



13th October 2021

St James' Tower, 7 Charlotte Street, Heritage Statement – Heritage Architecture Ltd.

This Heritage Statement has been prepared by Heritage Architecture Ltd on behalf of OBI Property to accompany the Planning application for the proposed lighting works to St. James' Tower, Manchester (**Figure 1**). The building was constructed in 1964 to the design of architectural practice of Gunton & Gunton. The building is not statutorily listed but is within the setting of various Listed Buildings and is within the immediate setting of the George Street Conservation Area (**Figure 2**).

The focus of the following Heritage Statement will thus be on the potential, visual impact the proposed lighting scheme will have on the setting of nearby heritage assets. Due to the enclosed nature of the streetscapes around the site, the designated heritage assets scoped in for assessment are limited to those identified in **Figure 2, below**.

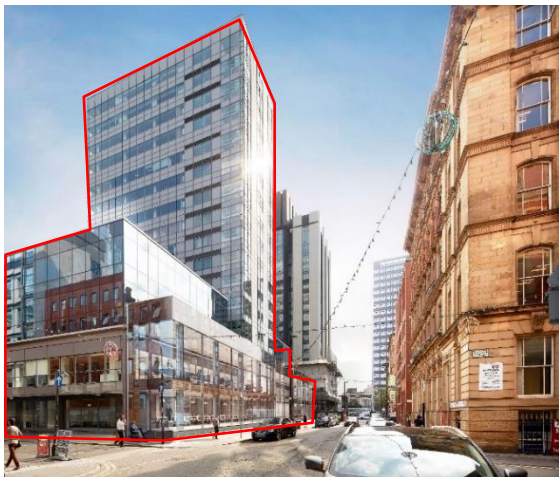


Figure 1 (left): Looking south east along Charlotte Street, with St. James Tower to the left. **Figure 2 (right):** Heritage asset map. Site indicated by red line boundary, Listed Buildings scoped in for assessment numbered and extent of the George Street Conservation Area is indicated in green.

Planning Policy and Guidance

The key planning policy documents are, respectively, the: Planning (Listed Building and Conservation Areas) Act 1990, the National Planning Policy Framework 2021 (NPPF), and Manchester City Council's Core Strategy (2012).

This Statement has been prepared in the context of relevant national and local heritage planning policy. With regards to the 1990 Act, **Section 66** is relevant to the current scheme as it requires the Local Planning Authority to “*have special regard to the desirability of preserving [a listed building] or its setting or any features of special architectural or historic interest which it possesses*” when considering whether to grant planning permission.

Due to the proximity to the George Street Conservation Area, **Section 72** is also of relevance as it requires “*special attention to the desirability of preserving or enhancing the character or appearance of the conservation area*”.

The policies in the NPPF constitute the Government's view of what sustainable development means in practice. Of particular relevance is **paragraph 194 (NPPF, 2021)**, which states that *"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 following Heritage Statement is written in this context.

This Heritage Statement accords with the guidance set out in Historic England's Advice Note 12: Statements of Heritage Significance: Analysing Significance in heritage Assets (October 2019). The recent guidance calls for a staged approach, which provides relevant and *proportionate* information sufficient to inform decision-making by the Council.

Brief historical development of the Site and surrounding context

The origin of the area dates back over 200 years to the Georgian period, when agricultural fields were given over to urban uses with new streets laid out on a regular grid pattern. It was a fashionable residential area centred on St. James's Church, established in 1786 on Charlotte Street (**Figure 3, right**).

The social and economic revolution synonymous with the 19th century period was a key factor in the redevelopment of the area from a residential neighbourhood to a thriving business district. The growing success of the cotton trade from the early 19th century onwards resulted in the construction of a number of grand warehouses in the area, many of which still survive around Charlotte Street.

The area thrived throughout the 19th century, however, with the decline of the British cotton industry during the early to mid-20th century period, warehouses were either left empty or only partially used. Depopulation of the area was further reflected in the redundancy of St. James's Church (closed c.1928).

The decline started to reverse when the Chinese community opened restaurants in the area during the mid-to-late 20th century. Although the first restaurant was opened in 1948, it was not until the 1960s that the area became popular with the Chinese community and subsequently became known as the Chinatown district.

St. James' Church was demolished c.mid-20th century and the cleared plot was utilised as a car garage until the construction of St. James' Tower (the site) in 1964. The building affectionately took the name of the Church which previously occupied site. In 2003 the building was acquired by Charlotte Street Properties. Following its acquisition another 26,000 sq ft were added and extensive refurbishment and re-cladding took place, resulting in a much-altered external appearance than originally designed.

Further change was made to the building in c.2019 when OBI acquired the site. The ground and first floors of the 14-storey building were stripped out and a new two storey extension along the length of the Charlotte Street elevation was introduced. The new 'podium' extension consequently altered the character of the streetscape around Charlotte Street and improved the public realm around the site.

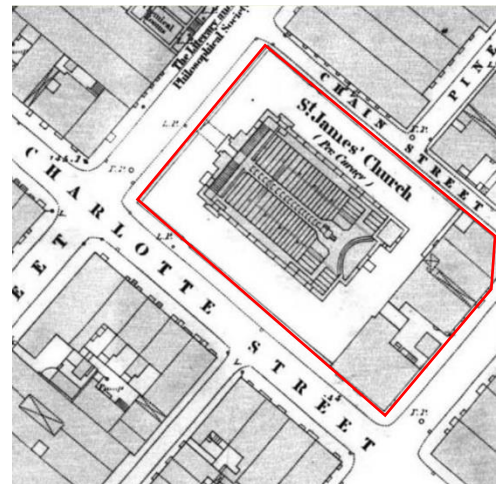


Figure 3: 1851 OS Map of the site (in red), which was historically occupied by St. James's church. The surrounding area was occupied by residential premises prior to the development of warehousing in the area.

Statement of Significance

The site is situated within the setting of a number of Grade II listed former warehouses to the south-west side of Charlotte Street (refer to Appendix I for full listing descriptions which provide sufficient detail with regard to their architectural and historic interest).

Charlotte Street forms the north-eastern boundary of the George Street Conservation Area, the character and appearance of which is defined by the assortment of historic, mid-to-late 19th century warehousing, principally built of red brick with stone dressings; predominantly Italian Palazzo in style.

The character of the opposite side of Charlotte Street, (outside of the designated area) provides a stark contrast in relation to architectural form, scale and materiality (**Figure 4, right**).

The site comprises a much-altered 1960s building which yields negligible architectural and historic interest in its own right, any physical alterations made to the building would thus result in a neutral heritage impact. Despite the obvious height and scale of the building, the stepped podium level ensures the composition of the building sits comfortably in the context of the surrounding area. The building is thus considered to make a neutral contribution to the settings of heritage assets.



Figure 4: Looking northwest from Portland Street allowing for contextual view of Charlotte Street.

The Proposals

The proposals seek to introduce new LED lighting strips to the top of the building perimeter and along the edges of the new podium which fronts onto Charlotte Street (refer to 'one electrical' project proposal for detail).

Having reviewed the LIA/42 Partners report regarding the Luminance of the LED ASTON tape, it will be clear that potential for light spill to the buildings to the other side of the street will be negligible.

Heritage Impact Assessment and conclusions

The proposed lighting scheme will enhance the ability to read the clean lines which define the architectural form of the St. James building and will strengthen the assertive contribution of the new podium as a contemporary addition to the streetscape. The light touch positioning of the LED strips will ensure light-spill is minimised, thereby avoiding any detrimental, visual impact on the adjacent heritage assets.

As stated above, the character of the north-eastern side of Charlotte Street is in direct contrast to that of the south-western side (which falls within the Conservation Area). The proposed lighting scheme will signal the contemporary nature of built form outside of the designated area, creating visual interest and enhancing the public realm around the street scene whilst avoiding any unwarranted adverse, visual impact upon the designated area itself.

The proposals are thus considered to have a **neutral impact** upon the settings of designated heritage assets identified within this report. Thereby resulting in '**no harm**' as defined within the NPPF (2021, paras.199-202). The proposals are thus considered to comply with relevant national and local planning policy.

Yours sincerely,
Sarah Stirling

Appendix I – List Descriptions

1. AUSTIN HOUSE

Heritage Category: Listed Building
Grade: II
List Entry Number: 1197783
Date first listed: 03-Oct-1974
Statutory Address: AUSTIN HOUSE, 14 AND 16, CHARLOTTE STREET

Textile merchants' warehouses, now offices. 1860, by Edward Walters; altered. Sandstone ashlar and light red brick with sandstone dressings (roof not visible). Plan rectangular except for rear corner interlocking with No.12 to right. Italian palazzo style. Basement and 5 storeys, a symmetrical 8-window facade, the ground floor of ashlar treated as a rustic, with a cornice to this, channelled corner pilasters and variously-enriched sill-bands to the upper floors, and a very prominent cornice on large brackets, surmounted by 9 brick chimneys with modillioned stone cornices. The ground floor and basement form a pilastered arcade of round-headed arches, including coupled doorways in the centre with richly-foliated carved spandrels, keystones with masks linked to triglyphs in a frieze with corrupt-leaf enrichment; and windows divided equally between basement and ground floor, with enrichment to the heads including keystones and triglyphs like those over the doorways. The windows at 1st floor have architraves with straight cornices, those at 2nd floor are segmental-headed with pedimented architraves (alternately segmental), those at 3rd floor have stilted segmental heads and linked impost bands, and those at 4th floor have enriched aprons in a deep sill-band. All glazing altered. The left side wall is in similar but simpler style. Interior not inspected.

End of official listing.

2. No. 12, CHARLOTTE STREET and No. 17, GEORGE STREET

Heritage Category: Listed Building
Grade: II
List Entry Number: 1208392
Date first listed: 03-Oct-1974
Statutory Address: 12, CHARLOTTE STREET AND 17, GEORGE STREET

Includes: No.17 GEORGE STREET. Home trade warehouse, now ... offices? Probably c.1870. Sandstone ashlar (roof not visible). Narrow plan on corner site, but with rear inner corner interlocking with No.14 to left, with loading bay at rear end of side. Simple classical style. Basement and 5 storeys, with a narrow 2-bay facade to Charlotte Street and a long 8-bay facade to George Street; rusticated punch-dressed basement, channelled ground floor with cornice, simple broad pilasters and string-courses to the upper floors, and prominent bracketed cornice (all carried round). The ground floor has a square-headed doorway to the left, with carved surround, a sashed window to the right with a large scrolled keystone; the upper floors have sashed windows, those 1st, 2nd and 3rd floors with keyed segmental heads, and over each top-floor window a simple Lombard frieze. The right-hand side wall (to George Street) matches the front, except at the end of the ground floor where there is a rectangular loading bay entrance. Interior not inspected. Forms part of a group of five similar buildings on this side of the street, Nos.14 and 16 adjoining on the left.

End of official listing.

3. Charlotte House

Heritage Category: Listed Building

Grade: II

List Entry Number: 1197782

Date first listed: 03-Oct-1974

Date of most recent amendment: 06-Jun-1994

Statutory Address: 44-48, GEORGE STREET AND CHARLOTTE HOUSE, 10, CHARLOTTE STREET

Includes: Nos.44, 46 AND 48 GEORGE STREET. Cotton merchants' warehouse, now offices. 1857, by Edward Walters. Sandstone ashlar and light red brick with sandstone dressings (roof not visible). Rectangular plan. Italian palazzo style. Basement and 5 storeys (with 4-storey rear), a 9-window symmetrical facade, the ground floor treated as a rustic, with rusticated rock-faced basement, ashlar ground floor with cornice, quoined corners, sill- and head-bands to the upper floors, and prominent modillioned cornice. The ground floor has a central round-headed doorway in a square-headed architrave with carved spandrels and a cornice, and segmental-headed windows with keyed architraves. The windows at 1st floor are segmental-headed with moulded architraves, those at 2nd floor have architraves with pediments, and those of the top 2 floors have simpler surrounds, but with a raised rosette on a roundel over each at 3rd floor, and an emphatic sill-band to the 4th floor; and the architraves of the 1st to 3rd floors are vertically linked. The left return wall to George Street has 4 bays to the same height, and a 9-bay continuation with 3 doorways but minus the 4th floor, all in matching style. Interior not inspected. Forms part of a group of 5 similar buildings on this side of the street, 4 by the same architect. Nos 44, 46 and 48 George Street was added to the List 31/5/79.

End of official listing.

4. Lindencourt House

Heritage Category: Listed Building

Grade: II

List Entry Number: 1208396

Date first listed: 03-Oct-1974

Statutory Address: 39, FAULKNER STREET

Statutory Address: LINDENCOURT HOUSE, 34, CHARLOTTE STREET

Includes: No.39 FAULKNER STREET. Textile merchants' warehouse, now also bar and offices. 1855, by Edward Walters; altered. Light red brick with sandstone dressings (roof not visible). Shallow rectangular plan parallel to street, with loading in left side wall. Simplified Italian palazzo style. Basement and 5 storeys, a 6-window facade, with channelled plinth, quoins, sill-bands to all floors, and moulded cornice. The ground floor has in the 4th bay a large round-headed stone doorway with channelled cavetto surround, swagged spandrels and a cornice; and round-headed windows with keystones linked to the sill-band above. The upper floors have segmental-headed windows with keystones. All these windows have recessed 4-pane sashes (except those at top floor which have 4-pane altered glazing). The right-hand side wall, 3 bays in matching style, has a large round-headed stone doorway to the 3rd bay (39 Faulkner Street). The left side wall (to Reyner Street) has, inter alia, a full-height former loading slot (now blocked). INTERIOR: open-well staircase with open string, 2 stout turned balusters per tread, and broad mahogany handrail with large raised grip; otherwise, not inspected. Forms part of a group of 5 similar buildings on this side of the street, 4 of them by the same architect.

End of official listing.

5. Nos. 41 AND 43, FAULKNER STREET

Heritage Category: Listed Building

Grade: II

List Entry Number: 1200829

Date first listed: 03-Oct-1974

Statutory Address: 41 AND 43, FAULKNER STREET

Warehouse. 1846, by Thomas F. Taylor; altered. Facade of coursed sandstone rubble with ashlar dressings, otherwise brick, with slate roof. Rectangular plan parallel to street, with loading at rear (from Reyner Street). Classical style. Basement and four storeys, five narrow bays, symmetrical, the basement and ground floor treated as a rustic, the first and second floors as an unorthodox giant colonnade of fluted Doric columns in antis with deep entablatures and frieze including raised panels and mutuled cornice, the third floor with short coupled pilasters and a frieze with sets of guttae in the soffits of the window reveals, and a pediment. The ground floor has a large square-headed doorway with pilastered architrave under a blind balustrade, and segmental-headed windows (similar shaped openings to the basement, but that in the 5th bay now a door); the upper floors all have square-headed windows, those in the centre coupled; and all these windows are 4-pane sashes. Rear: altered loading slot. Interior not inspected.

End of official listing.