



HERITAGE ASSESSMENT

APPLICATION FOR CHANGE OF USE FROM
COMMERCIAL, BUSINESS AND SERVICE USE
(CLASS E) TO RESIDENTIAL DWELLING (CLASS
C3) AT 39 GREAT ANCOATS STREET,
MANCHESTER, M4 5AE

Date	Tuesday, 17 May 2022
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1.1. Introduction

- 1.2. This assessment is prepared and submitted in support of an application under Section 73 of the Town and County Planning Act ("TCPA") (1990) for change of use, extension and refurbishment of 39 Great Ancoats Street, Manchester. This assessment provides detailed consideration of heritage matters, considering both the significance of the building and the tests of the NPPF.
- 1.3. This section forms the requisite Heritage Assessment as required by national and local policy. In undertaking this assessment, we have had regard to the NPPF (2021); and the relevant policies of the development plan. We have also considered the guidance contained in:
- Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 (October 2019);
 - Conservation Area Appraisal, Designation and Management Historic England Advice Note 1 (Second Edition) (February 2019); and
 - The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) (December 2017).
- 1.4. This assessment should be read in conjunction with the covering letter and the plans and drawings which make up the planning application.

2.1. Description of site and surroundings

- 2.2. The application site comprises a single building, over 4 stories. The building is of a tradition a red brick construction, under slate roof.
- 2.3. Fronting to Great Ancoats Street, at first floor level, that building features an attractive timber bay window, again under a slate roof. There are decorative fenestration details and stained-glass panels features to both the bay and second floor windows. These alongside the brick detailing to the eaves contribute to the character and appearance of the area.
- 2.4. The rear of the property features a small yard area, laid to hardstanding with a dropped kerb access to Gun Street. The rear frontage provides for a similar bay window arrangement over two storeys, as well as a number of one and two storey lean-to extensions, which appear to have been added historically.
- 2.5. The building, to which the application relates, was last used in association with the construction of the neighbouring apartment building to the south. The building was used for a mix of equipment and material storage, and welfare for the construction workers associated with the construction activities on the site. This activity was begun within the building from mid-2017.
- 2.6. The surrounding area is a mix of commercial uses to the ground floor, with relatively new, high density residential apartment blocks above.

3.1. The Proposal

3.2. The planning application proposes the change of use to residential, and associated extension and refurbishment works, as follows:

3.3. Great Ancoats Street Frontage

- Replacement of the original dormer
- Installation of two conservation type rooflights at third floor level
- Replacement and repair of windows and door

3.4. Gun Street (rear) Frontage

- Removal of existing two storey lean-to type extensions and replacement with enlarged two storey extension with roof garden
- Laying out of single car parking space, boundary fencing and hardstanding to rear yard area

3.5. The proposals seek to maintain the appearance of the building from the main Great Ancoats Street frontage, and the restoration of a previously installed dormer on this frontage is the only material alteration. The dormer is thought to be an original feature of the construction, and certainly present on the building in the following images.

Aerial Image of Great Ancoats St, August 1939



Site Image: Dated 1946 or earlier (Source: Manchester Police Museum)



Site Image: dated from 1967 (Manchester Library)

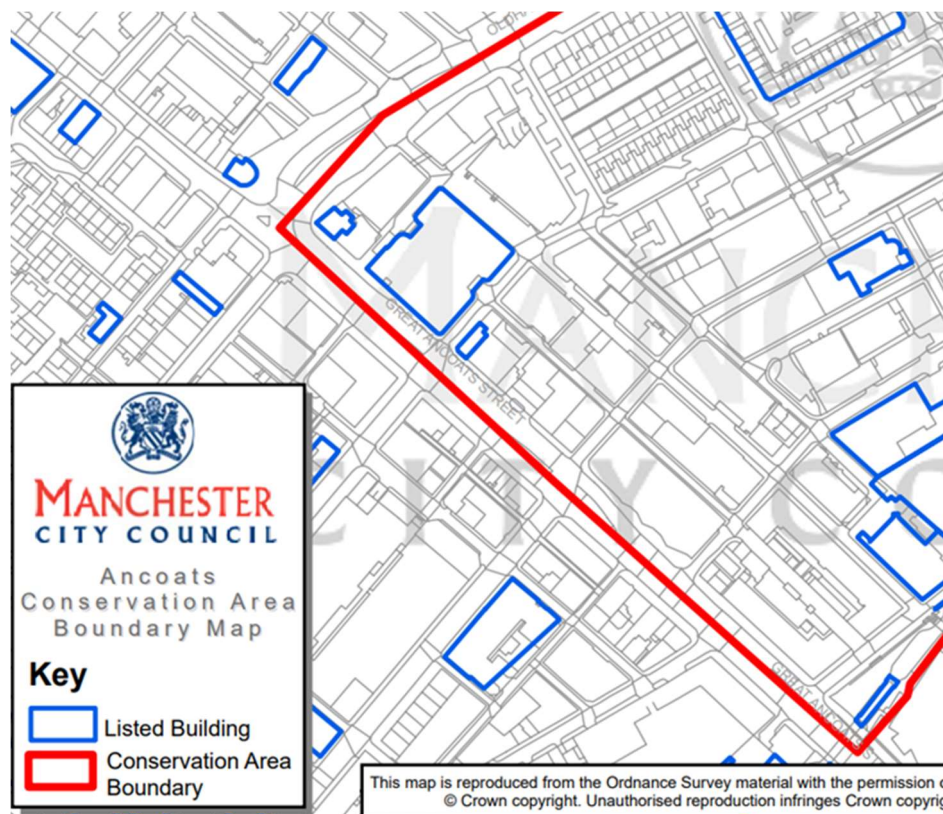


4.1. Assessment

4.2. The NPPF defines significance as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance”.

4.3. The site is located within the Ancoats Conservation Area which was designated in June 1989. The application site is located on the western edge of the Conservation Area, but does not adjoin any Listed Buildings. The area surrounding the application is set out below.



4.4. The street pattern currently present was set out in the latter part of the 18th Century, with little development taking place other than small houses and shops along Great Ancoats Street and Oldham Road until the Rochdale Canal was created

in 1765. It is considered that the application property was likely constructed at this time. The development that followed the establishment of the Rochdale Canal was dominated by groups of large Mill buildings. The application site, together with the older non-listed buildings in the area, provide a contrast of architectural styles with the scale and size of the surviving mill buildings.

- 4.5. The character of the area remains largely industrial, the retention of this key component of the value of the Conservation Area through appropriate detailing and the use of compatible materials is important. The proposal will fully retain the existing frontage to Gt Ancoats Street, and therefore entirely preserve this feature of the Conservation Area. The works to the rear of the building will not be visible from the main road frontage, and represent relatively limited interventions in the fabric of the building having no significant effect of the contribution of the building to the character and appearance of the conservation area.
- 4.6. The more recent regeneration efforts in the area mean that the beneficial use of unused and under-used buildings and spaces for appropriate purposes will generally be considered as a priority in order to ensure continued activity in the area and its local economy. The sympathetic adaption and beneficial reuse of vacant buildings is a critical part of these efforts to facilitate ongoing use of buildings.
- 4.7. In recognising that the area in general, and the mills in particular, will become important tourist attractions as well as a focus for students of industrial history it is important to ensure that the character and quality of both buildings and spaces is retained and enhanced. To this end the Council encourages owners to repair, refurbish and improve buildings in a way which rectifies unsympathetic works carried out in the past. The proposal seeks to completes a significant restoration of key features, preservation of the building contribution to the Conservation Area and the long-term stewardship of this asset into the future through its viable use.
- 4.8. The advice with PPF is clear that:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

4.9. In this regard it is clear that the proposal will result in less than substantial harm to the significance of the heritage asset, and that the public benefits can be summarised as follows:

- Securing the optimum use of the building in the longer term,
- Careful and appropriate conservation and repair of the main Gt Ancoats St frontage of the building,
- Restoration of key historic features such as the dormer to the Gt Ancoats frontage,
- Limited contribution to the stock of family size housing within the city centre
- Employment associated with the construction work needed to implement the proposal,
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4.10. Having regard to the above considerations, the requirements of policy CC9 of the Local Plan are fully reflected in the proposal, as is the advice within NPPF.

5.1. Conclusion

5.2. The proposal entails the change of use of existing Class E floor space to a Residential Dwelling (Class C3) with associated external works and extension. As demonstrated above, the proposal will have little if any effect on the significance of the conservation Area. The main frontage to Gt Ancoats Street is unchanged apart from proposals to sympathetically restore features such as doors, windows and the dormer. The rear is subject to an extension to provide living accommodation and usable outdoor space. This is a largely private area, being enclosed by buildings on either side, and Gun Street (to the rear) being a relatively low trafficked route, which makes no contribution to the character of the conservation area.

5.3. The proposal would not give rise to impacts which conflict with the provisions of the adopted development plan or guidance within NPPF.

5.4. I am unaware of any material considerations that dictate a decision other than in accord with the development plan should be made and therefore consider that planning permission should be granted by the local planning authority without delay.

5.5. In conclusion on heritage matters therefore the proposal is in accordance with the requirements of:

- Policy CC9 – Manchester Local Plan; and
- NPPF (2021) – Paragraphs 194 - 208.