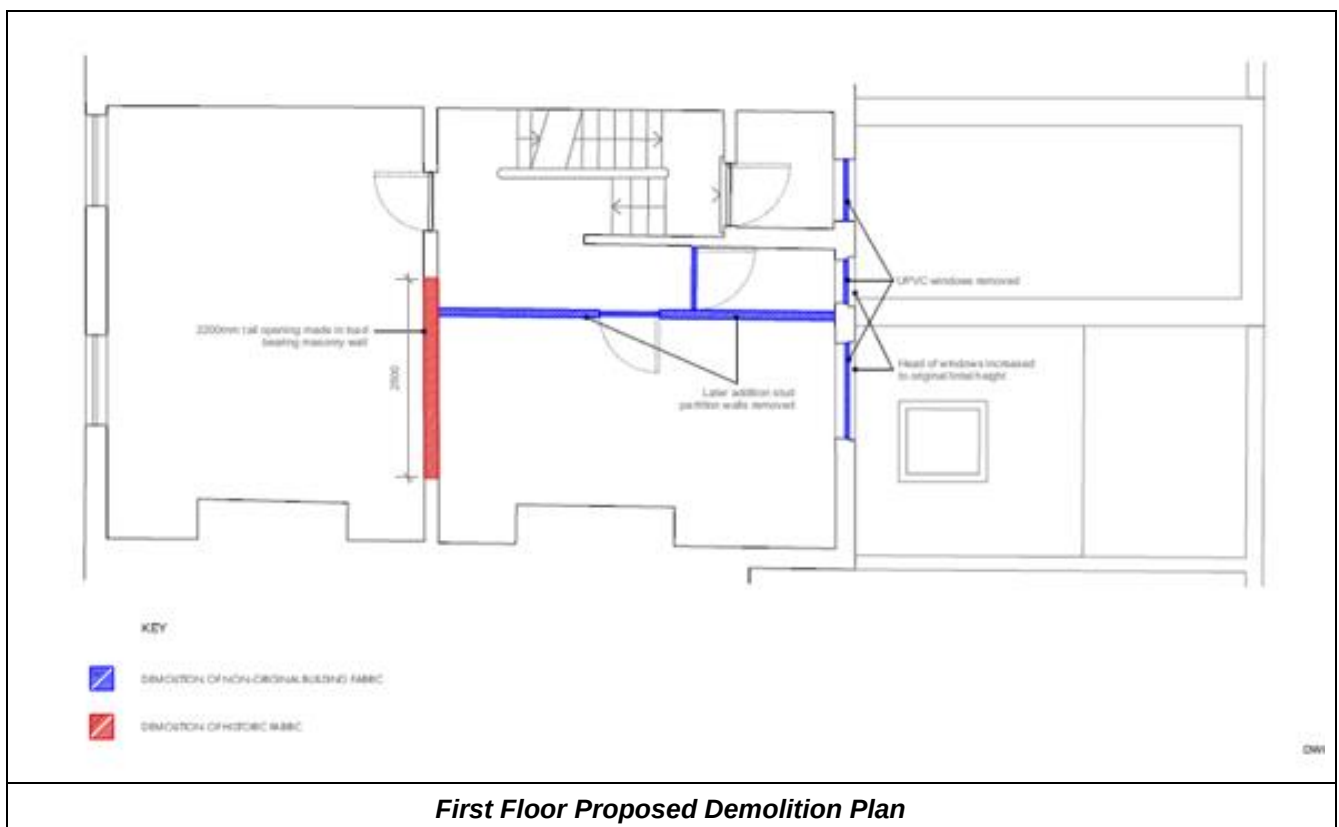
The internal alterations are proposed to meet the requirements of the new owner's business needs. These are alterations to the plan form, which has been previously altered. There will be only minor works to the basement; the ground floor accommodation will include a reception with adjoining meeting room and offices with a WC at the rear. The first floor will consist of an open plan office space and a WC at the rear. The second floor accommodation will consist of the three private office spaces. The internal alterations will be achieved through the partial demolition of internal walls, some of which are later partition insertions, and infill with either metal framed glass partitions or new partition walls. Any existing cornices will be retained and repaired, downstand beams and wall returns will be retained to retain evidence of the former plan form.

Proposed Demolition Plans

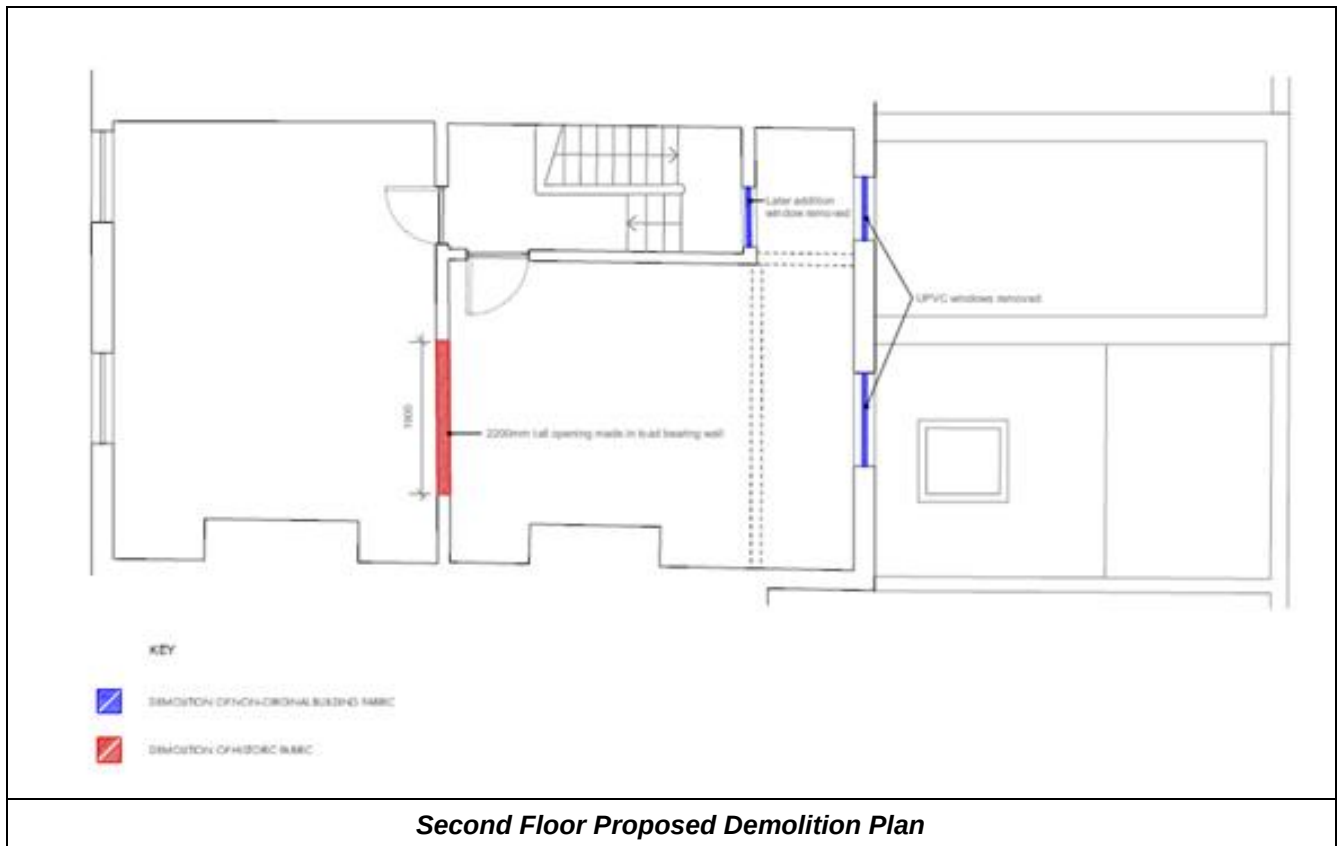
At the ground floor the existing coving at the entrance hall is to be retained along with existing plaster archway with corbel detail. The later addition glazed inner door and frame will be removed. The existing staircase and balustrade will be retained and repainted. The masonry corner supporting the plaster arch of the front room is to be retained, as well the existing plaster surfaces to the south wall. The inserted UPVC window in the front room facing entrance hall will be removed. In the centre room, sections of the load bearing masonry walls to the east and north will be removed. Downstand beams will be inserted and remain on the same line to maintain the separation of the ceilings to enable the evidence of the domestic room proportions. A disused service duct will also be removed as well as UPVC glazed doors leading to the exiting poor quality single storey extension. The existing plaster surfaces to the south wall of the centre room will be retained. The two poor quality single storey later extension to the rear of the building are to be demolished.



At the first floor, at the front room, a section of the east load bearing masonry wall will be removed, the new downstand beam will remain on the same line to maintain separation of the ceilings and evidence of the domestic room proportions. The later addition stud partition/masonry walls at the rear of the building and the inserted wall parallel with the staircase will also be removed. The later windows to the rear extension wall will be removed, also along with some sections of the brick external wall, itself a late 19th C extension. The head of the windows will be increased to original lintel height.

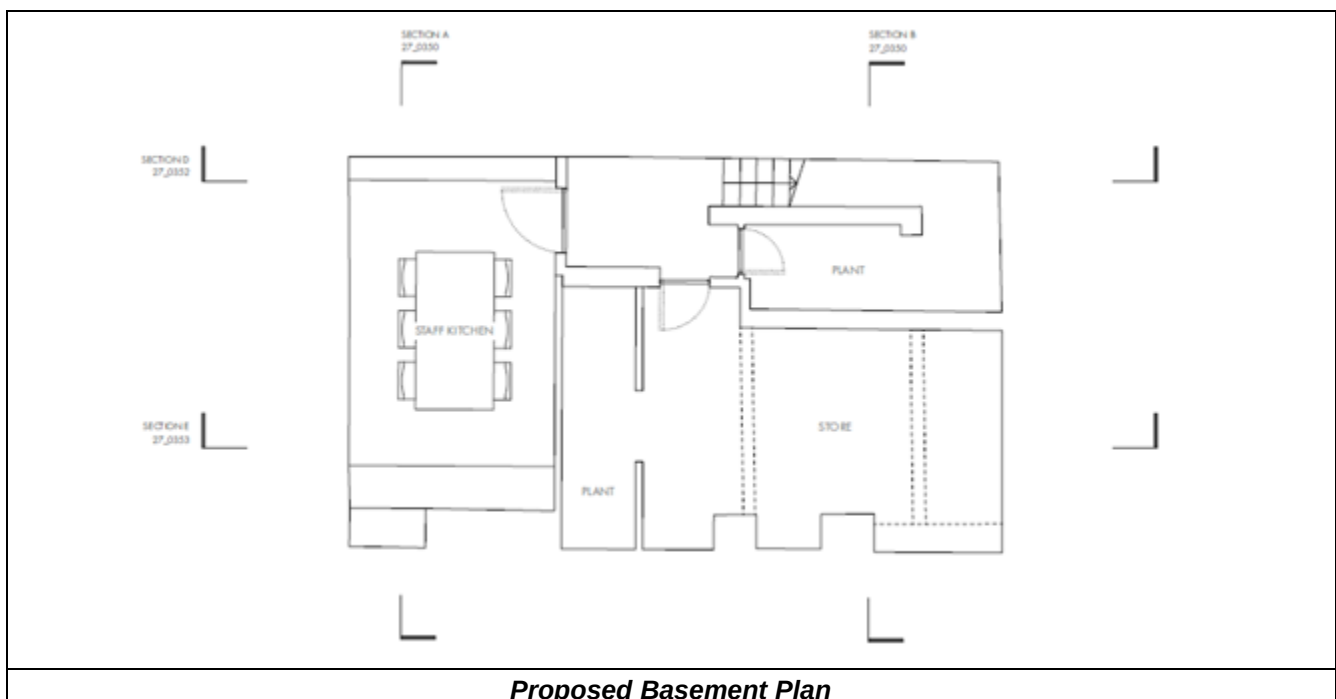


At the second floor, the proposal seeks to remove a section of the load bearing masonry wall in the centre room, the downstand beam will remain on the same line to maintain separation of the ceilings and retain the evidence of the domestic room proportions. A later addition internal window at the rear will also be removed, along with a section of the partition wall near the staircase.

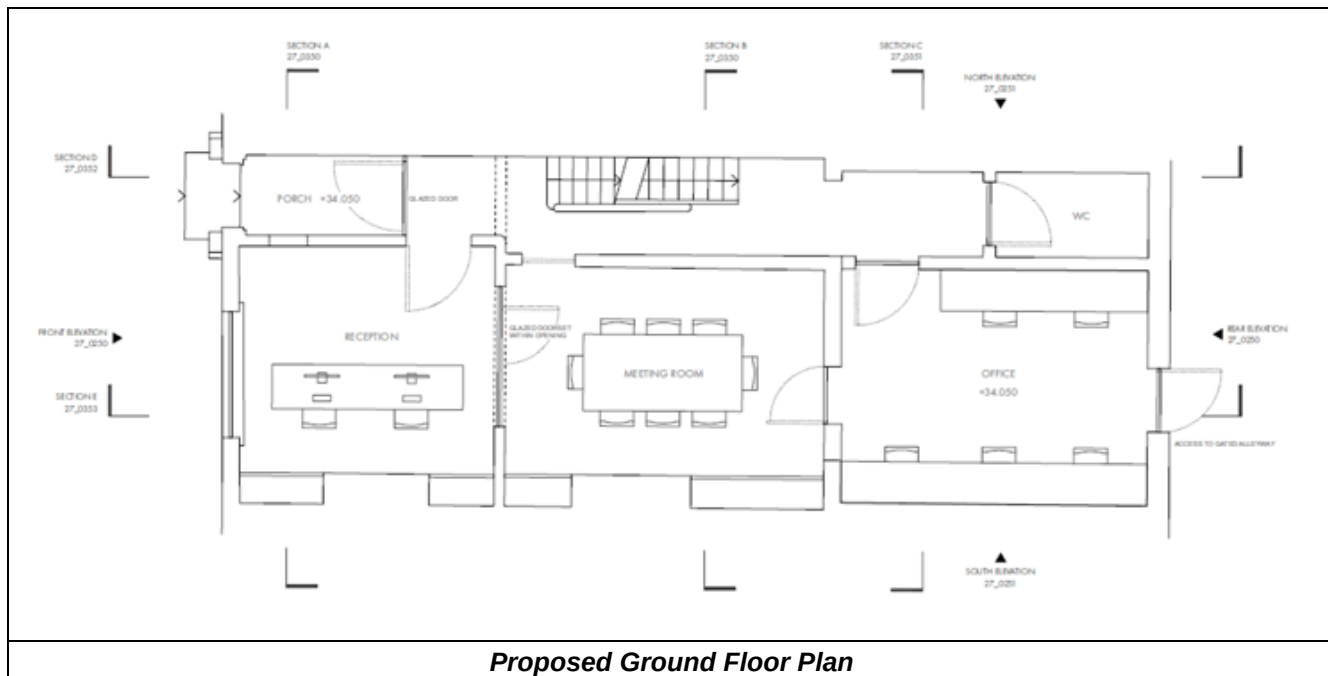


Proposed Floor Plans

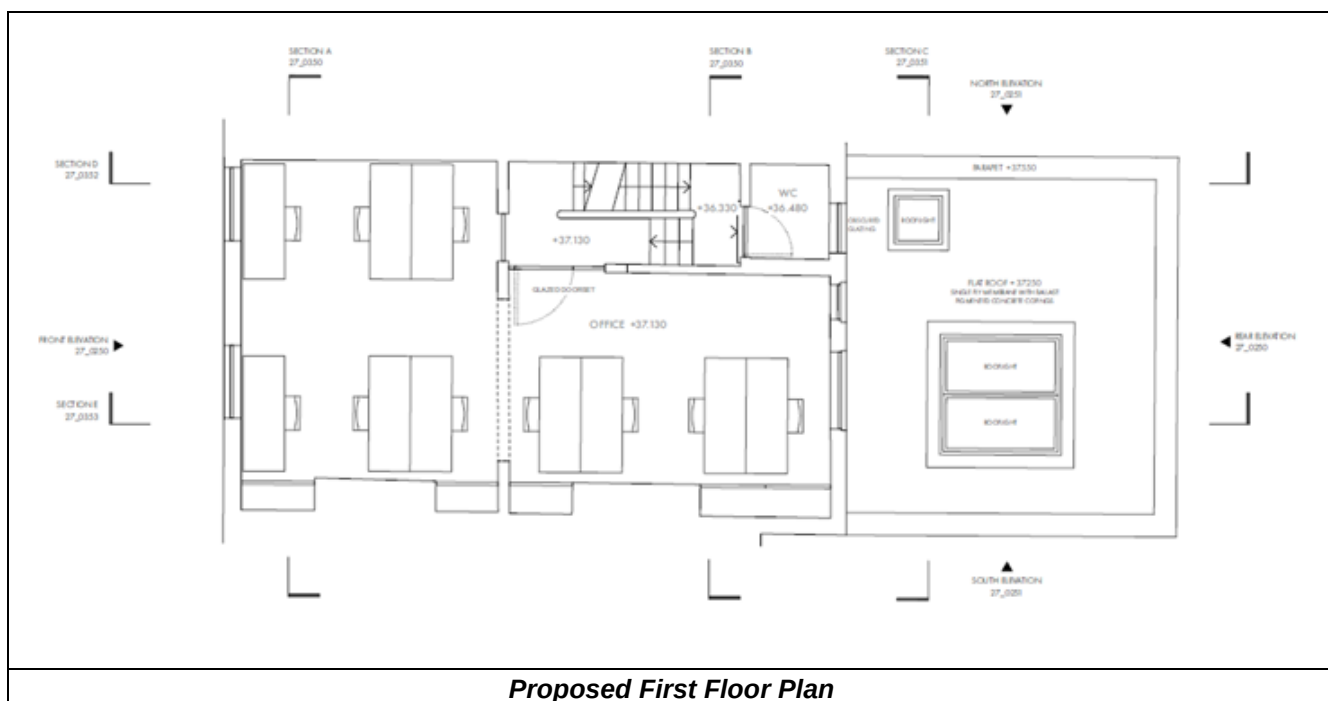
There is a small, proposed alteration at the basement, a new partition at the plant room and the relocation of a door opening into the staff kitchen.



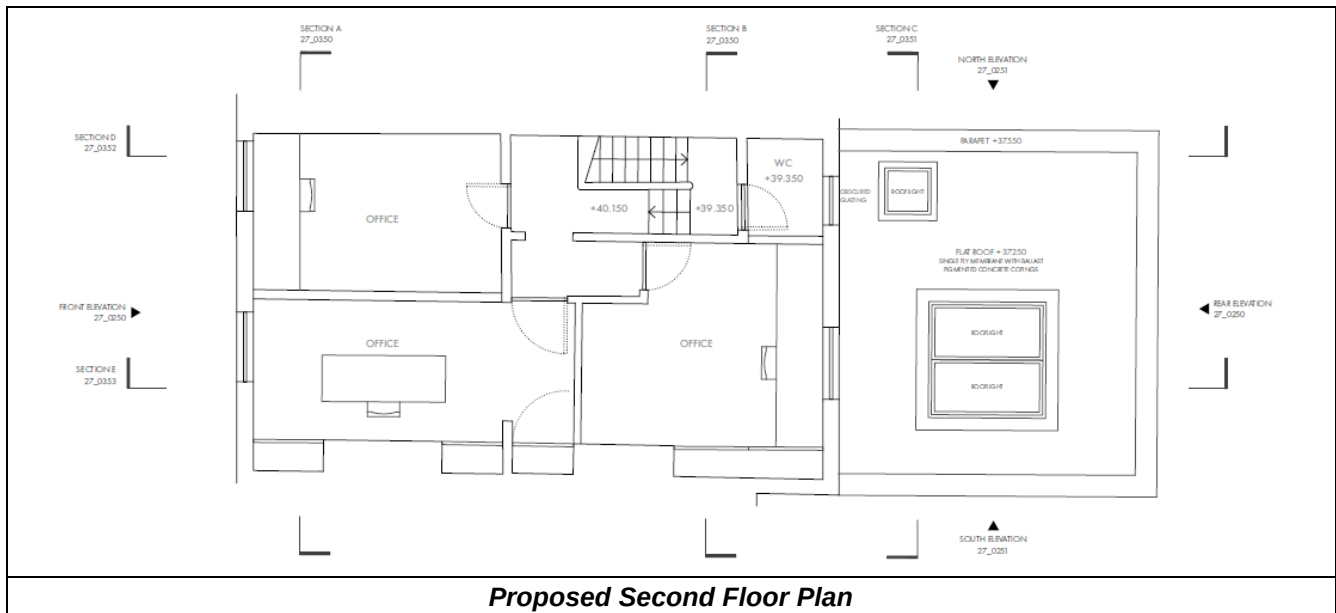
To the ground floor, a new partition with a glazed door will be inserted in the hallway. The front room will be used for reception, with the new opening in the partition wall having a glass double doorway inserted. The existing covings will be retained. A smaller doorway to the new rear extension, sited to be in line with the larger window above, will be inserted to the rear wall. A WC will be installed to the rear extension, which will also include an office space.



At the first floor, following the demolition of some sections of masonry partition walls, repairs will be made with the corresponding plaster type. In addition, the later inserted partition walls will be removed, and the historic partition line will be created. All the external and party walls with lime plaster will be retained and redecorated; all new partition walls will be finished in gypsum plaster. Where an opening is created in an existing partition wall, the top portion of the domestic wall division is left as a downstand, so the ceiling coving is retained. The existing staircase and French polished handrail will be restored in its original form at all levels.

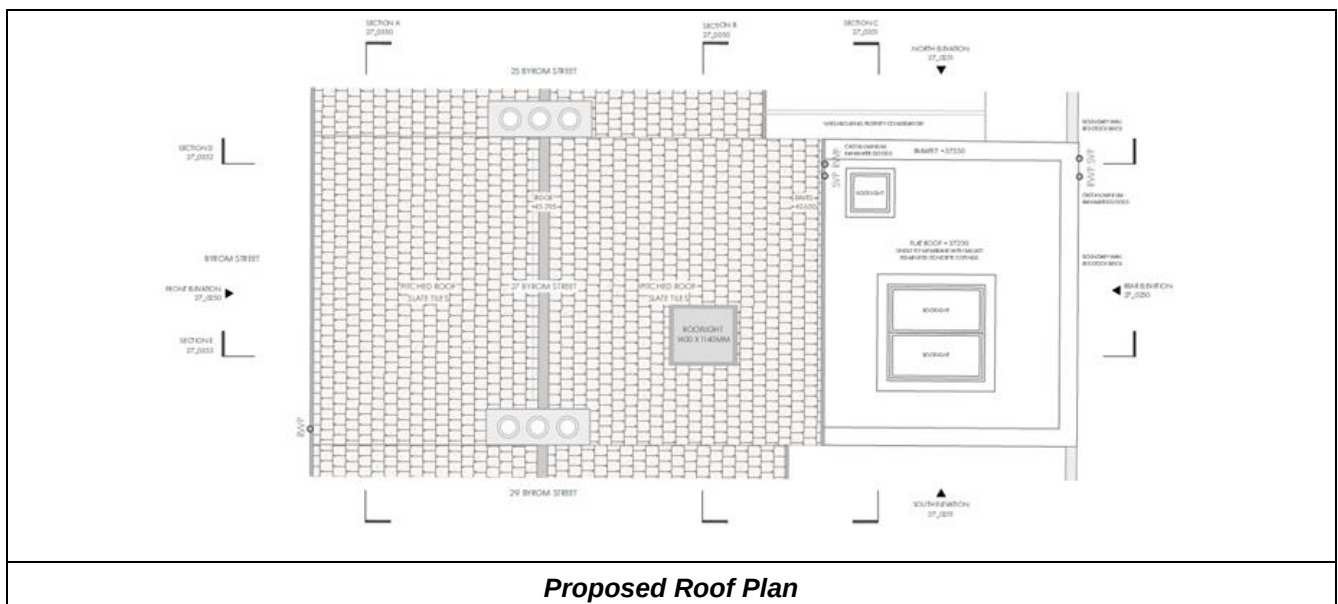


To the second floor, new and existing partition walls will be used to create three separate office spaces. Following the removal of some sections of the existing partition walls, repairs will be made with the corresponding plaster type. All the external and party walls with lime plaster will be retained and redecorated; all new partition walls will be finished in gypsum plaster. The existing staircase and French polished handrail will be restored in its original form at all levels.



Proposed Roof Alterations

A single conservation style rooflight will be installed at the rear slope of the main roof, to allow the second floor office to access natural light in combination with the existing window. The east facing roof is concealed by the neighbouring properties. The single storey extension will have a flat roof fitted with a single ply membrane with ballast with rooflights. It is proposed to remove the existing slate roof to repair the roof which currently allows water ingress. The existing roof slates are to be retained and reused where possible, priority is to be given to the front facing slope of the pitch roof. Comparable roof slates will be sourced and installed where necessary. A breather membrane will be installed above the existing roof joists and underneath the new treated battens. Mineral wool insulation will be added at ceiling level with no requirement for the need for a ventilated ridge or eaves. Retrospective listed building consent is required for a previously installed loft conversion for storage space.



Proposed External Materials

The proposal seeks to redecorate the timber front door, the surrounding Gothic doorcase and the Gothic fanlight frame. The existing windows to the front elevation require retrospective listing building consent for the previously installed painted timber framed double glazed sash window units. New pigmented concrete copings, lintels and cills will be utilised for the proposed new extension to match the neighbouring development. At the proposed rear elevation red stock brick in Flemish bond are proposed to match the existing masonry at the rear of Byrom and St John's Street. In addition, timber painted sash windows with slim profile double glazed unites are to be installed. All the rainwater goods are to be made of cast aluminium. The coping to the extension will be made of fair faced concrete.

Proposed Internal Materials

Glazed partition walls will be used to separate the office and the reception; these create a minimal and non-permanent division. All external and party walls finished in lime plaster will be retained and redecorated. Proposed new partitions will be finished in Gypsum plaster. Following the demolition of masonry walls and partition walls all repairs will be made with the corresponding plaster type.

Section 8 Impact of the Proposed Works on the Heritage Assets

8.1 Method of Assessment

The proposal site is a Grade II listed building within the St John Street Conservation Area. There is no Conservation Area Appraisal for the St John Street Conservation Area. The following assessment identifies the impact of the proposed works on the significance of the Conservation Area by firstly considering the effects of the proposed works on the elements that constitute special interest within the Conservation Area, as laid out in the Historic England Guidance. Elements relevant to this case include:

- General Character and Uses
- Historic Interest
- Architectural Interest and Built Form
- Spatial Analysis
- Streets and Trees
- Setting and Views

The overall impact of the proposed works is then assessed using a cultural heritage impact assessment methodology based upon the International Council on Monuments and Site (ICOMOS) Guidance on Heritage Impact Assessments, a methodology commonly used to assess heritage impact. The significance of the impact of the retrospective works is based on the value or sensitivity of the heritage asset and on the magnitude of the change on that heritage asset, which then leads to an assessment of impact. The criteria used for assessing value, magnitude of impact and significance of impact are set out in three tables included in Appendix 4.

8.2 Impact of the Proposed Works on the Significance of the Conservation Area

8.2.1 Impact on General Character and Uses

The internal alterations and the rear extension does not alter the general character and uses of the Conservation Area.

8.2.2 Impact on Historic Interest

The historic interest of the Conservation Area relates primarily to its development as an area of Georgian housing with a Georgian Church. The internal alterations and rear extension will have no impact upon the historic interest of the Conservation Area as the rear elevation has been previously extended and altered.

8.2.3 Impact on Architectural Interest and Built Form

The rear elevation was extended full height in the late 19th C, with roof line altered and later window alterations. The proposed demolition of the ground floor extensions and new ground floor extension is contextual and will have no adverse impact on the architectural interest and built form of the Conservation Area.

8.2.4 Impact on Spatial Analysis

The single storey rear extension does not have an impact on the density, grain or plan form of the Conservation Area.

8.2.5 Impact on Streets, Open Spaces, Gardens and Trees

The single storey rear extension does not affect the streets, open spaces or the gardens and trees of the Conservation Area.

8.2.6 Impact on Setting and Views

27 Byrom Street is located on the south side of the Conservation Area. Important views within the Conservation Area are along St John's Road looking westwards towards St John's Garden, as well as looking eastward along Byrom Street which includes No 27. The proposed extension at the rear would have a neutral impact on the important setting and views.

8.2.7 Summary

27 Byrom Street makes a positive contribution to the character and appearance of the St John Street Conservation Area. The contribution 27 Byrom Street makes to the character and appearance of the Conservation Area will not be affected by the proposed works, and they will cause no harm to the historic special interest of the Conservation Area. The historic asset, St John Street Conservation Area, is assessed as having a medium Value, as it is a Conservation Area 'containing buildings that contribute significantly to its historic character.' As the proposed development will cause 'Slight changes to historic building elements or setting that hardly affect it' the magnitude of impact is assessed as negligible. Following the heritage assessment methodology, a negligible magnitude of impact to a heritage asset of medium value would constitute a neutral/slight impact, which can be either beneficial or adverse. In this particular case, the proposed alterations are assessed as having a neutral impact on the character and appearance of St John Street Conservation Area.

8.3 Impact of the Proposed Works on the Significance of 27 Byrom Street

8.3.1 Impact on Architectural Interest

The architectural interest of 27 Byrom Street is focussed on the front elevation, and specifically the ornate door surround. The rear elevation, which is a later extension, has been altered, with window openings altered and two ground floor later extensions. Due to these alterations, the rear elevation is not significant. The proposed rear extension has been designed to reflect the brick elevations of the building, but has a simple form which is subservient to the building. The construction of the rear extension will not harm the architectural interest of the heritage asset. The proposed internal alterations involve the removal of some sections of some partitions, but the downstand beams and wall returns will retain evidence of the former plan form so the historic interest is retained.

8.3.2 Impact on Historic Interest

The historic interest of 27 Byrom Street is related to its Georgian date of construction and the evidence of the Georgian expansion of central Manchester. The proposals will not have any impact on the historic interest of 27 Byrom Street.

8.3.3 Summary

The significance of the designated heritage asset is based upon historical and architectural interest which will remain unaffected by the proposed works. The historic asset, 27 Byrom Street, is assessed as having a medium value, as it is listed Grade II. As the proposed development will cause 'Slight changes to historic building elements or setting that hardly affect it', the magnitude of impact is assessed as negligible. Following the heritage assessment methodology, a negligible magnitude of impact to a heritage asset of medium value would constitute a neutral/slight impact, which can be either beneficial or adverse. In this case, it is assessed that the proposed works will have a neutral impact as the significant elements of the heritage asset are not affected.

8.4 Heritage Impact Assessment Table

The following table sets out the proposed works, identifying the potential impact on the character of the Conservation Area, and the significance of the listed building and proposed mitigation.

PROPOSED WORK	CONTRIBUTION OF THE EFFECTED ELEMENT TO THE SPECIAL INTEREST OF THE CONSERVATION AREA AND TO THE SIGNIFICANCE OF THE HERITAGE ASSET	MAGNITUDE OF CHANGE	POTENTIAL IMPACT OF WORK & PROPOSED MITIGATION
External Alterations: Demolition of poor quality later rear ground floor extensions and construction of a full width single storey extension at the rear Insert a rooflight to the sloping pitched roof at the rear elevation Repair of the roof, adding a roof membrane and mineral wool insulation and retaining and reusing existing roof slates, with comparable slate to be used to cover the shortfall. Replacement of later poor quality rear windows with timber frame sash windows.	Neutral: The rear elevation is not original, but a later extension which has been altered repeatedly, and the rear ground floor extensions are later extensions. The rear windows are later poor quality replacements.	Negligible: Slight changes to historic building elements that hardly affects it.	Overall Neutral Impact: The construction of a rear extension and other rear alterations will have a neutral impact on the significant elements of the heritage assets. The replacement windows will be a slight beneficial impact.

PROPOSED WORK	CONTRIBUTION OF THE EFFECTED ELEMENT TO THE SPECIAL INTEREST OF THE CONSERVATION AREA AND TO THE SIGNIFICANCE OF THE HERITAGE ASSET	MAGNITUDE OF CHANGE	POTENTIAL IMPACT OF WORK & PROPOSED MITIGATION
Retrospective Listed Building Consent: Double glazed timber painted sash windows at the front elevation Loft conversion for storage space	Neutral and High: The front elevation makes a high level of positive contribution to the character and appearance of the Conservation Area, and is also the most significant elevation of the structure, with the most contribution to the historic and architectural interest. The attic area does not contribute to the Conservation Area, and makes a neutral contribution to the listed structure.	Negligible: Slight changes to historic building elements that hardly affects it.	Neutral Impact: The retrospective works have a neutral impact on the significant elements of the heritage asset. The existing timber framed windows, installed at an unknown date, are good quality and an appropriate sash style.
Interior Alterations: Part removal of earlier partitions, removal of later 20th C partitions, creation of a WC and insertion of glazed doors.	Neutral: The internal layout of the building has been previously altered with partition walls removed, partitions created and openings created in the rear wall.	Negligible: Slight changes to historic building elements that hardly affects it.	Neutral Impact: The proposed alterations will have a neutral impact on the significant elements of the heritage asset. Downstand beams and wall returns will document the former internal plan form. Cornices will be retained where present.

Section 9 Conclusions

9.1 History, Development and Usage of 27 Byrom Street

The listing description for 27 Byrom Street dates the building to the late 18th century and the terrace appears on Green's 1794 Plan of Manchester and Salford. The house has had a multitude of occupiers over the years; Reverend Edward Butterworth Shaw in 1828-9, Thomas Part, oil dealer in 1861, Edward Yeomans, a watch manufacture in 1873, Mission Refuge in 1886, St Joseph's Girls' Home and Sisters of the Most Holy Cross and Passion in 1895 and a boarding house run a Mrs Hannah Gibbons in 1909. According to the historic maps the building remained unaltered from 1794 to 1851. A full width rear extension was constructed by 1891. Between 1951-57, a further single storey extension of half width which extends to the rear boundary wall was constructed. The rear wall exhibits a significant amount of alteration to the window openings. There is a further conservatory style extension to the rear built c. 2007. There have been several internal alterations over the years with partitions removed and partitions created, as well as openings in the rear wall.

9.2 The Special Interest of the Conservation Area

Below is a summary of the special interest of the St John Street Conservation Area:

- Red brick, the predominant building material, provides a strong unifying element and sense of visual harmony within the Conservation Area;
- The majority of buildings in the Conservation Area were constructed in the eighteenth or early nineteenth century;
- St. John Street is the only surviving Georgian terraced street in central Manchester;
- St. John's Gardens is the old churchyard and provides a tranquil space that contrasts with the dynamic and linear streets.

9.3 Contribution of 27 Byrom Street to the Special Interest of the Conservation Area

27 Byrom Street makes a positive contribution to the character and appearance of the conservation area as it is a Georgian Grade II building of national importance.

9.4 Significance of 27 Byrom Street

27 Byrom Street is of national significance as a Grade II listed building. Its significance derives from the 18th century construction date, the Georgian architectural details and historic interest documenting the population growth in the 18th century in Manchester. It also illustrates aspects of the evolution of this area of Manchester in the 18th and 19th centuries in particular. The Gothic style doorcase is of particular interest. The interior has been considerably altered and the rear elevation extended to full height, with the roof line altered as well and 20th and 21st C ground floor extensions to the rear. The architectural significance is predominantly due to the front elevation and the contribution to the street scene.

9.5 The Proposed Works

The proposed works aims to remove the poor quality ground floor rear extensions to the building and construct an improved extension to the rear of 27 Byrom Street of one storey. Additional internal alterations are proposed to facilitate continued use as an office including removal of partition walls, insertion of some partitions, insertion of a new WC and insertion of new doors in partition walls.

9.6 Impact of the Proposed Works on the Special Interest of the Conservation Area

27 Byrom Street makes a positive contribution to the character and appearance of the St John Street Conservation Area. The contribution 27 Byrom Street makes to the character and appearance of the Conservation Area will not be affected by the proposed works, and they will cause no harm to the historic special interest of the Conservation Area. The historic asset, St John Street Conservation Area, is assessed as having a medium Value, as it is a Conservation Area 'containing buildings that contribute significantly to its historic character.' As the proposed development will cause 'Slight changes to historic building elements or setting that hardly affect it' the magnitude of impact is assessed as negligible. Following the heritage assessment methodology, a negligible magnitude of impact to a heritage asset of medium value would constitute a neutral/slight impact, which can be either beneficial or adverse. In this particular case, the proposed alterations are assessed as having a neutral impact on the character and appearance of St John Street Conservation Area.

9.7 Impact of the Proposed Works on the Listed Building

The significance of the designated heritage asset is based upon historical and architectural interest which will remain unaffected by the proposed works. The historic asset, 27 Byrom Street, is assessed as having a medium value, as it is listed Grade II. As the proposed development will cause 'Slight changes to historic building elements or setting that hardly affect it', the magnitude of impact is assessed as negligible. Following the heritage assessment methodology, a negligible magnitude of impact to a heritage asset of medium value would constitute a neutral/slight impact, which can be either beneficial or adverse. In this case, it is assessed that overall the retrospective and proposed works will have a neutral impact as the significant elements of the heritage asset are not affected.

Section 10 Sources

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Maps and Plans

- OS Map Scale 1:10,560 1848
- OS Map Scale 1:2,500 1908, 1932, 1950-1951
- OS Map Scale 1:1,250 1948, 1962-1973, 1980-1985, 1995
- OS Map Scale 1:1,056 1851
- OS Map Scale 1:500 1891

Archives and Libraries Consulted

Greater Manchester County Record Office

Appendix 1: Listing Description

Name: Numbers 25-31 Byrom Street and Attached Former Chapel

List entry Number: 1208243

Location: NUMBERS 25 TO 31 AND ATTACHED FORMER CHAPEL, 25-31, BYROM STREET

District: Manchester (Metropolitan Authority)

National Grid Reference: SJ 83366 97903

Grade:II

Date first listed:25 Feb 1952

Details: MANCHESTER SJ8397NW, 698-1/30/34 BYROM STREET (East side), Nos. 25 to 31 (odd) and attached former chapel 25/02/52 GV II

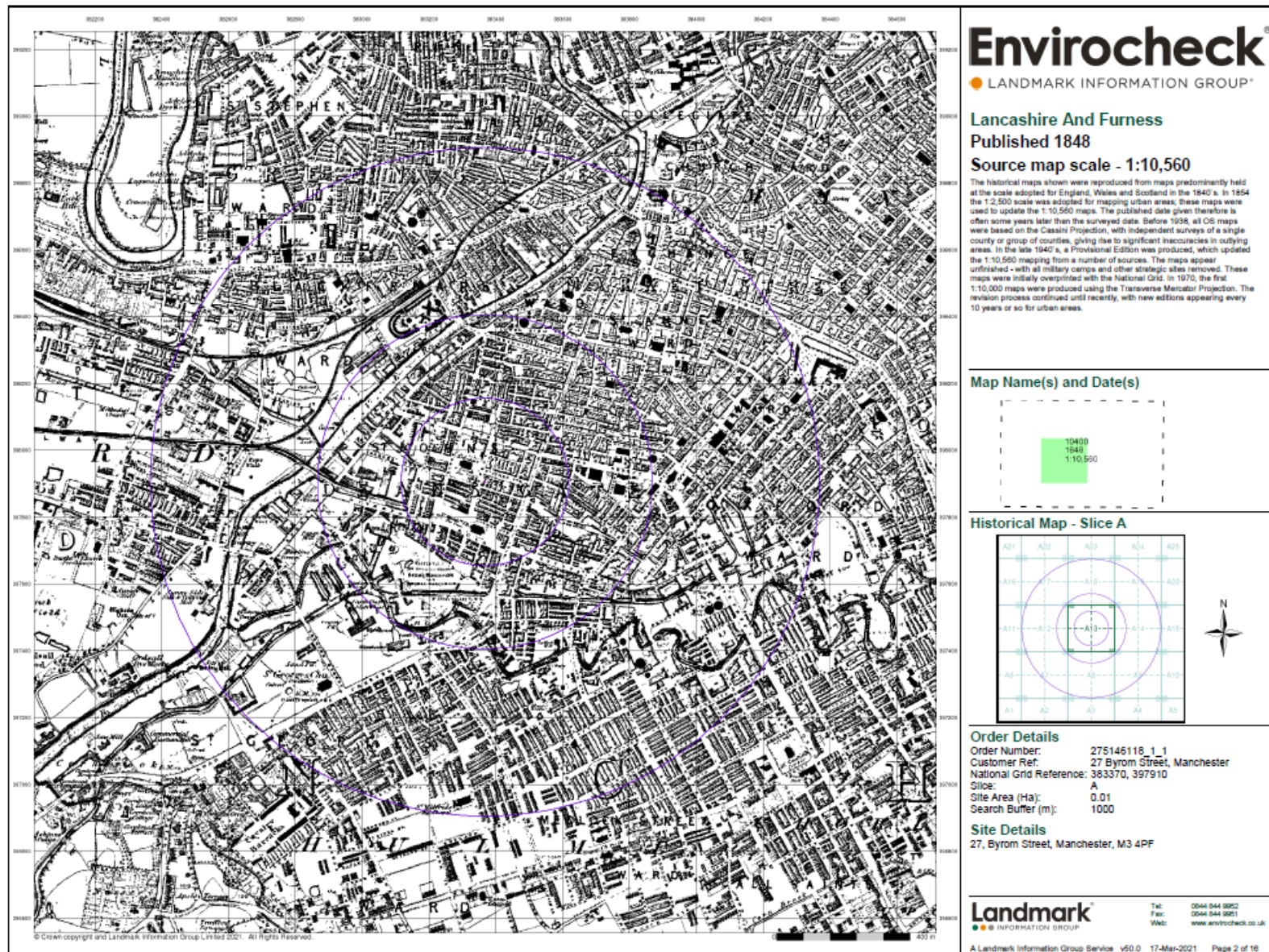
Terrace row of four town houses, now offices. Late C18, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with back extensions. Three storeys over cellars, 3+2+3+3 windows; moulded gutter cornice; doorways to the left, all 4-centred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

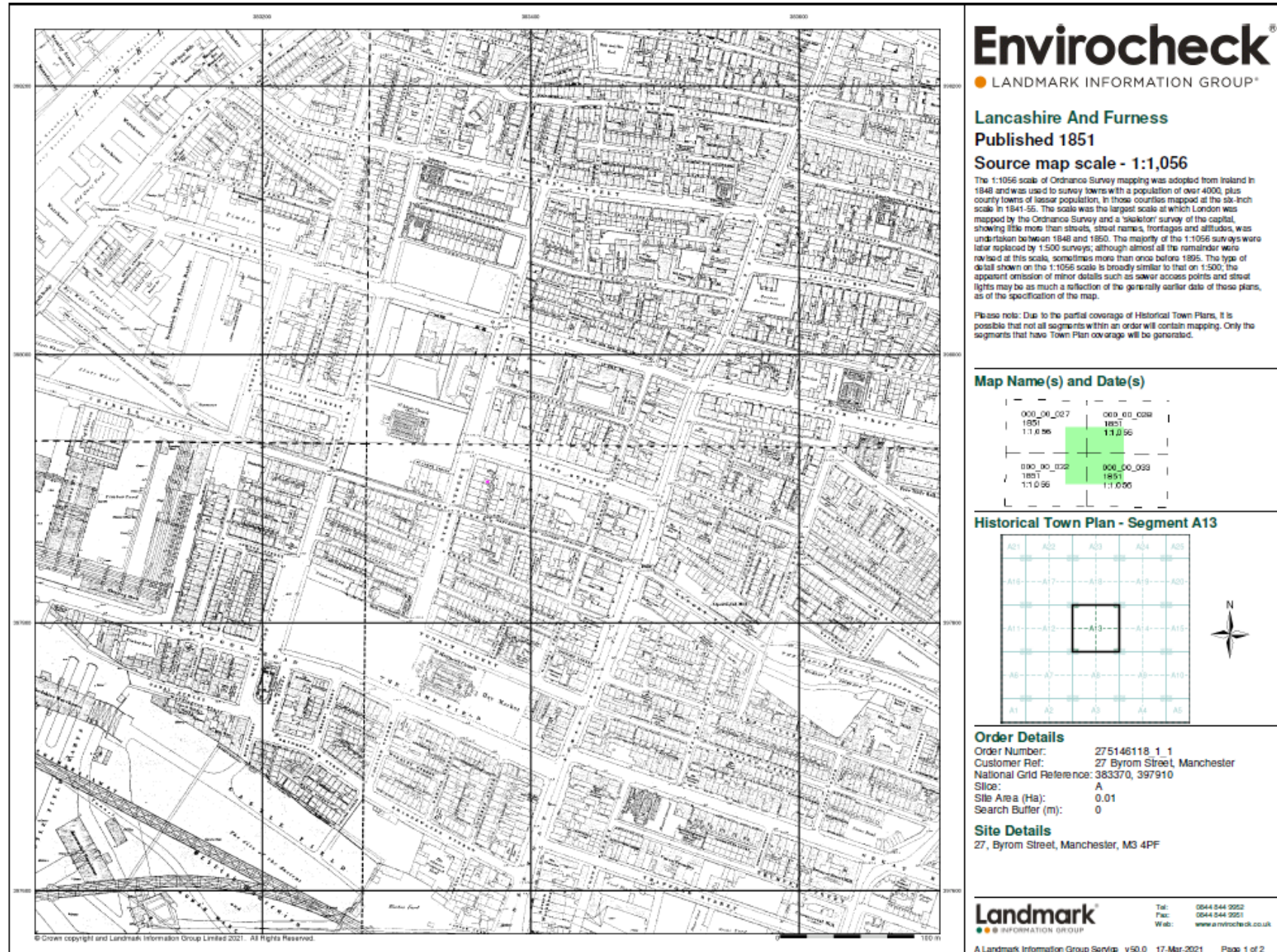
Listing NGR: SJ8336697903

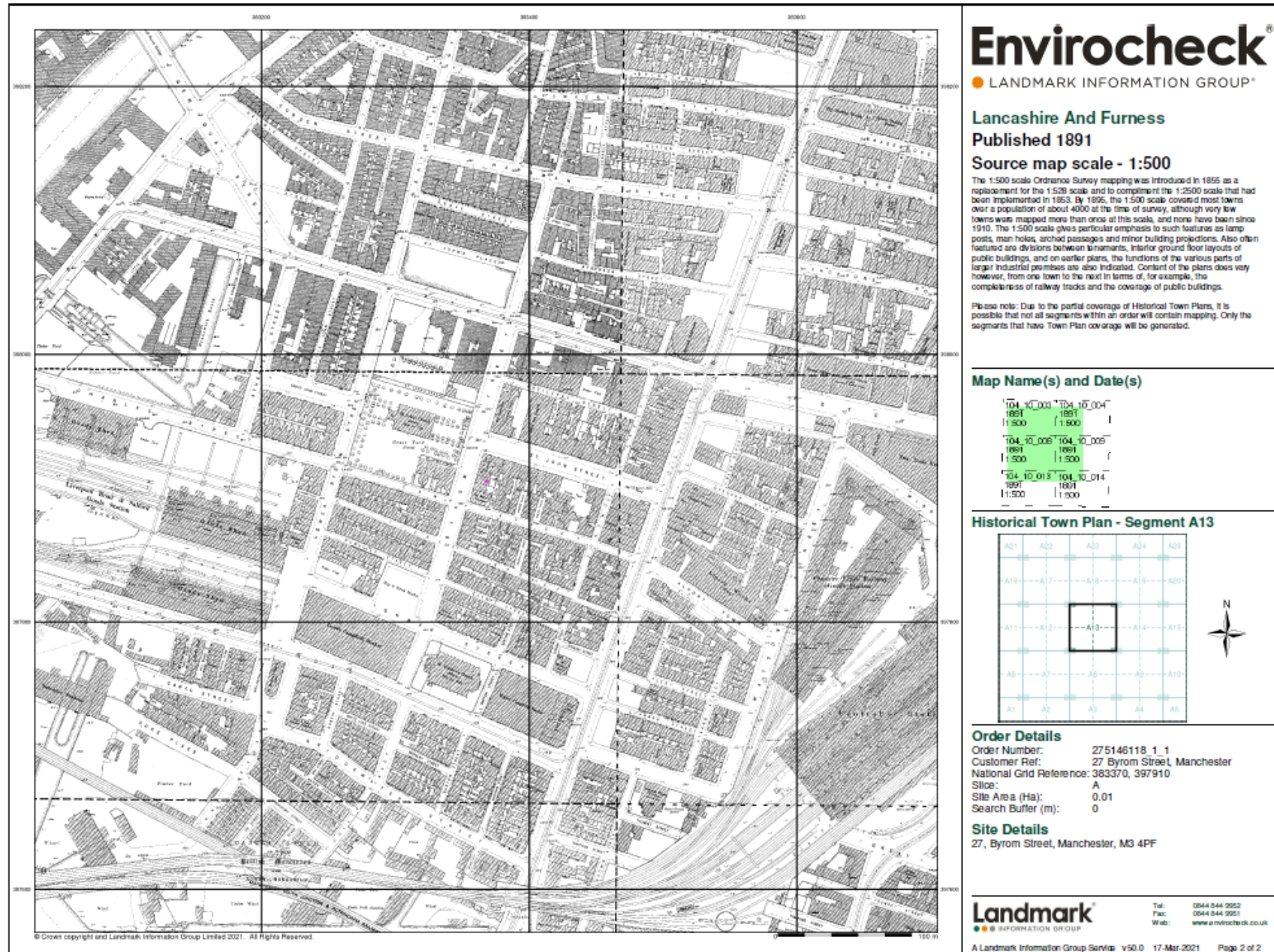
Appendix 2: Occupants Table for 27 Byrom Street

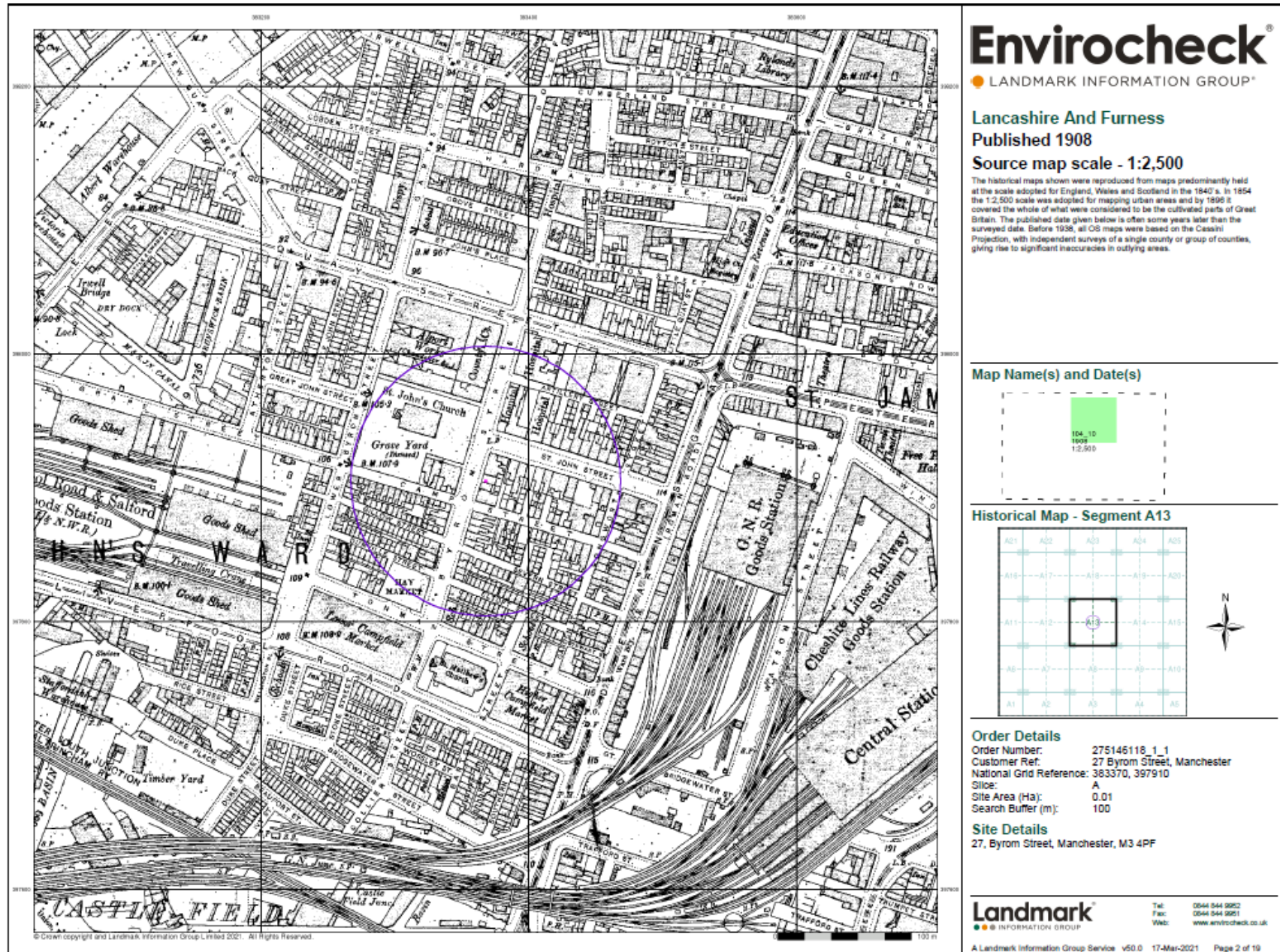
Source	Name	Detail
1828 Pigot's Directory	Shaw Rev. Edw. Butterworth	27 Byrom Street
1850 Slater's Directory of Manchester & Salford	No entry	27 Byrom Street
1861 Census	Thomas Part (58) Martha Part (55) Charles Part (27) William Part (18) Jane Part (23) Alice Sudworth (48)	Head Wife Son, General Assistant Son, Cotton Warehouse Ass Daughter, Dressmaker Sister
1863 Slater's Directory of Manchester & Salford	Part, Mr Thomas	27 Byrom Street
1873 Post Office Directory of Manchester	Yeomans, Edward	27 Byrom Street Watch Manufacturer
1876 Slater's Directory of Manchester & Salford	Yeomans -----	27 Byrom Street Householder
1886 Slater's Directory of Manchester & Salford	Mission Refuge	27 Byrom Street
1895 Kelly's Directory of Manchester	St Joseph's Girls' Home and Sisters of the Most Holy Cross and Passion	27-31 Byrom Street
1903 Slater's Manchester, Salford & Suburban Directory	Gibbons, Mrs Hannah	27 & 29 Byrom Street Lodging House
1909 Slater's Manchester, Salford & Suburban Directory	Gibbons, Mrs Hannah	27 & 29 Byrom Street Lodging House
1911 Census	Private House - Unoccupied	

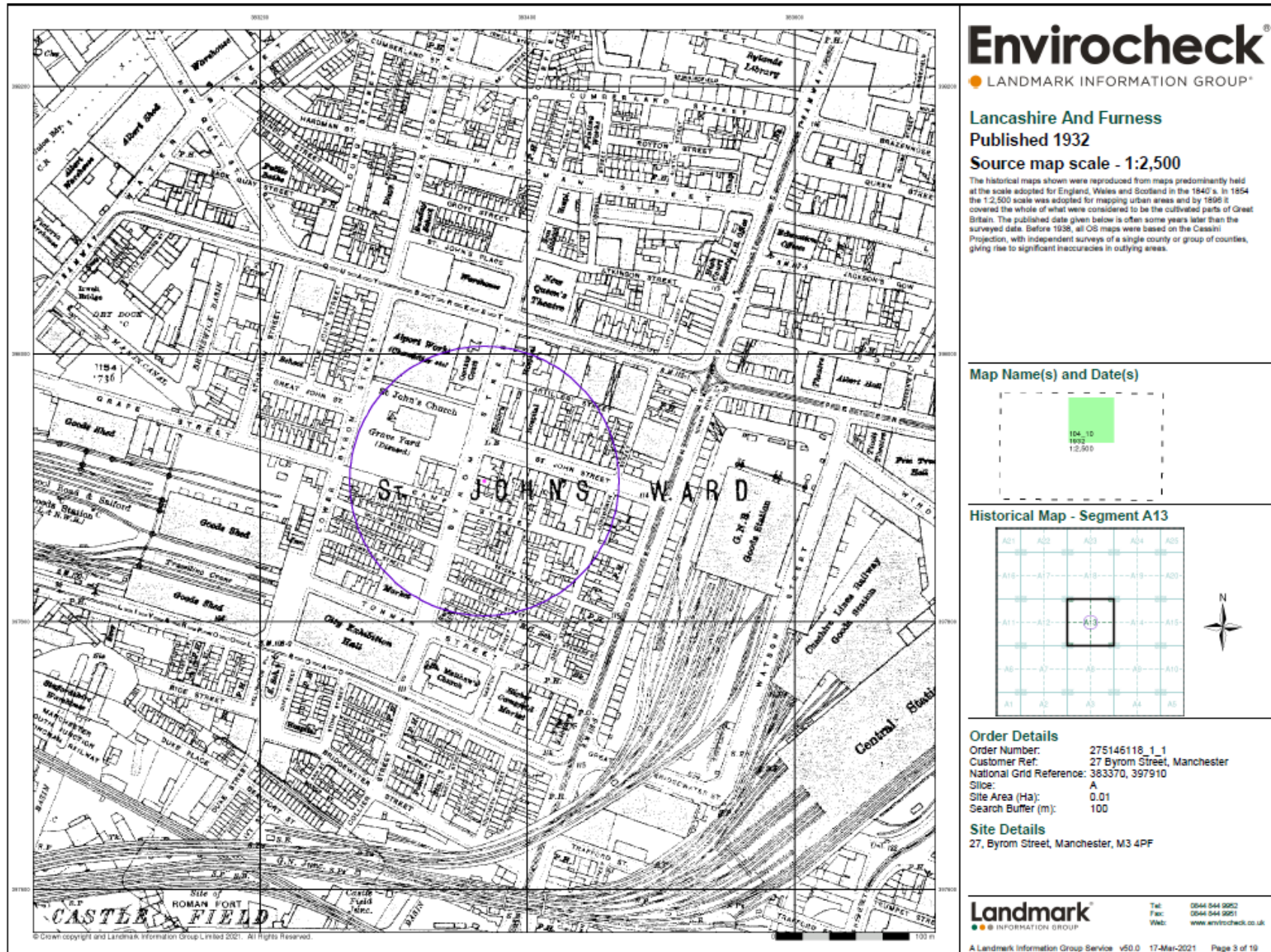
Appendix 3: Historic Mapping

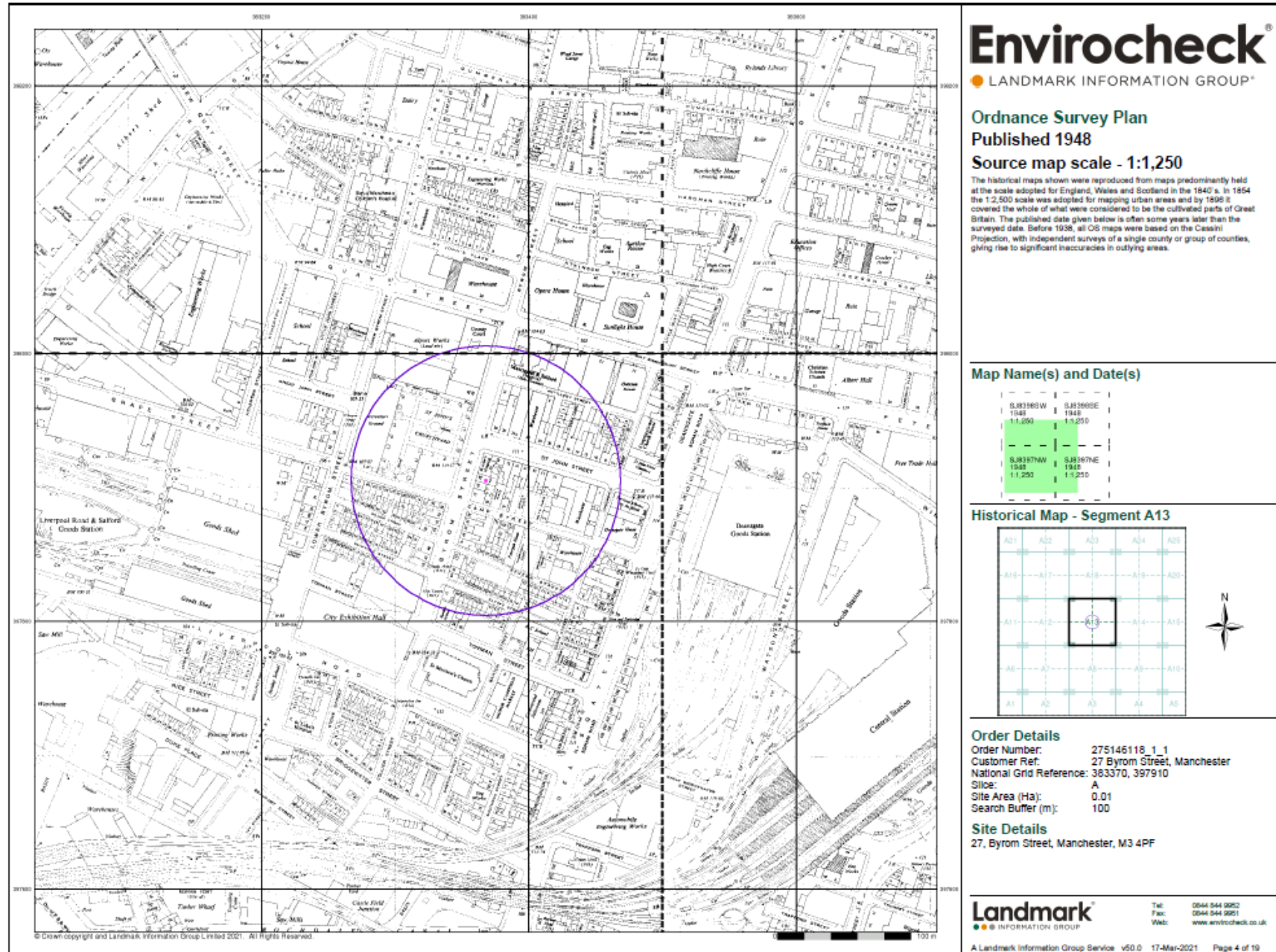


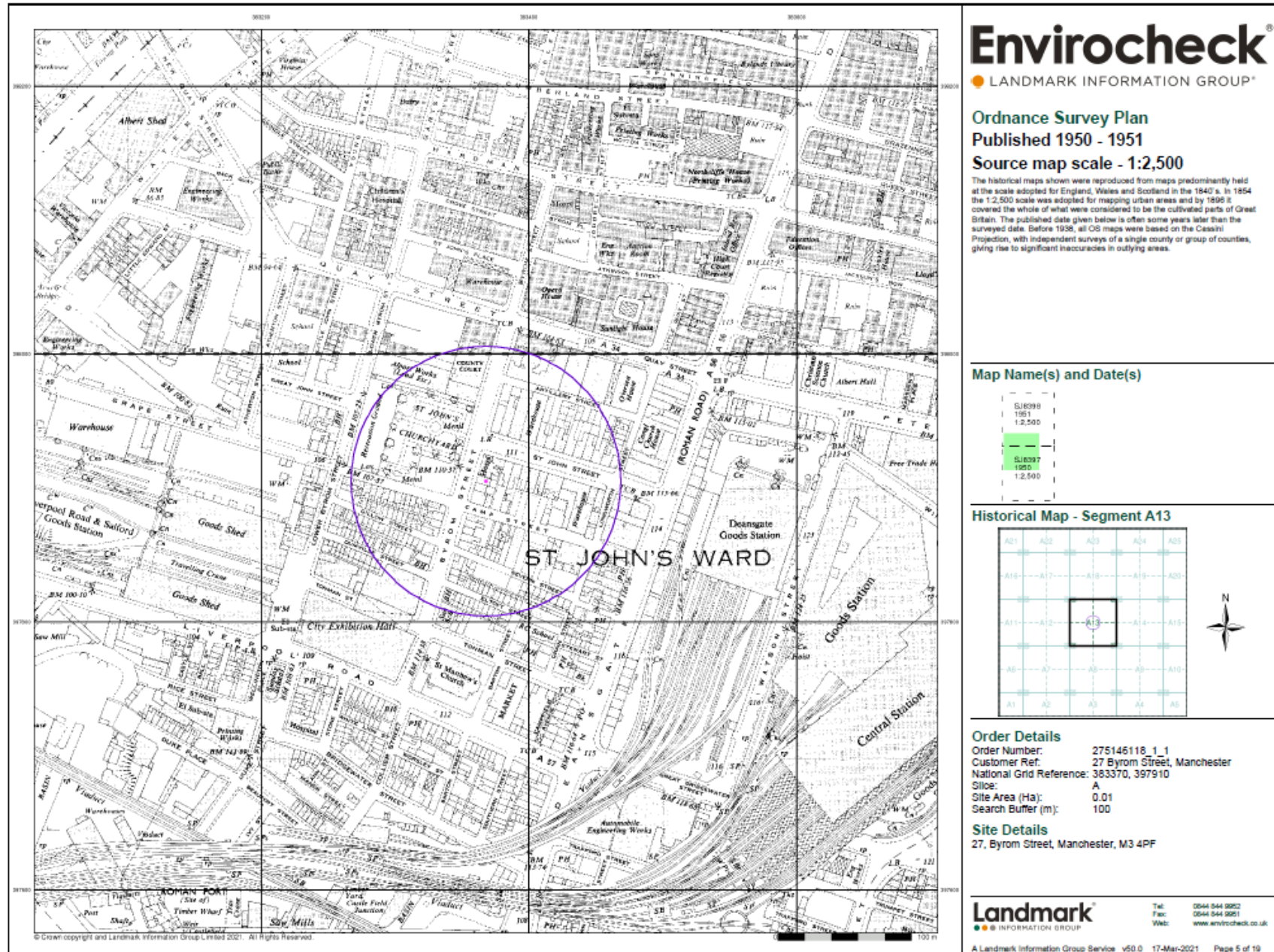


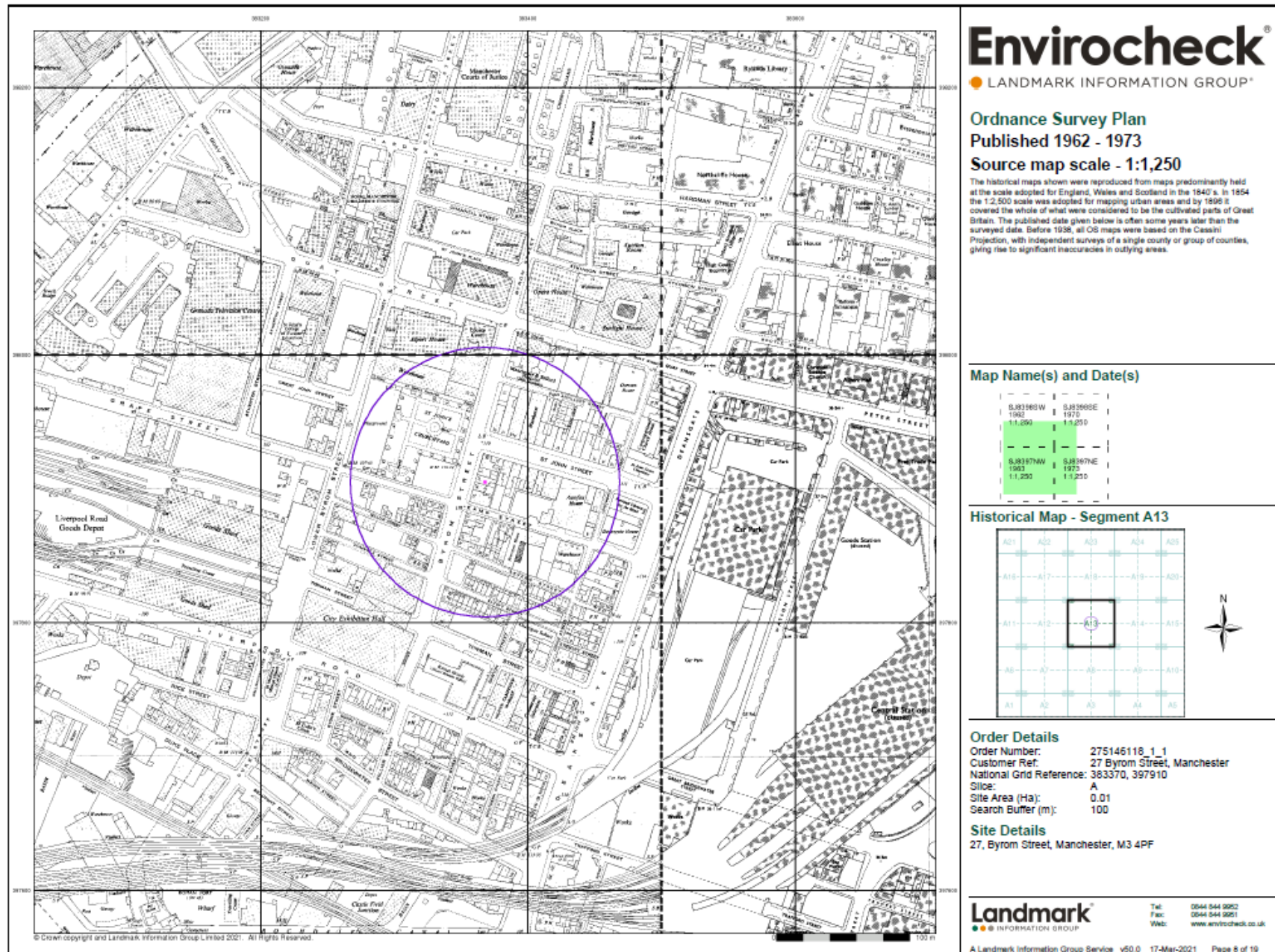


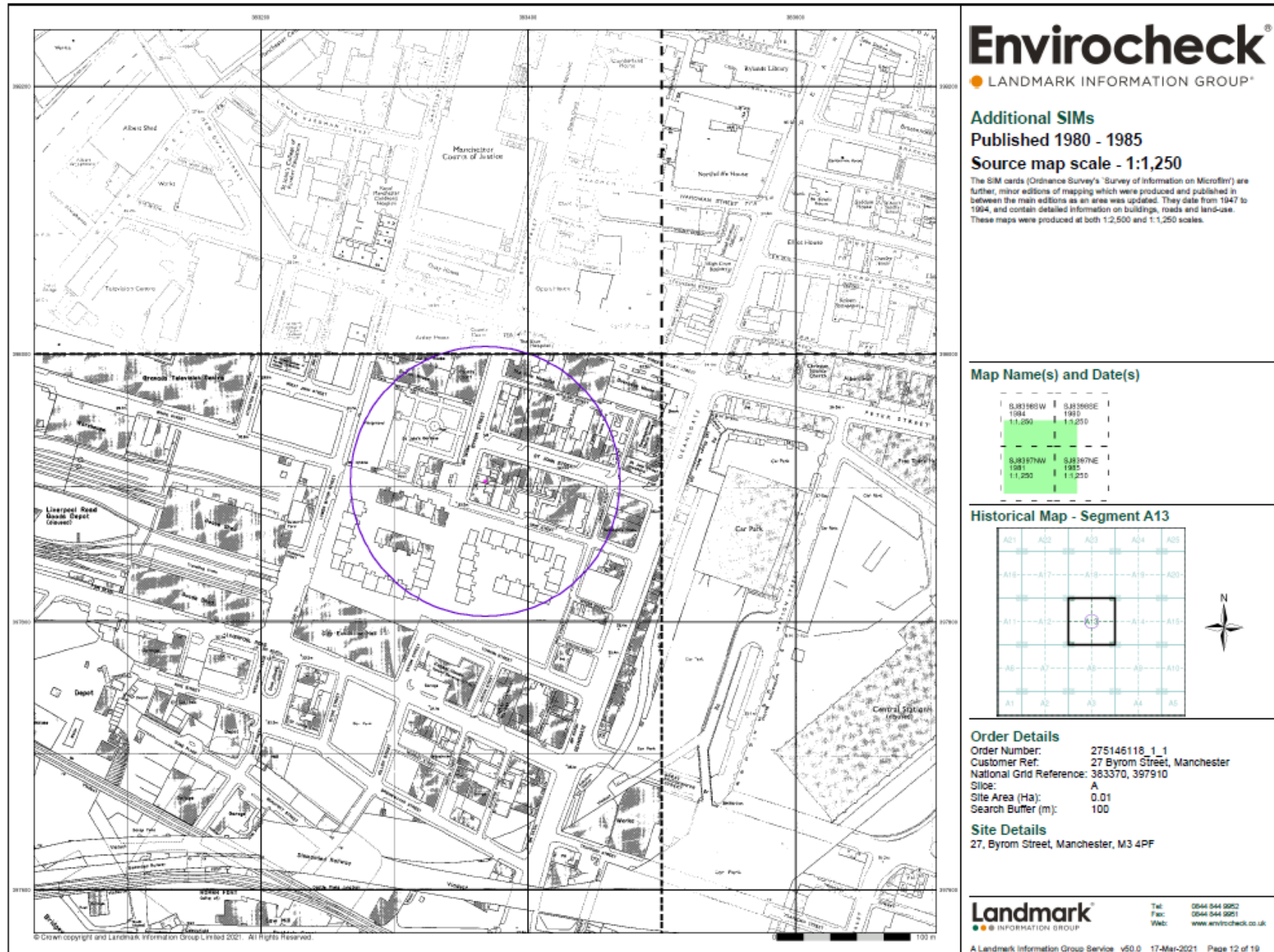


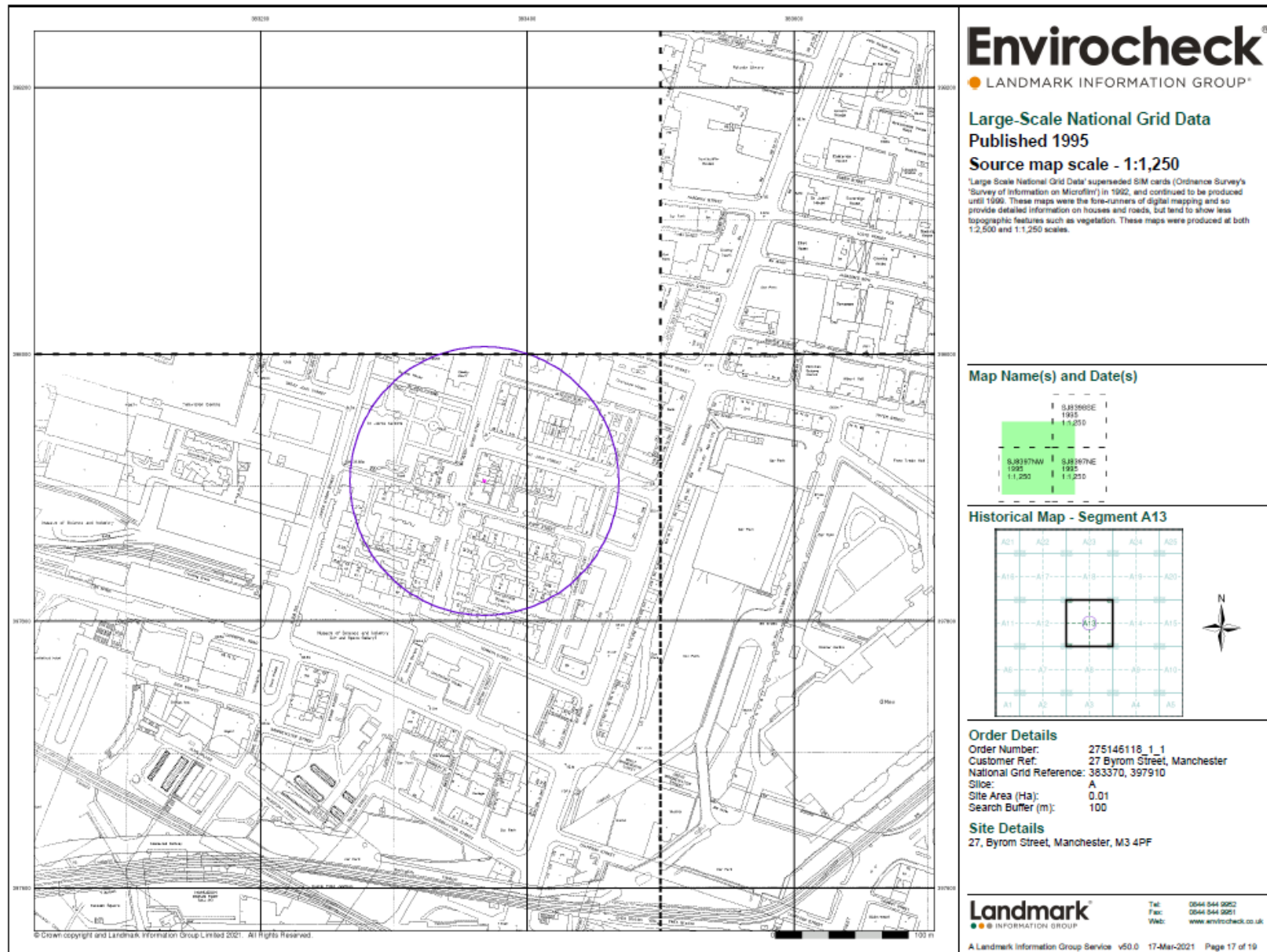












Appendix 4: Heritage Impact Assessment Methodology

The impact of the proposed development has been assessed using a cultural heritage impact assessment methodology based upon the International Council on Monuments and Site (ICOMOS) Guidance on Heritage Impact Assessments, a methodology commonly used to assess heritage impact. The significance of the impact of the proposed development is based on the value or sensitivity of the heritage asset and on the magnitude of the impact on that heritage asset. The criteria used for assessing value, magnitude of impact and significance of impact are set out in three tables below. These impacts may be either adverse or beneficial. These tables consider differing types of heritage assets: archaeological attributes, built heritage or historic urban landscapes, historic landscapes and intangible cultural heritage or associations.

Assessing Value of Heritage Assets

The value (significance) or sensitivity of a heritage asset is assessed based on existing national and local statutory designations, guidance such as the Historic England Listing and Scheduling Selection Guides and professional judgement based on research and site surveys.

Table 1: Assessing Value of Heritage Assets

Asset Grading	Archaeological Attribute	Built Heritage or Historic Urban Landscape	Historic Landscape	Intangible Cultural Heritage or Associations
Very High	Sites of acknowledged international importance inscribed as WH property. Individual attributes that convey OUV of the WH property. Assets that can contribute significantly to acknowledged international research objectives.	Sites or structures of acknowledged international importance inscribed as of universal importance as WH property. Individual attributes that convey OUV of the WH property. Other buildings or urban landscapes of recognised International importance.	Landscapes of acknowledged international importance inscribed as WH property. Individual attributes that convey OUV of the WH property. Historic landscapes of international value, whether designated or not. Extremely well preserved historic landscapes with exceptional coherence, time depth, or other critical factors.	Areas associated with Intangible Cultural heritage activities as evidenced by the national register. Associations with particular innovations, technical or scientific developments or movements of global significance. Associations with particular individuals of global importance.
High	Nationally-designated Archaeological Monuments protected by the State Party's laws. Undesignated sites of the quality and importance to be designated. Assets that can contribute significantly to acknowledged national research objectives.	Nationally-designated structures with standing remains. Other buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very Important buildings. Undesignated structures of clear national importance.	Nationally-designated historic landscape of outstanding interest. Undesignated landscapes of outstanding interest. Undesignated landscapes of high quality and importance, and of demonstrable national value. Well preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factors.	Nationally-designated areas or activities associated with globally-important Intangible Cultural Heritage activities. Associations with particular innovations, technical or scientific developments or movements of national significance. Associations with particular individuals of national importance.

Medium	Designated or undesignated assets that can contribute significantly to regional research objectives.	Designated buildings. Historic (unlisted) buildings that can be shown to have exceptional qualities or historical associations. Conservation Areas containing buildings that contribute significantly to its historic character. Historic townscapes or built-up areas with important historic integrity in their buildings, or built settings.	Designated special historic landscapes. Undesignated historic landscapes that would justify special historic landscape designation. Landscapes of regional value. Averagely well preserved historic landscapes with reasonable coherence, time-depth or other critical factors.	Areas associated with Intangible Cultural heritage activities as evidenced by local registers. Associations with particular innovations or developments of regional or local significance. Associations with particular 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. Historic (unlisted) buildings of modest quality in their fabric or historical associations. Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings.	Robust undesignated historic landscapes. Historic landscapes with importance to local interest groups. Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.	Intangible Cultural heritage activities of local significance. Associations with particular individuals of local importance. Poor survival of physical areas in which activities occur or are associated.
Negligible	Assets with little or no surviving archaeological interest.	Buildings or urban landscapes of no architectural or historical merit; buildings of an intrusive character.	Landscapes little or no significant historical interest.	Few associations or ICH vestiges surviving.
Unknown potential	The importance of the asset has not been ascertained.	Buildings with some hidden (or inaccessible) potential for historic significance.	n/a	Little is known or recorded about ICH of the area.

Adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)

Assessing Magnitude of Change or Impact

The magnitude of change or impact is assessed based upon a detailed understanding of how and to what extent the proposed development might impact the specific type of heritage involved. It is necessary to have an understanding of the contribution of the setting to the value of the heritage asset as well as an understanding of the key elements or components which contribute to the value or significance of the asset to be able to determine the magnitude of impact.

Table 2: Assessing Magnitude of Change or Impact

Impact Grading	Archaeological Attributes	Built Heritage or Historic Urban Landscape Attributes	Historic Landscape Attributes	Intangible Cultural Heritage Attributes or Associations
Major	Changes to attributes that convey OUV of WH properties. Most or all key archaeological materials, including those that contribute to OUV such that the resource is totally altered. Comprehensive changes to setting.	Change to key historic building elements that contribute to OUV, such that the resource is totally altered. Comprehensive changes to the setting.	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit and loss of OUV.	Major changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Moderate	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset.	Changes to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.	Change to many key historic landscape elements, parcels or components; visual change to many key aspects of the historic landscape; noticeable differences in noise or sound quality; considerable changes to use or access; resulting in moderate changes to historic landscape character.	Considerable changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Minor	Changes to key archaeological materials, such that the resource is slightly altered. Slight changes to setting.	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.	Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited change to historic landscape character.	Changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Negligible	Very minor changes to key archaeological materials, or setting.	Slight changes to historic building elements or setting that hardly affect it.	Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.	Very minor changes to areas that affect the ICH activities or associations or visual links and cultural appreciation.
No change	No change.	No change to fabric or setting.	No change to elements, parcels or components; no visual or audible changes; no changes in amenity or community factors.	No change.

Adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)

Assessing the Significance of Impact

The table below, Assessing the Significance of Impact, uses a matrix to combine the value of the heritage assets with the magnitude of impact. This significance of impact can be either adverse or beneficial. An impact of major adverse would equate to an assessment of substantial harm, as defined in the NPPF paragraphs 200-201. Other assessments of adverse impact would equate to less than substantial harm as defined in the NPPF paragraph 202.

Table 3: Assessing the Significance of Impact

Value of Heritage Asset	Scale & Severity of Change/Impact				
	No Change	Negligible change	Minor change	Moderate change	Major change
For WH Properties Very High – Attributes which Convey OUV	Significance of Effect or Overall Impact (Either Adverse or Beneficial)				
	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large

For Other Heritage Assets or Attributes	Significance of Impact (Either Adverse or Beneficial)				
Very High	Neutral	Slight	Slight/ Moderate	Large/very Large	Very Large
High	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/ Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

Adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)