

**No. 23**

**St John Street**

**Manchester**

## Heritage Statement

Prepared by



Stephen Levrant Heritage Architecture Ltd

Canada House, Chepstow Street, Manchester, M1 5FW

[www.heritagearchitecture.co.uk](http://www.heritagearchitecture.co.uk)

Prepared for:

**Zerum**

**13<sup>th</sup> September**

**2021**



No. 23 ST. JOHN STREET, MANCHESTER – HERITAGE STATEMENT

All Rights reserved.

Copyright © Stephen Levrant Heritage Architecture Ltd.

While Copyright in this volume document report as a whole is vested in Stephen Levrant Heritage Architecture Ltd., copyright to individual contributions regarding sections of referenced works belongs to their respective authors, and no part may be reproduced, transmitted stored in a retrieval system in any form or by any mean whether electronic, mechanical, via photocopying, recording or otherwise, without the previous consent from Stephen Levrant Heritage Architecture Ltd.

Document production © Stephen Levrant Heritage Architecture Ltd 2021.

Draft Issued: 24 August 2021

Final issued: 13 September 2021

Stephen Levrant Heritage Architecture Ltd is a Limited Liability Partnership Registered in England 3053944 • VAT GB656883581.

Registered office: 62 British Grove, London, W4 2NL.

**CONTENTS**

|           |                                                                     |           |
|-----------|---------------------------------------------------------------------|-----------|
| <b>1</b>  | <b>INTRODUCTION .....</b>                                           | <b>4</b>  |
| 1.1       | Purpose .....                                                       | 4         |
| 1.2       | Authorship.....                                                     | 4         |
| <b>2</b>  | <b>THE SITE .....</b>                                               | <b>5</b>  |
| 2.1       | Location.....                                                       | 5         |
| 2.2       | Statutory Designations.....                                         | 5         |
| <b>3.</b> | <b>POLICY CONTEXT .....</b>                                         | <b>8</b>  |
| 3.1       | Introduction .....                                                  | 8         |
| 3.2       | The Planning (Listed Building and Conservation Areas) Act 1990..... | 8         |
| 3.3       | National Planning Policy Framework (NPPF) (2021) .....              | 10        |
| 3.4       | Local Planning Policy .....                                         | 11        |
| 3.5       | Historic England’s Good Practice Advice Notes .....                 | 11        |
| <b>4</b>  | <b>HISTORICAL DEVELOPMENT .....</b>                                 | <b>13</b> |
| 4.1       | Development of St John Street .....                                 | 13        |
| 4.2       | Construction and development of No. 23 St John Street.....          | 14        |
| 4.3       | The Holt Family and No. 23 St John Street.....                      | 15        |
| 4.4       | Building tenants .....                                              | 15        |
| 4.5       | Later development.....                                              | 15        |
| 4.6       | Map Regression.....                                                 | 17        |
| 4.7       | Building Description .....                                          | 22        |
| <b>5.</b> | <b>ASSESSING HERITAGE SIGNIFICANCE .....</b>                        | <b>27</b> |
| 5.1       | Defining significance .....                                         | 27        |
| 5.2       | Statement of significance.....                                      | 28        |
| <b>6.</b> | <b>HERITAGE IMPACT ASSESSMENT .....</b>                             | <b>31</b> |
| 6.1       | Physical Impact Assessment.....                                     | 31        |
| 6.1.1     | Scope of Physical Impact.....                                       | 31        |
| 6.1.2     | Assessment Methodology.....                                         | 31        |
| 6.2.3     | Physical Impact Appraisal.....                                      | 34        |
| 6.3       | Impact Assessment Conclusions .....                                 | 35        |
| <b>7.</b> | <b>SUMMARY AND CONCLUSIONS.....</b>                                 | <b>36</b> |

## 1 INTRODUCTION

### 1.1 Purpose

This Heritage Statement has been written by Stephen Levrant Heritage Architecture Ltd (SLHA), an architectural practice specialising exclusively in the historic environment.

SLHA has been commissioned by Zerum to assess the proposals for the alteration/refurbishment of the Grade II listed No.23 St John Street, Manchester, for residential use (see Figure 1).

This Statement, and the preceding conservation advice to the client, has been prepared in the context of relevant national and local heritage planning policy and Historic England's 2019 advice on the structure of Heritage Statements. In particular, the statement is presented to accord with the national policy requirement of NPPF paragraph 199, to describe the significance of the heritage assets affected, and the consequent potential impact of the current Proposals.

This Statement should be read in conjunction with the plans, drawings and Design and Access Statement by JM Architects.



Figure 1 – The principal north front of No.23 St John Street.

### 1.2 Authorship

This report has been prepared by Stephen Levrant Heritage Architecture Ltd., an architectural practice specialising exclusively in the historic cultural environment.

## 2 THE SITE

### 2.1 Location

No. 23 St John Street (the Site) is located within the commercial centre of the City of Manchester. The building forms one of seven which were constructed in c1820 as elegant, middle-class townhouses for the Holt Family by an unknown architect.

The Site is bounded by St John Street to the north, No. 25 St John Street to the west, No. 21 St John Street to the east and by a small yard to the south (rear) (see Figure 2).



**Figure 2** – Map showing the location of No.23 St John Street shaded red.

### 2.2 Statutory Designations

#### Listed Buildings

Statutory listing of No. 23 St John Street means that the building is defined as being of ‘special architectural or historic interest’ and is, therefore, of national heritage significance. The grading of listed buildings reflects their relative architectural and historic interest (i.e. significance). Grade I buildings are of “exceptional interest”, Grade II\* buildings are particularly important buildings of “more than special interest”, whilst Grade II buildings (such as No. 23 St John Street) are defined as being of “special interest”.

The listing of a building (irrespective of grading) does not prevent change, it simply means that Listed Building Consent must be applied for in order to make any changes to that building which might alter its special interest.

Section 7 of the Planning (Listed Buildings & Conservation Areas) Act 1990 requires that no person shall execute or cause to be executed any works for the demolition of a listed building, or for its alteration or extension in any

manner which would ‘affect its character’ as a building of special architectural or historic interest, unless the works are authorised in the form of Listed Building Consent.

Unlike non-listed buildings, it is a criminal offence to carry out works to a designated listed building without consent when it is needed. It is, therefore, important to define the nature of the works and understand the implications of any proposed changes.

It is, therefore, important to understand the implications of the listing. No. 23 forms one of seven matching townhouses to the southern side of St John Street that were listed under two separate designations, which acknowledges their group value, comprising Nos. 11, 13, 15 and 17 St John Street, and Nos. 21, 23 and 25 St John Street, which were both Grade II listed on the 25<sup>th</sup> February 1952 (amended on the 06<sup>th</sup> June 1994).

The list description covering No. 23 is as follows:

*21-25 ST JOHN STREET*

*Details*

*GV II*

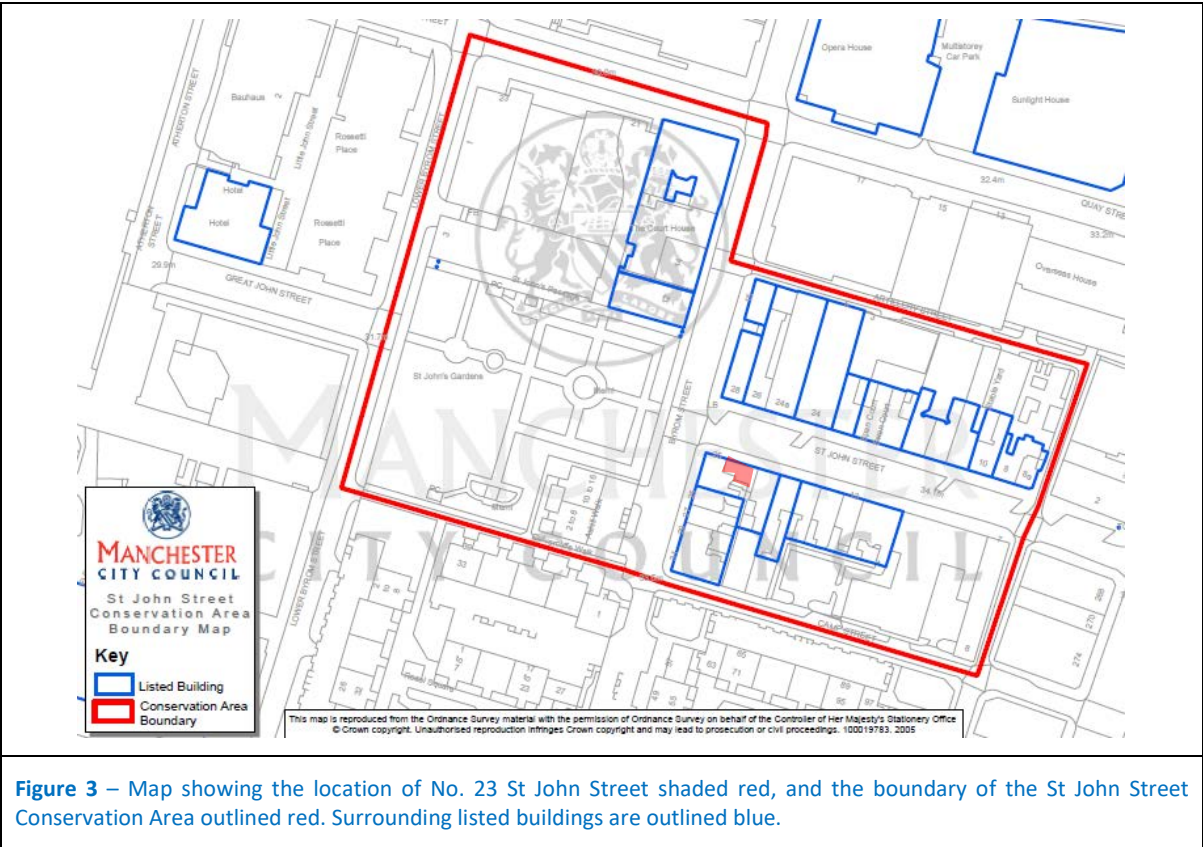
*Row of 3 town houses, now offices. Late C18; altered. Red brick in Flemish bond with some sandstone dressings, slate roof. Double-depth plan, each house single-fronted, with various back extensions. Three storeys over cellars, 6-bays, with a plinth, 1st-floor sill-band, plain frieze and modillioned cornice, each house 2 bays. The doorways are round-headed, and have set-in doorcases with slender engaged Ionic columns and Greek-key friezes, and semi-circular fanlights; the windows are 4-pane sashes (except those at 2nd floor which are 6-pane sashes with shallow upper leaves), those at 1st floor with shallow panelled aprons and otherwise all with raised sills and flat-arched heads. The roof has large lateral chimney stacks crossing the ridge. Interiors not inspected. Matches Nos.11 to 17 (q.v.), forming west end of terrace which is uniform except for No.19 (q.v.).*

*Listing NGR: SJ8337897920*

## **Conservation Areas**

The building is located within the St John Street Conservation Area, which was designated on the 4th November 1970. The principal reason for designation of the conservation area focuses on the surviving late-18<sup>th</sup> and early-19<sup>th</sup> century townhouses that comprise the north and south sides of St John Street, as well as covering the location of the former St John’s Church, which now forms St Johns Gardens to the western end of the street.

Due to the extent of the proposals, which focus on internal changes, it is considered that there will be no impact on the character and appearance of the Conservation Area.



### 3. POLICY CONTEXT

#### 3.1 Introduction

---

In accordance with the 2011 guidance of the International Council on Monuments and Sites (ICOMOS) on 'Heritage Impact Assessments' it is important to test development proposals, *"against existing policy frameworks and the management plan for the property and surrounding area"* (para.5-11). Therefore, this section outlines the legislative and Planning policy framework within which the Proposals for No. 23 St John Street will be subsequently tested.

In particular, the Proposals are informed by the guidance in Historic England's guidance on Conservation Principles (2018). This guidance is consistent with the legislative framework and local planning policy is focused upon the need to understand the heritage interest of a site and apply policy in a manner proportionate to its significance.

The below evaluation of significance and subsequent conclusions have thus been framed by the methodology outlined in Conservation Principles (2018), and the following:

- The relevant legislation relating to both planning and heritage designations.
- The objectives and policies for the historic environment stated in the National Planning Policy Framework (NPPF), Planning Practice Guidance.
- Manchester's Core Strategy (2012)
- British Standard 7913 (2013) Guide to the Conservation of Historic Buildings.
- The methodologies for the assessment of physical and visual heritage impact as defined in Historic England Guidance (see below).

The relevance of the above legislation and planning policy is considered in the following section below.

The Council is thus required by legislation and national planning policy to have regard to the impact of any Proposed Development as it affects designated heritage assets. This consideration needs to be **proportionate** to the relative significance of the Site component and the actual impact of the alterations proposed. The methodology outlined below is one derived from guidance set out by ICOMOS to ensure objectivity.

#### 3.2 The Planning (Listed Building and Conservation Areas) Act 1990

---

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

**Section 7** of the Act is of particular relevance as it requires the authorisation of works affecting statutorily listed heritage assets (in the form of Listed Building Consent) where they would affect its character as a building of

special architectural or historic interest. It is, therefore, important to understand the special interest of the listed building, and the potential impact of the works on its fabric and setting. This statement provides such analysis.

The legislation imposes specific requirements to consider the physical and visual impact of any works which may impact on the special architectural or historic interest of the Site, over and above that provided by development management.

The Grade II listing of No. 23 St John Street requires that it is necessary to evaluate the impact of the Proposals in the context of **Section 66** of the Act, in terms of the potential impact on the fabric, character and ‘setting’ of the 19<sup>th</sup> century townhouse, as well as the ‘setting’ of any listed buildings close to the Site. Due to the nature of the proposed works, which are largely internal, it is not considered that there will be any adverse impact on the settings of any surrounding listed buildings.

The key test, derived from the legislation and subsequent guidance, is whether the proposed change makes any difference to the significant fabric or an appreciation of the special interest of the designated heritage asset. Thus, it is important to determine the degree of change and whether the proposed physical alterations and additions will result in a negative perception of the listed building, or diminish its interests as a designated heritage asset. The focus of the design-development has thus been to avoid any harm to the significance of No. 23 St John Street in order to meet the fundamental requirements of Section 66 of the 1990 Act.

Also, of relevance given it’s the Site’s location within the heart of the St John Street Conservation Area is **Section 72** of the Act. This provides a specific duty for the Council in exercising its planning functions to afford: *“special attention....to the desirability of preserving or enhancing the character or appearance of [the Conservation Area]”*.

Due to the nature of the proposed works, it is not considered that there will be any adverse impact on the character or appearance of the St John Street Conservation Area.

In accordance with the requirements of both Section 66, if a negative impact on No. 23 St John Street is identified, its extent must be determined to define the magnitude of ‘harm’. This is necessary because limited, or *“less than substantial harm”*, should not be afforded the same weight as that which is deemed to be *“substantial”*, and thus requires different considerations in terms of the NPPF and the supporting PPG, which together explain the application of the 1990 Act.

‘Substantial harm’ under the 1990 Act is interpreted as having a fundamental impact on the significance of the heritage asset by means of: total loss, profound physical harm to its fabric, or the complete compromise of its setting. It follows that *“less than substantial harm”* is a physical alteration or development affecting the setting of a designated heritage asset which may alter but does not fundamentally compromise its *“special architectural or historic interest”*.

Therefore, if a negative (but not fundamental) impact is identified, the Council must determine whether the development is mitigated by its balancing ‘planning benefits’. This determination must be made having demonstrably applied the statutory presumption in favour of preservation of listed buildings established in Section 66 to the development proposal when making its decision.

Fundamentally, the legislation requires decision-makers to apply proportionate weight to the desirability of preserving the significant fabric, architectural character and historic interest of designated heritage assets when determining planning proposals, balanced against identifiable public benefits. This requires appropriate analysis of the Site as a whole, and its physical and visual relationship to any neighbouring designated heritage assets (including conservation areas). The key Planning consideration is thus whether the Proposed Development would cause any demonstrable, unmitigated ‘harm’ or erosion of the interest of the identified heritage assets.

The Council must, therefore, use its judgement (based on relevant material evidence) to understand and objectively define the impact on the affected designated heritage asset, noting that change does not necessarily equate to ‘harm’. Therefore, the weight to be applied by the Council must be proportionate to the status of the affected heritage asset and the nature of the proposed change.

This Heritage Statement aims to provide the evidence to appropriately balance consideration of the Current Proposals in accordance with the requirements of the 1990 Act.

### 3.3 National Planning Policy Framework (NPPF) (2021)

---

The policies in the National Planning Policy Framework (NPPF) constitute the Government’s view of what sustainable development means in practice. The definition requires development to give due weight to the appropriate conservation of heritage assets in order to be defined as sustainable development (**NPPF paragraph 8**). This is because one of the key dimensions of sustainability is protecting and enhancing the historic environment (**NPPF paragraph 8c**). It is thus necessary to demonstrate that the Proposals for the Site are demonstrably sustainable.

In accordance with the legislation, the NPPF’s core principles, which underpins decision-taking, requires that Planning decisions should contribute to conserving designated heritage assets in a manner proportionate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations (**paragraph 189**). In this instance the ‘heritage assets’ are the Grade II listed No. 23 St John Street (the Site), and the St John Street Conservation Area.

The NPPF stresses that “*great weight*” should be given to the conservation of designated heritage assets (**NPPF paragraph 199**), emphasising the more important the asset, the greater the weight should be. The need to avoid “*substantial harm*” to such assets is outlined in terms of: demolition, alteration, or the compromise of its setting.

As “*substantial harm*” is interpreted 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 should

be avoided. The NPPF (**paragraph 199**) however, notes that “*great weight*” should still be given to conservation regardless of whether “substantial harm” is evidenced.

### 3.4 Local Planning Policy

---

Manchester's Core Strategy was adopted on the 11 July 2012 and is the key document in the Manchester Local Plan. The relevant, local heritage planning policy maintains the same focus as the NPPF. Manchester City Council's (MCC) heritage policies focus on the fundamental importance of “*preserving or, where possible, enhancing the historic environment*”. The following policies from Manchester's Core Strategy 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/interest of the designated heritage asset, with any impact justified by clear, documentary evidence. This report aims to demonstrate how this requirement is met by the current Proposals.

### 3.5 Historic England's Good Practice Advice Notes

---

In 2015 Historic England released a series of ‘Good Practice’ and Advisory documents 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 (GPA.2): ‘Managing Significance in Decision-Taking in the Historic Environment’ was referenced to gain a full understanding of the relevant issues, alongside the NPPF and PPG. This essentially emphasises the need for decision making to be sensitive to the need for change, with the objective of conserving heritage asset by continued use.

Section 7 of GPA.2 emphasises the importance of properly assessing: *“the nature, extent and importance of the significance of a heritage asset and the contribution of its setting”* in order to conceive a successful development. This will also assist the local planning authority make decisions in-line with the 1990 Act and the objectives of the development plan, as well as the policy requirements of the NPPF. Consequently, the guidance in GPA.2 emphasises the importance of understanding the:

- particular nature of the heritage asset’s significance (as the best means of conservation).
- extent of the Site’s significance (to better understand the adaptability of the heritage asset and the viability and prospects for sustainable conservation).
- the level of significance in terms of the hierarchy of heritage components (as this provides the essential guide to the application of Planning policies and is intrinsic to decision-taking, particularly where there may be conflict with other planning objectives).

The Proposals have also been developed in the context of the 2016, Historic Environment Advice Note 2: ‘Making changes to historic assets’ (HEA.2). Historic England thus emphasise that the best way to conserve a historic building is to keep it in use (or to find it an appropriate new use if it has passed out of use) preferably that for which it was designed, or alternatively an appropriate new use which would secure its long-term conservation. The emphasis on securing continued use leads Historic England to conclude that:

*“An unreasonable, inflexible approach will prevent action that could give a building new life; indeed it can eliminate that use. A reasonable and proportionate approach to owners’ needs is therefore essential”.*

The emphasis of HEA.2 is thus on ensuring that the key objective of sustainable use is not compromised by unnecessary focus on the minutia of change, where the building’s overall significance is unaffected. The current restoration-focused proposals have been demonstrably developed in this context.

Other key Historic England guidance documents referred to in the development of this re-development proposal, to ensure compatibility, include the following:

- Conservation Principles Policies and Guidance (Consultation Draft 2017),
- Conservation Area Appraisal Designation and Management (2019).

## 4 HISTORICAL DEVELOPMENT

### 4.1 Development of St John Street

The Site today comprises an early-19<sup>th</sup> century townhouse, which is located on Manchester's last surviving upper class Georgian terraced street. This section will chronologically chart the different associated phases, developments and residents of No. 23 St John Street.

The Church of St John was built terminating the western end of St John Street in 1768-9 at the expense of Edward Byrom; the first Mayor of Manchester, and head of the prominent Byrom Family to which give Byrom Street its name (Figure 4). The church was designed in the "Gothick" Revival style. St John Street, or St John's Street' as it was originally known, and the adjacent Byrom Street were initially laid out by the Byrom family by 1772, although only partially developed for housing by this date.

The completion of St Johns Church saw the first house on the St John Street to be built forming the present No. 19, located adjacent to the Site. A wave of development followed, focusing on the northern side of the street by the end of the 18<sup>th</sup> century. Apart from the present No. 19 and a house on the site of the current No. 7 St John Street, the southern side of the street remained undeveloped until a speculative construction of seven, three-storey townhouses, including No. 17, were constructed in c1820 by the Holt Family.

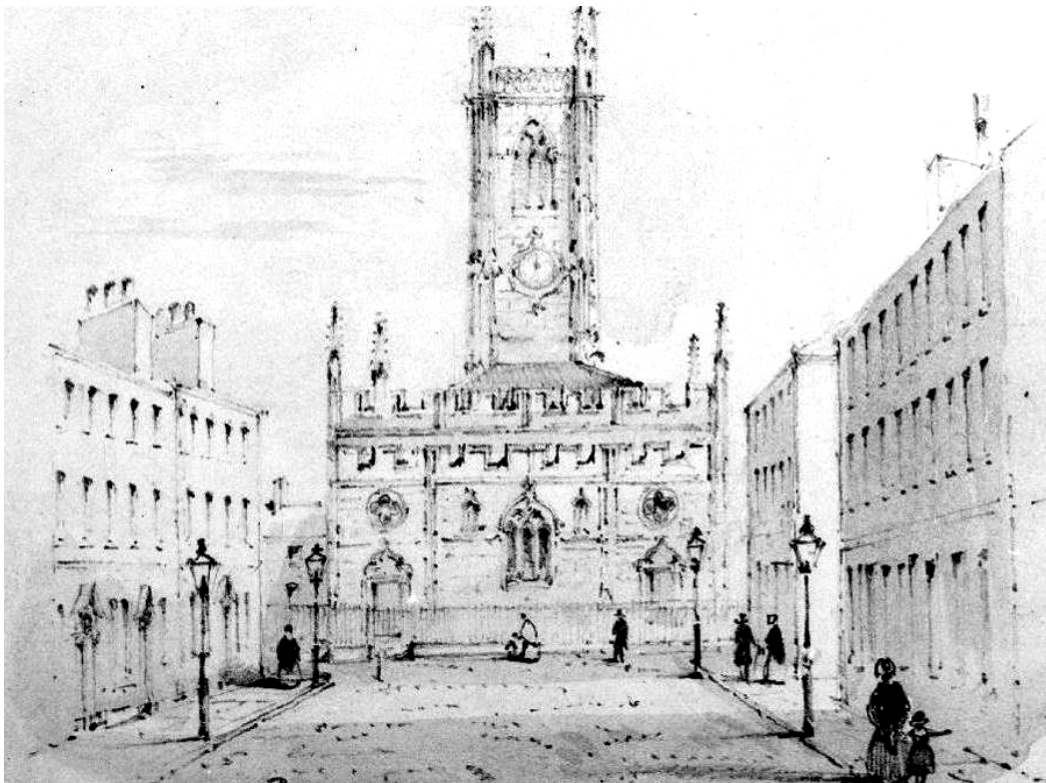


Figure 4 – A drawing of St John Street looking west towards St John's Church in 1845.

Early residents of St John Street represented a broad mix of professional occupations, however, by the middle of the 19th century Manchester's expanding commercial town centre saw residents moving away to nearby suburbs, and the original upper-class houses becoming almost exclusively used by medical and legal professions.

#### 4.2 Construction and development of No. 23 St John Street

The land on which No. 23 St John Street is located, along with the land on which the adjacent houses the east and west, was sold on the 8<sup>th</sup> November 1796 by the then owners of the land; Elizabeth Byrom, the first Reverent of St John's Church - John Clowes, Henry Atherton and his wife Ann and Eleanora Byrom, to George Lloyd Esq (Barrister) and Thomas Falkner Phillips Esq (born 1744 - Barrister, merchant and treasurer of the Hulme and Stretford Turnpike Road Trust and the Theatre Royal).



Figure 5 – A painting looking west along St John Street in 1924.

The land purchased by George Lloyd and Thomas Falkner Phillips Esq formed a part of what had historically been known as 'Rogers Field'; a large field that probably originally covered the entirety of St John Street. Rogers Field is thought to have derived its name from the family by that name who owned the land during the 17<sup>th</sup> century, and was located adjacent to another large enclosure of land known as 'Camp Field' which forms the origin of the name 'Camp Street'.

The 'Pigot and Deans' New Directory of Manchester, Salford Etc' records the first known tenant residing at No. 23 in 1821. When comparing this date to the 1819 map of St John Street in Table 1 below, which shows no buildings upon the Site, the likely date of construction of No. 23 is c1820.

Although exhaustive historic research has yet to yield direct evidence of the original builder/architect of No. 23 and the adjacent matching houses, other research and available archival material used in this report such as historic ownership, street names and design, have concluded that it was constructed by and for the Holt Family.

#### 4.3 The Holt Family and No. 23 St John Street

---

James Holt (1770-1858) and his son John (1796-1871) spent their careers as engravers for calico printers during the late-18<sup>th</sup> and early-to-mid 19<sup>th</sup> century. This job required providing expertly engraved metal cylinders for use in the calico printing process in textile mills during the height of Manchester's booming success in the textile trade across the world, of which Manchester was known as "Cottonopolis".

The Holt family, however, appear not to have made their wealth in this lucrative engraving business, but by being descendants of a privileged family whose historic family seats included several castles and country houses, largely in the north of England.

At some point after 1797 an engraving company was formed between James Holt Esq, and his son, John Holt Esq along with John Godfrey Copley and George Barrow, under the name of 'Holt, Copley and Co'. However, in 1817 this partnership was dissolved. James Holt and his son John went on to set up another partnership as engravers to calico printers with a William Birch called 'Holt, Birch and Holt'.

The Holt family resided at the much larger No. 11 St John Street, which formed the family's town residence. The family retained ownership of all of their property in St John Street, choosing instead to rent the houses out.

#### 4.4 Building tenants

---

Reviewing directories from the 1820s onwards, the first recorded tenant of No. 17 was Mrs Elizabeth Kay in 1841 (Pigot and Slater's General and Classified Directory 1841) who, it is presumed, was using the building as a private residence.

After this date, directories from the 1850s onwards record the tenants as being largely surgeons reflecting the shift in the use of the building/ area following the construction of the Eye Hospital on the opposite side of the street (now No.24 St John Street).

#### 4.5 Later development

---

On the 6<sup>th</sup> October 1906 James's son, John Holt, passed away leaving his estate to his sister Martha, and her daughter Florence Ethel Holt Haigh. The estate included Nos. 9, 11, 13, 15, 17, 21, 23 and 25 St John Street, along

with the yard and stables in Shaw's Yard, 8 houses from Nos. 12 to 20 and No. 26 Camp Street, No. 5 and 6 Holt's Place, No. 8 James' Place and a store yard in St John's Place.

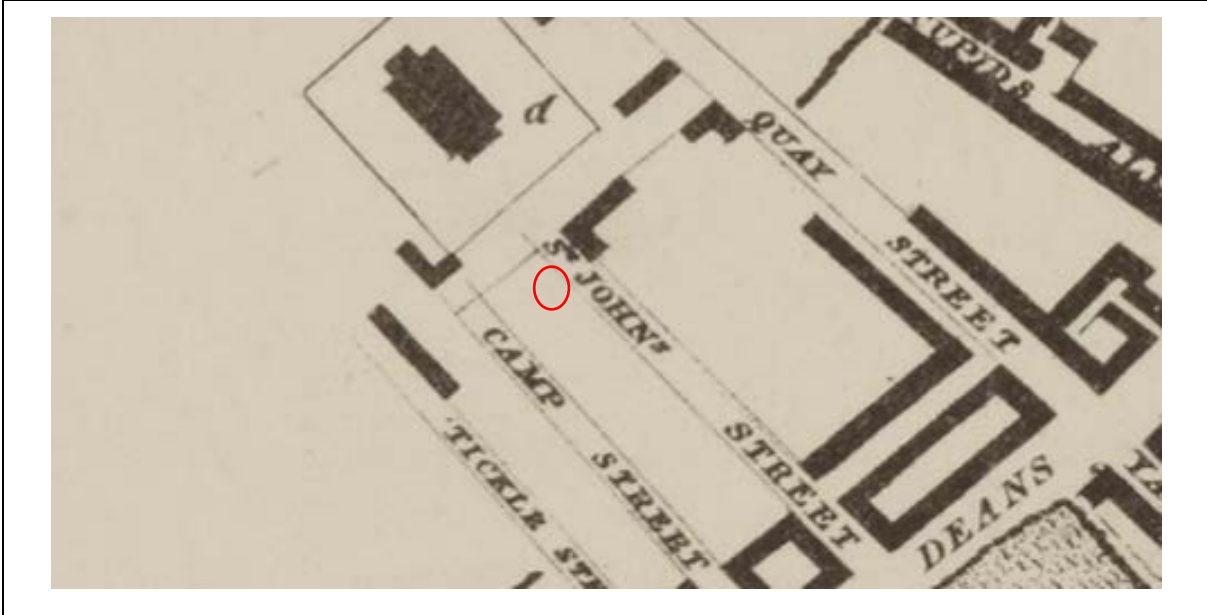


Figure 5 – 1969 No.23 is outlined in red.

4.6 Map Regression

In order to understand how the Site and the area around it have developed in detail, historic maps 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 any features that remain today.

**Table 1 – N.B No.23 St John Street is indicated on the maps by a red circle.**



**1772 Tinker** – This early map shows St John Street (originally known as ‘St John’s Street’) soon after its original formation. The map shows that development focussed to the corners of the northern side of the street. The Church of St John can be seen to have been constructed terminating the western end of St John Street. The site of No. 23 remains an empty parcel of land.



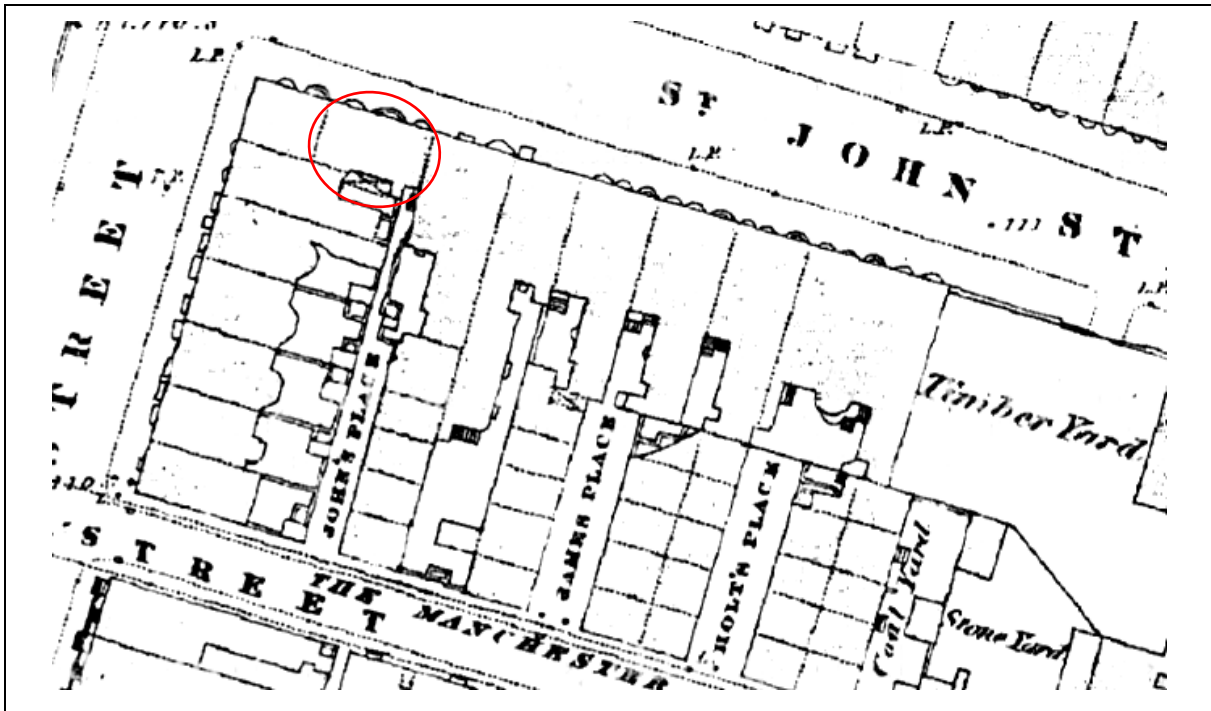
**1787-94 William Green** – This detailed early map illustrates development on St John Street to still be focused on the northern side with a number of new townhouses having now been completed. The southern side of St John Street can be seen to have two buildings constructed to its western and eastern ends, with the latter building now forming No. 19. The site of No. 23 remains an empty parcel of land.



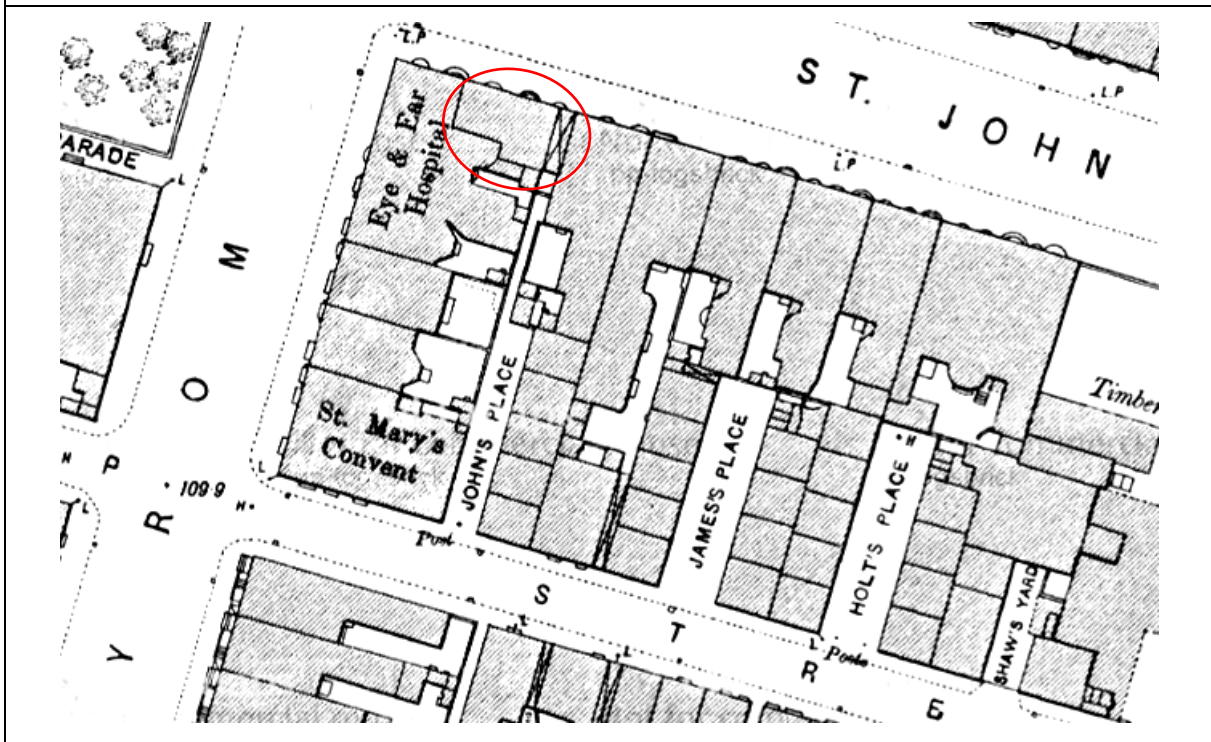
**1829 Pigot** - This 1829 map shows No. 23 for the first time, along with the completion of the Holt family's other townhouses along the southern side of the street. This map shows that originally an alleyway ran east-west along the rear of each property.



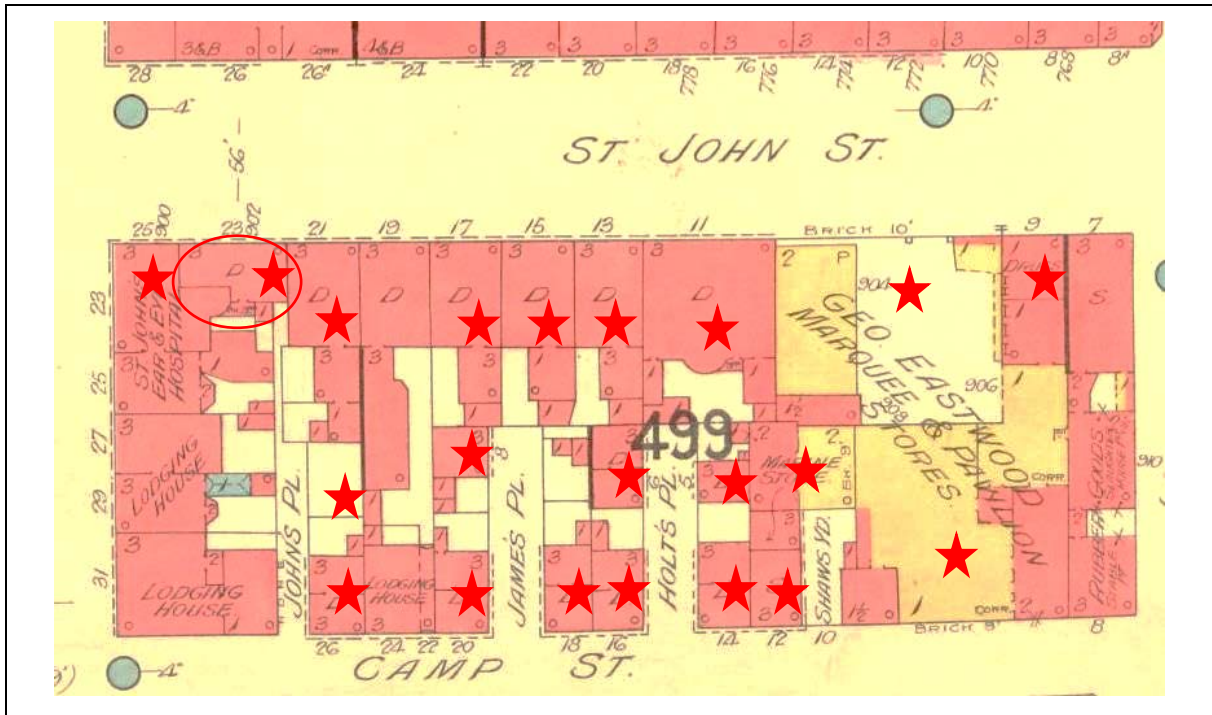
**1832 Bancks & Co** – This map illustrates how constrained the site of No.23 is and that it is restricted in depth due to the terracing along Byrom Street to the south-west. An alleyway/ ginnel to the rear (east) of the properties on Byrom Street provides access to the south side of No.23.



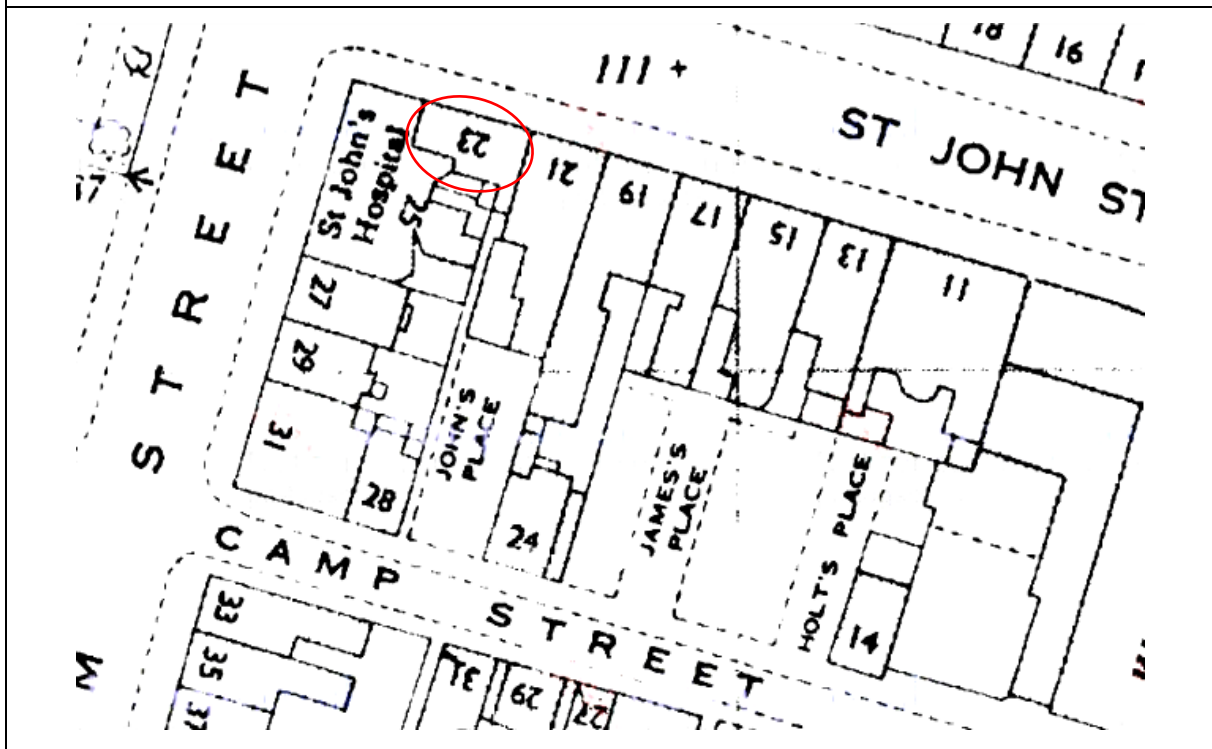
**1849 OS** – This detailed OS map shows illustrates the alleyway/ ginnel to the rear of the terraces on Byrom Street is called John' Place. The entrance and two lightwells to No.23 are illustrated to the front of the building (north).



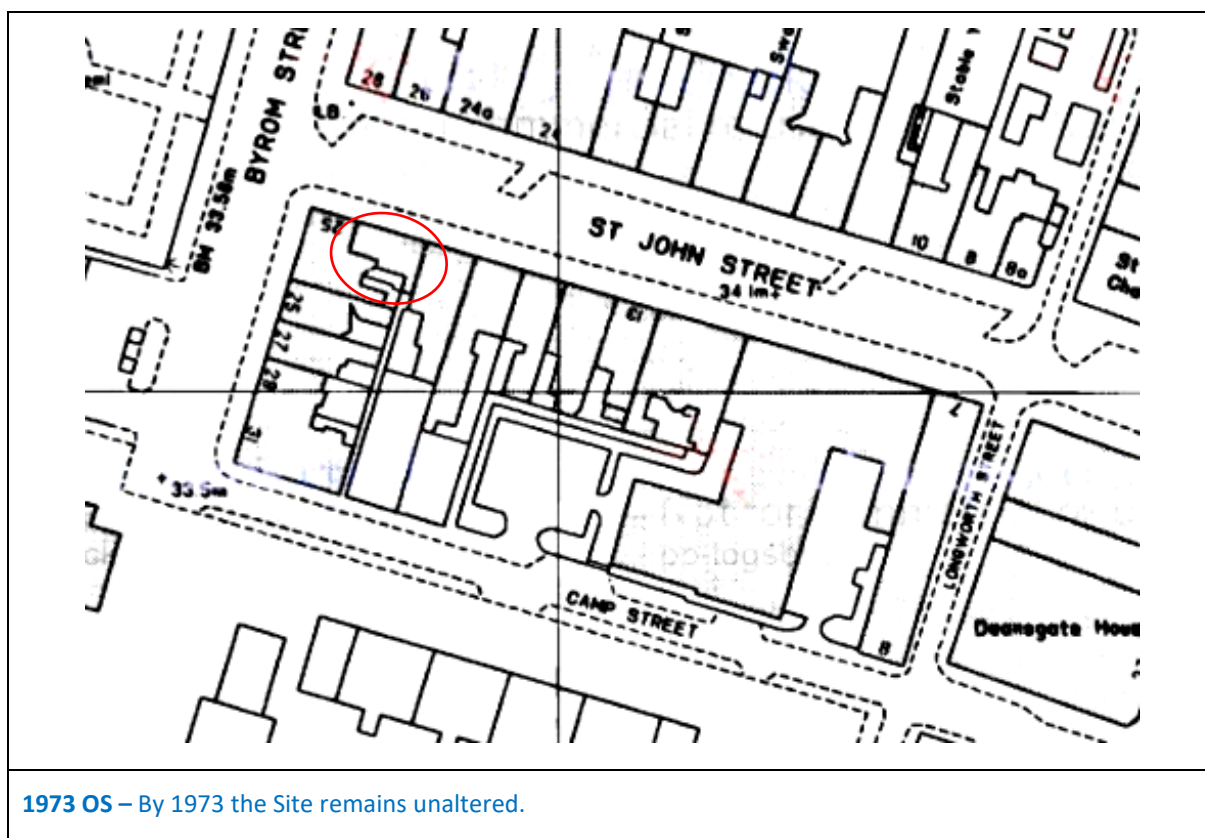
**1891 OS** – This map suggests that there might have been a covered through-route from John's Place on to St John Street (marked by the black cross to the east side of No.23). There is no evidence of this today and this may have been an anomaly.



**1913 Goad's Fire Insurance Plan** – This plan shows No. 23 outlined blue, and the other properties owned by the Holt family in the early 1900s marked with red stars. The detailed plan does not illustrate a covered through route as suggested on the 18921 OS map.



**1948 OS** – By 1948 the Site remains unaltered, however, the early 19<sup>th</sup> century blocks of back-to-back dwellings to James' Place, John's Place and the majority of Holt's Place have all been demolished.



#### 4.7 Building Description

No. 23 St John Street was constructed largely in one main phase in c1820. Table 2, below, describes the building as it currently exists highlighting the notable features of interest.

**Table 2 – Building description**

##### Exterior



The architectural design of the principal frontage of the houses is relatively simple, being constructed with red/orange brick in a Flemish bond with embellishments focusing on a plain stone string course and panelled aprons to the first-floor windows (now painted), and a carved timber door surround in the Classical style.

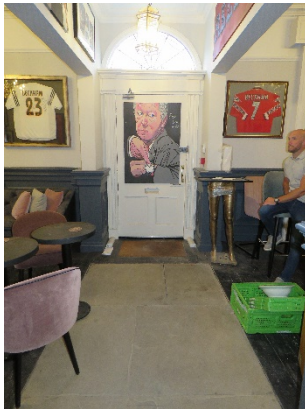
The door case features two slender Ionic columns with Greek Key pattern door head and a large glazed fanlight. It appears that James and John Holt wanted to leave their mark on their new buildings, and as such they included the initial 'H' for 'Holt' carved twice into the pediment of each house.

The original timber sash windows survive to the principal elevation, however these have been altered and modified during the 19th century. Originally all windows would have contained multi-panes. These would have been altered to the present central glazing bar design at some time during the late-19th century.

Views of the rear elevation of No.23 are very restricted; despite the double-fronted appearance of the house to the front, north side, the depth of the house is restricted by the presence of the terraced houses on Byrom Street.

The original timber sash, multi-pane windows survive to the rear, south side.

| Interior – Basement                                                                                                                                                                                                                                 |                                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                    |                                                                                                                                    |
| <p>The two rooms to the basement, to the north-east and north-west, retain their 3:3 sash windows and chimney breasts. Ceilings and walls are painted in emulsion. There are no other fixtures or fittings of note. (North-east room pictured).</p> | <p>The corridor between the two principal rooms is covered in modern lino which extends through to the rooms. There is also access to the former coal hole which is barrel vaulted and has been tanked/rendered.</p> |
|                                                                                                                                                                   |                                                                                                                                                                                                                      |
| <p>The stone stairs to the basement have been painted. The simple timber balustrade and newel post have been altered.</p>                                                                                                                           |                                                                                                                                                                                                                      |

**Interior- Ground Floor**

The former two rooms to the ground floor have been opened up to be read as one space; the stone flags of the hallway demarcate the historic plan form. The wooden panelling is modern.



The space to the north-west side of the ground floor. The space retains the chimney breast, historic cornicing, picture rail and wooden shutters to the windows. Space to north-east side is the same.



Fireplace to the west side of the ground floor – not original (later 19<sup>th</sup> C). Timber panelling to dado level is modern.

**Interior – First Floor**

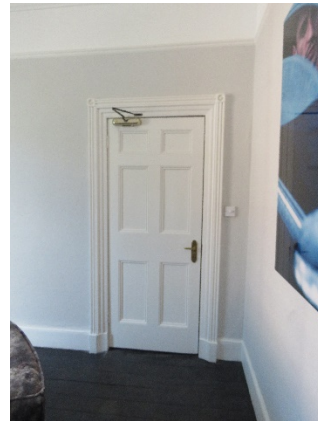
The two main rooms to the first floor, to the north-east and north-west, retain their altered sash windows and chimney breast with original fireplaces and surrounds. The north-east room (pictured) retains its cornicing and skirting.



Small toilet to the centre of the first floor; it retains its original, altered sash window.



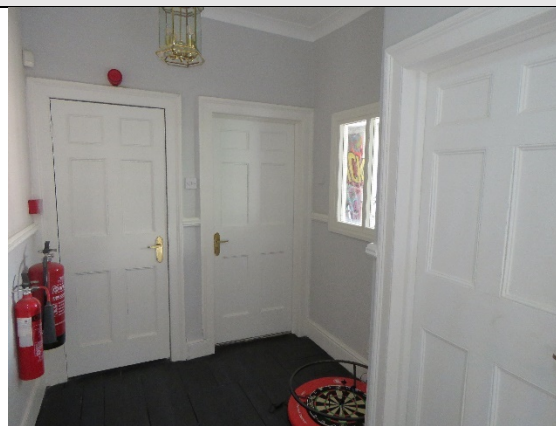
The ceiling to the north-west room retains a picture rail and decorative plastered ceiling.



The original doorframes and doors (altered to accommodate fireproofing) exist to all rooms.

**Interior – Second Floor**

The planform to the second floor beyond the landing has been altered and modern partitions inserted. The only original features of note are the chimney breasts to the east and west walls and the sash windows.



The landing of the second floor which contains original skirtings, doors/ frames and cornicing.

## 5. ASSESSING HERITAGE SIGNIFICANCE

### 5.1 Defining significance

The purpose of the following significance assessment is to use recognised criteria to assess the heritage significance of No. 23 St John Street (the Site).

Statutory criteria, as set out in the 'Principles of Selection for Listing Buildings', DCMS, 2010, provides a list of principles for assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest. Historic England's criteria outlined in 'Conservation Principles, Policies and Guidance, 2018' have also been considered.

The key criteria for listing are special historic or architectural interest. Consequently, in order to determine the significance of a certain component of a heritage asset; the sum of its architectural, historic, artistic or archaeological interest needs to be disaggregated and determined.

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

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b><i>Archaeological interest</i></b></p> <p>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.</p>                                                                                                                                                                                                                                                                             |
| <p><b><i>Architectural and artistic interest</i></b></p> <p>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.</p> |
| <p><b><i>Historic Interest</i></b></p> <p>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 interests such as faith and cultural identity.</p>                                                          |

The below analysis of the significance of the fabric of the Grade II listed No. 23 St John Street allows for an assessment of the current integrity and authenticity of the building and its components. This has been used to inform and justify the building's capacity for change, and thus the development of the Proposals. The focus is on providing necessary and proportional amount of information, in order to justify any proposed alterations, based on the perceived level of heritage significance.

The 'Statement of Significance' summarises the contribution of the various components of the Site in order to identify the most and least sensitive areas, which will inform and measure potential intervention options.

The significance assessment will inform the subsequent heritage impact assessment (Section 6), which considers the effects of the proposals in heritage terms upon the significance of the physical fabric of the heritage asset. This in turn allows, in a policy context, the extent of “harm” upon the heritage asset incurred by the proposals to be established within the terms defined by the NPPF. The significance assessment accords with the requirements of the NPPF and takes account of Historic England’s guidance.

The below hierarchy of significance is tailored to No. 23 St John Street to outline individual features and building elements across the Site, and is not intended to be directly transferable to other listed buildings as the purpose is to disaggregate the relative interests of its particular fabric components.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>High significance</b> relates to those parts or elements of the Site deemed to be of particularly special interest. These components are fundamental to the understanding of the architectural design concept, and play a major role in reflecting the Site’s Archaeological, Architectural and artistic or Historic interest. The loss of such elements (through demolition, removals, or alterations) could potentially cause a highly adverse impact on the special interest of the building and has been largely been avoided in the proposed development.</p> |
| <p><b>Medium significance</b> relates to those components of the Site deemed to be of special interest. They are important to the understanding of the architectural design concept, and play a considerable role in reflecting the Site’s Archaeological, Architectural and artistic or Historic interest. The loss of such elements (through demolition, removals, and/or alterations) could potentially cause a moderate adverse impact on the special interest of the building.</p>                                                                                  |
| <p><b>Low significance</b> relates to those components of the Site deemed to be of more modest interest. They provide a minor contribution to the understanding of the architectural design concept and a modest role in revealing the Site’s Archaeological, Architectural and artistic or Historic interest. The loss of such elements (through demolition, removal, or alteration) may cause a minor adverse or neutral impact on the special interest of the building.</p>                                                                                           |
| <p><b>None/Detrimental</b> features and elements of the Site that do not contain any special interest. These can detract from the significance of the Site and maybe evidence of poor craftsmanship or ad-hoc additions. The loss of such elements (through demolition, removal or alteration) could potentially have a beneficial impact on the special interest of the building.</p>                                                                                                                                                                                   |

## 5.2 Statement of significance

The special architectural and historic interest of No. 23 St John Street is recognised by its Grade II Listed designation. Although the building retains a some of its original building elements and decorative schemes the plan form to the ground floor and second floor have been substantially altered.

No. 23 St John Street is located on the principal thoroughfare of the St John Street Conservation Area, where is forms a key component of the conservation area; the significance of the building primarily lies in its early date of construction and its group value on St John Street.

No. 23 forms a group with the six other Listed properties of the same date and (presumed) architect on the southern side of St John Street, constructed in c1820. The street forms the main focus and reason for the designation of the St John Street Conservation Area.

Although the Site has not been in residential use in living memory, it can still be fully appreciated and understood as being a former residential property.

The building yields **high historic interest** through its early date, the survival of this rare building type in Manchester, and its associative link to the Holt family, who developed the land.

Although subsequent reordering of the original glazing bars to the sash windows to the north elevation was undertaken in the late-19<sup>th</sup>/early-20<sup>th</sup> century, the facade closely resembles its original appearance and consequently yields **high architectural interest**.

The main body of the building retains a number of fixtures and fittings which date to the original c1820s construction including, narrow width 6-panelled doors and architraves, sash windows, surviving fire surrounds, fitted cupboards, staircase, cornicing and skirting. These original features contribute to the **high historic and architectural interest** of the building.

Areas/elements of **high significance** include:

- **The principal north elevation including its original (altered) sash windows, original panelled door, fanlight and decorative door surround (N.B. the original 3:3 sash windows survive at basement level).**
- **All original internal doors and door surrounds.**
- **The principal timber staircase.**
- **The stone flags denoting the original hallway to the ground floor.**
- **Original fireplaces and surrounds.**
- **Original decorative plasterwork to the ceiling of the northwest room on the first floor and cornicing throughout.**
- **Original skirting boards to ground, first and second floors.**
- **Original shutters to the windows on the ground floor.**

Areas/elements of **medium significance** include:

- **The plan remaining plan form of the ground floor (i.e. the stone flags, goal-post openings and chimney breasts) allow for the historic plan form to be understood.**
- **Remaining plan form (landing area) to the second floor.**

Areas/elements of **low significance** include:

- **The plan form of the basement (inc chimney breasts and coal-hole)**

Areas/elements of **no significance** include:

- **The bathroom fixtures to the ground and first floor**

## 6. HERITAGE IMPACT ASSESSMENT

### 6.1 Physical Impact Assessment

#### 6.1.1 Scope of Physical Impact

The following section summarises the physical (or direct) heritage impact of the proposed scheme on the Grade II listed No. 23 St John Street. The aim is to demonstrate the cumulative impact of the proposed works to the listed building. A summary of the potential impact of the proposals on the listed building is provided below in Table 4.

There is no standard methodology for the appraisal of physical impact on listed buildings, therefore, the method used below is a synthesis of the Historic England's guidance on "*Conservation Principles*" (2008). The assessment is also based on the policy requirements of the NPPF, which requires that new development should be demonstrably 'sustainable' thus securing the protection or enhancement of the historic environment.

The proposed works will require a degree of intervention and change. Consequently, in evaluating the overall impact of the works careful consideration has been given to the 'balance of benefits' in order to reach a proportionate and justifiable conclusion.

#### 6.1.2 Assessment Methodology

The impact of the Proposals on the individual components and the overall integrity and significance of the building's components may be measured as: adverse; negligible; or beneficial. The key objective has been to minimise any adverse impact, and, where necessary, to ensure that these instances are outweighed by the demonstrable benefits of striving to restore the building's original design, character and use (i.e. its optimum viable use).

The scale of the overall impact of the proposed works on the significance of the building fabric is evaluated using the following criteria in Table 3:

| Table 3: Criteria for defining the degree of physical and visual heritage impact                                                                                 |                                                                                                                                                                                                    |                                                                                                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Definition of magnitude and nature of heritage impact.                                                                                                           | Direct heritage impacts<br><i>(physical alteration or change to the site's character)</i>                                                                                                          | Indirect heritage impact<br><i>(visual change to the experience or setting of the site and its context)</i>                                                                                                                                |
| <b>Major adverse Impact.</b><br><i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of</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.<br><br>Where the development severely erodes the heritage interest of the identified |

|                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>defined heritage assets, should normally be avoided.</i>                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                               | heritage assets in the view, or the ability to appreciate those interests and thus results in total loss of significance.                                                                                                                                                                                                                                                      |
| <b>Moderate Adverse Impact.</b><br><br><i>Such <b>less-than-substantial harm</b> will need to be demonstrably mitigated and justified by clear public benefits.</i>                                                                                                                                            | Development resulting in extensive harmful alterations (but not total demolition or fundamental change) of a designated heritage asset or its setting.                                                                                        | <p>Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets.</p> <p>Where the development erodes to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate that interest.</p>                                           |
| <b>Minor Adverse Impact.</b><br><br><i>The negative impact on the setting or overall character will need to be clearly 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.                                                                                               | <p>Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets.</p> <p>Where the development erodes to a minor extent the heritage interest of the assets in the view, or the ability to appreciate that interest.</p>                                                                            |
| <b>Negligible adverse impact.</b><br><br><i>This does not mean that there will be no physical or visual change, rather that the resultant difference would <b>not diminish</b> the interest of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.</i> | Development resulting in negligible direct impact on a 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. | <p>Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest.</p> <p>The degree of change would alter, but not diminish, the intrinsic interests of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.</p> |
| <b>Neutral Impact.</b><br><br><i>This does <b>not necessarily mean that there will be no physical or visual change</b>, 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 interest which detracts from the special interest of the building fabric.                     | <p>Imperceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets.</p> <p>A neutral impact occurs when the development does not affect the heritage interest of the heritage assets in the view, the townscape as a whole, or the ability to appreciate its significance.</p>                    |
| <b>Negligible beneficial impact.</b>                                                                                                                                                                                                                                                                           | Development resulting in a negligible beneficial direct impact                                                                                                                                                                                | Negligible perceptible change to the character of a designated heritage asset, or                                                                                                                                                                                                                                                                                              |

|                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i>                                                                                                      | on a designated heritage asset which results in the removal of a minor non-original fabric component which detracts from the character and its special architectural or historic interest.                             | the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic interests of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.                                                                                                                                                                                                                                       |
| <b>Minor Beneficial Impact.</b><br><br><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.<br><br>Where the development enhances to a minor extent the interests of the heritage assets in the view, or the ability to appreciate its significance.                                                                                                                                                                                     |
| <b>Moderate Beneficial Impact.</b><br><br>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 interests.               | 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 interest.<br><br>Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.                         |
| <b>Major beneficial Impact.</b><br><br>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 interests. | 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 interests. | 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 interest.<br><br>Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance. |

### 6.2.3 Physical Impact Appraisal

The following section sets out in tabular form each of the proposed works to the listed building, setting out the proposed impact of each intervention and any mitigating circumstances.

| Table 4: Physical Impact Appraisal           |                                                                                             |                              |
|----------------------------------------------|---------------------------------------------------------------------------------------------|------------------------------|
| Building element                             | Proposal/intervention                                                                       | Impact/mitigation            |
| <b>Ground Floor</b>                          |                                                                                             |                              |
| <b>Plan form</b>                             | Insertion of lobby to entrance and new back wall infill to existing extension               | <b>Negligible adverse</b>    |
| <b>Front door</b>                            | Retain and refurbish door and existing door furniture                                       | <b>Negligible beneficial</b> |
| <b>North-west fire surround</b>              | Retain                                                                                      | <b>Neutral</b>               |
| <b>Timber floorboards</b>                    | Alterations to accommodate M&E for kitchen                                                  | <b>Minor adverse</b>         |
| <b>Internal doors</b>                        | Retain all original doors                                                                   | <b>Neutral</b>               |
| <b>Staircase</b>                             | Retain                                                                                      | <b>Neutral</b>               |
| <b>First Floor</b>                           |                                                                                             |                              |
| <b>Fire surround to west room</b>            | Retain                                                                                      | <b>Neutral</b>               |
| <b>Internal doors to east and west rooms</b> | Retain                                                                                      | <b>Neutral</b>               |
| <b>Door to bathroom from landing</b>         | Seal original door closed and blocked from the inner room side.                             | <b>Negligible adverse</b>    |
| <b>New opening/ plan form</b>                | Create new opening into bathroom from east room                                             | <b>Minor Adverse</b>         |
| <b>Second Floor</b>                          |                                                                                             |                              |
| <b>Plan form</b>                             | Reconfigure 2 <sup>nd</sup> floor to create separate bedroom, walk-in wardrobe and bathroom | <b>Minor adverse</b>         |
| <b>Internal doors</b>                        | Retain                                                                                      | <b>Neutral</b>               |
| <b>Timber floorboards</b>                    | Alterations to accommodate M&E for kitchen                                                  | <b>Minor adverse</b>         |
| <b>Basement</b>                              |                                                                                             |                              |

|                                  |                                                                                                                             |                               |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| <b>Internal walls/ Plan form</b> | Remove two internal walls, and chimney breast to west, to create an open plan space                                         | <b>Minor/moderate adverse</b> |
| <b>Walls/ Floor</b>              | Install tanking system                                                                                                      | <b>Minor adverse</b>          |
| <b>Coal hole</b>                 | Retain                                                                                                                      | <b>Neutral</b>                |
| <b>Exterior</b>                  |                                                                                                                             |                               |
| <b>Original windows</b>          | Retain and redecorate all original windows and install secondary glazing to window reveals.                                 | <b>Negligible adverse</b>     |
| <b>Lighting</b>                  | Install new, sensitive lighting scheme throughout.                                                                          | <b>Neutral</b>                |
| <b>General redecoration</b>      | All original features, joinery, doors, staircase, windows and cornice etc will be redecorated and repaired where necessary. | <b>Minor beneficial</b>       |

### 6.3 Impact Assessment Conclusions

This Statement has presented details on the conversion of the Grade II listed No. 23 St John Street back to its original use as a single domestic dwelling. The overriding aim of the current proposals has been to formulate a sustainable scheme that ensures the building has an appropriate long-term use whilst minimising any impact on historic fabric.

The significance assessment within this report has established a baseline from which the potential impact of the Proposals has been assessed. The aim is to demonstrate the cumulative impact of the proposed works to the building as a whole.

The proposed scheme to convert the building back into a single dwelling has been demonstrated to result in localised instances of adverse impact on the character and historic building fabric of the Grade II listed building and will have no impact on the character and appearance of the St John Street Conservation Area.

The scheme will see the most significant parts/features of the building being retained and refurbished, whilst accommodating a sustainable new use with associated new build element of high quality design and craftsmanship, and renewed facilities for a modern, high quality dwelling of this nature.

Overall, it is considered that the instances of negligible, minor and moderate adverse physical impact resulting from the proposed works are necessary in rationalising the current, altered spaces and progressing a suitable and appropriate scheme.

## 7. SUMMARY AND CONCLUSIONS

No. 23 St John Street is a Grade II Listed building and is located within the St John Street Conservation Area. It was built in c1820, and from the mid-to-late 19<sup>th</sup> century has been used for medical and office uses.

The NPPF requires that all planning proposals contribute to the achievement of “sustainable development” (NPPF, Paragraph 8), which in this case means the preservation of the character and appearance of the Grade II listed building. This requires a clear and proportionate evaluation of the significance and impact on the affected heritage assets. This has been outlined above.

The proposals aim to balance the degree of change, to deliver both an optimum and sustainable use which will see the listed building being converted back to its original residential use, allowing for the retention and celebration of many of its significant components and decorative schemes, which will be able to be appreciated in their original and intended context.

The current proposals strive to convert the building back into a single dwelling and include instances of both beneficial and adverse impacts. In the context of the NPPF, it is considered that the scheme strikes the right balance between the impact of the changes on the significance of the building, and the wider public benefits of enabling the building to be returned back to its optimum use as a high quality residential dwelling, whilst retaining its most significant elements.

This Statement addresses the relevant policies within the NPPF concerned with the historic environment (principally Section 16).