

**Additional Assessment in support of the listed building,
planning and advertisement regulations applications for
internal alterations at the former J Wippell & Co Ltd
premises at Northern Assurance Buildings, 9-21 Princess
Street, Albert Square, Manchester, M2 4DN**



The property is a listed building and the description is as follows:

Name: NORTHERN ASSURANCE BUILDING

List entry Number: 1270910

GV II

Includes: No.8 CLARENCE STREET. Shops and offices. 1902, by Waddington, Son and Dunkerley; slightly altered. Probably iron-framed, with cladding of sandstone ashlar and some grey granite, steeply pitched slate roofs on several levels. Irregular plan on corner site. Elaborate building in eclectic style with French Renaissance accent. Mostly 5 storeys and attic, but with return side to Clarence Street partly 3 storeys and attic; principal facade of 3 wide bays (windows of 3, 2 and 3 lights) plus a broad curved corner, symmetrical except for this. Panelled frieze over ground floor (interrupted by central entrance arch), 1st and 2nd floors in French Renaissance style with superimposed triangular pilasters surmounted by ball finials, and enriched panels between floors, the centre feature rising to the 3rd floor and finished as a balustrade parapet with ball finials, the outer bays at 3rd and 4th floors recessed and the heads bridged by semi-circular arches with pierced spandrels, string-course over 4th floor with egg-and-dart enrichment, attic windows under richly decorated shaped gables, that in the centre 2-tiered and flanked by octagonal turrets; curved corner similarly treated and finished as a cylindrical turret which has domed roof with corona

and finial, flanked by similar turrets. Central round-headed doorway recessed in a giant round-headed arch which has a 2-light window under the head. Sashed windows without glazing bars, those at 1st and 2nd floors, in centre of 3rd floor, and central gable all recessed behind colonnaded screens; mullion-and-transom windows at 3rd and 4th floors, mullioned windows to attic. Similar fenestration to the corner. Return side to Clarence Street smaller and simpler.

Listing NGR: SJ8387298182

Note: There is no reference to any internal feature in either the existing restaurant or former Wippell's store of being of particular merit.

Internal alterations

These are minimal and principally amount to re-decoration of the premises with a new level access being provided from the existing restaurant.

These are fully described on drawings ref: 2651 001 REV O 18.03.21 and 2651 Rev 0 - Piccolino Caffé Grande Clarence St Manchester - Structural Calculations 21.0 and additional plans supplied with this statement.

Attached is a photographic survey of the area of the new opening both from Caffé Grande and Wipples premises.

The wall that is being re-opened is a stud partition wall erected when the Northern Assurance Building was sub divided in the 1950's.

As can be seen from the photographs, there are no unique or historic features on the wall in questions and this is underlined by the fact that the 'listing' makes no reference to the interior of the building.

When the stud wall is removed, care will be taken to ensure that should any original features are discovered, work will stop and a further assessment made of the scope of the works.

In terms of the historic value of the listed building, there will be no impact of the character of or main fabric of the building and there will be less than substantial harm to the building.

However, the re-opening of the wall will allow the premises to function as part of the restaurant which will secure the future of the building.

Policy considerations

Guidance on decision making is provided by the National Planning Policy Framework 2019.

This promotes sustainable development which this is as it is as it is bringing back into use a vacant retail unit. Where heritage assets are involved, which this property is, it is supportive of development that causes less than substantial harm to heritage assets where the benefits clearly outweigh the harm the development causes.

Of relevance are paragraphs 85 to 90 which seeks to ensure that proposals support the vitality of town centres, and paragraphs on Achieving well-designed places, 124 to 132 encourage innovation in good design.

Paragraphs 184 to 202 deals with the impact on significance of a designated heritage asset.

Additional guidance, within the government's Planning practice guidance, and in the context of this re-opening, it is suggested that works that are moderate or minor in scale are likely to cause less than substantial harm, or no harm at all as outlined in para 196 of the NPPF.

It is contended that at worst, the new opening is less than substantial (as it involves the removal of a 'modern' stud wall) or, at best, causes no harm to the building.

