

50 Fountain Street
& 49 Spring
Gardens
Manchester

Heritage Statement

Prepared by



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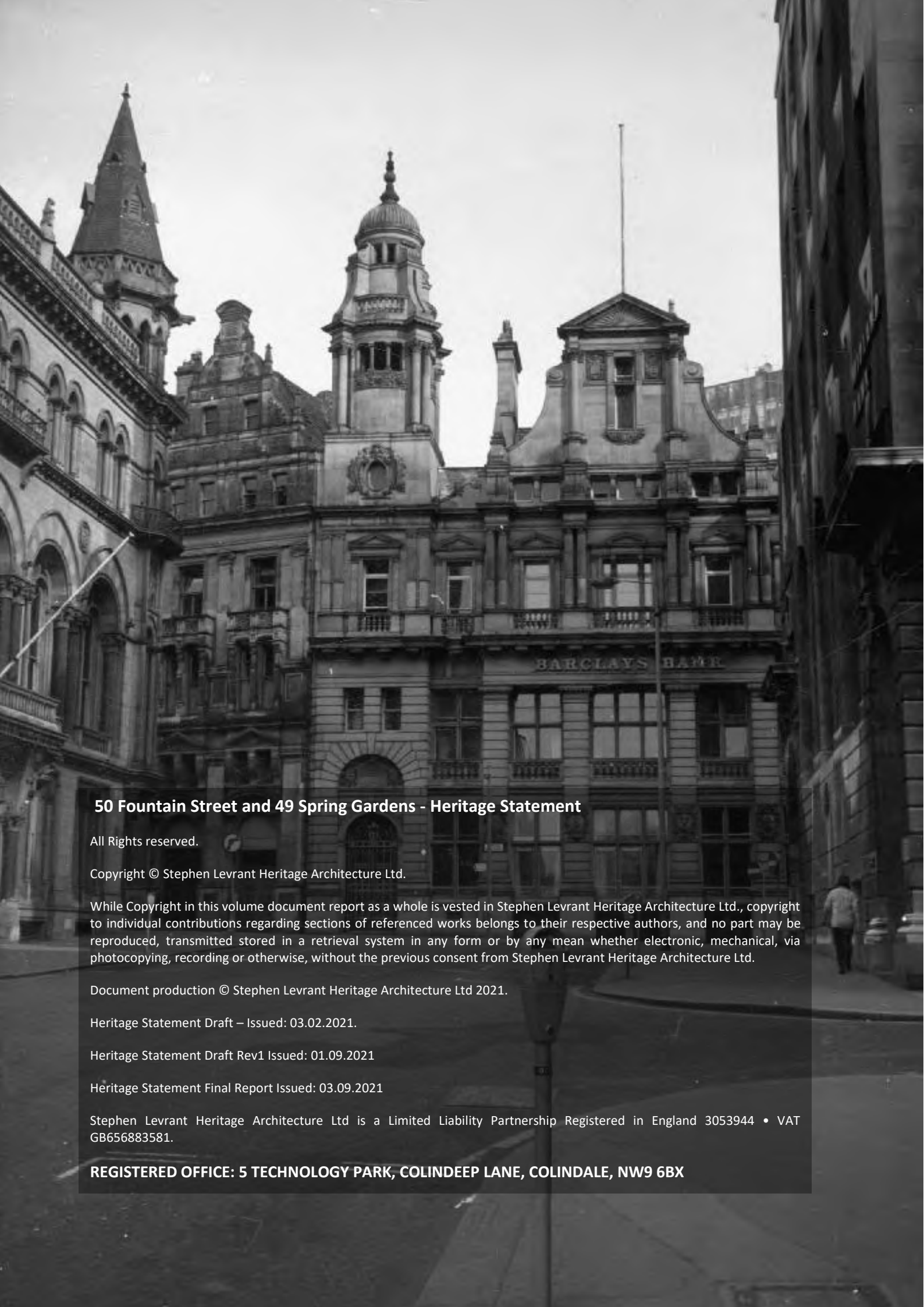
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50 Fountain Street and 49 Spring Gardens - Heritage Statement

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EXECUTIVE SUMMARY

In December 2020, Heritage Architecture Ltd were commissioned by Prudential UK Real Estate General Partner Ltd to evaluate the relative heritage significance of the Grade II listed building situated at 49 Spring Gardens and 50 Fountain Street, Manchester. The site is situated within the Upper King Street Conservation Area and is within the setting of a number of Listed Buildings.

The site is formed of two interlinked components, the first being the Grade II listed former 19th century warehouse / office building which comprises four storeys with basement and attic to 49 Spring Gardens, with the second being an unlisted late-20th century three storey extension to 50 Fountain Street. The principal sandstone elevations to Spring Gardens, Fountain Street and Concert Lane are all that survive of the late-19th century part of the site as the building was extended by Fairhurst & Sons in the 1970s, resulting in the substantial alteration to the late-19th century warehouse and transformation of the street scene to Fountain Street.

In line with Historic England's recent Guidance Note on "*Statements of Heritage Significance*" (October 2019), the following Heritage Statement is divided into two parts. The **Significance Appraisal (Part 1)** provides a detailed evaluation of the relative architectural and historic interest of the Site and heritage assets in the surrounding area. **The Heritage Impact Assessment (Part 2)** has been informed by recognised ICOMOS and Historic England methodology to assess the potential direct (physical) and indirect (visual) impacts of the proposals upon the built historic environment.

Non-intrusive site surveys (undertaken in January 2021) have demonstrated those parts of the site which convey special architectural and historic interest are limited to the Spring Gardens elevation (including the original returns onto Fountain Street and Concert Lane). The sandstone elevations yield **medium heritage significance** (in line with the buildings Grade II status and extensive loss of fabric) and make a **positive contribution** to the character and appearance of the Upper King Street Conservation Area and to the settings of neighbouring listed buildings.

Those parts of the Site constructed in the late-20th century yield **no heritage interest**. Whilst the extension was built to the design of a well-regarded architectural practice (Fairhurst & Sons), the three-storey building at 50 Fountain Street is not a good example of their work and was evidently designed to be subservient to the principal building at 49 Spring Gardens. Whilst the 1970s building yields no heritage interest in its own right, it is recognised that it makes an overall **neutral contribution** to the character and appearance of the Upper King Street Conservation Area and to the settings of listed buildings in the immediate area.

It will be clear, therefore, that any proposals to demolish the existing building at 50 Fountain Street must comply with the terms of **Section 72** of the 1990 Act, which states that; "*any replacement building must, at a minimum, pursue opportunities to better reveal or enhance significance, ensuring any unavoidable harmful impacts are justifiable by public benefits that are necessary and otherwise undeliverable*".

The NPPF establishes a clear hierarchy of significance for heritage assets, derived from their designated status. The fundamental objective is to avoid compromising designated heritage assets, such that any potential 'harm' from a development must be balanced against the potential advantages of the public benefits that may outweigh any harm (**paragraphs 201-202**).

The Heritage Impact Assessment has demonstrated that introduction of the glazed rooftop extension would result in adverse visual impact on both the Grade II listed building and to the settings of surrounding designated heritage assets. The Visual Impact Assessment has demonstrated that this will cumulatively result in a **moderate adverse heritage impact**. Consequently, the proposed development would result in conflict with the required conservation of the significance of heritage assets, in accordance with the requirements of the **NPPF, paragraph 199**.

It must however be noted that the development will also incur a number of beneficial impacts which have been reached through continuous consultation with Historic England, Places Matter and the Victorian Society. The staged approach has enabled for the overall impact upon the built historic environment to have been considerably reduced through appropriate design mitigation (please refer to Sections 8.8 and 9.3 in this report for further detail).

The impact assessment has identified that the proposals will result in varying degrees of adverse and beneficial direct impacts upon the Grade II listed building. The significant fabric components of the listed building are limited to the sandstone façade (inclusive of doors / windows etc). The proposals have been developed with this in mind and have sought to retain and enhance the 19th century components of the building by reopening historic access points and restoring the stonework / historic dormer windows. The proposals would reactivate the original, historic entrance fronting onto Spring Gardens and realign the floorplates to create a more rational composition, whilst creating a contemporary new office space within the heart of the city centre. In this regard, the proposed use will support the primary function of Manchester's Central Business District and secure the long-term active and viable use of the Site for commercial use.

In order to comply with the relevant tests as outlined by the NPPF (2021) and the 1990 Act, where instances of adverse impact might occur, these must be clearly outweighed by clear public benefits (in accordance with NPPF) and substantiated by a robust viability appraisal.

1. INTRODUCTION

1.1 Purpose of the Heritage Statement.

This **Heritage Statement** has been prepared on behalf of Prudential UK Real Estate General Partner Ltd by Heritage Architecture Ltd, a specialist practice of conservation architects, surveyors, planners and heritage consultants which specialises in the historic environment. The brief required Heritage Architecture to contribute to the decision-making process which informs the proposed redevelopment of 49 Spring Gardens / 50 Fountain Street (henceforth referred to as 'the Site').

The focus of the following report is to evaluate the relative architectural and historic interest of the building and surrounding designated heritage assets in line with national and local planning policy and provide an assessment of the potential impact of the proposed redevelopment of the Grade II listed building.

49 Spring Gardens comprises a four-storey sandstone façade with an additional attic storey. The centre bay has a large square-headed entrance with arched chamfered doorway and recessed double doors, and over this, a bracketed stone balcony with ornamental iron railings. The top floor comprises the original sandstone arrangement of the attic dormers with altered windows and a late-20th century slate mansard roof (**Figure 1, below**).



Figure 1: 49, Spring Gardens. Principal (south) and east Elevation fronting onto Fountain Street. Image taken from junction of Fountain Street and Spring Gardens, allowing for short-to-mid range views of Fountain Street (right). The late-19th century building comprises three storeys in height with attic dormers and basement. The recessed, late-20th century extension fronting 50 Fountain Street is glimpsed into view to the middle right.

The proposals seek to retain the principal elevation to Spring Gardens and redevelop the 1970s extension to the rear. The Site is listed at Grade II and is situated within the Upper King Street Conservation Area, it will be clear, therefore that Listed Building Consent (LBC) will be required in order to demonstrate the suitability of the works to the Local Planning Authority (Manchester City Council, MCC).

Any proposals to regenerate the Site will have the potential to impact the character and appearance of the designated Conservation Area and the settings of listed buildings within the immediate environs around the Site. The relative significance and sensitivity of the Site must therefore be considered in order to objectively evaluate the potential impact of the proposed development upon the historic environment.

The following **Heritage Statement** comprises a significance appraisal of the fabric, character and setting of the Site (**Part 1**); this will then be followed by a heritage impact assessment (**Part 2**). The baseline information outlined within the significance appraisal has been utilised during the design-development phase of the project to define the significant character of the area, the contribution the existing site makes to the area and its sensitivity to change.

1.2 General Methodology – focus on proportionality.

This Heritage Statement is framed by the requirements of the **Planning (Listed Buildings and Conservation Areas) Act 1990, Section 72**. This is necessary because the 1990 Act requires that the Local Planning Authority (LPA) must treat the desirability of preserving the character, fabric and settings of designated heritage assets (including conservation areas) as issues which are afforded great weight (rather than simply as material considerations) as defined by **NPPF paragraph 199**.

The LPAs assessment of potential harm to the character, fabric or setting of a listed building, or to the character and appearance of a conservation area, must be an evidence-based planning judgment. This is because the weight which the authority applies to determine the degree of direct (physical) or indirect (visual) impact must be *proportionate* to the relative significance of the identified heritage asset. Thus, ‘*less-than-substantial*’ harm should not be afforded the same weight as that defined as being ‘*substantial*’. The NPPF also stresses that all analysis and evidence must be **proportionate** to the relative significance of the heritage asset and the impact of the proposed development. This fundamental requirement informs the methodology used in this Heritage Statement.

The analysis of heritage significance and impact in this Heritage Statement accords with the requirements of the **paragraphs 194 and 199** of the NPPF (2021) and Historic England’s October 2019 guidance, as it presents sufficient and proportionate evidence to enable the Council, “*to reach an informed decision*”. The conclusions of this Heritage Statement are thus based on the “*need to be proportionate to the significance of the heritage assets [potentially] affected, and the impact on the significance of those heritage assets*”.

The Heritage Impact Assessment (Part 2) comprises an assessment of both the **direct and indirect heritage impacts**, defined as follows by ICOMOS in its 2011 guidance:

- **Direct heritage impacts** are physical alterations to the fabric or character of the Site arising as a primary consequence of the proposed development. They result in a degree of change to the Site, or alterations to the surroundings in which the heritage asset is experienced (i.e. its setting).
- **Indirect heritage impact** are changes to the experience of the Site, or the setting of other heritage assets. Indirect heritage impacts on setting refers to perceptible visual effects on the experience and/or character of heritage assets beyond the development footprint.

The assessment of relative significance is a comparative process, and for this reason it relies heavily on the analysis of a range of information, including local knowledge. It aims to establish whether a component of the area is of local, regional, national or international significance, and therefore merit appropriate consideration in the Planning process.

1.3 Research sources.

This Heritage Statement is the result of an extensive process which synthesises relevant evidence sourced from: documentary research, site analysis, building surveying, and professional judgment. The

documentary research was based upon primary and secondary sources, including maps, drawings and reports.

Visual surveys of the Site were conducted in January 2021, in order to map out and identify the relative architectural and historic interest of the Site and its contribution to the character and appearance of the Upper King Street Conservation Area.

Consideration has also been given to the historical development of the area and key views to the small number of designated heritage assets within the locality. The purpose is to define the contribution of the built form to the appreciation and understanding of the special interest of the area.

It should be noted that due to current COVID restrictions, access to Manchester Archives and Building Records were limited.

1.4 Consultation

The current proposals have been informed by a number of pre-application meetings and consultations with Manchester City Council (MCC) and Historic England.

Consultation included the identification and selection of a series of viewpoints from which Accurate Visual Representations (AVRs) of the Proposed Development would be prepared and form part of the Heritage Impact Assessment (HIA). These viewpoints were considered proportionate and appropriate (Historic England).

As the site is situated within a designated Conservation Area and within the setting of a number of Grade II* buildings, Historic England were also consulted on the acceptability of the proposed demolition of the current buildings within the site. The pre-application advice from Historic England has clearly outlined that there would be *“no fundamental objection to the demolition of this element (50 Fountain Street extension), but it is expected that any replacement element would preserve or enhance this currently neutral contribution.”* (Historic England, 26.03.2021).

Historic England, Places Matter and the Victorian Society were engaged with for additional pre-application advice from which written responses were provided and subsequently led to further refinement of the final design.

1.5 Authorship

This report has been prepared by Heritage Architecture Ltd., a conservation practice specialising exclusively in the historic cultural environment.

2. THE SITE AND HERITAGE CONTEXT

2.1 Location and site description

The Site is situated in Manchester City Centre and is broadly bound by Fountain Street to the east, Concert Lane to the northwest, Spring Gardens to the south and the Grade II* listed Estate Exchange Building to the northeast. The Site has been subjected to considerable alteration, resulting in the building now comprising a mansard roof extension and a large brick-built office extension fronting onto Fountain Street (**Figure 2, below**).

The area surrounding the Site is defined by late-19th and early 20th century buildings which emulate the area's historic significance as Manchester's financial district. A number of historic former warehouse and bank buildings form the immediate setting of the Site and have since been redeveloped to accommodate an eclectic mix of office, retail and commercial uses.



Figure 2: 49 Spring Gardens. The principal façade comprises three storeys in height, with a late-20th century mansard roof. **Source:** Google Maps.

2.2 Area of Analysis

Consideration has been given to the relevant part of Manchester City centre that surrounds the Site. The choice of the boundaries has been made following consideration of the impact redevelopment of this site would have on significant short and medium range views. Due to the nature of the proposals and the dense urban form within this part of the city centre, it is not considered the development would have any impact on views within the wider townscape.

For the purpose of this report, the area of analysis is limited to the land bounded by Marble Street and Marsden Street to the north, West Mosley Street to the east, Booth Street to the south and Cheapside Street and Essex Street to the west (**Figure 3, below**).

The study area provides a focus for assessment but is not intended to be prescriptive; buildings outside the boundary of the study area will be considered where relevant.

2.3 Statutory Designations

2.2.1 Listed Buildings

Statutory listing of buildings means that a building is of special architectural or historic interest and is therefore of heritage significance. Grading of listed buildings reflects their architectural and historic interest; Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings are of special interest.

It will be clear that the redevelopment of the Site will have a direct (physical) impact upon the Grade II listed building itself but also indirect impacts upon the settings of a number of listed buildings in the surrounding area. These have been identified in **Figure 3 (below)** and listed in **Table 1**.

2.2.2 Conservation Areas

Conservation Areas are designated areas that are deemed to have special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

The Site is located within the Upper King Street Centre Conservation Area. The area has been designated due to the high architectural interest of a number of the buildings within the area and clear grouping of buildings that were born out of a commercial growth of the city during the mid-18th century to the early 20th century. The historic street plan has produced an area of dense urban development with the characteristic continuous building line at the back of the pavement and total coverage of plots. The articulation of junctions and corners is often expressed by the architectural treatment of the buildings with either canted elevations displaying grand entrances or impressive rooflines.

There is a rich variety of architectural styles within the area, including a number of contemporary buildings of considerable height and scale, including York House (11 storeys), 55 Spring Gardens (9 storeys) and 11 York Street (8 storeys, under construction).

The retained façade of the former warehouse at 49 Spring Gardens is considered to make a positive contribution to the special character and appearance of that area. This is defined further in **Section 6** of this report. **Figure 3 below** illustrates the location of the Site within the context of the wider Conservation Area.

As the Site is situated within the designated area, it will be clear that any alteration or redevelopment of the Site has the potential to impact the character and appearance of the Conservation Area.

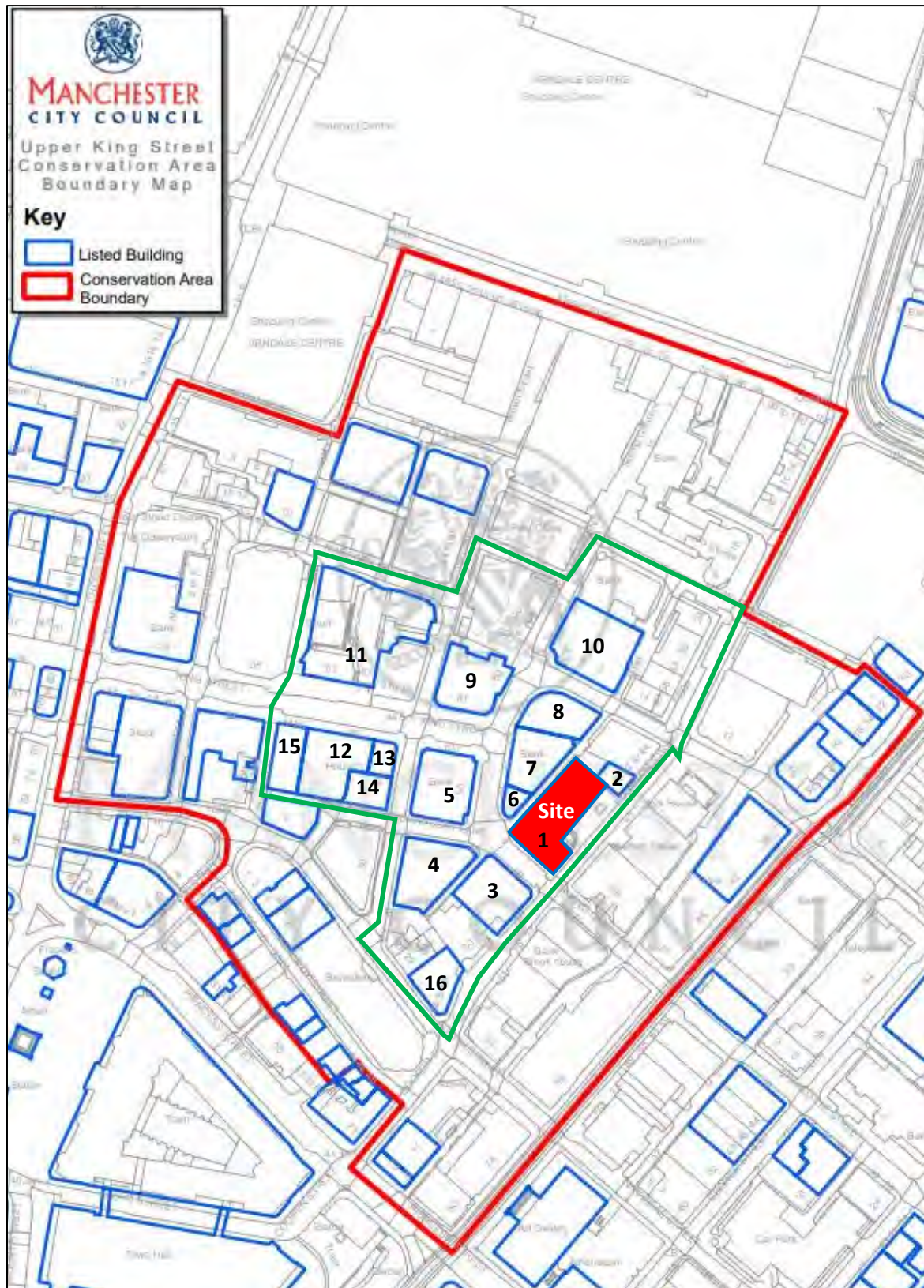


Figure 3: Map of the Site at 49 Spring Gardens / 50 Fountain Street (shaded in red) and the surrounding heritage context. Listed buildings are indicated in blue. The numbered buildings indicate those which are to be scoped into this assessment and correspond with Table 1 below. The green line boundary is indicative of the area of analysis. **Source:** Adapted from Manchester City Council's Conservation Area Appraisal Map for the Upper King Street Conservation Area.

Table 1: Listed Buildings which have the potential to be impacted by the Proposed Development

Number, Figure 3 (above)	Designated Heritage Asset	Grade
1	49, Spring Gardens (the Site)	Grade II
2	Estate Exchange	Grade II*
3	60 and 62, Spring Gardens	Grade II
4	Chancery Chambers	Grade II
5	Former Midland Bank	Grade II*
6	47, Spring Gardens	Grade II
7	43-45, Spring Gardens	Grade II
8	41, Spring Gardens	Grade II
9	Former Reform Club	Grade II*
10	Former National Westminster Bank	Grade II*
11	Pall Mall Court	Grade II
12	Ship Canal House	Grade II
13	Atlas Chambers	Grade II
14	Lombard Chambers	Grade II
15	84 and 86 King Street and 27 and 29 Pall Mall	Grade II
16	66 and 68, Fountain Street	Grade II

2.4 Archaeological potential

A desk-based study for potential below-ground archaeology will be required prior to any commencement works. The Greater Manchester Archaeology Advisory Service (GMAAS) should therefore be consulted separately.

3. POLICY CONTEXT

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

The Planning (Listed Buildings and Conservation Areas) Act 1990 is of relevance to the proposals as it provides specific protection for buildings and areas of special architectural or historic interest, over and above that provided by development management.

As the Site is a Grade II listed building and is within the setting of a number of listed buildings, **Section 66** of the Act is of relevance, as it requires the LPA to “*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,*” when considering whether to grant planning permission.

Section 72 of the Act must also be recognised in line with the proposals, as it embodies the ‘*general duty as respects conservation areas in exercise of planning functions.*’ As the Site is situated within the Upper King Street Conservation Area, any proposed alteration or demolition of the existing buildings will have an impact, therefore this part of the legislation is considered to be of relevance.

A key phrase in this regard within **Section 72** states that local authorities should ensure while carrying out their planning function that ‘*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that [conservation] area.*’ This duty is therefore applicable to the present proposals.

3.2 National Planning Policy Framework (NPPF) 2021

The policies in the NPPF constitute the Government’s view of what sustainable development in England means in practice. In these terms, development proposals which fail to give due weight to the conservation of heritage assets are deemed not to be sustainable development, and consequently should not be supported. This is because one of the key dimensions of sustainability is to protect and enhance our natural, built and historic environment (**NPPF paragraph 8, point c**).

The focus of the Government’s planning policy guidance is to ensure that account is always taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses, consistent with their conservation (**NPPF paragraph 190, point a**).

The NPPF stresses that “great weight” should be given to the conservation of designated heritage assets (**NPPF paragraph 199**), emphasising the need to avoid substantial harm in terms of: demolition, alteration, or the compromise of its setting. Substantial harm is broadly defined within the NPPF as having a fundamental impact on the significance of the heritage asset by means of its total loss, profound physical harm to its fabric, or the complete compromise of its setting.

It will be clear that any alteration or demolition of a heritage asset would have some impact on its fabric, and that it could be either beneficial, neutral or harmful. The fundamental design objective is to ensure that the balance of the impact on the heritage assets will minimise any negative impact on their significance. Consequently, development works are required to be justified by clear and convincing evidence of the impact.

3.3 Planning Practice Guidance (PPG) (2014 and as subsequently amended)

The PPG is an online document which is amended as required by the Government. It provides current advice to assist with the interpretation of the NPPF. The section *“conserving and enhancing the historic environment”* of the current iteration of the PPG has been reviewed and referenced in the course of producing this Heritage Statement.

Of particular relevance in this instance is the PPG’s commentary upon the importance of “significance” in decision taking (**Paragraph 7**). This section advises that *“being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”* This report aims to provide such information and in particular to assess the significance of the settings of the identified designated heritage assets which may be affected by the proposals.

Also, of relevance in this instance is **Paragraph 13** which aims to define setting as a term and to explain how it should be taken into account in the assessment of proposals. Paragraph 13 defines the setting of a heritage asset as *“...the surroundings in which an asset is experienced [which] may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive...”*. It goes on to note that *“the extent and importance of setting is often expressed by visual considerations”* however setting also includes *“our understanding of the historic relationship between places”*. This highlights the requirement for proportionate research into the development of the area affected by the proposals and the relationships between the various identified heritage assets.

Paragraph 18 of the PPG discusses the assessment of proposals in order to establish whether “substantial harm” is being caused to a heritage asset. It is emphasised that *“what matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset...[and] significance derives not only from a heritage asset’s physical presence, but also from its setting.”*

The PPG emphasises that, in general terms, *“substantial harm is a high test, so it may not arise in many cases”* (Paragraph: 018 Reference ID: 18a-018-20190723). For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s *significance* rather than the scale of the development that is to be assessed.

Finally, **Paragraph 8** of the PPG is noted in this context as it identifies the importance of pre-empting or minimising potential harm to heritage assets or their settings by obtaining *“a clear understanding of the significance of a heritage asset and its setting...to develop proposals which avoid or minimise harm.”* This approach has been adopted during the development of the proposals by obtaining early heritage advice and in the research carried out for the present heritage statement.

3.4 Local Planning Policy

The relevant, local heritage Planning policy maintains the same focus as the NPPF. The City Council's heritage policies focus on the fundamental importance of *"preserving or, where possible, enhancing the historic environment"*. The following policies from Manchester's Core Strategy (2012) are of importance to the heritage assets considered within this statement.

Policy CC9 (Design and Heritage) states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. The policy also establishes that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

Policy EN3 (Heritage) states that throughout the City, MCC will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed to support MCC in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

The Council's key regeneration objective is tempered by the need to ensure that: *"historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced for their own heritage merits and as part of wider heritage regeneration proposals"* (**paragraph 12.21, Policy EN3**). The policy thus evidently requires development proposals to be sensitive to the inherent values of the designated heritage asset, with any impact justified by clear, documentary evidence.

3.5 Historic England's guidance.

The Heritage Statement accords with the requirements of the NPPF, and 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.

In 2015 Historic England released three Good Practice Advice notes supporting the implementation of national policy and the related guidance in the PPG. The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology or particular data sources. **Good Practice Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment – March 2015)** and **Good Practice Advice Note 3 (The Setting of Heritage Assets – as amended December 2017)** were both utilised as part of this assessment in order to gain a full understanding of the relevant issues, alongside the NPPF and PPG.

In particular, the present report takes account of the advice contained within the revised version of Advice Note 3 on understanding what constitutes the setting of a Listed Building, Conservation Area or other heritage asset, and the selection of assets the settings of which may be considered to be affected by development in a particular location, as well as the approach to the selection of indicative key views of a proposed development in context with existing heritage assets.

As regards the approach to the impact assessment itself, the report takes account of Historic England's revised advice to the effect that *"as setting and views are matters of qualitative and expert judgement [...] technical analyses [...] should be seen primarily as material supporting a clearly expressed and non-technical narrative argument that sets out 'what matters and why' in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them."* This advice has informed the approach taken to the present report.

4. HISTORY AND DEVELOPMENT

4.1 Introduction

In order to understand the level of heritage significance of 49 Spring Gardens / 50 Fountain Street, both as an individual building and as a component of the wider conservation area, it is first necessary to understand its historical development and the impact it made on the development of this part of the city.

This section of the report briefly analyses and interprets historic maps and primary and secondary information in order to provide a sound evidence base, placing the building in the context of the development of Manchester's city centre.

4.2 Brief history and development of the area

The area around the Site has traditionally been home to Manchester's financial district. Up until the 17th century, the area around the Site had comprised open fields to the south of the medieval town of Manchester (based around the area where the Cathedral is today). Natural springs in the area provided a water supply to the town and gave rise to the names of Fountain Street and Spring Gardens.

By the 18th century, the settlement had begun to develop into a town, with planned streets and buildings of commerce. King Street was named in 1735 in support of the exiled Stuart King and was developed as a prestigious residential area. The affluent upper classes patronised various cultural institutions, including the first Theatre Royal which was established to the north of the site by 1777 and a concert hall, to the opposite side of York Street. These formed the centre of Manchester's musical and theatrical life until the mid-19th century. Concert Lane, which forms the western boundary of the site, was named as such in honour of this era.

The transition from residential to commercial use started with the construction of the first Town Hall for the Police Commissioners in 1825 which was located at the bottom of King Street on the corner with Cross Street. Alongside this, in 1829 the Bank of Manchester was established on the corner of Brown Street and Market Street giving rise to the concentration of financial institutions and offices in the area.

In 1845 the Bank of England opened a branch at No. 82 King Street soon to be followed by other large, grand buildings along the street and up to Spring Gardens and Fountain Street; many of which form the immediate setting of the present-day Site at 49 Spring Gardens. Mosley Street, which was another elegant 18th century residential street, marked the boundary between the financial institutions to the west and the palazzo styled warehouses to the east.

Throughout the mid-to-late 19th century and into the early-20th century, residential buildings in the area were steadily demolished to make space for the prestigious office buildings of banks and insurance companies. The most influential of which is the Former Midland Bank, established to the west of Spring Gardens to the design of Sir Edwin Lutyens in 1929.

Following the destruction of large areas of the city during the Second World War, the City of Manchester Plan of 1945 proposed a virtual rebuilding of the city (**Figure 4, below**). Fortunately, the plan, which would have left the Upper King Street conservation area with just three pre-war buildings, was not implemented.

The recessed building alignment of No.50 Fountain Street anticipated proposals for the widening of the street. It is wrongly asserted that the Post-War City of Manchester Plan, 1945, which set out plans for the comprehensive redevelopment of the whole city, included proposals to widen Fountain Street.

Figures 4 and 5 below illustrate that the 1945 Plan actually proposed to demolish Fountain Street (and indeed Spring Gardens) and create a new 'Commercial Centre' which would have terminated views to the east end of King Street. The phased strategy for road widening and new roads to alleviate traffic congestion into the City was extensive. Proposals for a City Centre Road as well as three new ring roads, first proposed in the 1945 Plan, were highlighted. Widening of main radial roads into the City to create a network of main roads and motorway-style intersections was the ultimate goal.

The utopian dream presented in the 1945 Plan was never realised and following the issue of the 1947 Town and Country Planning Act, the 1951 Manchester Development Plan set out broad indications of the Council's intentions relating to the future use of land within the City's boundaries. By 1976, the Greater Manchester Council had abandoned the Inner Ring and City Centre Road plan, replacing them with the existing inner relief road network.



Figure 4: The City of Manchester Plan, 1945. The Plan illustrates the comprehensive redevelopment of the city (see detail in Figure 5 below of the site).

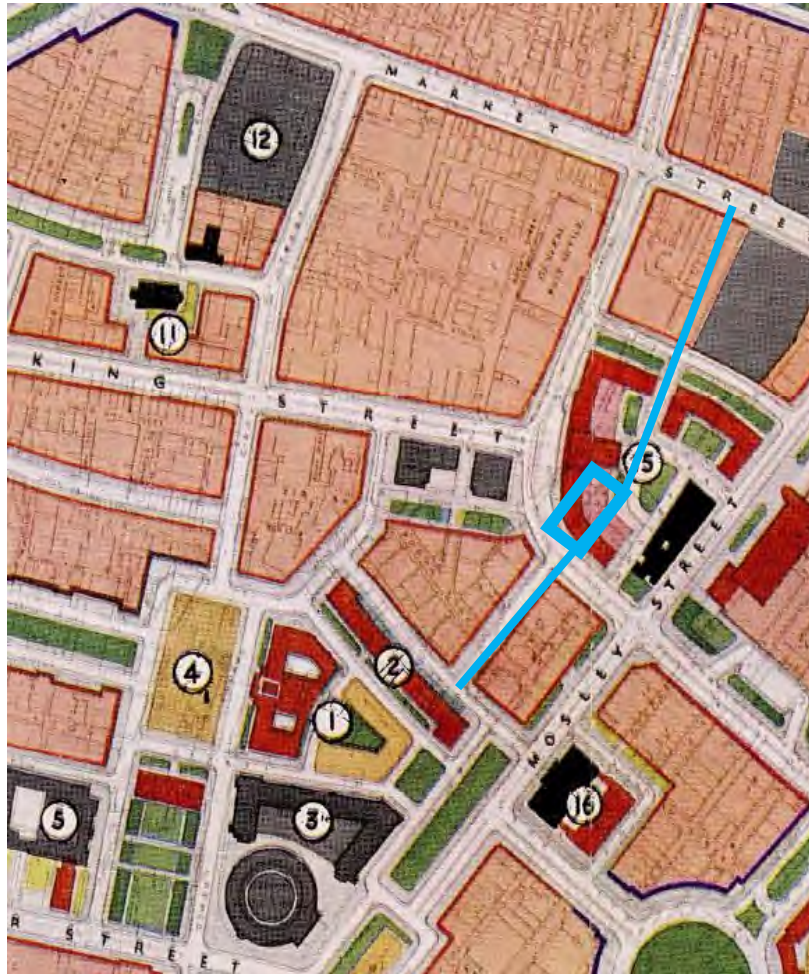


Figure 5: Detail of the 1945 Plan illustrating the location of 49 Spring Gardens / 50 Fountain Street and alignment of Fountain Street (blue). The Plan proposed the destruction of much of the City; in this area it was proposed to construct a 'Commercial Centre' (labelled no.15) which would have terminated the view to King Street. The former Midland Bank and the Ship Canal House were the only existing buildings proposed to be retained in the area (in grey).

Throughout the late-20th and early 21st century, Spring Gardens has remained a vibrant, financial epicentre for the city. This is reflected in the rich variety of architectural styles within the area, including a number of contemporary buildings of considerable height and scale, including York House (11 storeys), 55 Spring Gardens (9 storeys) and 11 York Street (8 storeys, under construction).

4.3 Map Regression

In order to understand further how the Site has developed from its conception in the late-19th century to present day, historic maps and photographs are interrogated.

Through discursive commentary the identification of salient features and useful contextual and interpretative information can then be analysed which will inform the assessment of the development of the buildings and features that remain today.

Table 2: Historic Map / Image Regression



Figure 6: 1794, Greens Plan of Manchester – A plan of Manchester and Salford. Drawn from an actual survey by William Green. Begun in the year 1787 and completed in 1794. Engraved by J. Thornton.

The late-18th century map is one of the first to provide some detail of the immediate environs around the Site, which is shown to have been undeveloped. The wider area, however, is shown to have been almost completely developed with residential buildings former of distinct grid plots. Key thoroughfares which continue to define the townscape today, such as King Street, York Street and Fountain Street are also illustrated on the plan. The Theatre Royal (later named the Queen’s Theatre) is denoted on the 1794 plan, to the corner of Spring Gardens and York Street, just north of the Site.

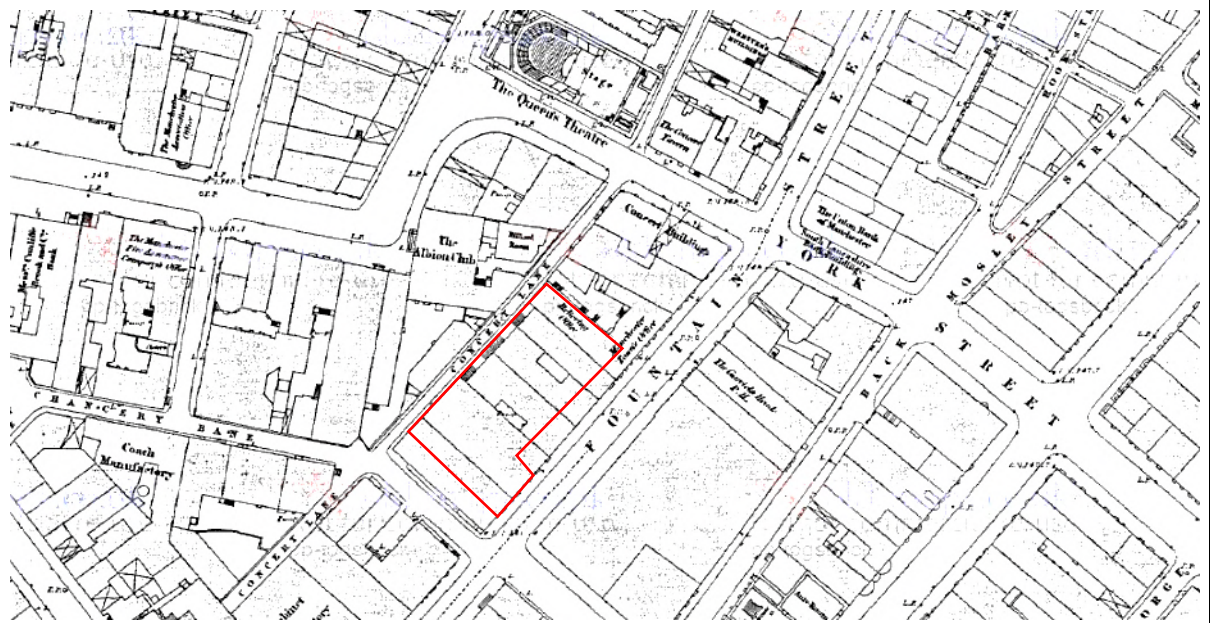
Table 2: Historic Map / Image Regression

Figure 7: 1849 OS Map: By the mid-19th century, the Site and much of the land to the west side of Fountain Street is shown to have been developed with large, narrow fronted buildings, bound by Concert Lane to the north west. The approximate extent of the site is indicated on the map in red. The 1849 map indicates the wider area had come to be developed with banks and buildings of commerce, note the collection of bank buildings to the west of the Site, just south of King Street and the Union Bank to the north side of York Street.

Table 2: Historic Map / Image Regression



Figure 8: 1886 Goad's Fire Insurance Plan the City of Manchester Vol. I: sheet 11. This detailed plan provides a comprehensive depiction of the buildings which characterised this part of Manchester city centre towards the end of the 19th century. Buildings shaded pink are brick built, whilst yellow areas are indicative of wood / timber. The buildings within the Site area are listed as Nos.40-52 Fountain Street and 49 Spring Gardens. The buildings (now demolished) which historically fronted onto Fountain Street are shown to have been a collection of office and warehouse buildings. To the immediate north of the Site, the 'overseers office' building (now the Grade II* Estate Exchange) is shown to have been constructed. The only surviving building within the site, is the large warehouse fronting onto 49 Spring Gardens. The 1886 plan illustrates the building was originally a warehouse with office provision (various occupants), the basement was used as a paper warehouse. A skylight featured to the north side of the building, which was 3 storeys in height excluding basement. The building was then known as "Neill's Buildings". The map illustrates a key change within the townscape, with the extension of Spring Gardens, which historically terminated at King Street is now shown to wrap around the south of the site; merging with Charlotte Street.

Table 2: Historic Map / Image Regression



Figure 9: 1908 OS Map: By the early 20th century, the area around the Site had become increasingly characterised by bank buildings, in the period of 60 years since the 1848 map, Spring Gardens is now shown extended to the south to join Charlotte Street, creating a distinct island site which is shown to have two bank buildings on it. The site of the former Theatre Royal, just north of to the site, has been redeveloped and is also labelled as a bank, forming a clear group with the bank buildings on the island site to the south. This group of buildings terminates the eastern end of the commercially focused King Street.



Figure 10: 1940-1941 Manchester Bomb Map: During the Second World War, central Manchester was subjected to extensive bombing, particularly around the Piccadilly area. As the map above illustrates, areas shaded red are indicative of buildings completely destroyed by the bombings. The map illustrates the buildings within the Site area and within the immediate environs around the Site remained untouched by the raids.

Table 2: Historic Map / Image Regression



Figure 11: 1948 OS Map: By the mid-20th century, the character of the surrounding area is shown to have witnessed a fair degree of change, with the construction of the Danlee Buildings (1916) to the immediate east of the Site; York House (1910-1911) to the north east and the Ship Canal House (1927) to the west. Both the Danlee Building and the Ship Canal House were designed by notable Edwardian architect, H. Fairhurst.



Figure 12: Historic Image c.1960s: The Site at 49 Spring Gardens is indicated in red. The image illustrates the buildings streetscape context during the mid-20th century, which was defined by the Danlee Buildings (now demolished) to the immediate east.

Table 2: Historic Map / Image Regression

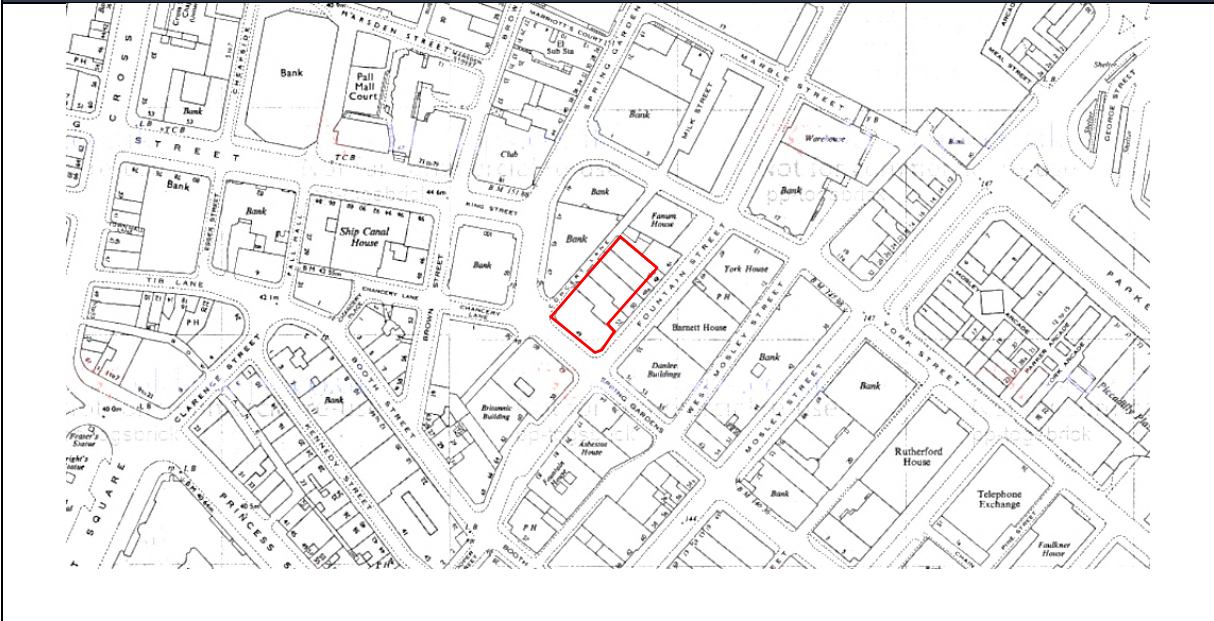


Figure 13: C1970 OS Map: The late-20th century map above illustrates the site prior to the substantial redevelopment works made to the site around 1974. The warehouse buildings fronting onto Fountain Street (Nos.46b – 52) are shown for the last time on historic mapping prior to these works. The footprint of the former warehouse at 40 Spring Gardens suggests no changes or extensions were made to the building since its construction in the late-19th century.



Figure 14: 1980-1987: By the 1980s, the extension works made to the building at 49 Spring Gardens is shown to have been fully realised. The extension is shown to have resulted in the complete demolition of the former warehouse buildings at Nos.46b – 52 Fountain Street; the extension was renumbered ‘50 Fountain Street’. The extension was designed by the architectural firm; Fairhurst & Sons, the same firm who had historically been involved with neighbouring buildings such as the Danlee Buildings and the Ship Canal House. The new building at 50 Fountain Street was decidedly less decorative than those previously established by Fairhurst and was set back from Fountain Street in anticipation of the widening of the street (which was never fully realised).

Table 2: Historic Map / Image Regression



Figure 15: c.2021 – Aerial View of the Site and surrounding area today. The Site at 49 Spring Gardens is indicated in red and shown to retain the sandstone façade as depicted in the 1960s image above. The building has been altered and extended to the north, with a recessed façade to Fountain Street. Despite the loss of buildings such as the Danlee Buildings (demolished) the overarching character of the area as a financial district has been largely maintained with the retention of key buildings such as the Former Midland Bank to the west of the Site and the collection of bank buildings to the north west of Concert Lane. **Source:** Google Maps.

The historic map regression above illustrates the present building at 49 Spring Gardens was constructed in the late-19th century, then extensively altered and extended in the 1970s by Fairhurst and Sons. The building was listed at Grade II in June 1974 as a building of special architectural and historic interest. As the following section will demonstrate, this heritage interest is limited to the principal late-19th century part of the building.

4.4.1 History and Development of 49 Spring Gardens

In the late 1870s-early-1880s, major improvement works to King Street and Spring Gardens began in order to improve the traffic flow within the area.

Formerly the two thoroughfares formed a sort of elbow and simply ran into each other, but the removal of the buildings occupied by Messrs. Bird and Hull, were demolished, and King Street subsequently had a direct connection with Charlotte Street. As a direct result of the road improvement works, a number of new buildings were established in the newly established Spring Gardens area, where it aligned with Charlotte Street. An extract from the local newspaper provides an insight into the substantial changes to the area c.1882, stating that the new stone Warehouse at 60-62 Spring Gardens was built to the design of Alfred Waterhouse and the collection of elaborate, stone buildings terminating views to King Street were built for the Commercial Union Assurance Company (**Figure 16**).

Whilst the architect for the warehouse / office building at No.49 Spring Gardens (the Site) is not recognised within the article, it is safe to assume the building was established around this same period as a direct result of the road improvement works.

It is however, stated at the end of the 1882 article, that Messrs. Robert Neill and Sons, of Strangeways were the builders responsible for the works. A number of sources have indicated¹ (newspaper articles; goads fire insurance plan 1886) 49 Spring Gardens was subsequently referred to as '*Neill's Buildings*'.

The list description states the building was constructed to the design of Alfred Waterhouse between 1888-1891, Goad's Fire Insurance Plan (**Figure 8, pg.24**) suggests the building was already established on the site by 1886.

Pevsner's Architectural Guide dates the building at 49 Spring Gardens to 1879, attributing the design to architectural practice Clegg & Knowles. This conclusion is more aligned with historic mapping of the building, which illustrates the same footprint as the building today. This date also corresponds with Land Registry records for the site, which states that a conveyance dated July 1879 was made between the Mayor Aldermen of the City of Manchester and a Mr. Robert Neill (of Messrs. Neill and Sons).



Figure 16: Extract from Manchester Guardian article, date: 25th November 1882. Source: British Newspaper Archive.

¹ Goad's 1886 Fire Insurance Plan of Manchester: Volume 1, Sheet 11.

Conversely, Parkinson-Bailey (2000) suggests the building may have been designed by Edward Salomons (1828-1906), who was responsible for the Reform Club (Grade II*) situated at the corner of Spring Gardens. Known for his architecture in the Gothic Revival and Italianate styles, Salomons was particularly active in the King Street area during the 1860s and 1870s. The true architect of 49 Spring Gardens is however, largely disputed and yet to be determined.

One of the earliest records which provides an indication to the first occupier of 49 Spring Gardens dates to 1887, where it is referred to as the headquarters for the '*Guardian Plate Glass Insurance Company*'. The building did, however, contain a number of high-quality office and warehouse spaces, which were let out to a range of companies over the years. Numerous historic sources state that the building was even used as club quarters for the Manchester Conservative Association during the early 1880s and commonly referred to as the 'Carlton Club'².

From the late-19th century to c1907, one part of the building was occupied by was J. H. Hauge and Sons, whilst another floor of the building was known to have been occupied by the solicitor's firm, 'Cobbett, Wheeler & Cobbett' from the 1890s to 1967. Historic imagery of the Site from the mid-20th century suggests the Cobbett firm were situated in the top floor of the building, note the inscription on the corner window (**Figure 17 below**).

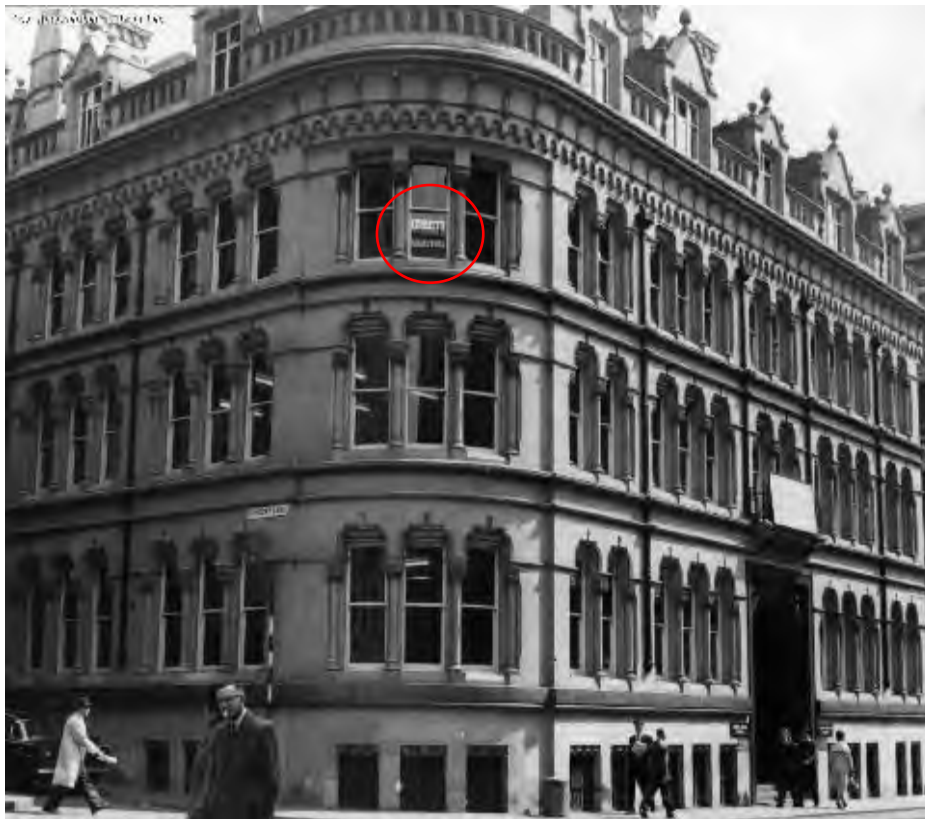


Figure 17: 49, Spring Gardens, west elevation with Concert Lane, 1960. **Source:** Manchester Libraries, image archive.

² Manchester Courier and Lancashire General Advertiser - Thursday 21 February 1884

Historically, the windows to the attic dormers comprised three-panes with three-lights above, set within slim glazing bars; this is depicted in history imagery of the building above. These windows were replaced with single panes in the 1970s when the building was extended. The original arched entrance into the building from Concert Lane was also likely to have been infilled at this time. Historic imagery from the 1920s suggests that this was an active entrance during the early 20th century (**Figure 18, below**).



Figure 18 (left, above): 49, Spring Gardens, west elevation with Concert Lane, 1920s. Note the arched entrance (red line). The former insurance offices at no.47 Spring Gardens dominates the centre of the view. **Source:** Manchester Libraries, image archive.

The building has been utilised as insurance offices throughout the 20th century, with ‘Phoenix Assurance Company Limited’ taking over the ground floor space in the 1920s until the 1960s (**Figures 19 and 20, below**). The building was latterly taken over by Barclays Bank and it was during their occupation that the Site witnessed substantial change and redevelopment.

Planning records show that in 1974, local architect firm ‘Fairhurst & Sons’ compiled new plans to redevelop the existing building at 49 Spring Gardens and demolish the various warehouses at Nos.46b – 52 Fountain Street (**see Figure 19, below**). The current building at No.50 Fountain Street was subsequently established and the interior of the warehouse / office space at 49 Spring Gardens was substantially altered.



Figure 19 (left, above): 49, Spring Gardens, east elevation with Fountain Street, c.1962. Note the collection of warehouse buildings to the back of pavement line prior to the 1970s redevelopment works. **Figure 20 (right, above):** Phoenix Assurance Company Advertisement c.1920s **Source:** Manchester Libraries, image archive.

4.3.1 History and Development of 50 Fountain Street

The present building at the 50 Fountain Street site was constructed to the design of Fairhurst & Sons for Barclays Bank in the 1970s. The practice was responsible for a number of new bank buildings within the immediate area, including the Williams Deacons Bank (1960) and the Williams and Glyn’s Bank (1968), both at Mosley Street).

By the 1970s, Fairhurst’s had gained quite the reputation for designing complex buildings to satisfy specific needs and requirements, whilst ensuring cost of construction was kept to a minimum. This is reflected in their numerous renovation works for bank and office buildings within the city centre throughout the mid-to-late 19th century.

Whilst no original plans of the new bank building at 50 Fountain Street appear to exist, vent layouts for the building provide an indication of the internal layout of the site in 1977 (**Figure 21, below**).

The plans illustrate the present location for the central and north staircase and spiral stair to basement are as existing. The vent plan does not provide a clear indication of partitions or individual features

but would suggest the original warehouse building at No.49 was completely stripped of any internal fabric, leaving only the external elevations as a remnant of the building's existence. Non-intrusive site surveys (Jan 2021) have determined that it is not entirely clear whether any of the original structural frame to the building survives under modern fabric; this may be better understood with intrusive investigation works. The roof was replaced wholesale, resulting in the existing, mansard structure which characterises the building today.

The following section provides a detailed analysis of the historic and late-20th century fabric which comprise the present-day Site.

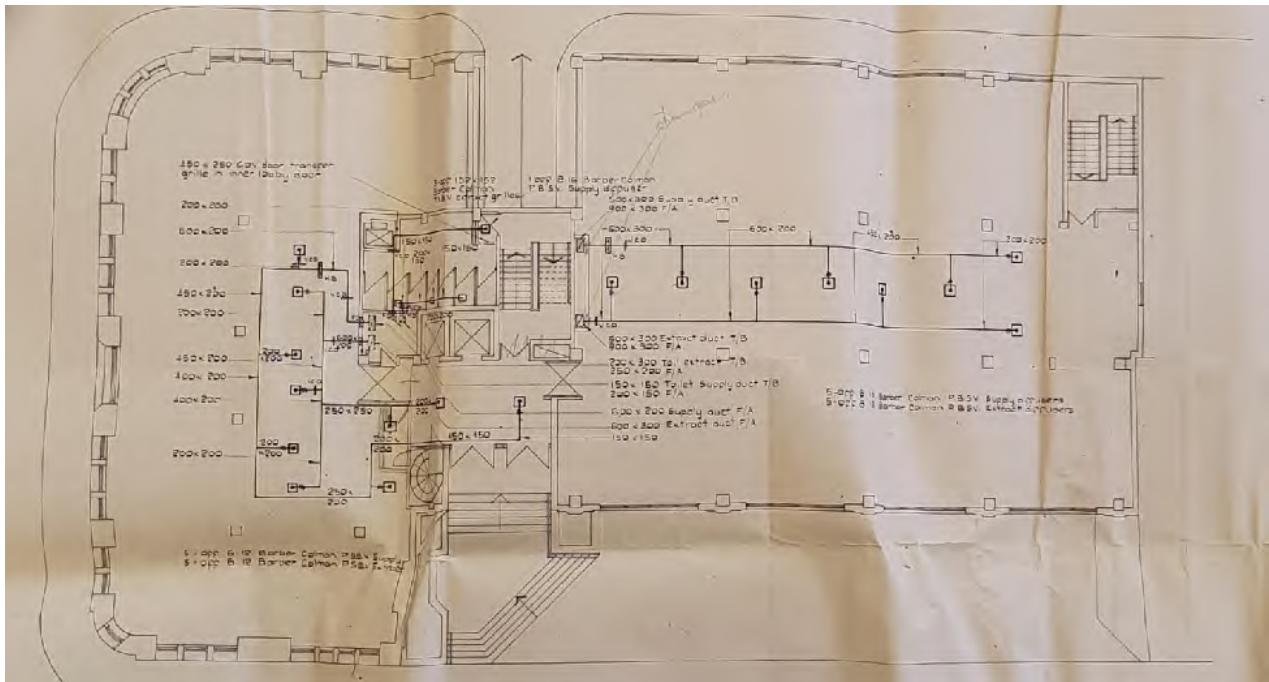


Figure 21: Ground Floor Plan, 50 Fountain Street. Illustrating ventilation points only. The general footprint and external elevations of the buildings are however, depicted on the 1977 plan. **Source:** Manchester Archive.

5. BUILDING DESCRIPTION

5.1 Introduction

The following section provides an objective description of the buildings at 49 Spring Gardens / 50 Fountain Street as existing, using images from the non-intrusive visual survey undertaken in January 2021.

The aim of the following section is to demonstrate the relative extent of historic fabric which remains, which in turn will inform the significance appraisal (Section 6).

5.2 Exterior

The former office / warehouse building fronting onto 49 Spring Gardens was erected in the late-19th century. The external elevations, including the returns onto Fountain Street and Concert Lane are distinctly Victorian in character comprising principally of sandstone with sill-bands and string-courses to all floors. The frontage of the building is gothic in style and retains original, ornamental features such as the original panelled timber door and pink granite surround. **Table 2** below provides further detail on each element of the external elevations.

The building was substantially altered and extended in the 1970s by Fairhurst and Sons. The late-20th century extension is set back from the pavement line at Fountain Street, views of this section of the building are consequently limited. The external elevations of 50 Fountain Street are also included and evaluated in Table 3 below.

Table 3: External elevations, building description

49 Spring Gardens. Principal Elevation, south facing:
Four storeys in height (including basement) with additional attic storey, built principally of sandstone, with a slate roof (altered). The building comprises 5 unequal, but symmetrical bays plus the corners with sill-bands and stringcourses to all floors, Lombard frieze over 2nd floor, slender brackets to moulded cornice, and blind-arcaded parapet interrupted by gabled attic dormers.

The windows of all floors (including the basement) are of 2, 3, 2, 3 and 2 lights, those to the basement square-headed and furnished with iron bar grilles. All windows are sashed without glazing bars; the curved corners have matching 3-light fenestration, with curved glazing; and the attic dormers have coped gables (note replacement glazing to dormers).

Original double timber door with intricate, recessed panelling. Original cast-iron drainpipes feature.



49 Spring Gardens. Fountain Street Elevation, east facing: Four storeys in height (including basement) with additional attic storey, built principally of sandstone, with a slate roof (altered). The comprises 2 unequal, but symmetrical bays plus the corner to Spring Gardens with sill-bands and string-courses to all floors.

The windows to the east elevation are of 3, 4 and 2 lights, those to the basement square-headed and furnished with iron bar grilles. All windows are sashed without glazing bars; the curved corners have matching 3-light fenestration, with curved glazing; and the attic dormers have coped gables (replacement glazing to dormers).

Original cast-iron drainpipes feature.



49 Spring Gardens. Concert Lane Elevation, east facing: Four storeys in height (including basement) with additional attic storey, built principally of sandstone, with a slate roof (altered). The comprises 2 unequal, but symmetrical bays plus the corner to Spring Gardens with sill-bands and string-courses to all floors.

The windows to the west elevation are of 1, 3, 3 and 2 lights, those to the basement square-headed and furnished with iron bar grilles. All windows are sashed without glazing bars; the curved corners have matching 3-light fenestration, with curved glazing; and the attic dormers have coped gables (replacement glazing to dormers).

Original cast-iron drainpipes feature.



50 Fountain Street. Principal Elevation, east facing:

Three storeys, with additional basement storey and mansard roof storey. Brown brick in stretcher bond. Slate, mansard roof with 6 small rooflights. 5 equal bays to Fountain Street divided by brick pilaster detail. The windows to the first second floors are in an arrangement of 4 with single pane. Vertical brick detailing above with a vent below. Large, single window to each bay at ground floor, with 4 panes and awning light above.



50 Fountain Street. Principal Elevation, east facing:

Principal entrance to the south-east corner, recessed with blue glazed tiles and modern signage to the south side. Accessed via brick steps.

**50 Fountain Street. Rear Elevation, west facing:**

Three storeys, with basement. Brown brick in stretcher bond. Slate, mansard roof with 6 small rooflights. 5 unequal but symmetrical bays to Concert Lane. The windows arrangement to the west elevation are of 2, 4, 4, 4, 2. The windows to the first second floors within the central bays are in an arrangement of 4 with single pane. Vertical brick detailing above with a vent below. Large, single window to each bay at ground floor, with 4 panes and awning light above. Loading bay with rolling shutter door to the north end.

**50 Fountain Street. North elevation:**

Blind elevation to north end of the 1970s building, facing surface car park and rear side of Grade II*Estate Exchange. Brick in stretcher bond with slate mansard roof.



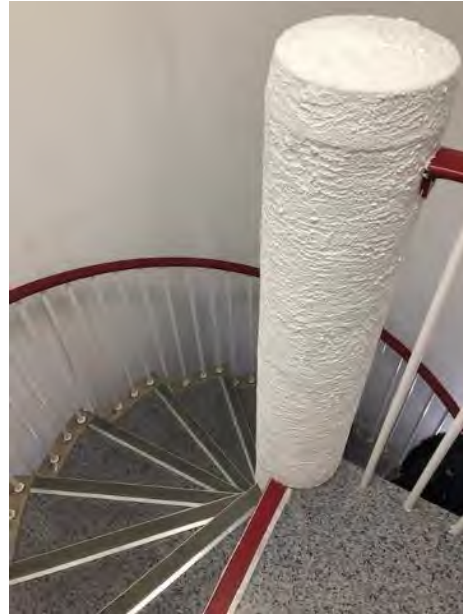
5.3 Interior

Table 4 below provides further detail on the interior of the Site.

Table 4: 49 Spring Gardens / 50 Fountain Street – Interior	
Basement, 49 Spring Gardens (south side, looking east): - Original pavement lights blocked with brick infill - Original double heighted space to former paper warehouse - Modern lighting and ducting - Reinforced concrete cellar (possibly WWII period).	
Basement, 50 Fountain Street (looking north): - Underground car park to 50 Fountain Street	

Ground floor, staircase:

- 1970s spiral concrete staircase to south east side of the floorplate
- Permits access from ground floor to basement

**Ground Floor, reception (south side, looking west):**

- Modern suspended ceiling
- Modern office fit out and partitions
- Area shown is located within the former warehouse section of the building at 49 Spring Gardens



Ground Floor, looking south:

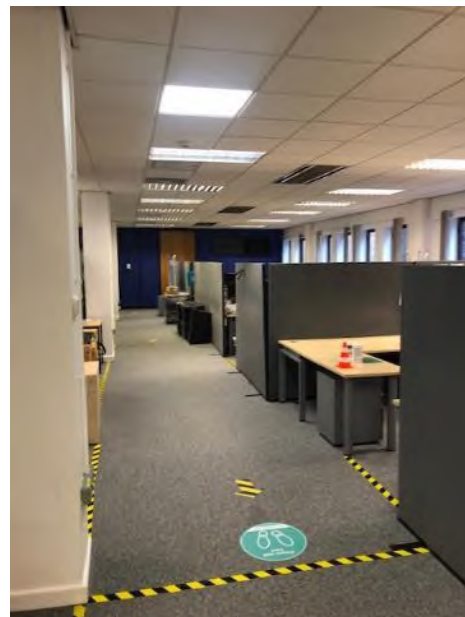
- Location of the original entrance fronting onto Spring Gardens shown to be overcovered with plasterboard.
- Modern suspended ceiling
- Modern office fit out (built in cupboards and radiators)
- Area shown is located within the former warehouse section of the building at 49 Spring Gardens

**Ground Floor, looking north east:**

- Modern suspended ceiling
- Modern office fit out; lightweight partitions and doors
- Area shown is located within the former warehouse section of the building at 49 Spring Gardens

**First Floor, looking north (50 Fountain Street):**

- Typical arrangement of open plan office space to all floors (within 1970s extension)
- Modern Suspended ceiling
- Modern office fit out
- Central column arrangement (1970s) enclosed in plasterboard

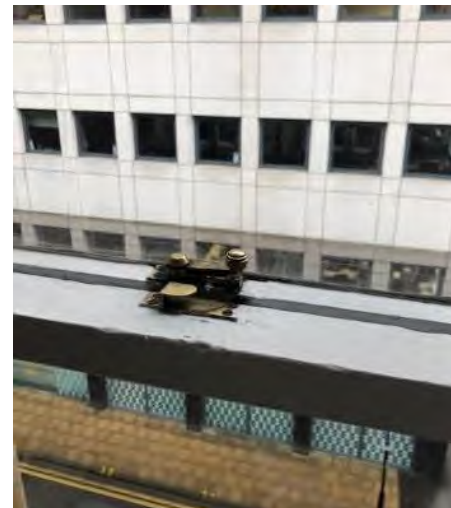


Second Floor, south side, looking south:

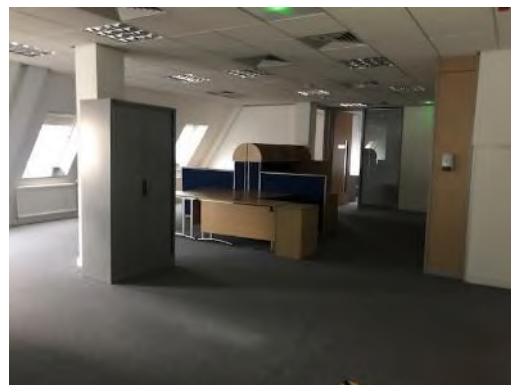
- Example of original curved sash window frame which feature to the east and west corners of the principal façade
- Original sashes feature at ground, first and second floors
- Area shown is located within the former warehouse section of the building at 49 Spring Gardens

**Second Floor, south side, looking east:**

- Example of original brass window catch at second storey window.
- Original 19th century fixture
- Image taken from within the former warehouse section of the building at 49 Spring Gardens

**Third Floor (mansard roof extension), looking south west:**

- Area shown is located within the former warehouse section of the building
- Modern suspended ceiling
- 1970s mansard roof structure evident from this level
- Modern office fit out; including lightweight partitions and fitted cupboards
- Replacement glazing to dormer windows
- Central column arrangement (believed to be 1970s) enclosed in plasterboard



Roof space, north side (third floor, looking south west):

- Plant space, open rooftop
- Blind elevation of 1970s mansard roof visible to left of image
- Slate extension to Mansard Roof, formed part of 1970s works to the building.

**Roof space, north side (third floor, looking north):**

- North boundary with adjacent property (Estate exchange; Grade II*)
- The west elevation of the adjacent Grade II* building is depicted within the image (the building is not included within the site boundary).



6. SIGNIFICANCE APPRAISAL

6.1 Introduction

The purpose of the significance appraisal is to use recognised criteria to assess the heritage significance and interest of 49 Spring Gardens / 50 Spring Gardens; and of the settings of the identified heritage assets which could be affected by the form of the proposed redevelopment of the Site.

The significance appraisal will inform the subsequent Heritage Impact Assessment (HIA) which considers the effects of the proposals in heritage terms upon the significance of the physical fabric and settings of the identified heritage assets. This in turn allows, in a planning policy context, the extent of “harm” upon any heritage asset incurred by the proposals to be established within the terms defined by the NPPF. In particular, the assessment of significance of setting informs the choice of heritage views which form a key part of the following visual impact assessment.

6.2 Methodology

Criteria have been established to appraise a building’s significance. Statutory criteria, as set out in the ‘Principles of Selection for Listing Buildings’, DCMS, 2018, provides a list of principles for assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest.

The assessment of significance accords with the requirements of the NPPF and uses Historic England’s methodology outlined in its 2019 document, “*Statements of Heritage Significance*”. Historic England’s “*Conservation Principles Policies and Guidance*” 2008 and the revised guidance on “*Setting of Heritage Assets*” (as reissued in Dec. 2017) have also been acknowledged as part of the following assessment.

Consequently, the significance of a designated heritage asset is determined by an analysis of the relevant aspects of the following:

➤ **Archaeological interest**

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

➤ **Architectural and artistic interest**

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

➤ **Historic Interest**

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

The analysis of the significance allows for an assessment of the current integrity and authenticity of the warehouse buildings and their contribution to the setting of nearby designated heritage assets. The focus is on providing necessary and proportionate amount of information based on the perceived level of heritage significance (refer to **Table 7, Appendix I** for full definitions of heritage significance as defined in this present report).

6.3 Significance Appraisal - The Site

The former warehouse / office building fronting onto 49 Spring Gardens is of four storeys in height (including basement) with additional attic storey. The building was heavily altered and extended in the late-20th century by Fairhurst and Sons; resulting in a new three storey extension to Fountain Street and a mansard roof which is set back from the dormer roofline. It was during this redevelopment period that the interior at 49 Spring Gardens was stripped out and altered, resulting in very little historic fabric surviving today.

Non-intrusive site surveys, undertaken in January 2021, have demonstrated those parts of the Site constructed in the late-20th century yield **no heritage interest**. Whilst the extension was built to the design of a well-regarded architectural practice (Fairhurst & Sons), the three-storey building at 50 Fountain Street is not a good example of their work and was evidently designed to be subservient to the principal building at 49 Spring Gardens. There are no significant fixtures or fittings within the building, including the redeveloped interior to 49 Spring Gardens.

Although the listing description for the Grade II building at 49 Spring Gardens states that Alfred Waterhouse was responsible for the design, desk-based research has established the present building at No.49 Spring Gardens was probably constructed in the late-1870s by either Clegg & Knowles or Edward Salomons.³ Both practices were responsible for a number of warehouse / office buildings during the mid-to-late 19th century (particularly around the Spring Gardens area).

Whilst the interior of the former warehouse has been substantially altered, the retained sandstone façade and sash windows convey the distinct architectural and aesthetic character of the building remains fully appreciable at street level. As such, the former late-19th century warehouse is considered to be of **medium architectural and historic interest** and is considered to make a positive contribution to the special character and appearance of the Upper King Street Conservation Area.

³ Parkinson Bailey, J. (2000). 'Manchester: an architectural history' Manchester University Press. Glossary, p.326.

Elements within the Site considered to yield **medium heritage significance** include:

- External elevations, principally the south facing elevation fronting onto 49 Spring Gardens, including returns onto Concert Lane and Fountain Street;
- Retention of original sash windows and general arrangement of window openings;
- Original recessed timber door (sealed) and gothic architrave;
- Original iron grilles and downpipes;
- Original sandstone attic dormers (replacement glazing);

Elements within the Site considered to yield **no heritage significance** include:

- External elevations to 50 Fountain Street;
- Internal fixtures and fittings / office fit out;
- Late-20th century mansard roof extension

6.4 Upper King Street Conservation Area

The Upper King Street Area has been designated as a Conservation Area due to the **high architectural and historic interest** of a number of the buildings within the area and clear grouping of buildings that were born out of a commercial growth of the city during the mid-18th century to the early 20th century. The historic street plan has produced an area of dense urban development with the characteristic continuous building line at the back of the pavement and total coverage of plots. The articulation of junctions and corners is often expressed by the architectural treatment of the buildings with either canted elevations displaying grand entrances or impressive rooflines. There is a rich variety of architectural styles within the area.

As is commonplace with city centre Conservation Areas, the architectural character and materiality is varied. This is primarily due to the continuous cycles of change and redevelopment which defines the commercial focused nature of town centres. Just east of King Street, around the Site, sandstone and Portland stone is most commonly used, with the surviving warehouses and bank buildings in the immediate area being of a dominant height and massing, establishing their sense of established importance within the townscape.

The upper part of King Street is a wider and more majestic continuation of the earlier portion to the west. Although almost all properties in the street have been re-developed at some time, the west retains the small-scale property boundaries typical of the Georgian period while the upper part to the east has changed its character completely.

Key landmark buildings which define the historic financial core include the Grade II* listed Former Midland Bank, the Former National Westminster Bank and the collection of Grade II listed former banks and insurance buildings situated at 41-47 Spring Gardens.

The retention of historic street patterns is prevalent in this part of the city, with King Street; York Street and Fountain Street forming key historic thoroughfares allowing for kinetic views across the designated area. It should however be noted that the character of the area with regards to scale has

been subject to considerable change since the late-20th century, with the development of much larger buildings including York House (11 storeys), 55 Spring Gardens (9 storeys) and 11 York Street (8 storeys, under construction).

The existing site at 49 Spring Gardens is divided into two components. The late-19th century façade fronting onto Spring Gardens and returns onto Fountain Street and Concert Lane make a **positive contribution** to the historic character and appearance of the Upper King Street Conservation Area. The 1970s extension, however, is largely imperceptible and yields little architectural merit. The late 20th century section is subsequently considered to make an overall **neutral contribution** to the character and appearance of the Conservation Area.

6.5 Listed Buildings – Contribution of setting to significance

The heritage assets which have the potential to be impacted by proposed redevelopment of the Site have been identified in Section 2.2. The contribution of setting to the significance of these heritage assets will be explored in **Table 5, below**.

The scope of potential impact upon heritage assets can involve impacts upon their setting as well as any physical impact. The importance of ‘setting’ lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance. Therefore, it is the contribution of setting to the significance of the heritage asset which should be established at this stage in the process. For these purposes, the contribution of setting to the significance of any given heritage asset is considered to be either **high, medium, low, negligible or neutral** (refer to ICOMOS 2011 guide to Heritage Impact Assessments for complete definitions).

Table 5: Heritage Assets - contribution of setting to significance

Number given on Figure 2	Grade	Summary of Architectural and Historic Interest	Contribution of setting to significance	Relationship to existing Site (50 Fountain Street / 49 Spring Gardens)
1	Grade II	49, Spring Gardens (the Site, setting): Commercial building, probably textiles warehouse; now offices. Sandstone ashlar, slate roof. Rectangular plan on end-of-block site, with curved corners, and loading bay to rear. Eclectic style, with some Gothic features. Three storeys with basement and attic, 5 unequal bays plus the corners, symmetrical; with sill-bands and string-courses to all floors, Lombard frieze over 2nd floor, slender brackets to moulded cornice, and blind-arcaded parapet interrupted by gabled attic dormers.	The part of the listed building which yields architectural and historic interest is the sandstone elevations fronting Spring Gardens, Concert Lane and Fountain Street. Together with the collection of sandstone buildings situated from 41-47 Spring Gardens and 60 Spring Gardens, the group value of these buildings can be fully appreciated within their historic setting. The later extension to the rear (50 Fountain Street) was constructed in the 1970s and is largely inconsistent the otherwise coherent, historic setting around the Spring Gardens / King Street area; which is characterised by former bank buildings. The retention of the historic layout of the streetscapes in line with the survival of key historic buildings of high quality within the immediate environs around the site make a	49 Spring Gardens is a Grade II building and is situated within the Upper King Street Conservation Area. Any proposals to alter or redevelop the Site will be required to obtain Listed Building Consent for both direct (physical) alterations to the building, but also to encompass any potential indirect (visual) harm to its setting. It will be clear, therefore, that proposals to redevelop / alter the Site will have to preserve and enhance the existing building and seek to maintain its character defining external appearance.

			positive contribution to the setting of 49 Spring Gardens. The overall contribution of the setting to significance of the heritage asset is considered to be medium .	
2	Grade II*	Estate Exchange: Overseers' and Churchwardens' office, now commercial offices. 1852, raised 1858, both by Thomas Worthington; altered. Red brick with sandstone dressings, slate roof. Rectangular plan. Italian palazzo style. Three-storey 4-window facade with basement and attic (top 2 floors added 1858), with channelled corner pilasters, stone basement, sill-bands to all floors, stone attic storey, very prominent modillioned cornice, and pierced parapet with corner chimneys of brick; round-headed doorway to the right, with panelled architrave and cornice, recessed porch with internal steps; 3 cross-windows at ground floor with panelled jambs and cornices; 4 cross-windows at 1st floor with moulded architraves and pediments on consoles (4th window displaced slightly to the right, aligned over the door); 7-bay arcade of round-headed arched windows at 2nd floor including a central coved niche with shell canopy; 7 oeil-de-boeuf attic windows. Interior not inspected.	The listed building is best understood and appreciated from Fountain Street looking west from York House. The building's intricate, red brick and sandstone façade provides an indication of the Italianate building typology which historically characterised the entire streetscape to Fountain Street. The building's blind, south elevation became exposed following the demolition works to Fountain Street in the late-20th century, thereby eroding the buildings setting. The Grade II* listed building is somewhat hidden from key views within the city centre, due to the dense urban grain and buildings of considerable scale (York House; Bennet House) which surround it. The building does, however, make a positive contribution to the Upper King Street Conservation Area and is widely understood and appreciated alongside buildings of a similar Italian Palazzo style within the designated area. The overall contribution of the setting to significance of the heritage asset is thus considered to be medium.	The listed building is situated directly north of the proposed development site. The existing building at 50 Fountain Street subsequently forms the immediate setting to the Grade II* listed building and shares a strong visual relationship with the designed heritage asset. It will be clear, therefore, that proposals to redevelop / alter the Site will have to respect and respond to the adjacent heritage asset and minimise any potential for adverse impact. The potential impact of the proposals will therefore need to be tested in the Visual Impact Assessment.
3	Grade II	60 and 62, Spring Gardens: Formerly known as: Nos.60 AND 62 Gartside's SPRING GARDENS. Includes: No.58 FOUNTAIN STREET. Manufacturers' warehouse, subsequently insurance office. 1882, by Alfred Waterhouse, for Gartside & Co; altered. Sandstone ashlar, slate roof. Rectangular plan on corner site, with narrow chamfered corners. Renaissance style. Four storeys and attic, 7 bays plus the corners; rusticated ground floor with cornice, string-courses and sill-bands to the upper floors, modillioned main cornice,	The heritage asset is situated directly opposite the site at 49 Spring Gardens (also Grade II). Both heritage assets convey a similar architectural treatment, comprising sandstone facades with distinct attic dormers to the roofline. The building at 60-62 is however, of a renaissance style which is in subtle contrast to the gothic detailing of 49 Spring Gardens (the site). The heritage asset is best understood and appreciated from Spring Gardens where it meets Fountain Street, looking west; from which point, the building can be viewed in conjunction with the Grade II listed 49 Spring Gardens and the Grade II* listed Former	The listed building is situated directly south of the proposed development site. The existing building at 49 Spring Gardens subsequently forms the immediate setting to the Grade II listed building and shares a strong visual relationship with the designed heritage asset. It will be clear, therefore, that proposals to redevelop / alter the Site will have to respect and respond to the adjacent heritage asset and

		panelled parapet interrupted by pedimented attic dormers, and octagonal corner turret with domed caps and slender apex lanterns.	Midland Bank. The immediate setting of the building is formed of a collection of statutorily listed buildings which make a positive contribution to the streetscape and conservation area as a whole. The buildings to the immediate east however, are much more contemporary and contrasting in age and materials. The overall contribution of the setting to significance of the heritage asset is thus considered to be medium.	minimise any potential for adverse impact. The potential impact of the proposals will therefore need to be tested in the Visual Impact Assessment.
4	Grade II	Chancery Chambers: Includes: No.58 Chancery Chambers SPRING GARDENS. Includes: No.1 Chancery Chambers CHANCERY LANE. Warehouse, now offices. Mid to later C19; altered. Sandstone ashlar and red brick in Flemish bond with sandstone dressings (roof concealed). Trapezoidal plan on end-of-block site. Italian palazzo style.	The architectural treatment of Chancery Chambers is typical of the Italian Palazzo style which forms the distinct character and appearance of the designed Upper King Street Conservation Area. The heritage asset is best understood and appreciated from Chancery Lane west, looking east, where the distinct rusticated façade of Chancery Chambers can be viewed in conjunction with the Grade II* Former Midland Bank, with the Grade II listed building at 49 Spring Gardens (the site) terminates the view in the middle distance. Due to the dense, urban form of the area, additional views of the heritage asset are generally limited. Together, the designated heritage assets convey high historical significance and define the architectural character of the city's historic core. The overall contribution of the setting to significance of the heritage asset is thus considered to be medium.	It will be clear the heritage asset has the potential to be viewed in conjunction with the proposed development site at 49 Spring Gardens, with particular key views looking east from Chancery Lane. The potential impact of the development proposals will therefore need to be tested in the Visual Impact Assessment.
5	Grade II*	Former Midland Bank: Includes: No. 56 former Midland Bank, SPRING GARDENS. Bank. 1929, by Sir Edwin Lutyens, with Whinney, Son and Austen Hall. Portland stone (roof not visible). Rectangular plan. Modernist classical style. A tall building with a slight batter, 10 storeys including basement and attic, arranged in diminishing stages of 4, 3, 2 and 1 storeys, with matching north, east and west facades and right-angled re-entrant corners; with 7 windows to the 1st stage, 1:5:1 windows to the 2nd	The listed building is situated at a prominent corner to the west of Spring Gardens where it meets King Street. The large, Portland Stone building is distinct both in use of materials and architectural style. Whilst in direct contrast to the buildings in the immediate environs around the site, the former bank building is coherently read and appreciated as a building which contributes to the historical significance of the area as Manchester's financial district. The considerable scale of the 1920s building ensures that it dominates views across the townscape, with	The listed building is situated to the west of the Site. The existing building at 49 Spring Gardens subsequently form part of the setting to the Grade II* listed building and share a strong visual relationship with the designed heritage asset. It will be clear, therefore, that proposals to redevelop / alter the Site will have to respect and respond to the adjacent heritage asset and minimise any

		stage (the sides set back, with obelisks in the re-entrant angles), the 3rd stage further reduced to a 2-storey 3-bay pavilion in the centre of a 3-storey 4-bay attic.	particular significance attributed to views looking west along Charlotte Street; in which the Grade II* former bank terminates the view and from Brown Street looking south. The overall contribution of the setting to significance of the heritage asset is considered to be high .	potential for adverse impact. The potential impact of the proposals will therefore need to be tested in the Visual Impact Assessment.
6	Grade II	47, Spring Gardens: Insurance company offices, now commercial premises. 1881, by Charles Heathcote and Sons, for Commercial Union Assurance Company. Sandstone ashlar, slate roof Triangular plan on acutely-angled end-of-block site, with curved south end. Baroque style. Three storeys and attics, plus a roof turret; a 3-bay main range, with a segmentally-bowed bay to the right, and to the south of this a tapering curved wing (like the prow of a ship, giving the impression that the building is sailing down the street).	The contribution of setting to the ability to understand and appreciate the significance of this building is in its articulation of the curved corner of the street and its association with the buildings it is immediately adjacent to. The building is understood and appreciated as being part of the group of buildings along the east side of Spring Gardens that terminates the view looking east along King Street. The French Renaissance style building forms a group with Nos. 43, 45 and 41 Spring Gardens and therefore has group value due to its architectural interest and position within the streetscape. The overall contribution of the setting to significance of the heritage asset is thus considered to be high-to-medium .	The listed building is situated directly west of the proposed development site. The existing building at 49 Spring Gardens / 50 Fountain Street subsequently forms the immediate setting to the Grade II listed building and shares a strong visual relationship with the designed heritage asset. It will be clear, therefore, that proposals to redevelop / alter the Site will have to respect and respond to the adjacent heritage asset and minimise any potential for adverse impact. The potential impact of the proposals will therefore need to be tested in the Visual Impact Assessment.
7	Grade II	43-45, Spring Gardens: Former bank. 1890, by Heathcote and Rawle, for the Lancashire and Yorkshire Bank. Sandstone ashlar and Portland stone, slate roof. Trapeziform plan. Baroque style. Three storeys with basement and attic, 1:5:1 bays. Balustraded balconies to the 2nd floor mark a strong horizontal division of the facade. The lower part, of channelled rusticated masonry, has a 5-bay centre with square giant piers linked at mid level by balustraded balconies, cross-windows to both floors, a large carved cartouche on each pier, and end bays which are 2-storey porches, each with a tall round-headed arch, that to	The former insurance office building terminates key views to King Street looking east. The building is understood and appreciated as being part of the group of buildings along the east side of Spring Gardens that terminates the view looking east along King Street. The French Renaissance style building forms a group with Nos. 41 and 47 Spring Gardens and therefore has group value due to its architectural interest and position within the streetscape. The overall contribution of the setting to significance of the heritage asset is thus considered to be high-to-medium .	The listed building is situated directly west of the proposed development site. The existing building at 49 Spring Gardens / 50 Fountain Street subsequently forms the immediate setting to the Grade II listed building and shares a strong visual relationship with the designed heritage asset. It will be clear, therefore, that proposals to redevelop / alter the Site will have to respect and respond to the adjacent heritage asset and minimise any potential for adverse impact.

		the left containing a round-headed doorway and sculptural tympanum (lions flanking a pedimented plaque) and that to the right a square-headed doorway under a pedimented panel and a keyed oculus, and each with 2 small windows at 1st-floor level; all under a deep frieze and prominent mutuled cornice (surmounted by the balconies).		The potential impact of the proposals will therefore need to be tested in the Visual Impact Assessment.
8	Grade II	41, Spring Gardens: Offices, formerly bank. Dated 1890. By Alfred Waterhouse for the National Provincial Bank. Ashlar with slate roof and moulded ridge stacks. Corner site with facade curving round to return in York Street. French Renaissance style. 3 storeys and attic; 11-window range of mostly sashes with margin glazing in moulded architraves with curved pediments to 1st floor. C20 windows to ground floor. Doric pilasters define bays on ground floor and support a frieze from which rise Ionic pilasters with carved pedestals.	The building is understood and appreciated as being part of the group of buildings along the east side of Spring Gardens that terminates the view looking east along King Street. The French Renaissance style building forms a group with Nos. 43, 45 and 47 Spring Gardens and therefore has group value due to its architectural interest and position within the streetscape. The overall contribution of the setting to significance of the heritage asset is thus considered to be high-to-medium .	The listed building is situated directly west of the proposed development site. The existing building at 49 Spring Gardens / 50 Fountain Street subsequently forms the immediate setting to the Grade II listed building and shares a strong visual relationship with the designed heritage asset. It will be clear, therefore, that proposals to redevelop / alter the Site will have to respect and respond to the adjacent heritage asset and minimise any potential for adverse impact. The potential impact of the proposals will therefore need to be tested in the Visual Impact Assessment.
9	Grade II*	Former Reform Club: Includes: No.50 Manchester Club SPRING GARDENS. Political club, now office and club. 1870-1, by Edward Salomons; altered. Sandstone ashlar with polychrome dressings, hipped slate roofs. Double-pile plan, the rear range projecting to the right, on end-of-block site, with chamfered corners. Venetian Gothic style.	The former reform club is situated at a prominent corner where Spring Gardens meets King Street. The building was established in the early-1870s, comprising a gothic venetian style with sandstone elevations. The building is listed at Grade II* due to its high-quality architectural design and retention of historic fabric to the interior. The building benefits from being viewed in conjunction with the collection of Grade II buildings fronting Spring Gardens to the south east and with the Grade II* Former Midland Bank and the Former National Westminster Bank. Collectively, these buildings convey the areas special character and appearance.	The listed building is situated to the north-west of the proposed development site. It will be clear that proposals to redevelop the Site may incur a visual impact upon the Grade II* listed building. The potential impact of the proposals will therefore need to be tested in the Visual Impact Assessment.

			The overall contribution of the setting to significance of the heritage asset is thus considered to be high .	
10	Grade II*	Former National Westminster Bank: Bank. 1902, by Charles Heathcote, for Parr's Bank. Red sandstone on grey granite plinth, slate roof. Rectangular plan with splayed corner to Spring Gardens. Vigorous Edwardian Baroque style. Three unequal storeys and attic, 1:5:1 bays to York Street including the corner, which has a domed turret. The ground floor, which is taller than the next 2 floors together, has banded rectangular piers supporting coupled Doric columns with shaped entablatures from which inverted consoles rise (between the 1st-floor windows), and a large round-headed window filling the width of each bay, with moulded head, scrolled keystone, and plate-glass glazing with enriched bronze "ferramenta" including a horizontal mid-panel, bottom panels with stained glass, and arched upper lights with margin panes.	The heritage significance of the building is in its high architectural interest and prominent location which enhances the streetscape to Spring Gardens. The reason this building is Grade II* listed, rather than Grade II is due, in part, to the intactness of the original interior. The building is bounded by Spring Gardens to the west, York Street to the south and Milk Street to the east. The prominent corner entrance at the junction of Spring Gardens and York Street, at the apex of King Street, yields dominance within the streetscape at this point. The building is also experienced from the streets that immediately surround it, due to the confines of the urban form. The building is read within the historic streetscape associated with King Street and the south side of Spring Gardens although short range views from the east side of York Street are discernible, as the building line along York Street is continuous and thus views are restricted. Longer range views from the east (i.e. New York Street) do not allow for a legible understanding or appreciation of the building. The overall contribution of the setting to significance of the heritage asset is thus considered to be high .	The listed building is situated to the north-west of the proposed development site. It will be clear that proposals to redevelop the Site may incur a visual impact upon the Grade II* listed building. The potential impact of the proposals will therefore need to be tested in the Visual Impact Assessment.
11	Grade II	Pall Mall Court: Commercial office building, 1966-8 by Harry Teggin of Brett, Pollen & Teggin in association with A H Brotherton and Partners, and the engineers, Cyril Blumfield and Partners. Reinforced concrete frame with grey-bronze ceramic-mosaic cladding to the service towers, and Staffordshire blue-brickwork and bronze painted-aluminium cladding to the rest of the building with bronze glass. Flat roofs with parapets. 6-storeys and 12-storeys.	The mid-20 th century court is situated north-west of the Site, dominating views along Pall Mall south looking north. The robust building is recognised for its architectural individuality, which is in direct contrast to the buildings within its immediate setting. The building is best understood and appreciated from within the central, open court area, which is enclosed on all sides by the Grade II listed building. The wider setting comprises buildings of contrasting scale, materiality and character. Subsequently, the overall contribution of the setting to significance of the heritage asset is thus considered to be medium .	The listed building is situated to the north-west of the proposed development site. It will be clear that proposals to redevelop the Site may incur a visual impact upon the Grade II listed building. The potential impact of the proposals will therefore need to be tested in the Visual Impact Assessment.
12	Grade II	Ship Canal House: Office building. 1927, by Harry	The listed building is situated to the east end of King Street, directly	The listed building is situated to the north-west

		S.Fairhurst. Steel-framed structure with cladding of Portland stone (roof not visible). L-shaped plan (rectangular but for re-entrant round rear of 44-46 Brown Street). C20 classical style. Seven storeys with basement and attic, 7 bays, symmetrical; with channelled rustication to ground floor, unusual giant colonnaded screen to 5th and 6th floors consisting of paired fluted Tuscan columns in antis, plain frieze and prominent mutated cornice, parapet surmounted by figure of Neptune flanked by Tritons, and set-back attic storey.	adjacent to the Grade II* listed Former Midland Bank and Atlas Chamber (Grade II). The Ship Canal House dates to a similar period as the adjacent buildings and benefits from being viewed in conjunction with them. The special interest of the Grade II listed Ship Canal House is best understood from short-to-mid range views from Brown Street looking south, where the buildings principal façade can be appreciated. Collectively, these buildings make a positive contribution to the special character and appearance of the Upper King Street Conservation Area. The overall contribution of the setting to significance of the heritage asset is thus considered to be high-to-medium .	of the proposed development site. Whilst the buildings are not presently viewed in conjunction with each other, it will be clear that proposals to redevelop the Site may incur a visual impact upon the Grade II listed building. The potential impact of the proposals will therefore need to be tested in the Visual Impact Assessment.
13	Grade II	Atlas Chambers: Insurance company office, now banking hall and offices. 1929, by Michael Waterhouse (grandson of Alfred Waterhouse), for the Atlas Assurance Company. Steel-framed with cladding of Portland stone (roof not visible). Narrow rectangular plan on corner site, with chamfered corner. C20 classical style. A 6-storey 4-window facade plus 3-window attic, consisting of a 2-storey banking hall with a cornice, then 3 regular storeys (the upper 2 with shallow giant pilasters) with another cornice, and the top floor and attic treated as a 2-storey 3-window pedimented penthouse with flanking 1-storey wings.	The listed building is situated to the east end of King Street, directly adjacent to the Grade II* listed Former Midland Bank and the Grade II listed Ship Canal House. Atlas Chambers dates to a similar period as the adjacent buildings to this part of King Street and benefits from being viewed in conjunction with them. The special interest of the Grade II listed building is best understood from short-to-mid range views from Brown Street looking south, where the buildings principal façade can be appreciated. Collectively, these buildings make a positive contribution to the special character and appearance of the Upper King Street Conservation Area. The overall contribution of the setting to significance of the heritage asset is thus considered to be high-to-medium .	The listed building is situated to the north-west of the proposed development site. Whilst the buildings are not presently viewed in conjunction with each other, it will be clear that proposals to redevelop the Site may incur a visual impact upon the Grade II listed building. The potential impact of the proposals will therefore need to be tested in the Visual Impact Assessment.
14	Grade II	Lombard Chambers: Bank, now offices. Dated 1868 over doorway, by George Truefitt. Sandstone ashlar, slate roof. Rectangular plan on corner site. Eclectic style, with Gothic details. Three storeys, with a 4-window facade to Brown Street and 4:3-window facade to Chancery Lane, hinged on a 3-window semi-cylindrical oriel above ground floor; with channelled rustication at ground floor, enriched frieze and cornice above 2nd floor,	Situated at the corner of Brown Street and Chancery Lane, the sandstone gothic building known as 'Lombard Chambers' is enclosed to the north and west sides by the towering Ship Canal House and Atlas Chambers. Views towards the Lombard chambers are subsequently limited to close range streetscape views. The building is however, viewed in conjunction with a tight knit collection of listed buildings, all of which make a positive contribution to the special character and appearance of the Upper King Street Conservation Area. The overall contribution of the	The listed building is situated to the north-west of the proposed development site. It will be clear that proposals to redevelop the Site may incur a visual impact upon the Grade II listed building. With particular focus on views from Chancery lane looking east (towards the site). The potential impact of the proposals will therefore need to be

		and steeply-pitched roof with gabled dormers.	setting to significance of the heritage asset is thus considered to be medium .	tested in the Visual Impact Assessment.
15	Grade II	84 and 86 King Street and 27 and 29 Pall Mall: Three storeys and five bays, symmetrical; channelled rustication to ground floor, which has an arcade of round-headed arches on piers with moulded imposts, the right-hand arch being the entry to a diagonal internal porch (running through to Pall Mall) and the others all plate-glass windows; giant pilasters to the upper floors, which have sashed windows with moulded architraves; frieze with wreaths over the four central pilasters; moulded cornice, and parapet with two rectangular corniced upstands.	The classical, early 20 th century building to the south side of King Street is one of the smallest to line this prominent street. The immediate setting of the building is dominated by buildings of a considerable height and scale, with the exception of the Grade I listed former Bank of England's Trustee Saving Bank, just west of Pall Mall. The building at 84 and 86 King Street emulates the classical style and architectural treatment of the adjacent former bank building and benefits from being viewed in conjunction with it. The overall contribution of the setting to significance of the heritage asset is thus considered to be high-to-medium .	The listed building is situated to the north-west of the proposed development site. Whilst the buildings are not presently viewed in conjunction with each other, it will be clear that proposals to redevelop the Site may incur a visual impact upon the Grade II listed building. The potential impact of the proposals will therefore need to be tested in the Visual Impact Assessment.
16	Grade II	66 and 68, Fountain Street: Commercial building (perhaps warehouse or offices). Dated 1868 on doorway to Booth Street; slightly altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Triangular plan on acutely-angled corner site, with very narrow 1-bay entrance front at south end. Venetian Gothic style. Four-storey 8-window facade to Fountain Street, symmetrical, with vermiculated rustication to the basement, sill-bands to all floors	Situated at the corner of Booth Street and Fountain Street, the special architectural interest of the former warehouse building is in its articulation of the curved corner of the street. The building is best understood from Booth Street where it meets Cooper Street, from which the original, principal entrance of the building can be seen. Whilst the building is surrounded on all sides by contemporary office buildings, the Grade II listed asset can be viewed in conjunction with former warehouses of a similar style and period to the north end of Fountain Street. The overall contribution of the setting to significance of the heritage asset is thus considered to be medium .	The listed building is situated to the north-west of the proposed development site. It will be clear that proposals to redevelop the Site may incur a visual impact upon the Grade II listed building. With particular focus on views from Fountain Street south looking north (towards the site). The potential impact of the proposals will therefore need to be tested in the Visual Impact Assessment.

6.6 Statement of Significance

The statement of significance provides further details and a summary of the Site's relative architectural and historic interest.

The original, late-19th century part of the Site which yields **medium heritage significance** was constructed as a warehouse / office building of three-storeys including attic dormers and basement. Throughout the late 19th and early 20th centuries, the building was occupied by a range of businesses for various uses, from insurance companies to solicitors and was once even home to the conservative club (then known as the Carlton Club). The immediate area around the site was equally occupied by a range of financial institutions such as insurance offices and banks, many of which survive today and contribute to the historic character of the area.

The building at 49 Spring Gardens was built as a flexible warehouse and office space which remained as such until the late-20th century, when the building was converted as part of the wider post-war plans to redevelop Fountain Street. The new extension to Fountain Street (built to the design of Fairhurst and Sons) saw the demolition of a number of warehouses along Fountain Street and in turn, completely changed the character of the street scene. This part of the site is considered to yield **no architectural or historic interest** (both internally and externally) and is not in keeping with the otherwise coherent architectural character and appearance of the Upper King Street Conservation Area. The existing building at 50 Fountain Street is thus considered to be a neutral contributor to the designated area which makes little contribution to the settings of listed buildings within the immediate environs.

The wider townscape setting around the Site comprises an eclectic mix of high-grade buildings which collectively, make a positive contribution to the character and appearance of the Upper King Street Conservation Area; the settings of which are considered to be of generally medium-to-high significance and are intrinsic to the understanding and appreciation of their special interest. It will be clear, therefore, that any proposals to redevelop the Site at 49 Spring Gardens / 50 Fountain Street must seek to preserve and / or enhance the setting of the surrounding, designated heritage assets.

7. GUIDING DESIGN PRINCIPLES

7.1 Introduction

Based on the results of the significance appraisal above, the following guiding design principles have been identified to determine the magnitude of change the site can accommodate, without detracting from its special interest.

The following section has been utilised to inform the design development process, thereby ensuring areas of potential negative impact on the built historic environment can be mitigated through integrating the core design principles.

7.2 Guiding Design Principles

The salient points for design criteria of the Site have been identified below:

- There is the opportunity to recreate the historic building line along Fountain Street providing coherence to the streetscape; the current recessed building line exposes the blind, south elevation to the Grade II* listed Estate Exchange building, and thus, there is opportunity to re-establish the historic building line and create a sense of coherence to Fountain Street.
- New development should respect and relate to the height of the adjacent building and spaces, especially the Grade II listed Building at 49 Spring Gardens, the adjacent Grade II* listed Estate Exchange and the historic streetscape of Spring Gardens.
- A programme of soft strip and intrusive surveys should be undertaken in order to understand the survival and structural integrity of the late-19th century part of the building and the potential for any historic fabric / original structural elements in this part of the building. Understanding how the original external wall interfaces with the late-20th century alterations will be integral for the enabling works phase.
- Recognised potential for the proposed redevelopment of the site to provide active frontages at street level enlivening the public realm along Fountain Street and Spring Gardens. In particular, there is opportunity to create a new principal entrance from Spring Gardens utilising the original door / entrance; this concept would be considered a heritage benefit.
- The historic dormer attic roofline is of high architectural interest and maintains the character-defining appearance of the Grade II listed building at 49 Spring Gardens. This should be maintained and celebrated as part of any upcoming development proposals.
- Emphasis should be made on proportion and rhythm, taking cues from the existing materials and detailing from neighbouring heritage assets, whilst ensuring an individual and contemporary approach.

- Symmetrically proportioned windows, potentially utilising the precedent of unequal bays as per 49 Spring Gardens, will assist in harmonising the proportions of elevations within the historical context.
- Detailed design and materials: the design, rhythm of fenestration and openings, choice of finishes and materials of the proposed building should be in harmony with the existing architectural character of the area and should be subservient to the expression of the designated heritage assets in the immediacy, particularly the Grade II listed building at 49 Spring Gardens.
- Whilst reinterpretation of the stylistic cues given by the historic architectural references can result in successful expressions of contemporary design, pastiche architecture, heavily and directly influenced by old building styles should be avoided.
- The colour of materials is important: proposed materials must avoid conflict with other nearby buildings and must align with the existing tonality within the Upper King Street Conservation Area.
- Urban design context: the design should take account of the whole area and particularly of the site and its immediacies in order to preserve and enhance the character of the area – rather than evolving designs which could be located anywhere in the city or any other city.
- New buildings should have a vitality of their own so as not to devalue the historic character of the area.

8. HERITAGE IMPACT ASSESSMENT

8.1 Measuring heritage impact

This assessment of the potential heritage impact principally concerns the physical (direct) impact of the proposals upon the Grade II listed building at 49 Spring Gardens and the visual (indirect) impact of the proposals upon the character and appearance of the Upper King Street Conservation Area and settings of surrounding listed buildings. The contribution of the setting to significance in each case has thus been established in the significance assessment above, in preparation for the following impact assessment.

The magnitude of impact is a product of the extent of change which is likely to result from the Proposed Development on the settings of the adjacent listed buildings. Where the proposed changes are considered to enhance the setting or appreciation of a heritage asset, the impact on its significance will be deemed to be beneficial. Conversely, where the Proposed Development is considered to compromise or diminish its positive heritage values the impact on the significance will be deemed adverse.

Therefore, measuring the heritage impact of the Proposed Development is essentially an evaluation of change to the: fabric, character, and appearance of the identified heritage asset, balanced against its relative significance. Please refer to **Table 6, Appendix I for relative significance / values used in this Heritage Statement.**

The relative importance and interest of each heritage asset is considered in the context of its surroundings, and the extent to which the setting contributes to the interest of the asset is considered. In terms of the context, where this exists, historical relationships between heritage assets and their surroundings, and other assets in the vicinity, are considered. In some instances, these relationships may be understood in the light of historic research but may not be, immediately, visually apparent.

The effects are rated as: **Major, Moderate, Minor, Negligible or Neutral**, and can be direct or indirect, adverse or beneficial.

The criteria for assessing the magnitude of change and significance of impact are set out in **Tables 7 and 8 (Appendix II and III)**, both direct heritage impacts (physical alteration or change in character) and indirect heritage impacts (such as the change to the setting of listed buildings), are set out in **Table 7 (Appendix II)**. This follows the recommended approach to evaluating heritage impact derived by ICOMOS (2011) and the tests set by Historic England in the 2017 guidance on the evaluation of: “The Setting of Heritage Assets” (*Historic Environment Good Practice Advice in Planning. Note 3*).

As Historic England’s Guidance Note on producing Statements of Heritage Significance makes clear, the reliance and use of tabulated matrices can lead to a reductionist approach when assessing the true ‘significance’ of impact. Consequently, the following impact assessment is formed of a non-technical narrative argument that sets out ‘what matters and why’ in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them.

8.2 Determining the overall impact

The significance of the effect of change – i.e. the overall impact - on an attribute is a function of the importance of the attribute and the scale of change.

The overall impact of the Proposed Development upon the setting and context of the identified heritage assets is assessed in light of the consideration of the identified heritage views and the effect of the development in each case to arrive at a conclusion as to the effect of the proposals. This gives particular consideration to the overall effects upon key heritage assets (listed buildings and conservation areas) which may form part of the Site, exist in close proximity to it, or be frequently visible in a series of views in conjunction with the proposals.

Mitigation in respect of any adverse impact upon the setting, and / or the context of the identified listed buildings is formulated upon the overall benefits of the Proposed Development. Benefits relate to both the place in which the development will be constructed, as well as benefits to the wider community or society as a whole. Discussion of such benefits fall outside the scope of the Heritage Statement and are expounded in the wider Planning Statement (Deloitte).

8.3 The Proposals

The proposed development comprises demolition of the 1970s office building, retention and refurbishment of the original façade and erection of a new ground plus six storey plus rooftop pavilion and plant Grade A office building. The building entrance will be reorientated to reinstate the original address at 49 Spring Gardens.

The new building will deliver c.7,787 sq. m (GIA) office floorspace to the CBD, supported by generous cycle parking and facilities, 3 external terraces, yoga studio and flexible commercial ground floor uses to activate the street frontage. Sustainability, connectivity and well-being integrated into the development to meet with modern occupier requirements as they adapt to the workplace of the future.

The formal description of development contained within the planning application form states:

“Full Planning Permission for the demolition of modern extension to Grade II Listed building, retention and refurbishment original Victorian façade, erection of commercial building (Use Class E) with landscaping, and other associated works.”

Linked to this is a separate Listed Building Consent Application for the works required.

“Listed Building Consent for the demolition of modern extension to Grade II Listed building, retention and refurbishment of original Victorian façade, erection of commercial building (Use Class E), re-instatement of the original entrance on 49 Spring Gardens, new structural bracing, abutment works to the adjacent Grade II Listed Estate Exchange, and other associated works.”*

8.4 Direct Heritage Impact Assessment

Direct Heritage Impacts are those that result as a primary consequence of the proposed development or change of use. They will comprise of physical changes to fabric, or a change in the character or appreciation of a designated heritage asset. The degree of impact will thus depend on the relative importance of the affected component.

The **NPPF (paragraph 199)** requires that, when considering the impact of a proposed development on the significance of a designated heritage asset that great weight is given to its conservation in order to avoid any 'harm' which might diminish the value of the asset and its significance.

The significance appraisal above has identified the 1970s extension to be of no architectural or historic interest. The proposed demolition of this part of the site will subsequently have no impact upon the overall ability to understand and appreciate the special interest of the Grade II building at 49 Spring Gardens, which is limited to the façade only.

The proposed redevelopment of the Site will, however, incur some isolated instances of adverse direct impact as well as beneficial impacts. These are tabulated within **Table 6** below:

Table 6: Physical Impact Assessment		
49 Spring Gardens (including returns onto Fountain Street and Concert Lane).		
Building element	Proposal/intervention	Impact/mitigation
Original Sandstone façade	Retain and make good to areas of sandstone which are in need of repair. Proposed façade retention scheme.	Minor beneficial The original sandstone façade (including the returns onto Fountain Street and Concert Lane) will be lightly conserved as part of the redevelopment of the site which will enhance the ability to appreciate the architectural interest of the building.
Arched entrance to Concert Lane elevation / return	Proposed opening up of arched entrance to Concert Lane (historically a doorway) to enable cycle access. Existing window, sandstone and pavement light within the opening will be carefully hand removed. The existing sandstone will be repaired where necessary. A new glazed door with glazed fixed light above it.	Minor beneficial The proposed opening up of the altered window to Concert Lane will not result in any loss of original, historic fabric. The intervention will reactivate the entrance from Concert Lane which was historically open and accessed via steps. The surrounding stonework will be protected during the works and made good upon completion.

Original sash windows	All sash windows are to be temporarily removed and safely stored during the façade retention works and reinstated / made good upon completion. This option has been chosen due to the perceived higher risk to the windows during the works (vibration etc).	Neutral The removal of the original windows will have a temporary, major adverse impact. This will be appropriately mitigated by the conservation works and reinstallation of the sash windows once the façade retention works are complete (subject to agreement with MCC and relevant method statements).
Pavement lights	Blocked pavement lights proposed to be opened up (later brickwork to be removed) and iron grilles retained and made good.	Minor beneficial The proposed opening up of the blocked pavement lights will allow for a better understanding and appreciation of the historic appearance of the façade. The fabric proposed to be removed (grey, stretcher bond brick) dates to the late-20th century and is of no heritage significance, consequently, its removal would result in no 'harm'.
Dormer windows	Proposed replacement of late-20 th century single pane glazing to dormer windows to replicate historic window style, comprising three long panes with three lights above.	Moderate beneficial The reinstatement of the historic window style will enhance the ability to understand and appreciate the original appearance of the dormers as a key component of the listed building for the first time in decades.
Late 20th century slate dormers and mansard roof	Late-20 th century, slate mansard roof and slate dormers to be demolished to allow for new terrace arrangement. Significant components of the sandstone dormer roofline will be retained.	Minor adverse Whilst the slate dormers and mansard roof are not original, they retain the character and architectural integrity of the building as a late-19th century warehouse. The removal of the late-20th century slate dormers and mansard roof will therefore incur a minor adverse direct impact upon the fabric and character of the listed building.
Original timber door	The original door and doorframe are proposed to be removed by hand and carefully stored / protected during construction works. The original door	Minor adverse The removal of the original door will result in a temporary moderate-to-major adverse impact, which will be tempered by the reinstatement of

	frame and doors will be reinstated and extended to match the new opening (subject to agreement with MCC and relevant method statements).	the door during the operational phase. Whilst it will be a heritage benefit to reinstate the door as the principal entrance, the proposed alteration and extension of the original timber door will have an adverse impact upon this original feature.
Stone steps to Spring Gardens entrance	Remove original steps to principal entrance	Minor adverse The original steps form part of the original 19 th century fabric to the building at their removal will result in minor compromise of the listed buildings historic fabric and erosion of its character. This intervention is required to allow for level access for occupiers.
Internal modern wall overcovering original entrance	Demolition of internal, modern wall currently blocking access to original entrance fronting Spring Gardens.	Moderate beneficial The removal of the wall will enable the historic entrance to be reintroduced from Spring Gardens for the first time in decades.
Internal floor arrangement running up to original façade	Demolition of internal floor arrangement (following soft strip to determine potential interface with historic fabric).	Negligible adverse The internal floor arrangement is believed to date to the 1970s. The loss of the internal spaces and floors will thus have a negligible adverse direct impact. With any instances of potential physical impact on the interface with the façade to be mitigated by a detailed method statement following the soft strip works.
Fountain Street extension (1970s)		
Building element	Proposal/intervention	Impact/mitigation
1970s brick extension inclusive of all fixtures and fittings	Full demolition proposed, please refer to relevant construction management plan (BAM).	Neutral The significance appraisal has identified the 1970s extension to be of no heritage significance. The loss of the building is thus considered to result in a neutral direct heritage impact. It is noted that the extension abuts the Grade II* listed Estate Exchange. A comprehensive method statement will be submitted alongside the application to ensure the proposed demolition

		works will incur no direct impact upon the adjacent building.
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8.5 Direct Impact Assessment Summary

The direct impact assessment above has demonstrated that the proposals will result in:

- 2 instances of **moderate beneficial** direct impact
- 3 instances of **minor beneficial** direct impact
- 2 instances of **neutral** direct impact
- 1 instance of **negligible adverse** direct impact
- 3 instances of **minor adverse** direct impact

The direct impact assessment above has identified that the proposals will result in varying degrees of adverse and beneficial direct impacts upon the Grade II listed building. The significant fabric components of the listed building are limited to the sandstone façade (inclusive of doors / windows etc). The proposals have been developed with this in mind and have sought to retain and enhance the 19th century components of the building by reopening historic access points and restoring the stonework / historic dormer windows. The proposals will also reactivate the retained façade, reintroducing the main entrance to the building from 49 Spring Gardens and bringing ground floor activity via the generous ground floor commercial space and lobby.

It is however, noted that the works will trigger various construction impacts, which in turn may impact the nearby heritage assets through temporary impacts such as dust, vibration and noise. The Grade II building at 49 Spring Gardens and adjacent buildings of exceptional historic merit such as the Grade II* Estate Exchange will have to be adequately protected during the demolition works to ensure no direct (physical) harm (i.e. loss of historic fabric) occurs.

Comprehensive demolition and construction method statements by relevant contractors should therefore be submitted alongside the Planning and Listed Building Consent applications in order to ensure the proposals would result in no unwarranted direct heritage impact to any designated heritage assets. Subject to these effective mitigation measures, it will be clear there will be no permanent adverse impact upon the aforementioned assets during the operational phase.

The focus of the following section will focus on the indirect (visual) impact upon the setting of heritage assets closest to the Site. This principally relates to visual impact, but also takes into consideration the changed experience within the setting of the heritage assets in the view, including traffic, noise, accessibility, permeability, and patterns of movement, as set out within Historic England’s assessment checklist for assessing the impact on ‘setting’.⁴

⁴ Historic England (2017). The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning Note 3 (Second Edition).

8.6 Visual Impact Assessment

Figure 22, below, provides a baseline map with the relative locations of key heritage viewpoints. These viewpoints were discussed with Manchester City Council and Historic England during pre-application discussions, with a total of **9 heritage views** were agreed to be assessed for potential heritage impact.

The selected views have been scoped in where; a) there is a baseline value to the view, in heritage terms, and b) where the proposed development was visible, and c) sensitive / key viewpoints which test whether the Proposed Development would be visible. Additional views will be assessed as part of the wider Townscape Visual Impact Assessment (TVIA).

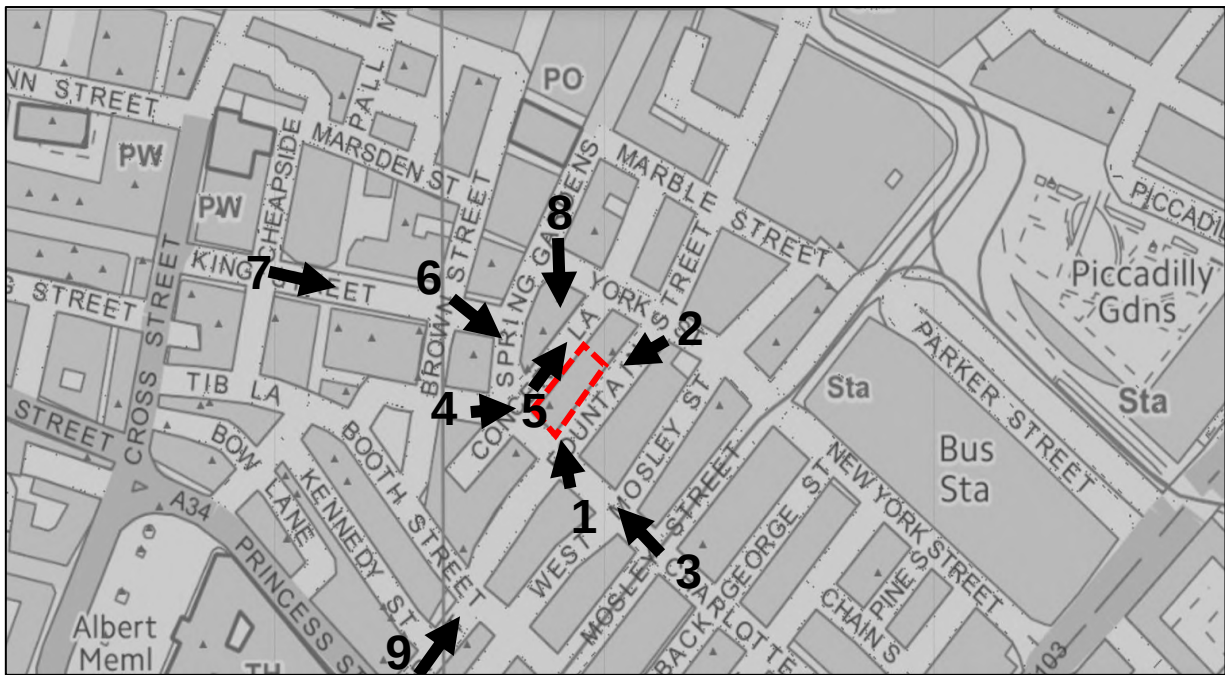


Figure 22: Approximate location of heritage viewpoints. Site indicated in red.

Viewpoint 1 – Existing



Viewpoint 1 is experienced from the corner of Fountain Street where it meets Spring Gardens, looking in a north easterly direction towards the site. The distinctive sandstone façade of the Grade II listed building at No.49 Spring Gardens dominates the foreground of the view, occupying a prominent corner plot. The view has been selected as it conveys the architectural quality of the late-19th century façade, which retains original features such as string coursing, prominent chimneys and dormers and the original double timber door with pink granite surround. **It should however be noted that the view does not best represent how the building is experienced at street level, as the mansard roof is much less visible than depicted.**

The building was extended in the 1970s, creating a recessed extension fronting Fountain Street, which in turn, exposed the blind elevation to the Grade II* Estate Exchange building, which can be seen to the north end of the streetscape. The late-20th century extension is somewhat eclipsed from view due to the recessed nature of the building, consequently forming a neutral architectural component within the townscape.

The surrounding character of the area is defined by buildings of a comparable scale and materiality, the collection of Grade II buildings eclipsed from view to the left were constructed around the same time as 49 Spring Gardens (late 19th century) during the road widening works made to Spring Gardens in the late-19th century. The gothic buildings around the area subsequently convey a coherent sense of place, historic interest, and architectural quality.

The existing view is taken from within the historic financial core of the Upper King Street Conservation Area, which developed considerably towards the end of the 19th century. Its character and appearance is defined by the high quality of its built form, which utilises robust and imposing architecture to reinforce the wealth, importance and stability of the financial institutions which historically dominated the area.

Viewpoint 1 – Proposed

As above, the view does not best represent how the building is experienced at street level. This has been taken into account within the following assessment.

In the proposed view, the height and mass of a contemporary extension to the Grade II listed building at 49 Spring Gardens is highly visible, set back behind the sandstone dormer roofline. As the proposed view makes clear, the new extension will result in considerable change to the existing character of the townscape and to the appreciation of the listed building to the centre of the view.

The proposed glazed extension has taken cues from the curved form of the existing façade, ensuring a modern approach whilst avoiding pastiche. Equally, the arrangement of the floor levels and the vertical ventilation panels have been carefully aligned to reflect the sandstone coursing and mullion arrangement within the original façade. The single-pane glazing to the dormer windows are to be replaced with replicas of the original three pane windows with three lights above, providing a contextual, heritage benefit to the ability to understand and appreciate the original appearance of the dormers as a key component of the listed building for the first time in decades.

The extension has been designed to be set back to break up the massing and reduce the apparent scale in conjunction with the significant dormer roofline to 49 Spring Gardens. Whilst this reduces the risk of visually interfering with the significant dormer roofline, the extension unequivocally remains to be a contrasting element when viewed against the existing sandstone facade. The proposed height, form and materiality will subsequently have a considerably intrusive visual impact on the ability to understand and appreciate the architectural interest of the Grade II listed building as a late-19th century warehouse / office as a whole.

The proposed development will infill the currently underutilised gap at Fountain Street and reinstate the historic street wall, which was once occupied by neat rows of 19th century warehouses. Whilst this will impair clear views of the blind elevation to the Grade II* Estate Exchange, and result in considerable visual change, it should be stressed that the blind elevation was never originally designed to be seen. Further to this, the proposed development has been recessed at its junction with the Grade II* listed building, to ensure principal features such as the protruding chimney and cornice will remain physically unaffected and fully appreciable.

Whilst the proposals will incur an overall **moderate adverse** impact from Viewpoint 1, the proposed design has been carefully considered with regards to heritage benefits. For instance, the proposals seek to reactivate the original entrance onto Spring Gardens (original timber doors to be retained) and also seeks to align the floor levels of the new build with the 19th century façade, this is positive as it helps to better tie the retained façade and the new build element together. Further to this, the blocked pavement lights to the basement level will be opened up and replaced with single pane glazing, ensuring the iron grilles are retained.

The height and scale of the proposed new element will, however, result in considerable visual change and incur a **moderate adverse visual impact** upon the historic character and appearance of the Upper King Street Conservation Area and listed buildings from Viewpoint 1.

Viewpoint 2 – Existing



Viewpoint 2 is experienced from the north end of Fountain Street looking south west, allowing for extensive views and vistas of the site and its streetscape context. The site at 50 Fountain Street is glimpsed into view to the middle right, forming a recessed aspect within the streetscape, just beyond the Grade II* listed Estate Exchange; the principal façade of which can be seen to the middle ground of the view, to the right side of the street.

The view has been selected as it illustrates the clear alterations made to the original late-19th century building at 49 Spring Gardens, the sandstone façade of which can clearly be seen to terminate at the return to Fountain Street. The 1970s recessed, red brick extension, complete with an altered mansard slate roof, saw the demolition of the historic warehouses along Fountain Street. This subsequently resulted in complete change to both the character and historic plan form of the streetscape.

The view further illustrates well the exceptional architectural interest of the Grade II* listed Estate Exchange. The significance of the listed building derives not only from its historical associations, but also from its striking architectural detailing, which includes prominent cornices, corner chimneys and an attractive shell canopy over the main entrance. Further visual interest is created through the variation of the architectural detailing on each floor, which conveys the phases of alteration made to the original 1852 building, which was latterly extended in 1858 (both by Thomas Worthington).

The immediate foreground of the view is dominated by buildings of a modern construction and greater scale, denoting the changing character and materiality of the area around Fountain Street, which is visibly of a more contemporary character than that of Spring Gardens. York House, which is situated to immediate left of the view comprises 10 storeys in height above podium level. The 1970s building reflects the considerable change in scale in areas of the city (such as Fountain Street) during the late-20th century.

Viewpoint 2 – Proposed



In the proposed view, looking south along Fountain Street, the new building element will be viewed in conjunction with the adjacent Grade II* Estate Exchange. Whilst the proposed image does not immediately make clear the recessed bay element, which has been designed to ensure there is some breathing space between the listed building and the new development, this will reduce the overall impact upon the setting of the designated heritage asset and safeguard significant fabric components such as the protruding cornice and chimney (please refer to JMA Design and Access Statement for full detail).

The proposed curtain wall fronting onto Fountain Street, complete with dark grey frames and symmetrical arrangement of glazed panels, provides a subtle contrast to the bright, red brick façade of the Grade II* Estate Exchange. The proposed, stepped design of the Fountain Street elevation ensures the character-defining fabric and intricate bays of the adjacent listed building remain fully appreciable within immediate streetscape views.

Despite the contrasting design and scale, the new build element will re-establish the historic pavement line and provide active frontages to the currently underutilised space along Fountain Street. The varied architectural character and mixed age of built form along the street (including York House to the immediate left of the view) mean the streetscape can accommodate a new, contemporary element.

The proposed height and massing of the new office building will however dominate the adjacent listed building with regards to scale. It is therefore considered that the proposed development will incur a **minor adverse impact** on the heritage assets in the view from Viewpoint 2.

Viewpoint 3 – Existing



Viewpoint 3 is experienced from Charlotte Street east, looking west towards the site allowing for extensive views onto Spring Gardens and key heritage assets which define the special character and appearance of the Upper King Street Conservation Area. The Former Midland Bank (Grade II*) forms one of the key landmarks within the designated area, denoted by both its height, architectural grandeur, and scale.

The distinct, sandstone façade fronting onto Spring Gardens can be seen at the junction with Fountain Street. The view illustrates the architectural significance of the building well, which is conveyed through the sandstone coursing, curved returns, and prominent dormer roofline. The altered slate mansard roof visibly ensures the protruding chimneys and dormers remain fully appreciable from short to long range views across the townscape.

The Grade II* listed Former Midland Bank terminates the view, defining the corner of Spring Gardens and King Street. The building was constructed in the early 1930s to the design of renowned 20th century architect Edwin Lutyens. The early 20th century building is exceptional in both architectural quality and form, this is conveyed through its dominant scale and contrasting use of materials, designed to surpass the various bank buildings in the immediate area.

Lutyens' bank was designed to be a landmark within the area, denoting a sense of financial security with its fortress-like appearance, which was especially pertinent during the inter-war period in which it was constructed. The view has been chosen as it is a key view of the Grade II* listed building, which conveys the building's impressive scale, form, and materiality within the context of the wider townscape. The Grade II* bank is one of the largest historic buildings within the Upper King Street Conservation Area and makes a distinctly positive contribution to its overall character and appearance.

Moving further east, away from the historic financial core, the buildings in the foreground of the view are demonstrably of a more contemporary age, creating an eclectic mix of styles and architectural form along Charlotte Street.

Viewpoint 3 – Proposed



As the proposed image makes clear, the proposed extension to the existing building at 49 Spring Gardens will result in considerable visual and physical change to the Grade II building and to the settings of listed buildings within the immediate area. The proposed extension will alter kinetic views of the Former Midland Bank when travelling east to west along Charlotte Street towards Spring Gardens to a clearly discernible extent.

Whilst this will result in a considerable intrusion on the architectural and historic interest of the heritage assets in the view, the proposed extension has been set back to ensure the significant dormer roofline of the Grade II listed building remains fully appreciable from short-to-mid range views within the streetscape. The reflective and transparent appearance of the extension further mitigates the apparent competitive scale of the extension, which sits comfortably alongside the contemporary development to the right of the view.

The proposed height and massing of the proposed extension will, however, create a dominant element within the townscape which is demonstrably competitive in scale to that of the adjacent Grade II* listed building.

It is therefore considered that the proposed development will incur a **moderate adverse impact** on the heritage assets in the view from Viewpoint 3.

Viewpoint 4 – Existing



Viewpoint 4 is experienced from Chancery Lane where it meets Spring Gardens, looking east towards the site. The view has been selected as it provides complete views of the Grade II listed building at 49 Spring Gardens and its return onto Concert Lane. The view further illustrates the immediate setting of the listed building, which is demonstrably enhanced by the adjacent collection of Grade II sandstone buildings of similar architectural merit.

The collection of former Insurance Company Offices was constructed in the late-19th century following the extensive road widening works made to Spring Gardens. This collection of buildings subsequently forms a coherent character and appearance which defines this pinnacle point in the areas history.

The view showcases the architectural significance of the listed buildings, which demonstrably complement one another with regard to scale, form and use of materials, yet display individuality with respect to nuances in architectural rhythm and detailing.

Buildings of a more contemporary age and character form the backdrop to the view, emulating the mixed character and scale of the immediate area around the site which is synonymous within an urban city centre setting.

Viewpoint 4 – Proposed



In the proposed view, the recessed design and scale of the new extension to the Grade II listed building at 49 Spring Gardens is illustrated well. The design intent has been to minimise the bulk to the massing, mirroring the distinct curved corners of the existing 19th century façade, whilst ensuring a contemporary approach.

The proposed extension will accommodate a new viable use for the building and seeks to align the floor levels of the new build with the 19th century façade. This is positive as it helps to better tie the retained façade and the new build element together. The slate mansard roof and dormers are to be removed to allow for an open terrace, which in turn will accommodate the modern office requirements for the building whilst ensuring the dormer roofline can be fully understood and appreciated at street level. Further to this, replicas of the original window design to the dormers is to be installed, enhancing the ability to understand and appreciate the original appearance of the dormers as a key component of the listed building for the first time in decades.

The proposed height will however result in considerable visual change and a complete alteration of historic character, both to the Grade II listed building, to the settings of listed buildings in the immediate environs around the site and to the character and appearance of the conservation area.

The use of sandstone and slate is synonymous with the collection of listed buildings which define this part of the Upper King Street Conservation Area. Whilst the late-20th century mansard roof to 49 Spring Gardens is not original, its neutral contribution to the listed building ensures that the building is understood and appreciated as a late-19th century building.

It is therefore considered that the proposed development will incur a **moderate adverse impact** on the heritage assets in the view from Viewpoint 4.

Viewpoint 5 – Existing



Viewpoint 5 is experienced from Concert Lane, which forms the north-western boundary of the site at 49 Spring Gardens / 50 Fountain Street.

The existing building (the site) frames the view to the right, with the rear of the collection of Grade II listed at Spring Gardens to the left. The red brick, 1970s extension is glimpsed into the view extending from the original sandstone return at 49 Spring Gardens, forming a consistent street wall which terminates at the rear side of the Grade II* Estate Exchange.

The view has been selected to demonstrate the enclosed nature of the backstreet, which is currently utilised as a service access point. The enclosed character of the streetscape reflects its long-term use as a subsidiary backstreet. Whilst this view is taken from within the Upper King Street Conservation Area and the immediate setting of a number of Grade II listed buildings, this is not the best place from which to understand and appreciate their special character or appearance. The elevations and returns onto Concert Lane are thus less sensitive to change.

Viewpoint 5 – Proposed



The proposed development will replace the late-20th century extension and replace it with a contemporary, new build element which will ensure modern office facilities such as bike stores and level access is provided. Whilst slightly eclipsed from view, the archway set within the return of the sandstone façade is proposed to be opened up to allow for access into the development. This will reinstate an access point which was historically open, resulting in a beneficial direct and indirect heritage impact which in turn will benefit modern occupiers.

Whilst Concert Lane is a subsidiary backstreet, it remains to be one of the most historic throughfares within the Conservation Area. Special attention to enhancing this street by using complementary proportions and tonality which sits comfortably alongside the sandstone and glazed brick consequently enlivens the narrow streetscape and creates a more pedestrian friendly environment.

It is therefore considered that the proposed development will incur a **minor beneficial impact** on the heritage assets in the view from Viewpoint 5.

Viewpoint 6 – Existing



Viewpoint 6 is experienced from the upper end of King Street looking west towards the site, which is eclipsed from view due to its moderate scale. The topography of King Street slopes up from Cross Street to Spring Gardens, which forms its highest point. The collection of Grade II listed former bank and insurance buildings terminates the view, forming a prominent historic viewpoint from within the Upper King Street Conservation Area. Whilst the roofline is broken to a minor extent by one of Manchester's earliest tall buildings, City Tower (1967), this does not detract from the overall ability to understand and appreciate the special interest of the designated heritage assets in the view from this perspective.

The principal throughfare of King Street is flanked on both sides by buildings of architectural and historic merit. Within this particular view, the Grade II* Former Midland Bank can be seen to hold the corner of Spring Gardens to the right of the view, with the Grade II* Former Refuge building to the opposite side of the street. This collective grouping of former bank and insurance building emulate the historic grandeur and significance of this area as Manchester's financial district during the late-19th – early 20th century.

The view has been chosen as it conveys the special architectural and historic interest of the listed buildings within the view, and their historic setting. The coherent and largely complete setting of the designated heritage assets make a positive contribution to the character and appearance of the Upper King Street Conservation Area, and is thus, markedly sensitive to change.

Viewpoint 6- Proposed



In the proposed view, the roof extension to the site at 49 Spring Gardens / 50 Fountain Street would visibly encroach above the established roofline of the Grade II listed Former Barclays Bank at 43 and 45 Spring Gardens, which terminate views along Upper King Street. The kinetic views along King Street are intrinsically significant to the historic character and appearance of the Upper King Street Conservation Area. The considerable number of listed buildings in the view denote the area's significance as Manchester's historic financial district, complete with an eclectic mix of architectural styles and materials which allude to the areas continued affluence throughout the 19th and 20th centuries.

The proposed development has been designed to reflect the materiality of the adjacent Grade II* listed Former Midland Bank, the tonality of the extension has been designed not to blend in or compete with the sandstone, but instead reflect the Portland stone which is prevalent along King Street.

The Grade II* listed buildings in the foreground of the view (Former Midland Bank; Former Refuge Building) which flank either side of the street are demonstrably robust in both architectural quality and scale to accommodate the magnitude of change caused by the proposals from this particular viewpoint. However, the ability to appreciate the intricate curved roofline to the Grade II listed former Barclay's bank building will be eroded to an appreciable degree. Whilst the bulk and massing of City Tower is visible in the far distance, the proposed development is considerably closer to the Grade II listed building to the centre of the view and will thus have greater impact from short-to-mid range views within its immediate setting. It is therefore considered that the proposed development will incur an overall **minor-to-moderate adverse impact** on the heritage assets in the view from Viewpoint 6.

Viewpoint 7 – Existing



Viewpoint 7 is taken from a point further east along King Street, allowing for long range views of King Street and its wider setting. The buildings which occupy the site at 49 Spring Gardens / 50 Fountain Street are shown to be eclipsed from view due to its moderate scale.

The view has been selected as it conveys the considerable number of designated heritage assets which line this prominent throughfare in Manchester City Centre, including the collection of Grade II listed insurance buildings at 41, 43-45 and 47 Spring Gardens, Ship House, (Grade II), Pall Mall Court (Grade II), Former Refuge Building (Grade II*), Former Midland Bank (Grade II*) and the Bank of England Trustee Savings Bank (Grade I). All of which form the principal focus of the Upper King Street Conservation Area.

Whilst the listed buildings in the view demonstrably convey a mix of architectural styles, materiality and age, the collection of historic buildings convey a sense of place through their historic associations as buildings of commerce, financial stability, and grandeur.

The dominant height and scale of City Tower can be seen to the far distance, encroaching above the established roofline of the Grade II Former Barclay's Bank which terminate views to upper King Street. Whilst this has a detrimental impact upon the view as a whole, many of the listed buildings along King Street are robust enough in scale and form to withstand the impact of City Tower. The established roofline of the Former Barclay's Bank, is further punctuated by York House, which is situated to the north end of Fountain Street and comprises 10 storeys in height above podium level. The 1970s building reflects the considerable change in scale in areas of the city (such as Fountain Street) during the late-20th century.

Viewpoint 7 – Proposed



In the proposed view, the new office building at 50 Fountain Street will be glimpsed into view in the middle distance, impinging above the established roofline of the Former Barclay's Bank building (Grade II).

As the proposed view makes clear, the proposed development will encroach above the established roofline to the Grade II listed building which terminates the view. It is however recognised that the proposed development will be of an equal height and scale to that of York House, which can be seen to jut above the roofline of the Listed Building.

The kinetic views along King Street are intrinsically significant to the historic character and appearance of the Upper King Street Conservation Area. The considerable number of listed buildings in the view denote the area's significance as Manchester's historic financial district, complete with an eclectic mix of architectural styles and materials which allude to the areas continued affluence throughout the 19th and 20th centuries.

The grand height and scale of numerous buildings which line the historic streetscape ensure their significance remains fully readable and appreciable, despite the introduction of the new element in the view.

It is therefore considered that the proposed development will incur an overall **minor adverse impact** on the heritage assets in the view from Viewpoint 7.

Viewpoint 8 – Existing



Viewpoint 8 is experienced from the corner of Spring Gardens where it meets York Street. The view is orientated south, looking towards the site at 50 Fountain Street, which is eclipsed from view due to its moderate scale.

The foreground of the view is dominated by the Grade II listed former insurance building at 41 Spring Gardens. At the time of writing, the building is undergoing external restoration works and is subsequently covered with scaffolding. The grand Portland stone façade of the Grade II* Former Midland Bank is glimpsed to the right, with the equally grand Former National Westminster Bank (also Grade II*), to the left.

The scale and architectural quality of these buildings define the special character and appearance of the Upper King Street Conservation Area and make an overall positive contribution to the ability to appreciate their historic settings.

Viewpoint 8 – Proposed



The wireline within the proposed view is an accurate indication of the height and scale of the proposed development at 50 Fountain Street as viewed from the corner of Spring Gardens and York Street.

As the proposed view makes clear, the proposed development will be entirely obscured from this point within the streetscape, and will thus have a **neutral impact** on the heritage assets in the view from Viewpoint 8.

Viewpoint 9 – Existing



Viewpoint 9 is taken from Princess Street where it meets Cooper Street, which is an active pedestrian route within the city centre. The view is experienced from the boundary of the St Peters Square Conservation Area, looking north towards the site at 50 Fountain Street.

The existing building upon the site is glimpsed into view in the far distance. The view demonstrates that at present, the building is largely indistinguishable from Princess Street, and makes a neutral contribution to the character and appearance of St Peters Square Conservation Area.

The view has been selected as it illustrates the visibility of the site in the context of the wider townscape, allowing for extensive views and vistas into the Upper King Street Conservation Area and the mixed architectural character of Fountain Street. The principal listed buildings in the view include 65-71, Princess Street (Grade II); 65-71, Princess Street (Grade II); and the Site at 49 Spring Gardens (Grade II). The domestic height and scale of the 18th century townhouses in the foreground of the view are demonstrably in contrast with the contemporary office buildings behind, illustrating the mixed character and scale of buildings within the urban city centre environment.

Viewpoint 9 – Proposed



This is a more distant view of the proposed development, which extends the viewing position northwards from Viewpoint 9. The glazed upper-floors and proposed re-establishment of the pavement line onto Fountain Street can be viewed from this location, with its street-level activity obscured by the foreground of the composition.

The assertive contribution of the building to Fountain Street will be clearly read from this distance, although the scale and mass will be tempered in part by its stepped architectural expression and glazed materiality. The increased mass of the proposed office (when compared to the existing building provision) would be tempered by the elevational movement and clear division of the components. The distance from the site would mean that it would be an incidental contributor to the background of the streetscape. It will be clear, therefore, that the development would have a largely neutral contribution to views from the St Peter's Square Conservation Area and the designated heritage assets in the foreground of the view.

It is therefore considered that the proposed development will incur an overall **neutral impact** on the heritage assets in the view from Viewpoint 9.

8.7 Visual (indirect) Impact Assessment – Summary Table

As recommended in the revised Historic England guidance on the Settings of Historic Buildings referenced above, the perceived indirect (visual) impact upon the identified heritage assets have been tabulated below. The impact assessment has been informed by the baseline significance appraisal above and follows the recommended ICOMOS scheme of Heritage Impact Assessment as defined by the Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011).

These values have been established within the following table (**Table 9, below**) assessing the scale of impact and the perceived effect of change in each case as regard each of the designated heritage assets identified which could potentially be affected by the proposed development.

Whilst the table follows standardised guidance (with regards to scale of impact and significance of effect), it should be stressed that **a number of detailed design mitigations have reduced the overall impact in select instances**. This is reflected in the table below and is discussed further within the following summary section.

Table 9 – Predicted impacts of proposed development upon significance of setting to Heritage Assets

Heritage asset	Designation	Relative Significance / Value (inc. contribution of setting)	Scale of impact (setting)	Significance of the effect of change, or overall impact
49, Spring Gardens	Grade II	Medium	Major change	Moderate adverse
Estate Exchange	Grade II*	High	Major-to-Moderate change	Minor adverse
60 and 62, Spring Gardens	Grade II	Medium	Moderate change	Moderate adverse
Chancery Chambers	Grade II	Medium	Moderate change	Moderate-to-minor adverse
Former Midland Bank	Grade II*	High	Moderate change	Moderate adverse
47, Spring Gardens	Grade II	Medium-to-high	Moderate change	Moderate adverse
43-45, Spring Gardens	Grade II	Medium-to-high	Moderate-to-minor change	Moderate-to-minor adverse
41, Spring Gardens	Grade II	Medium-to-high	Negligible change	Negligible adverse
Former Reform Club	Grade II*	High	Negligible change	Negligible adverse
Former National Westminster Bank	Grade II*	High	No change	Neutral

Pall Mall Court	Grade II	Medium	Negligible change	Neutral
Ship Canal House	Grade II	Medium-to-high	Negligible change	Neutral
Atlas Chambers	Grade II	Medium-to-high	Negligible change	Neutral
Lombard Chambers	Grade II	Medium	Negligible change	Neutral
84 and 86 King Street and 27 and 29 Pall Mall	Grade II	Medium-to-high	Negligible change	Neutral
66 and 68, Fountain Street	Grade II	Medium	Negligible change	Neutral
Upper King Street Conservation Area	CA	High	Moderate change	Moderate adverse

8.8 Heritage Impact Assessment – Summary

The visual impact assessment above has identified that the proposals would result in:

- five instances of **moderate adverse** impact;
- two of **moderate-to-minor** adverse impact;
- one of **minor adverse** impact;
- two of **negligible adverse** impact and;
- seven instances of **neutral** impact upon the settings of designated heritage assets around the site.

The tabulated matrix above is generally consistent with recognised criteria as defined within ICOMOS Guidance (2011). This is not, however, intended to be prescriptive, and does not account for detailed design mitigation which has been developed with the principal aim of minimising impact on surrounding heritage assets.

The impact upon the Grade II* Estate Exchange, for instance, has been considerably reduced through the design approach which creates a recessed alcove between the buildings, thereby ensuring significant elements such as the protruding cornice and chimney remain unaffected and readable from immediate views within the street scape. It is however noted that the dominant scale of the proposed development will still incur a degree of harm upon the setting of the listed building. This is reflected in the overall significance of effect value.

Further to this, the overall impact upon the Grade II building at 49 Spring Gardens has been mitigated in part through detailed design measures, some of which are not immediately obvious from the visuals. Including, the realignment of the floor levels and reviving the original door as the principal entrance to the building.

Whilst the scale of the development will incur some adverse impacts, the quality of the design and the enhancement to the public realm (including the beneficial impact along Concert Lane) must also be

taken into account, as this will create a thriving environment from which the surrounding heritage assets will benefit from.

Further discussion on the design process and embedded mitigation is detailed further in the following section (9.3 – Embedded Mitigation).

9. CONCLUSIONS

9.1 Significance and Heritage Impact

It is a fundamental requirement of the NPPF (2021) that planning proposals contribute to the achievement of “*sustainable development*” (**Paragraph 8**). In order to meet this key planning objective, it is essential that the proposed redevelopment of the Grade II listed building at 49 Spring Gardens delivers a viable long-term use for the heritage asset, whilst avoiding any unmitigated negative impact on the heritage asset and upon surrounding identified heritage assets. This requires a clear and proportionate evaluation of the significance and impact on the identified heritage asset as has been outlined in this Heritage Statement.

The original, late-19th century part of the Site was constructed as a warehouse / office building of three-storeys including attic dormers and basement. The significance appraisal has demonstrated the original facades, dormer roofline and original door contribute to the interest of the site as a Grade II listed building, which demonstrably yields **medium heritage significance**. The immediate area around the site was equally occupied by financial institutions such as insurance offices and banks, many of which survive today and contribute to the historic character of the designated area. The late-19th century façade subsequently makes a **positive contribution** to the character and appearance of the Upper King Street Conservation Area.

The new extension to Fountain Street (built to the design of Fairhurst and Sons) saw the demolition of a number of warehouses along Fountain Street and in turn, completely changed the character of the street scene. The late-20th century part of the site is considered to yield **no architectural or historic interest** (both internally and externally) and is not in keeping with the otherwise coherent architectural character and appearance of the Upper King Street Conservation Area. The existing building at 50 Fountain Street is thus considered to be a **neutral contributor** to the designated area which makes little contribution to the settings of listed buildings within the immediate environs.

The Heritage Impact Assessment has demonstrated that the proposals will result in varying degrees of adverse and beneficial heritage impacts. The physical impact assessment has demonstrated the level of interventions to original fabric would be largely beneficial, with isolated instances of adverse impacts which would be minor at most. The visual impact assessment has demonstrated the proposals would result in a number of harmful impacts upon the listed building and the settings of nearby heritage assets, resulting in **five instances of moderate adverse impact two of moderate-to-minor adverse; one of minor adverse; two of negligible adverse and seven neutral**.

9.2 Statutory and policy requirements.

The **Planning 1990 (Listed Building and Conservation Areas) Act** and the **National Planning Policy Framework, 2021**, set out the Government’s planning legislation and policies for England and how these are expected to be applied. The relevant local planning policies contained within the Manchester Core Strategy (2012) have also been considered.

The NPPF establishes a clear hierarchy of significance for heritage assets, derived from their designated status. The fundamental objective is to avoid compromising designated heritage assets,

such that any potential ‘harm’ from a development must be balanced against the potential advantages of the public benefits that may outweigh any harm (**paragraphs 200-201**).

The Proposed Development demonstrably alters the character-defining architectural expression of the Grade II listed building and thus, has a detrimental impact on its special interest. The Heritage Impact Assessment has demonstrated that the Proposed redevelopment of the building at 49 Spring Gardens would result in some erosion of its architectural and aesthetic interest, principally due to the height and scale of the Proposed Development (opposed to the quality of design).

Whilst the extension to 50 Fountain Street yields no architectural or historic interest in its own right, the modest nature of the 1970s building allows for the special interest of heritage assets in the immediate area to be understood and appreciated. The 1970s extension is thus considered to make a neutral contribution to the designated area.

It will be clear, therefore, that any proposals to demolish 50 Fountain Street must comply with the terms of **Section 72** of the 1990 Act, which states that; *“any replacement building must, at a minimum, pursue opportunities to better reveal or enhance significance, ensuring any unavoidable harmful impacts are justifiable by public benefits that are necessary and otherwise undeliverable”*.

In order to comply with the relevant tests as outlined by the NPPF (2021) and the 1990 Act, where instances of adverse impact might occur, these must be clearly outweighed by clear public benefits (in accordance with NPPF) and substantiated by a robust viability appraisal.

The Planning Practice Guide (2014, amended 2019) emphasises that, *“what matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting”* (Paragraph: 018 Reference ID: 18a-018-20190723). The Heritage Impact Assessment has demonstrated that the proposals would incur an **overall moderate visual adverse impact** upon the settings of nearby listed buildings. Whilst by definition this would result in *“less than substantial harm”* (Appendix II), the cumulative impact of the proposals must also be considered by the LPA in line with Section 66 of the 1990 Act.

9.3 Embedded Mitigation

Policy EN3 (Heritage) states that MCC will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed to support MCC in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

The proposals for the redevelopment of the site at 49 Spring Gardens have sought to respond to Policy EN3 by taking cues from the distinct, curved returns of the late 19th century façade, which has directly informed the design of the glazed extension. Further to this, the proposals have sought to re-introduce the original design to the dormer windows and have further sought to reinstate the original entrance at Spring Gardens (currently blocked) as the principal entrance to the new office. This will improve the overall accessibility and reconnect the original part of the building with Spring Gardens and have a positive impact upon the conservation area.

The proposals have been stepped back from western façade to maximise separation from the dormers and allow some breathing room for the significant former roofline. This in turn reduced the visual impact on views along Charlotte Street looking west towards the Former Midland Bank.

The proposed new building to 50 Fountain Street will reinstate the historic building line and enliven the currently underutilised part of the city for a contemporary office space, which is in keeping with the existing character of the area as Manchester's central business district. The proposals will provide a long term viable use for the heritage asset and have sought to retain the significant fabric components of the Grade II listed building.

REFERENCES

The following sources have been referenced and used to inform this report. Due to its name change all publications by English Heritage are referred to as Historic England.

1. Planning (Listed Buildings & Conservation Areas Act 1990.
2. Department of Communities and Local Government (2021). National Planning Policy Framework.
3. Department of Communities and Local Government (2019) Planning Practice Guide. Conserving and enhancing the historic environment
4. Historic England (2019). Understanding Place: Conservation Area Designation, Appraisal and Management.
5. Historic England (2008). Conservation Principles. Policies and Guidance.
6. Historic England (2017). The Setting of heritage assets.
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8. Historic England (2015). Historic Environment Good Practice Advice in Planning. Note 2: Decision-Taking in the Historic Environment.
9. Historic England (2017). Industrial Buildings, Listing Selection Guide.
10. Historic England (2016). Understanding Historic Buildings, A Guide to Good Recording Practice.
11. Historic England (2019). Statements of Heritage Significance.
12. Parkinson Bailey, J. (2000). 'Manchester: an architectural history' Manchester University Press.

APPENDICES

Appendix I: Definition of Significance Terms used in this Heritage Statement

Table 6: The hierarchy and definition of heritage significance relevant to the redevelopment of the Site (tailored from ICOMOS & Historic England guidance)

Heritage status / hierarchy	Description.
Very High / Exceptional heritage significance <i>International architectural and historic interest and importance.</i>	This heritage grading relates to the fabric and setting of: - Scheduled Ancient Monuments, - Grade-I listed buildings, - Grade-I historic parks/gardens, - and battlefields, defined by statute, where the particular site is well represented in the impacted historic environment.
High heritage significance <i>National architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II* and grade-II listed buildings, - Grade-II* and grade-II historic parks/gardens, - battlefields, as defined by statute, - Conservation Areas containing very Important buildings. where the particular site is well represented in the impacted historic environment.
Medium heritage significance <i>Regional architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II listed buildings (dependant on character), - Grade-II historic parks/gardens and battlefields, - designated Conservation Areas, - Unscheduled archaeological sites and landscapes of potential national interest where the fabric and character of the site is well represented in the impacted historic environment.
Low heritage significance <i>Local architectural and historic heritage importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Locally Listed Buildings (as formally identified by the Council and defined by an adopted Local Planning Policy), - Site's identified and recorded as being of heritage interest on the Historic Environment Record, which retain a definable heritage interest as a component of the historic environment. - unrecorded buildings, structures, or designed landscape features, which demonstrably retain a degree of heritage value due to their: architectural design, historic, communal, or townscape interest.
Negligible heritage significance <i>Buildings or fabric components which have been extensively altered, eroding or compromising their architectural and historic interest</i>	This heritage grading relates to sites which may be: - recorded on the Historic Environment Record in record form or as 'Find Sites' but retain minimal or no original fabric or definable character. - buildings, structures, or designed landscape features, which detract from the architectural design, historic, communal, or townscape interest of the principal heritage asset.
Unknown heritage potential <i>Buildings/sites where the potential importance interest requires determination</i>	This heritage grading relates to sites which may be locally identified as meriting recognition but have not been previously recorded or investigated so that their origins and fabric significance have yet to be objectively defined.

Appendix II: Assessing the 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 heritage asset.

The contribution of the setting to the value of the heritage asset is an integral component which also contributes to the overall value or significance of the asset. Which in turn, allows for the magnitude of direct and / or indirect heritage impact to be determined.

Table 7: Criteria for defining the effect and degree of direct and indirect heritage impact		
Definition of magnitude and nature of heritage impact.	Direct heritage impacts (physical alteration or change to character)	Indirect heritage impact (visual change to the experience or setting of the building and its context).
Major adverse <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage values of the identified heritage assets in the view, or the view as a whole, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse <i>less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Minor Adverse <i>The negative impact will need to be balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage values of the assets in the view, or the view as a whole, or the ability to appreciate those values.
Negligible adverse	Development resulting in negligible direct impact on a	Negligible perceptible change to the character of a designated

<i>This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.</i>	designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.
Neutral <i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.</i>	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	Imperceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the values of the heritage assets in the view, the townscape as a whole, or the ability to appreciate its significance.
Negligible beneficial <i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i>	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which is detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial <i>The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.</i>	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	Minor enhancement to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the values of the heritage assets in the view, the view as a whole, or the ability to appreciate its significance.
Moderate Beneficial <i>The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage values.</i>	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage values.

		Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate its significance.
Major beneficial <i>The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage values.</i>	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage values.	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage values. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage values of the heritage assets in the view, the view as a whole, or the ability to appreciate its significance.

Appendix III: 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. As stated within Historic England's Guidance, this is a general guide and is not intended to be prescriptive.

Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. **The scale or severity of impact can be ranked without regard to the value of the asset.** This significance of impact can be either adverse or beneficial.

Table 8: Assessing the Significance of Impact

Magnitude of change / impact	Significance / Value of Heritage Asset			
		High	Medium	Low
	Major	Major	Major – Moderate	Moderate - Minor
	Moderate	Moderate	Moderate - Minor	Minor
	Minor	Moderate – Minor	Minor	Minor - Negligible
	Negligible	Negligible	Negligible	Negligible
	Neutral	Neutral	Neutral	Neutral

FOUNTAIN
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