

13 ST JOHN STREET,
MANCHESTER

BUILT HERITAGE STATEMENT

PREPARED BY PEGASUS GROUP
ON BEHALF OF DR NILESH BHATT

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BUILT HERITAGE STATEMENT

13 ST JOHN STREET, MANCHESTER

ON BEHALF OF: DR NILESH BHATT

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Prepared by: Simon Britt MRTPI IHBC

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1. Introduction

- 1.1 Pegasus Group have been commissioned by Dr Nilesh Bhatt to prepare a Built Heritage Statement to consider the proposed applications to vary a condition of an existing Planning Permission under Section 73 of the Town and Country Planning Act 1990, and to vary of a condition of an existing Listed Building Consent under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990, for works at 13 St John Street, Manchester, as shown on the Site Location Plan provided at Plate 1
- 1.2 The site comprises a Grade II Listed Building which forms part of a group Listing with numbers 11-17. The building is also located within the St John Conservation Area.
- 1.1 This Built Heritage Assessment provides information with regards to the significance of the historic environment to fulfil the requirement given in paragraph 189 of the Government's National Planning Policy Framework (the NPPF¹) which requires:

“an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.”²

¹ Ministry of Housing, Communities and Local Government (MHCLG), *National Planning Policy Framework (NPPF)* (London, February 2019).

² MHCLG, *NPPF*, paragraph 189.

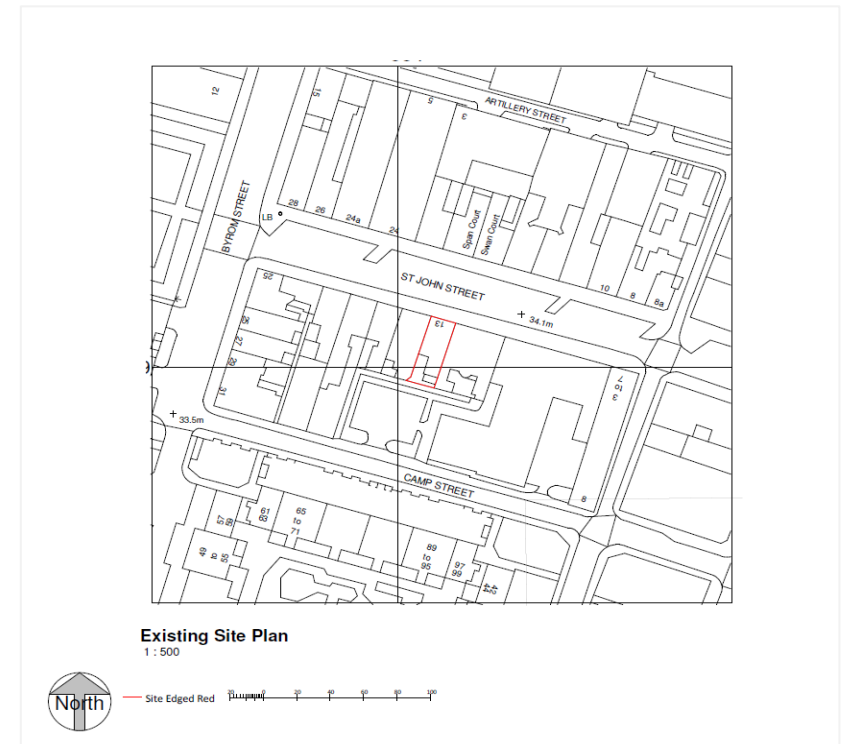


Plate 1: Site location plan.

- 1.2 In order to inform an assessment of the acceptability of the scheme in relation to impacts to the historic environment, following paragraphs 193 to 197 of the NPPF, any harm to the historic environment resulting from the proposed development is also described, including impacts to significance through changes to setting.
- 1.3 As required by paragraph 189 of the NPPF, the detail and assessment in this Report is considered to be “*proportionate to the asset’s importance*”³.
- 1.4 It is recognised that works have commenced under the approved Listed Building Consent and Planning Permission, thereby this assessment has taken into account the permitted and consented works, and the significance of the building as identified prior to the commencement of any works, or that which has since been revealed.
- 1.5 It is also recognised that the LPA has approved different plans with regards to the approved Listed Building Consent and approved Planning Permission, and thereby these applications will rectify this anomaly.

³ MHCLG, NPPF, paragraph 189.



Plate 4: Pigot's plan, 1836.

- 2.4 The historic maps and appearance of the buildings suggest that St John Street was not a 'planned' development i.e., laid out by one builder or developer to strict design rules, instead it appears that the plots were taken up piecemeal. The houses are likely to have been built speculatively, which was a common approach in the 18th and early 19th-century.
- 2.5 To the rear, along Camp Street, further buildings had been built which appear to be back-to-backs facing onto yards called Holt's Place and James Place, these are clearly shown on the Ordnance Survey map of 1850 (Plate 5).



Plate 5: Ordnance Survey map, 1850.

- 2.6 The church and the frontages of St John Street are shown in a sketch drawn in 1850 (Plate 6).

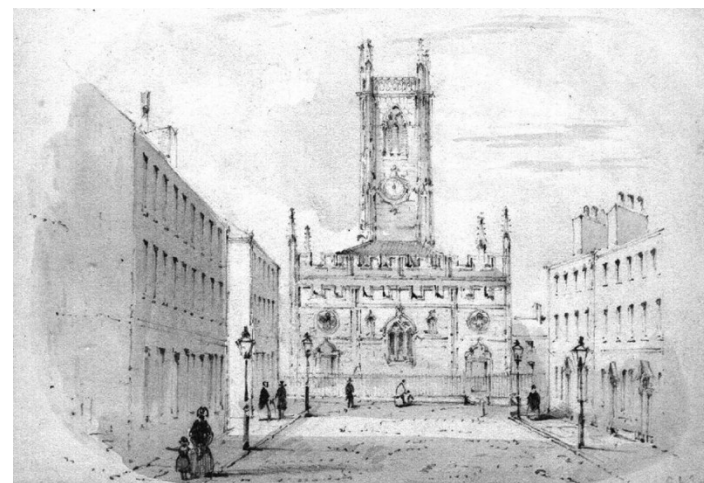


Plate 6: Drawing of St John Street and St John's Church, 1850.

(source: Manchester Archive and Local Studies)



Plate 7: Ordnance Survey map, 1909.

- 2.7 By the early 20th-century there had been little change at the site (Plate 7). A painting from 1924 again shows St John Street, and the church with no notable change (Plate 8). While an aerial photograph from 1930 clearly shows the back-to-backs at the rear of St John Street (Plate 9).



*Plate 8: Painting of St John Street and St John's Church, 1924.
(source: Manchester Archive and Local Studies)*



*Plate 9: Aerial image of the site in 1930, showing extent of development and buildings to the rear.
(source: Manchester Archive and Local Studies)*



Plate 10: Ordnance Survey map, 1948.

- 2.8 By the mid-20th-century the back-to-backs to the rear of St John Street had been demolished and the timber yard to the east had been replaced by a warehouse. St John's church had also been demolished by this date (Plate 10).



Plate 11: Camp Street, 1964 after demolition.

(source: Manchester Archive and Local Studies)

- 2.9 By the 1960s, photographs show that the rear of St John Street was being used as a parking area (Plate 11 & Plate 12).



Plate 12: Rear of No.13 from Camp Street, 1964 after demolition.

(source: Manchester Archive and Local Studies)



Plate 13: Ordnance Survey map, 1973.

- 2.10 By the 1970s the yards to the rear of St John Street had become a parking area and the house and courts along Camp Street had been redeveloped (Plate 13).
- 2.11 The site has remained largely unchanged since the 1970s, although neighbouring buildings have undergone alterations and extensions.

Occupation and use.

- 2.12 The area between Deansgate and the river was historically a mix of uses and occupied by both the working and middle classes.
- 2.13 The houses on St John Street were occupied by the growing middle class during the 19th-century, with many in use by medical and legal professionals. No 13. was occupied by both a dentist and a doctor in this period, but the house was never occupied by one resident or family for an extended period and frequently changed ownership as demonstrated by the census returns (Table 1).

Year	Occupant (head)	Occupation
1851	Unoccupied	n/a
1861	Martha Daniel	Proprietor of houses
1871	Stephen Highfield	Dentist
1881	Henry Ashby	Physician
1891	Lydia Yeomans	Housekeeper
1901	Richard Dentifh	Packing Case Maker
1911	Gertrude Brightmore	Housekeeper Doctors Consulting Room

Table 1: Occupants between 1851 and 1911 as shown by the census returns.

Planning History

2.14 Whilst the historic mapping and photographs described above indicates the development of the local area, a review of the recent planning history records held online by Manchester City

Council has also indicated a number of applications which are relevant to the current proposals, as follows:

Reference	Description	Decision
CDN/20/0746	Discharge of Condition 10 (Samples of External Materials) of planning permission ref:126026/JO/2020	Awaiting
127577/FO/2020	Installation of new rooflight to rear of main roof	Granted 29 /01/2021
127578/LO/2020	Listed Building Consent: Installation of new rooflight to rear of main roof	Granted 29/01/2021
126026/JO/2020	Application to vary Condition 2 (Specified Plans) on 124226/FO/2019.	Granted 19/06/2020
126186/JO/2020	Application to vary Condition 2 (Specified Plans) on 124227/LO/2019.	Granted 19/06/2020
CDN/19/1031	Discharge of Condition 4 (Construction Management Plan) on 124226/FO/2019	Undecided
124226/FO/2019	Change of use from offices (Class B1) to a single residential dwelling (use class C3) and creation of a single storey conservatory to rear.	Granted 13/11/2019
124227/LO/2019	LISTED BUILDING CONSENT for internal and external works associated with change of use to a single residential dwelling (use class C3) and creation of a single storey conservatory to rear.	Granted 13/11/2019
073365/FO/2004/C1	External alterations including demolition and rebuilding of rear outrigger and chimney replacement window to rear elevation and repair works to roof	Granted 31/05/2005
072132/LO/2004/C1	Listed Building Consent: External alterations including demolition and rebuilding of rear outrigger and chimney, replacement window to rear elevation and repair works to roof	Granted 31/05/2005
067160/FU/CITY1/03	Change of use of first floor from B1 (offices) to D1 (consulting rooms)	Granted 28/05/2003
067168/FU/CITY1/03	Change of use of lower ground floor from offices (B1) to osteopathic clinic (Use Class D2)	Granted 03/03/2003
025896	Listed Building Consent Alterations to form basement self-contained flat, and offices on ground, first and second floors	Withdrawn 14/02/1986

025895	Change of us to offices on ground, first and second floors.	Granted 12/036/1986
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- 2.15 It is recognised that the LPA have approved different proposed plans within the previous Planning Permission and Listed Building Consent, as summarised below:

Discrepancy between the Approved Floor Plans	
Planning Permission	Listed Building Consent
126026/JO/2020 Application to vary Condition 2 (Specified Plans) on 124226/FO/2019.	126186/JO/2020 Application to vary Condition 2 (Specified Plans) on 124227/LO/2019.
Granted 19 th June 2020	Granted 19 th June 2020
Proposed Basement Plan 208 J	Proposed Basement 208 E
Proposed Ground Floor Plan 209 J	Proposed Ground Floor 209 C
Proposed First Floor Plan 210 J	Proposed First Floor 210 C
Proposed Second Floor Plan 211 H	Proposed Second Floor 111 D

3. Proposed Development

3.1 The application seeks Planning Permission for the variation of a condition of an existing Planning Permission under Section 73 of the Town and Country Planning Act 1990, and variation of a condition of an existing Listed Building Consent under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3.2 The proposals are detailed on the following plans which form the application package and which this assessment considers:

- 200 Location Plan SJ-BTP-00-LP-DR-A-3521_200 -
- 201 Existing Site Plan SJ-BTP-00-XSP-DR-A-3521_201 -
- 202 Existing Plans SJ-BTP-00-01-DR-A-3521_202 A
- 203 Existing Elevations SJ-BTP-00-E-DR-A-3521_203A
- 206 Demolition Plans SJ-BTP-00-LP-DR-A-3521_206 E
- 208 Proposed Basement SJ-BTP-00-BF-DR-A-3521_208 N
- 209 Proposed Ground Floor SJ-BTP-00-GF-DR-A-3521_209 L

- 210 Proposed First Floor SJ-BTP-00-1F-DR-A-3521_210 H
- 211 Proposed Second Floor SJ-BTP-00-2F-DR-A-3521_211 J
- 215 Proposed Elevations SJ-BTP-00-E-DR-A-3521_215H
- 216 Section as Proposed SJ-BTP-00-SE-DR-A-3521_216 F
- 217 Proposed Roof Plan SJ-BTP-00-RF-DR-A-3521_217 F
- 219 Method statement for timber SJ-BTP-00-D-DR-A-3521_219 -
- 220 Bedroom Ventilation SJ-BTP-00-D-DR-A-3521_220A
- 225 Window Refurbishment Details SJ-BTP-00-D-DR-A-3521_225 F
- 227 Window Schedule SJ-BTP-00-D-SH-A-3521_227H
- 229 Door Schedule SJ-BTP-00-D-SH-A-3521_229 B
- 250 Detail - Basement footings SJ-BTP-00-D-DR-A-3521_250 B
- 251 Conservation Rooflight Spec Sheet SJ-BTP-00-D-DR-A-3521_251 -

- 252 Extg & Prop Sections thru Party Wall
SJ-BTP-00-D-DR-A-3521_252 B
- 253 Prop Section Detail Thru Box Gutter
SJ-BTP-00-D-DR-A-3521_253 D
- 254 Lead Laylight Detail to Staircase
SJ-BTP-00-D-DR-A-3521_254 -
- 255 Detail Section Through Conservatory
SJ-BTP-00-S-DR-A-3521_255 A
- 256 Setting Out Drawing for Steelwork.
SJ-BTP-00-D-DR-A-3521_256 -
- 257 Green Wall/Conservatory Details 1/2
SJ-BTP-00-S-DR-A-3521_257 B
- 258 Green Wall/Conservatory Details 2/2
SJ-BTP-00-S-DR-A-3521_258 B
- 259 Rear Lean Too Details 1/2 SJ-
BTP-00-S-DR-A-3521_259 B
- 260 Rear Lean Too Details 2/2 SJ-
BTP-00-S-DR-A-3521_260 B
- 261 Rear Yard Wall Proposals SJ-
BTP-00-S-DR-A-3521_261

Data Sheets

- SD01 Scope of Works for Glazing Data sheet
- SD02 Bedroom 5 Rooflights Data sheet
- SD03 Rear Elevation Record Photograph Data sheet
- SD04 Velux Conservation Rooflight Data Sheet Data sheet

3.3 Section 7 of this Report presents an analysis of the harm or benefits of the proposed development on the identified heritage assets discussed at Section 6.

4. Methodology

- 4.1 The aims of this Built Heritage Statement are to assess the significance of the Listed Building and its contribution to the surrounding Conservation Area and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused if relevant.

Site Visit

- 4.2 A site visits were undertaken by a Principal Heritage Consultant from Pegasus Group on 15th October 2020 and 19th May 2021, during which the building its surrounds were assessed.

Sources

- 4.3 The following key sources have been consulted as part of this assessment:
- **The National Heritage List for England for information on designated heritage assets;**
 - **The St John Street Conservation Area Appraisal as prepared by Manchester City Council available as web pages⁴;**
 - **Archival sources held at the Manchester**

⁴.https://secure.manchester.gov.uk/info/511/conservation_areas/914/st_john_street_conservation_area

⁵ MHCLG, *NPPF*, p. 71.

Archive and Local Studies;

- **Historic maps available online;**
- **Census returns data;**
- **The British Newspaper Archive; and**
- **Aerial photographs and satellite imagery.**

Assessment of significance

- 4.4 In the NPPF, heritage significance is defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. That 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.”⁵

- 4.5 Historic England’s *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2*⁶ (hereafter GPA 2) gives advice on the assessment of significance as part of the application process. It

⁶ Historic England, *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2* (2nd edition, Swindon, July 2015).

advises understanding the nature, extent, and level of significance of a heritage asset.

4.6 In order to do this, GPA 2 also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage's *Conservation Principles*.⁷ These essentially cover the heritage 'interests' given in the glossary of the NPPF⁸ and the online Planning Practice Guidance on the Historic Environment⁹ (hereafter 'PPG') which are **archaeological**, **architectural and artistic** and **historic**.

4.7 The PPG provides further information on the interests it identifies:

- **Archaeological interest:** "As defined in the Glossary to the National Planning Policy Framework, 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."¹⁰

4.8 Significance results from a combination of any, some or all of the interests described above.

4.9 The most-recently issued guidance on assessing heritage significance, Historic England's *Statements of Heritage Significance: Analysing Significance in Heritage Assets*, *Historic England Advice Note 12*,¹¹ advises using the terminology of the NPPF and PPG, and thus it is that terminology which is used in this Report.

4.10 Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively,

⁷ English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These heritage values are identified as being 'aesthetic', 'communal', 'historical' and 'evidential', see *idem* pp. 28–32.

⁸ MHCLG, *NPPF*, p. 71.

⁹ Ministry of Housing Communities and Local Government (MHCLG), *Planning Practice Guidance: Historic Environment (PPG)* (revised edition, 23rd July 2019),

<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

¹⁰ MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

¹¹ Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets*, Historic England Advice Note 12 (Swindon, October 2019).

associated with archaeological interest.

Setting and significance

4.11 As defined in the NPPF:

“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”¹²

4.12 Setting is defined as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”¹³

4.13 Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

4.14 Assessing change through alteration to setting

4.15 How setting might contribute to these values has been assessed within this Report with reference to *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3*¹⁴ (henceforth referred to as ‘GPA 3’), particularly the checklist given on page 11. This advocates the clear articulation of “what matters and why”.¹⁵

¹² MHCLG, *NPPF*, p. 71.

¹³ MHCLG, *NPPF*, p. 71.

4.16 In GPA 3, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

4.17 Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.

4.18 A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and also that factors other than visibility should also be considered, with Lindblom LJ stating at paragraphs 25 and 26 of the judgement

¹⁴ Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd edition, Swindon, December 2017).

¹⁵ Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd edition, Swindon, December 2017), p. 8.

(referring to an earlier Court of Appeal judgement)¹⁶:

Paragraph 25 – “But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed building in its surrounding landscape or townscape” (paragraph 56)”.

Paragraph 26 – “This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a-013-20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, “the historic relationship between places”. Historic England’s advice in GPA3 was broadly to the same effect.”

¹⁶ *Catesby Estates Ltd. V. Steer* [2018] EWCA Civ 1697, para. 25 and 26.

Levels of significance

4.19 In accordance with the levels of significance articulated in the NPPF, three levels of significance are identified:

- **Designated heritage assets of the highest significance**, as identified in paragraph 194 of the NPPF comprising Grade I and II* Listed buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 63 of the NPPF;
- **Designated heritage assets of less than the highest significance**, as identified in paragraph 194 of the NPPF, comprising Grade II Listed buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas); and
- **Non-designated heritage assets.** Non-designated heritage assets are defined within the Government’s Planning Practice Guidance as “*buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets*”¹⁷.”

4.20 Additionally, it is of course possible that sites, buildings or areas have **no heritage significance**.

¹⁷ MHCLG, Planning Practice Guidance, Paragraph: 039 (ID: 18a-039-20190723 Revision date: 23.07.2019)

Assessment of harm

- 4.21 Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighting exercise as required by the NPPF.
- 4.22 In order to relate to key policy, the following levels of harm may potentially be identified for designated heritage assets:
- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013 that this would be harm that would "have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced";¹⁸ and
 - **Less than substantial harm.** Harm of a lesser level than that defined above.
- 4.23 With regards to these two categories, the PPG states:
- "Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated."¹⁹
- 4.24 Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that

spectrum or scale of harm, for example low end, middle of the spectrum and upper end of the less than substantial harm scale.

- 4.25 With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the NPPF requires that the scale of any harm or loss is articulated. As such, harm to such assets is articulated as a level of harm to their overall significance, with levels such as negligible, minor, moderate and major harm identified.
- 4.26 It is also possible that development proposals will cause **no harm or preserve** the significance of heritage assets. A High Court Judgement of 2014 is relevant to this. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, 'preserving' means doing 'no harm'.²⁰
- 4.27 Preservation does not mean no change; it specifically means no harm. GPA 2 states that "*Change to heritage assets is inevitable but it is only harmful when significance is damaged*".²¹ Thus, change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

¹⁸ *Bedford Borough Council v Secretary of State for Communities and Local Government* [2013] EWHC 2847 (Admin), para. 25.

¹⁹ MHCLG, *PPG*, paragraph 018, reference ID: 18a-018-20190723.

²⁰ *R (Forge Field Society) v Sevenoaks District Council* [2014] EWHC 1895 (Admin).

²¹ Historic England, *GPA 2*, p. 9.

4.28 As part of this, setting may be a key consideration. For an evaluation of any harm to significance through changes to setting, this assessment follows the methodology given in GPA 3, described above. Again, fundamental to the methodology set out in this document is stating “what matters and why”. Of particular relevance is the checklist given on page 13 of GPA 3.

4.29 It should be noted that this key document also states that:

“Setting is not itself a heritage asset, nor a heritage designation...”²²

4.30 Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage values that contribute to this significance, through changes to setting.

“Conserving or enhancing heritage assets by taking their settings into account need not prevent change”.²³

4.31 Additionally, it is also important to note that, as clarified in the Court of Appeal, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission to be refused.²⁴

Benefits

4.32 Proposed development may also result in benefits to heritage

assets, and these are articulated in terms of how they enhance the heritage values and hence the significance of the assets concerned.

4.33 As detailed further in Section 6, the NPPF (at Paragraphs 195 and 196) requires harm to a designated heritage asset to be weighed against the public benefits of the development proposals.

4.34 Recent High Court Decisions have confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 195 and 196.

4.35 The PPG provides further clarity on what is meant by the term ‘public benefit’, including how these may be derived from enhancement to the historic environment (‘heritage benefits’), as follows:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (*paragraph 8*). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

²² Historic England, *GPA 3*, p. 4.

²³ Historic England, *GPA 3*, p. 8.

²⁴ *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061.

Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long term conservation.”

4.36 Any ‘heritage benefits’ arising from the proposed development, in line with the narrative above, will be clearly articulated in order for them to be taken into account by the Decision Maker.

5. Planning Policy Framework

5.1 This section of the Report sets out the legislation and planning policy considerations and guidance contained within both national and local planning guidance which specifically relate to the application Site, with a focus on those policies relating to the protection of the historic environment.

Legislation

5.2 Legislation relating to the Built Historic Environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990* which provides statutory protection for Listed Buildings and Conservation Areas.

5.3 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states with regards to Listed Building Consent that:

“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall 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.”

5.4 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states with regards to Planning Permission that:

“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall 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.”

5.5 In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case²⁵, Sullivan LJ held that:

“Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”

5.6 A judgement in the Court of Appeal²⁶ (‘Mordue’) has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 version of the NPPF, the requirements of which are now given in paragraph 196 of the revised NPPF, see below), this is in keeping with the requirements of the 1990 Act.

5.7 With regards to development within Conservation Areas, Section

²⁵ East Northamptonshire District Council v SSCLG (2015) EWCA Civ 137

²⁶ Jones v Mordue Anor (2015) EWCA Civ 1243

72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

- 5.8 Notwithstanding the statutory presumption set out within the Planning (Listed Buildings and Conservations Area) Act 1990, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

National Policy Guidance

The National Planning Policy Framework (February 2019)

- 5.9 National policy and guidance is set out in the Government’s National Planning Policy Framework (NPPF) published in February 2019. This updated the previous National Planning Policy Framework 2018, which in turn had amended and superseded the previous 2012 version. The NPPF needs to be read as a whole and is intended to promote the concept of delivering sustainable development.
- 5.10 The NPPF sets out the Government’s economic, environmental and social planning policies for England. Taken together, these policies articulate the Government’s vision of sustainable development, which should be interpreted and applied locally to

meet local aspirations. The NPPF continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

- 5.11 The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the ‘presumption’) sets out the tone of the Government’s overall stance and operates with and through the other policies of the NPPF. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.
- 5.12 The purpose of the planning system is to contribute to the achievement of sustainable development and the NPPF sets out three “objectives” to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the NPPF. The presumption is set out in full at paragraph 11 of the NPPF and reads as follows:

“Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

5.13 However, it is important to note that footnote 6 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 176) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, and Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 63); and areas at risk of flooding or coastal change.” (our emphasis)

5.14 The NPPF continues to recognise that the planning system is plan-led and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

5.15 Heritage Assets are defined in Annex 2 of the NPPF as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting

consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including Local Listing)."

5.16 The NPPF goes on to define a Designated Heritage Asset as a:

"World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.²⁷" (our emphasis)

5.17 As set out above, significance is also defined 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.²⁸"

5.18 Section 16 of the NPPF relates to 'Conserving and enhancing the historic environment' and states at paragraph 190 that:

"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict

between the heritage asset's conservation and any aspect of the proposal."

5.19 Paragraph 192 goes on to state that:

"In determining planning applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness"

5.20 With regard to the impact of proposals on the significance of a heritage asset, paragraphs 193 and 194 are relevant and read as follows:

"193 – When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."

"194 – Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or

²⁷ NPPF Annex 2, MHCLG, 2019

²⁸ IBID

destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."

5.21 In the context of the above, it should be noted that paragraph 195 reads as follows:

"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

- d) the harm or loss is outweighed by the benefit of bringing the site back into use"

5.22 Paragraph 196 goes on to state:

"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"

5.23 The NPPF also provides specific guidance in relation to development within Conservation Areas, stating at paragraph 200 that:

"Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably."

5.24 Paragraph 201 goes on to recognise that "*not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance*" and with regard to the potential harm from a proposed development states:

"Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation

Area or World Heritage Site as a whole" (our emphasis)

- 5.25 Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.
- 5.26 As set out later in this Report, it can be demonstrated that the proposals would serve to preserve the Listed Building and the Conservation Area. Thus, the applications for Listed Building Consent and Planning Permission should be granted as per the requirements of paragraph 38 which states that:

"Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible."

²⁹ MHCLG, Planning Practice Guidance, paragraph 007 (ID: 18a-007-20190723 revision date 23.07.2019)

National Planning Practice Guidance

- 5.27 The then Department for Communities and Local Government (now the Ministry for Housing, Communities and Local Government (MHCLG)) launched the planning practice web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.
- 5.28 This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.
- 5.29 The PPG has a discrete section on the subject of the '*Historic Environment*' which confirms that the consideration of 'significance' in decision taking is important and states:
- "Heritage assets may be affected by direct physical change or by change in their setting. 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 proposals²⁹"
- 5.30 In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF.

It goes on to state:

“In general terms, substantial harm is a high test, so it may not arise in many cases. 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. The harm may arise from works to the asset or from development within its setting³⁰.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm” (our emphasis)

Local Planning Policy

- 5.31 Planning applications on St John Street are currently considered against the policy and guidance set out within the Manchester Core Strategy and Development Plan Document, adopted 11th July 2012 and extant Unitary Development Plan (UPD) policies.

³⁰ MHCLG, Planning Practice Guidance, paragraph 018 (ID: 18a-018-20190723 revision date 23.07.2019)

- 5.32 Policy CC 9 sets out the Local Planning Authority’s objective for the City Centre Development Strategy for design and heritage and reads as follows:

“Design and Heritage

Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

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 Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.”

- 5.33 Policy EN3 of the Core Strategy and Development Plan Document relates to heritage and reads as follows:

“Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its

districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset."

5.34 Saved UPD policy DC18.1 relates to Conservation Areas and reads as follows:

DC18.1 The Council will give particularly careful consideration to development proposals within Conservation Areas.

a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

- i) the relationship of new structures to neighbouring buildings and spaces;
- ii) the effect of major changes to the appearance of existing buildings;
- iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
- iv) the effect of signs and advertisements;

v) any further guidance on specific areas which has been approved by the Council.

b. The Council will not normally grant outline planning permission for development within Conservation Areas.

c. Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.

d. Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.

e. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

5.35 Saved UDP policy DC19.1 relates to Listed Buildings and reads as follows:

"In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;

b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;

c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;

d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;

e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;

f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result."

Local Plan Policies with regards to the NPPF and the 1990 Act.

5.36 With regard to Local Plan policies, paragraph 213 of NPPF states that:

"existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)."

5.37 In this context, where local plan policy was adopted well before the NPPF, and does not allow for the weighing of harm against public benefit for designated heritage assets (as set out within paragraph 196 of the NPPF) or a balanced judgement with regards to harm to non-designated heritage assets (see NPPF paragraph 197) then local planning policies would be considered to be overly restrictive compared to the NPPF, thus limiting the weight they may be given in the decision-making process.

5.38 In this case, although UDP policy DC18.1 and DC19.1 is extant it was originally written prior to the inception of the NPPF, and while UDP policy EN3 was written adopted after the inception of the NPPF the weight which can be attributed to them will be determined by its consistency with the policy guidance set out within the NPPF.

Since neither policy DC 18.1; 19.1 and EN3 does not allow for a balanced judgement to be undertaken by the decision maker, the policies are considered **to not reflect the guidance within the NPPF** and therefore considered to not be consistent with the NPPF. Thus, the weight which can be attached to it in the decision-making process is limited.

6. The Historic Environment and Statement of Significance

6.1 There is no definitive grading system for assessing or categorising significance outside of the categories of Designated Heritage Assets and Non-Designated Heritage Assets.

6.2 Whilst the Principles of Selection for Listed Buildings³¹ include the statutory and NPPF criteria of architectural, aesthetic and historic interest, it also includes age and rarity; selectivity; and national interest as criteria for assessing significance.

6.3 ICOMOS guidance recognises that in defining significance a degree of professional judgement is involved and states:

“...the value of heritage attributes is assessed in relation to statutory designations, international or national, and priorities or recommendations set out in national research agendas, and ascribed values. Professional judgement is then used to determine the importance of the resource. Whilst this method should be used as objectively as possible, qualitative assessment using professional judgement is inevitably involved.”³²

6.4 ICOMOS also recommends a grading scale, with significance

varying from ‘very high’ to ‘unknown’.³³

6.5 This assessment of significance adopts the following grading system and are annotated on the plans in the Gazetteer (see appendices).

Significance	Definition
High	Parts or elements of the heritage asset that are of particular special interest and are fundamental components of the archaeological, architectural, aesthetic or historic interest, and form part of the reason for designation, or identification as a heritage asset.
Medium	Parts or elements of the heritage asset that are of some special interest and make only a modest contribution to the archaeological, architectural, aesthetic or historic interest of the heritage asset.
Low	Parts or elements of the heritage asset that make an insignificant, or relatively insignificant contribution to the archaeological, architectural, aesthetic or historic interest of the heritage asset.

³¹ DCMS, 2018. Principles of Selection for Listed Buildings

³² International Council on Monuments and Sites (ICOMOS). 2011 Guidance on Heritage Impact Assessment for Cultural World Heritage Properties. Paragraph 4-10

³³ Ibid

Negative	Parts or elements of the heritage asset that make no contribution, or detract from the archaeological, architectural, aesthetic or historic interest of the heritage asset.
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Table 2: Definitions of levels of significance.

- 6.6 Statements of significance should also be proportionate. Historic England guidance states:

“While it is important that applicants should take full advantage of opportunities to analyse the significance of their heritage assets, and for local planning authorities to ensure that they have sufficient information to make an appropriate assessment, in the terms of the NPPF, it is also important that the level of detail given in a statement of heritage significance is proportionate to the impact of the proposal. However, while that analysis should be as full as necessary to understand significance, the description provided to the LPA need be no more than sufficient to understand the potential impact of the proposal on significance Guidance on heritage impact assessments”³⁴

- 6.7 The following paragraphs describe No.13 St John Street and the Conservation Area and summarises their heritage significance.

No.13 St John Street

- 6.8 No.13 St John Street is a Grade II Listed Building within the St John Street Conservation Area.
- 6.9 No. 13 St John Street was first Listed on 6th June 1994. It is Listed as part of a terrace with Nos.11-17 forming a single Listing and Description. The List Description reads as follows:

“GV II Terrace of 4 town houses, now offices. Late C18; altered. Red brick in Flemish bond with some sandstone dressings, slate roof. Double-depth plan, No.11 double-fronted and the others all single-fronted; with various back extensions. Three storeys over cellars, a symmetrical 14-bay facade with a plinth, 1st-floor sill-band, plain frieze and modillioned cornice, No.11 forming 5 bays and the others 3 bays each, the doorways regularly spaced between pairs of windows. The doorways are round-headed, and have set-in doorcases with slender engaged Ionic columns and Greek-key friezes, and semi-circular fanlights (those at Nos 11 and 13 with elegant curvilinear tracery and the others plain); 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. Rear: No.11 has a curved stair-turret lit by a large round-headed window with intersecting glazing bars. Interiors not inspected. Matches Nos 21 to 25 (q.v.).”

³⁴ Historic England 2019 *Statement of Heritage Significance: Analysing Significance in Heritage Assets* Historic England Advice Note 12. Swindon. Historic England. Pg. 11.

- 6.10 A copy of the List Description is provided in the appendices.

APPENDIX 1: LIST DESCRIPTION FOR 11-17 ST JOHN STREET.

- 6.11 Section 2 of this statement has identified that the house was built between 1824 and 1836, at the end of the Georgian, or Regency period.
- 6.12 A photographic record of the building complied by the architects and summarizing significance prior to any works is included in the Appendices.

APPENDIX 2: 13 ST JOHN STREET – GAZETTEER.

Exterior (Front)

- 6.13 The house is three-storeys not including the basement and is built from brick with a stone plinth. The St John Street elevation is built in Flemish bond brickwork, with a stone string course between the ground and first floor. The eaves comprise a timber modillion cornice with hidden box gutters.
- 6.14 The ground floor and first floor windows are vertical hung sliding timber sash, 2 over 2 pane and identical in size. The second-floor windows are smaller, also timber vertical hung sliding sash but are 3 over 6 panes. All windows have painted stone cills, gauged brick flat arches for lintels and are all set within reveals from the façade.



Plate 14: The front elevation.

- 6.15 The entrance door is set to the left of the ground floor windows and comprises an 8-raised and fielded paneled timber door, within a timber doorcase. The doorcase comprises engaged columns with ionic capitals, Greek key motif to the entablature, modillioned cornice and semi-circular fanlight which is plain glazed.
- 6.16 The doorway is accessed by semi-circular stone steps. The curve of the steps is repeated with the stone and iron grilles that form the pavement light and ventilation for the basement below.
- 6.17 The roof and chimneys cannot be easily seen from St John Street.
- 6.18 The houses to either side are nearly identical and confirms the value the house has as part of this terrace group.

Rear



Plate 15: The rear elevation.

- 6.19 The rear of the house is visible from Camp Street and the surface car parking area. The rear elevation comprises the rear of the core of the three-storey house and a three-storey, but lower outrigger and a one and half storey lean-to outhouse. All are brick and built in an English Garden Wall bond, although the ground floor elevations have been painted white, probably to reflect light into the back of the house and yard area. The outrigger also includes a chimney stack at the gable.
- 6.20 The roof of the main house is visible from this vantage point and is slate and includes rooflights, but the outrigger roof is difficult to see from any vantage point.
- 6.21 Gutters are still hidden at eaves level, although there is no eaves

cornice. Windows are timber, vertical hung sliding sash to the core of the house and area 8 over 8 panes and of similar proportions. These windows have painted stone cills and flat brock arch lintels.

- 6.22 The windows to the outrigger area all different. The ground floor is a vertical hung timber sliding sash with 10 over 10 panes; first floor windows is again timber vertical hung sliding sash but are 2 over 2 panes, and the third-floor window is a timber 8 pane horizontal sash. At the ground floor is a modern timber paneled door through to the yard. The doorcase contains a 12 pane over light.
- 6.23 The small lean-to at the very rear is also brick and slate but appears to have been rebuilt and has a modern metal flue extending from the roof to the eaves of the outrigger.
- 6.24 The site is bounded to the rear by a brick wall with gate.
- 6.25 The view from Camp Street shows the building forming part of the terrace row however the houses to either side are not identical in appearance. The modern rear grey metal clad extension with extensive glazing at No.15 for example is in total contrast to the 19th-century brick façade in both material and colour and breaks up the historic architectural appearance of this late Georgian row.

Interior

- 6.26 The interior of the house is split over four floors and is a double-pile layout with outrigger to the rear. The layout conforms to standard layouts for middle-class terraces of the late 18th and early 19th-century. Although its location close to the dock on the River Irwell in the 19th-century and growing number of professionals practicing from home in this period may have resulted in the interior rooms being used more flexibly for treatment room and the storage of goods for example than with a residential property in other locations.
- 6.27 The house was split between those areas that were functional service (servant) spaces and those which were living (family) areas. Service spaces included the basement, ground floor of the outrigger and the lean-to outbuilding. These areas would have comprised kitchen, scullery, pantry, laundry and coal stores. These rooms were all accessible from the rear yard, thus maintained separation from the principal street entrance with family, guests and visitors using the front door and servants and deliveries kept to the rear.

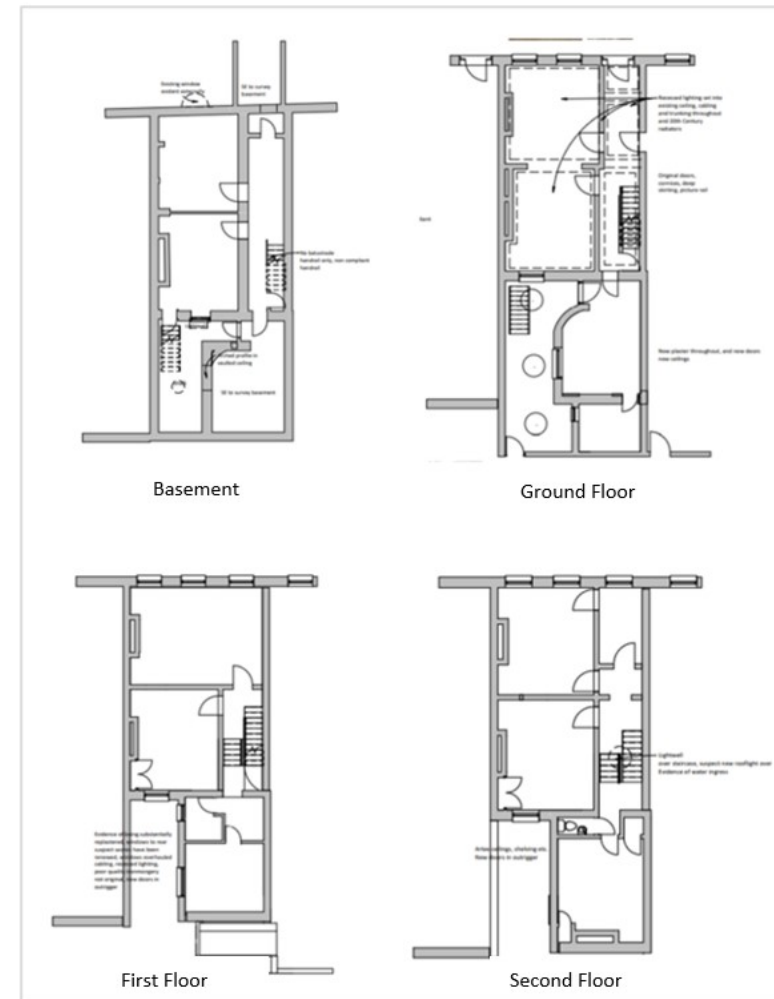


Plate 16: Floor plans as existing prior to consents.

St John Street is at the top of the plan.

Basement / cellar

- 6.28 The basement comprises six rooms including the stone staircase and were service / storerooms originally. Prior to any works being carried out these service rooms lacked any architectural detail and with few surviving original features. The doors were all modern and the walls had been dry-lined with only the brick vaulted ceiling to one room exposed. The stone stairs were original but had a modern timber handrail. The fireplace was a modern insertion of painted random coursed stone. The basement was also suffering from damp ingress. A photographic record of the basement is provided in the appendices.

Ground Floor

- 6.29 The ground floor comprises four rooms including the hallway and an attached lean-to off-shot at the rear. The principal rooms both originally contained fireplaces although only one survives as well as joinery and decorative cornicing. These rooms were likely to have been the dining room and parlour/morning room originally but were also likely to have been consulting rooms when the house was occupied by practitioners (see Section 2).
- 6.30 The hall and stair retain several original joinery details to the doors and the plaster wall corbels. The staircase is also original being open strung with simple stick balusters with polished timber handrail terminating with a curtail.
- 6.31 The outrigger comprises a single room with a curved wall. No original features survive, the fireplace has no grate or surround and had been fully plastered over. The lack survival of any

original features in comparison to the other ground floor rooms suggest that it was probably very plain originally and was a service room, probably the kitchen.

- 6.32 The lean-to at the rear contained no features of special interest and housed a boiler. It was originally likely to have been a larder / cold store or added for a W.C.
- 6.33 Throughout the floor there is evidence of the office uses with surface mounted trunking and cabling, door closers, and security bars to the windows.
- 6.34 A photographic record of the ground floor is provided in the appendices.

First Floor

- 6.35 The first floor comprises six rooms including the landing. The front room retains original plaster cornices and joinery details with the skirting boards and architraves. The fireplace has been removed. The proportion of the room and surviving architectural details suggest that this room was originally the drawing room occupying the 'piano nobile' as was the fashion of the age.
- 6.36 The rear room is less ornate although does have ornate plaster details joinery details in the form of window paneling and skirtings. The room is likely to originally have been a further reception room but might also have been a bedroom.
- 6.37 The landing and stair retain the original staircase and plaster details.

6.38 The room in the outrigger has been subdivided with modern partitioning to form a W.C, storage and office area. No original features of interest survive. This space is likely to originally have been one room and likely served as a bedroom.

6.39 Throughout the floor there is evidence of the office uses with surface mounted trunking and cabling, door closers, downlighters in the ceilings and security bars to the windows.

6.40 A photographic record of the ground floor is provided in the appendices.

Second Floor

6.41 The second floor comprises seven rooms including the landing. The front room has been sub-divided with a wall and interconnecting door between the spaces, the purpose of this space is unknown. The rear room ceiling is artex finished and no fireplaces survive. These rooms are likely to have been bedrooms, although whether family, or servant accommodation, or a mix, is unknown.

6.42 The room in the outrigger has been subdivided with walls to form a W.C., storage room and office but would originally have been one room. No original features of interest appear to survive, and the fireplace has been removed.

6.43 The landing and stair retain the original staircase and doors to the front rooms. Above the stairs is a light well, lit from a rooflight.

6.44 Throughout the floor there is evidence of the office uses with

surface mounted trunking and cabling and door closers.

6.45 A photographic record of the ground floor is provided in the appendices.

Rear yard

6.46 The rear yard area is enclosed by a high brick wall with modern gate to the rear, the walls of the house and the neighbouring property, which is clad with modern materials.

6.47 The brick walls are painted, and the surface is stone flags. Steps from within the yard lead down into the basement.

Setting and surrounds

6.48 In addition to the rear yard and its neighbouring buildings, the setting of the building is the open car parking area to its rear and modern development along Camp Street. Whilst to the front, its setting is contemporary buildings along St John Street and St John's Gardens which form the Conservation Area.

St John Street Conservation Area

6.1 The area is designated as a Conservation Area and comprises St John Street; Artillery Street; Longworth Street; Camp Street; Culvercliffe Walk; Lower Byrom Street; Quay Street and Byrom Street.

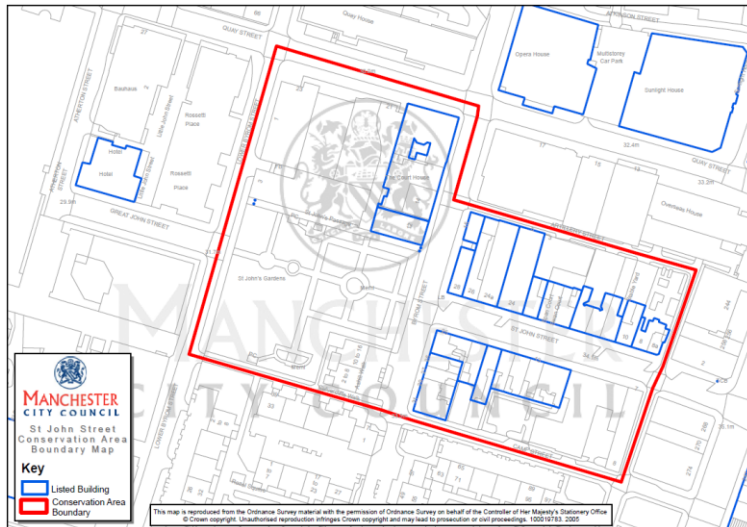


Plate 17: St John Street Conservation Area.

- 6.2 Its character and appearance is predominantly derived from the early 19th-century residential terraces and the open space of St John's Gardens which was the site of the former Church. The houses prior to their mainly commercial uses today were middle-class residences although some are now back in residential use.
- 6.3 Some of the properties were occupied by notable people, including Richard Cobden (1804-1865) the politician and reformer and John Owens who founded the Victoria University of Manchester.
- 6.4 St John's Gardens is also the former burial ground to the church and contains several notable people associated with the rise of Manchester as an industrial city.

Statement of Significance

- 6.5 It is widely accepted that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain elements of a heritage asset can accommodate substantial changes whilst preserving the significance of any asset which may potentially be affected by development proposals. Significance can be derived from many elements, including the historic fabric of a building, the layout of space or land use associated with a building or an area.
- 6.6 Historic England's Good Practice Advice Note in Planning 2 is clear that the assessment of significance is part of the application s process and states that the following:
- "Understanding the **nature of the significance** is important to understanding the need for and best means of conservation. For example, a modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the possibility of gaining new understanding of the past.
 - Understanding the **extent of that significance** is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.
 - Understanding the **level of significance** is important as it provides the essential guide to how the policies should be applied. This is intrinsic to decision-taking where there is

unavoidable conflict with other planning objectives.”

- 6.7 When working with Georgian and Victorian terraced housing and as part of understanding the nature and extent of significance Historic England offer further advice which reads as follows:

“A key challenge when planning change to terrace development is reaching a balance between meeting the needs of owners whilst sustaining the consistency of external architecture, internal plan and internal detail that distinguishes this building type. The standardisation of plan and use of modest materials in many terraces can lead to an under-appreciation of the value and interest of the individual house as contributing to a greater whole. **A good starting point is to establish as far as is reasonable the intentions of the original developer of the terrace, placing it within its historical and social context. This will then assist understanding of the importance of the plan form, the materials used, boundary treatment and the wider role of the house as part of the terrace in the street and immediate context.**” (our emphasis).³⁵

- 6.8 It is also worthwhile considering the detail of the List Description (see paragraph 6.9) which clearly states that the building has ‘group value’ or ‘GV’. The Department for Digital, Culture, Media and Sport state clearly in the Principles of Selection for Listed Buildings³⁶ that:

“When making a listing decision, the Secretary of State may also take into account:

Group value: The extent to which the exterior of the building contributes to the architectural or historic interest of any group of buildings of which it forms part, generally known as group value. The Secretary of State will take this into account particularly where buildings comprise an important architectural or historic unity or a fine example of planning (e.g., squares, terraces or model villages) or where there is a historical functional relationship between the buildings. Sometimes group value will be achieved through a co-location of diverse buildings of different types and dates.” (our emphasis)

- 6.9 On reading the List Description and the definition of group value it is evident that the significance of the building externally is derived from its frontage to St John Street. The rear of the building was inspected at the time of Listing, however only No. 11 was considered to be of any significance to warrant reference in the Description. Architecturally the building represents the 18th and early 19th–century fashion for adopting classical design, this is witnessed in its frontage, demonstrated by its sash windows, balance, proportion, the notable front door and casing, and elements of its internal features.
- 6.10 As stated in Section 2 there is no evidence that St John Street was a ‘planned’ development i.e., laid out by one builder or developer to strict design rules, instead it appears that the plots

³⁵ Historic England 2020 Conserving Georgian And Victorian Terraced Housing, Swindon.

³⁶ Department For Digital, Culture, Media And Sport; 2019. Principles Of Selection For Listed Buildings

were taken up piecemeal. The houses are likely to have been built speculatively. However, due to the risk to the developer from building speculatively, the houses were designed to be fashionable but not controversial and thereby generally followed a common, standard style that were known to be successful. This meant following a standard layout and adopting a standard frontage type, i.e., fanlight, sash windows, piano nobile etc. Whilst the frontages adopted a 'safe' design style, the rears were varied and differed in styles, this was not uncommon with one of the most well-known examples being the Royal Crescent at Bath.

- 6.11 St John Street, when first built, also functioned as an approach to St John's Church (demolished in 1931) and thereby formed part of an attractive streetscape on approach to what was also a Georgian church. Today the building and street is considered to be the last Georgian terrace in Manchester and has value as a group of buildings forming an area of special architectural and historic interest.
- 6.12 Historic maps and aerial photographs (see Section 2) both show that the rear elevations were not designed to be prominent elevations or designed to be viewed. The rear elevations originally backed onto yards and houses. Camp Street also had buildings along its frontage which further screened the rear of the properties on St John Street from view.
- 6.13 No.13 backed directly onto James Place, whilst adjacent there was Holt's Place and John's Place. These properties appear to

have been back-to-backs and thereby likely to have been pulled down during phases of post war slum clearance. Census returns for these houses from the 19th-century reveal that the houses were occupied by working classes including those whose occupations included amongst many spinners, cotton weavers, bricklayers, charwomen and screw and bolt makers.

- 6.14 It is evident that the architectural significance of No. 13 St John Street was always its frontage. Its rear elevation faced onto what was probably poor-quality working-class yards and houses accessed off Camp Street. The rear elevations have only become visible due to demolition that occurred in the later 20th-century.
- 6.15 Therefore, the extent of significance of the building externally is varied and not consistent across the elevations, with the greatest significance being the frontage.
- 6.16 Internally there has been minor subdivision in some rooms but the original layout largely survives, however the level of significance that can be attributed to the spaces and rooms vary.
- 6.17 The rooms that were service / servant areas, including the basement, outrigger and off-shot would have lacked the grandeur of ornate detailing of the formal family spaces and thereby these areas largely lack features of special interest and have been substantially altered previously.
- 6.18 The formal family spaces, primarily the ground floor, first floor, staircase and landings have been better preserved with more of their original details surviving. The lack of interest in some

rooms and the survival or features in others is consistent with the historic former uses and this still enables the hierarchy of space in how the building was designed and used historically to still be understood.

6.19 The Grade II Listing of the building highlights that it is a heritage asset of the less than the highest significance as defined by the NPPF. The heritage significance of the Listed Building is principally embodied in its:

- **Architectural Interest:** as a surviving early 19th-century town house, forming part of a group of houses designed in the fashionable neo-classical style of the age. The architectural interest always was, and still is, formed by its front elevation to St John Street with its sash windows, fanlights, paneled door and doorcase, Flemish bond brickwork and stone details. The rear elevation is of much lesser significance by virtue of it not forming part of a coherent designed elevation with the neighbouring buildings and that it was not designed to be highly visible in the townscape due to the development that once occupied the since demolished yards and back-to-backs.
- Internally the architectural interest is derived from its plan form which follows largely a standardised layout common of the period, thereby it is not rare, but is representative. The contrast between rooms with architectural features and those without represent and demonstrate the historic internal hierarchy between spaces in the building, but it is those rooms where ornate, decorative details survive that are of the highest significance.
- The architectural interest of the building is diminished by the poor condition in parts and the

impact that successive commercial office uses has had on the former domestic interior.

- **Historic interest:** as surviving early 19th-century town house speculatively built for the growing middle classes. It is a physical representation of the growth and confidence in this industrial city in this period, and the universal approach developers adopted across England to town housing.

6.20 The significance attributed to the various elements of the building is illustrated in the plans contained within the Gazetteer provided in Appendix 2.

6.21 The setting of the building also contributes to its significance, although the significance derived from the setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the building (its 'setting') which are considered to contribute to its heritage significance comprise:

- **The contemporary buildings along St John Street, including its Listed neighbours.**
- **The site of the former Church of St John. The street, buildings and site of the church provide the historical context of the building and contribute to its historic interest.**

6.22 It is clear that the significance and special interest of the Conservation Area lies in it being "*the only surviving Georgian*

*terraces street in Manchester*³⁷, its houses which were occupied by some notable residents and the site of the former church, which is a burial ground for 22,000 Manchester residents, some of whom are notable figures. Its significance is thereby derived from its **architectural** and **historic** interest.

6.23 It is however clear that there is scope for works of repair, restoration and alteration as some elements currently detract from or are of little significance to the historic or architectural significance of the property, including the following:

- **Painting of external brickwork;**
- **The ineffective dry-lining and damp ingress in the basement;**
- **The extensive cabling and ducting throughout;**
- **Spalled and poorly repaired brickwork to the rear elevation;**
- **Plethora of pipework on the rear elevation; and**
- **Unsightly window grills.**

³⁷https://secure.manchester.gov.uk/info/511/conservation_areas/914/st_john_street_conservation_area

7. Assessment of Harm or Benefits

- 7.1 This Section addresses the heritage issues that warrant consideration in the determination of the application for Listed Building Consent, in line with the proposals set out in Section 3 of this report.

Statutory requirements

- 7.2 The statutory requirement set out within the Planning (Listed Buildings and Conservation Areas) Act 1990, at Section 16(2) 66 (1) and 27 confirms that special regard should be given to the desirability of the preservation of the building and its setting, or any features of special architectural or historic interest which it possesses, whilst special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Therefore this needs to be the primary consideration when determining the proposed application.
- 7.3 The Planning and Compulsory Purchase Act (2004) requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The policy guidance set out within the NPPF is considered to be a material consideration which attracts significant weight in the decision-making process.

Guidance considerations

- 7.4 The guidance set out within the PPG states that substantial harm is a high test, and that it may not arise in many cases. Whilst the proposals see the renovation of the roof, including some alterations to historic fabric, the PPG makes it clear that it is the degree of harm to the significance of the asset rather than the scale of development which is to be assessed. In addition, it has been clarified in both a High Court Judgement of 2013³⁸ that substantial harm would be harm that would “[have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced](#)”.
- 7.5 In addition to Historic England’s Advice Note 2 – *Making Changes to Heritage Assets* it is also appropriate to consider the guidance at paragraphs 126 and 138 of Historic England’s *Conservation Principles Policies and Guidance*³⁹.
- 7.6 Paragraph 126 provides advice when considering restoration of a heritage asset and reads as follows:

“Restoration

[Restoration to a significant place should normally be acceptable if:](#)

³⁸ EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council.

³⁹ Historic England, 2008. Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment

- a. the heritage values of the elements that would be restored decisively outweigh the values of those that would be lost;
- b. the work proposed is justified by compelling evidence of the evolution of the place, and is executed in accordance with that evidence;
- c. the form in which the place currently exists is not the result of an historically-significant event;
- d. the work proposed respects previous forms of the place;
- e. the maintenance implications of the proposed restoration are considered to be sustainable."

- c. the proposals aspire to a quality of design and execution which may be valued now and in the future;
- d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future."

7.8 The following pages of this section will take each element of the development proposals associated with the variation of the plans in turn and consider the potential effect of the proposals on the significance of the Listed Building.

7.7 Paragraph 138 relates to new work and alteration and reads as follows:

"New work and alteration

New work or alteration to a significant place should normally be acceptable if:

- a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;
- b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;

Assessment - Basement

- 7.9 Works to the basement have already been approved by the LPA (ref: 126186/JO/2020 - Proposed Basement 208 E received 30th Oct 2019).
- 7.10 Proposed alterations to the approved plan include:
- A new services room and access doorway.
 - Changes to the proposed partition between Room 1 (media room) and Room 2 (study).
 - Removal of wall between former window and door to the external stairs and new piers to support supporting steel.
 - Re-opening of bricked up vault between room 3 (snug) and Room 4 (gym)
- 7.11 The basement appears to have originally been service rooms originally but more recently had been modernised for use as treatment rooms. Other than areas of the exposed brick vaulting the basement is of low architectural significance (see Gazetteer).
- 7.12 The proposed alterations will result in the minor loss of historic fabric with the removal of small areas of brickwork. The resulting pier from the removal of the external stair is unrestrained and considered to be unsafe, and in consideration with the loss the stair (previously approved) the historic context and understanding of this part of the basement is now lost and thereby this small area of wall lacks significance.
- 7.13 The brick infill between the proposed snug and gym is understood to be a modern brick and the original brick vault construction to the ceiling that has been revealed show that this was originally an opening.
- 7.14 Overall, the proposed alterations to the basement will not fundamentally harm the heritage significance of the building. The basement will still be understood and read as a secondary space within the hierarchy of the floors. Much of the significance of this space has been eroded by previous alterations as part of the former commercial use but the elements of significance, such as the stone stair from the hall and the exposed brick vaulting will be retained and be visible. The proposals aspire to be to a quality of design and execution which will be valued and will be a substantial improvement and enhancement over the finish and appearance that was left from the former commercial use.
- 7.15 The re-opening of the bricked-up opening is justified by the evidence of it being a later infill which itself is of no interest, and the restoration of the exposed brickwork that will entail is a heritage benefit to this space.
- 7.16 The approved drawing - Proposed Basement 208 E received 30th Oct 2019 showed the extent of tanking to the walls that has already been approved (see the blue line on the approved plan) and as such this element remains unchanged.

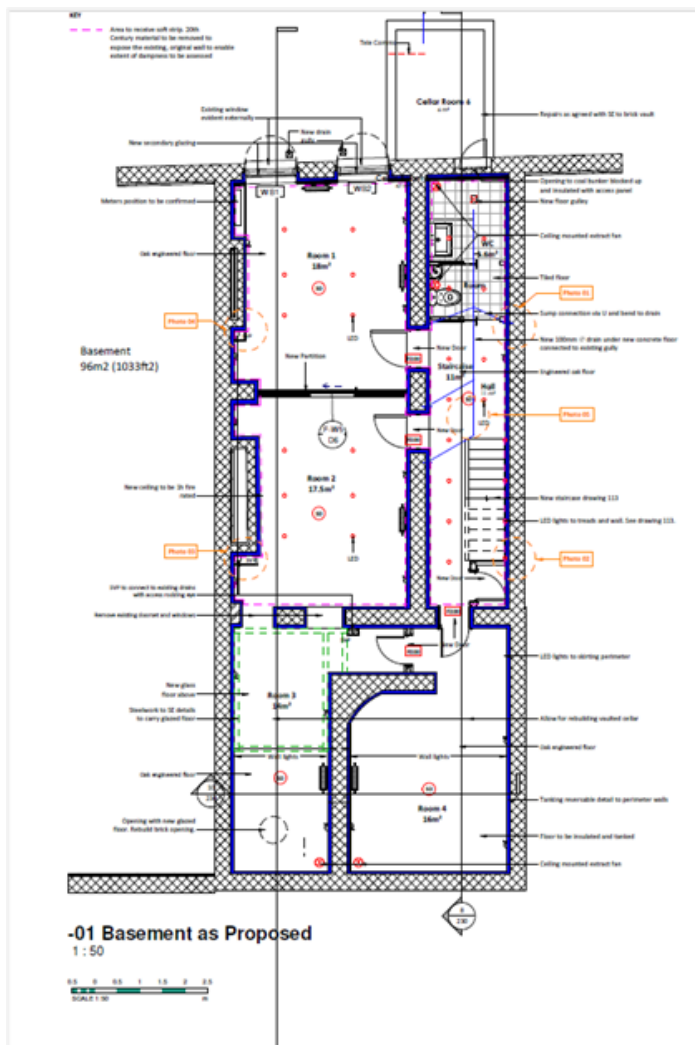


Plate 18: The approved works to the Basement.

(ref: 126186/JO/2020 - Proposed Basement 208 E received 30th Oct 2019).

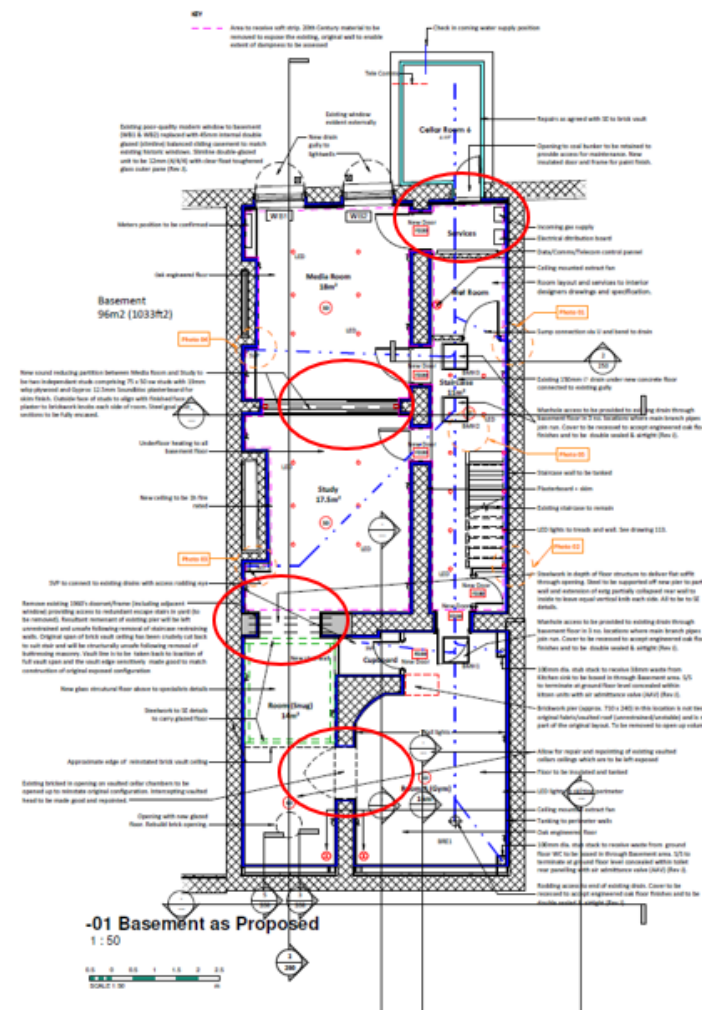


Plate 19: Proposed changes to Basement.

Assessment - Ground Floor.

- 7.17 Works to the ground floor have already been approved by the LPA (ref: 126186/JO/2020 - Proposed Ground Floor 209 C received 30th Oct 2019).
- 7.18 Proposed alterations to the approved plan include:
- Removal of sash window and wall below cill to dining room.
 - Coal chute to be exposed and within tiled floor to the conservatory.
 - Reconfiguration of W.C and utility space, including removal of wall including chimney breast in the outrigger.
- 7.19 The sash window to the dining room is a modern, 20th-century replacement with modern glass, although the surrounding timber paneled window case is original. It is proposed to remove this window and the short wall below the cill to enable a door opening from the dining room through to the approved conservatory extension. The existing window case will be re-used and extended to form a window case/lining to the new opening to ensure a suitable period finish, matching the original character.
- 7.20 The loss of historic fabric will be minimal as the window itself is modern and the existing paneled casing will be reused.

However, the alteration will result in a change to the original design of the building and this room.

- 7.21 The alteration to the window opening should be considered alongside the conservatory extension already permitted. During the 19th-century conservatories were widely popular due to the popularizing by John Claudius Loudon, and advances in glass production, which brought them within reach of the wider population and thereby were seen on a greater variety of houses.
- 7.22 They were generally seen as an extension of a house rather than a garden feature and were *"usually an annexe to a drawing room, or a library with little or no connection to the garden beyond"*⁴⁰. A conservatory thereby is not an alien addition to the house, hence it has been approved, but the proper and right connection, historically speaking, would be from the dining room.
- 7.23 Whilst the dining room is considered to be a space of high significance this proposed alteration is based on an understanding of how a 19th-century house might have evolved, especially with the addition of conservatories. Whilst there will be a level of harm from the loss and alteration of historic fabric, this harm can only be considered to be less than substantial and at the lowermost end of the spectrum. However, the works are based on an understanding of the building, its architectural

⁴⁰ Yorke, T. 2005. *The Victorian House Explained*. Countryside Books, Newbury.p114

detailing and how it might have evolved; it will be carried out to a high standard of design and execution that will not appear alien to the space and will be valued now and in the long term; and in considering that the window would be within an internal space following the construction of the conservatory, its original function, purpose and context will be lost, and thereby the works will not harm the overall special interest of the Listed Building. In short, this window is not of such significance that it can be considered a principal reason for the building to have been Listed, and the alteration is justified.

- 7.24 The floor of the conservatory will now be tiled instead of the originally proposed a timber floor, alongside the previously approve section of glass floor, and thereby more in-keeping with traditional conservatory style, but most importantly the original coal chute will be retained as a feature within the space, thus better revealing its significance and will be a clear reminder of how this area was previously used.
- 7.25 The chimney breast within the kitchen area is in the rear outrigger, an area of low significance, and is poorly constructed, appearing to be constructed from single brick. It lacks any chimneypiece/fire surround, grate, range or hearth, and has been infilled with brick. Thereby no architectural features of interest survive, and once replastered the chimney breast would simply be read as a blank wall within the room, with no defining features.
- 7.26 There is a discrepancy between the approved plans with the

extent of the removal of the existing walls flanking the chimney breast (Plate 20 and Plate 25). Approved Proposed Ground Floor Plan 209 J (ref: 126026/JO/2020) clearly show the walls to either side fully removed. This would have left the chimney standing as a single pillar within an open space, devoid of features and making no contribution to the understanding of the original layout or evidence of its function.

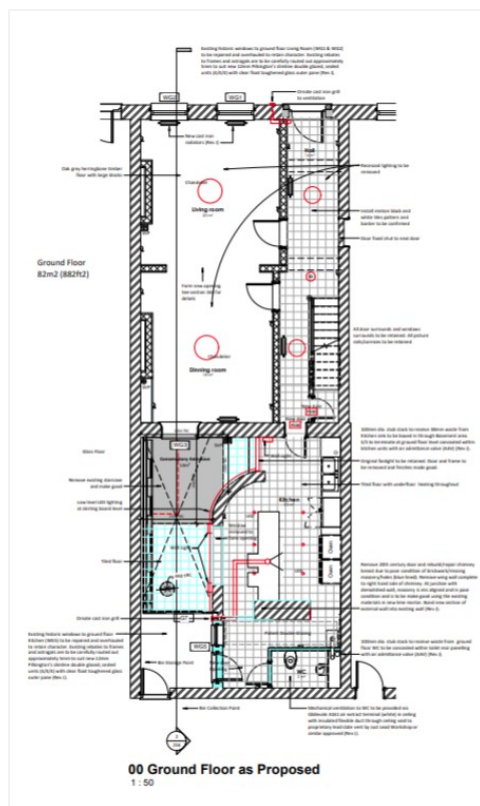


Plate 20: Approved Ground Floor Plan, 209 J - ref: 126026/JO/2020.

- 7.27 The approval of two different plans that both affect the chimney breast demonstrate an inconsistency in the approach to this space and the significance attributes to the room and the structure by the LPA. In light of these two decisions, it is now proposed to remove the chimney breast.
- 7.28 The room itself in which it is in is of low significance, and other

than being evidence of the original heating method, of which there are better preserved examples in other rooms, the structure lacks any interest.

- 7.29 The chimney breast to the basement and those at the first and second floors, together with the external stack and pots will still be retained and ensure that there is not a total loss of understanding of the original method of heating in the outrigger.
- 7.30 The chimney breast therefore is of low significance and its removal will result in the minor loss of historic fabric and minor change to the layout of the space. However, when considering the low significance of the chimney breast to this room and the outrigger as a whole any harm might only be considered less than substantial and at the very lowermost end of the spectrum.

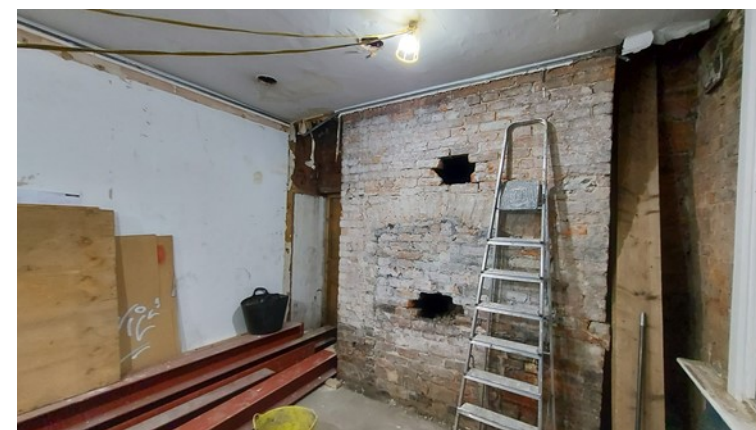


Plate 21: The chimney breast with the plaster removed.

- 7.31 The building is Listed as part of a group of buildings that were constructed approximately as the same time. It is thereby

helpful to examine the approach that has been taken with the outriggers at other properties within vicinity of No.13.

- 7.32 The neighbouring property, No. 15 has undergone extensive rebuilding to the rear (planning reference: 112624/FO/2016). Here only the ground floor of the outrigger survived but consent was granted for full demolition of the structure, including the full height chimney stack.

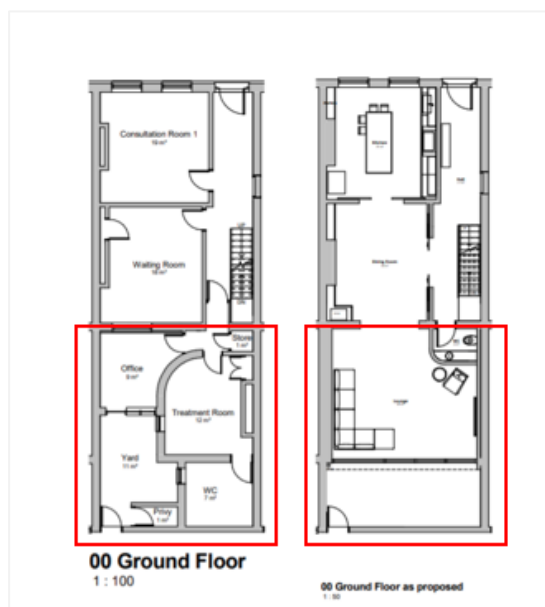


Plate 22: Approved demolition of ground floor outrigger at No.15 St John Street (ref: 112624/FO/2016).

- 7.33 The granting of consent at No.15 resulted in a greater loss of fabric to the outrigger than that being proposed at No.13 and demonstrates that a high degree of significance is not placed on

surviving fabric in these parts.



Plate 23: The chimney at No.15 in 2008.



Plate 24: The chimney at No.15 in 1930.

- 7.34 As stated in Section 6 the special interest of the rear outriggers is not the fundamental reason for the Listing of the terrace row, and thereby the works will not harm the overall special interest of the Listed Building. In short, this chimney breast is not of such significance that it can be considered a principal reason for

the building to have been Listed, and the alteration is justified.

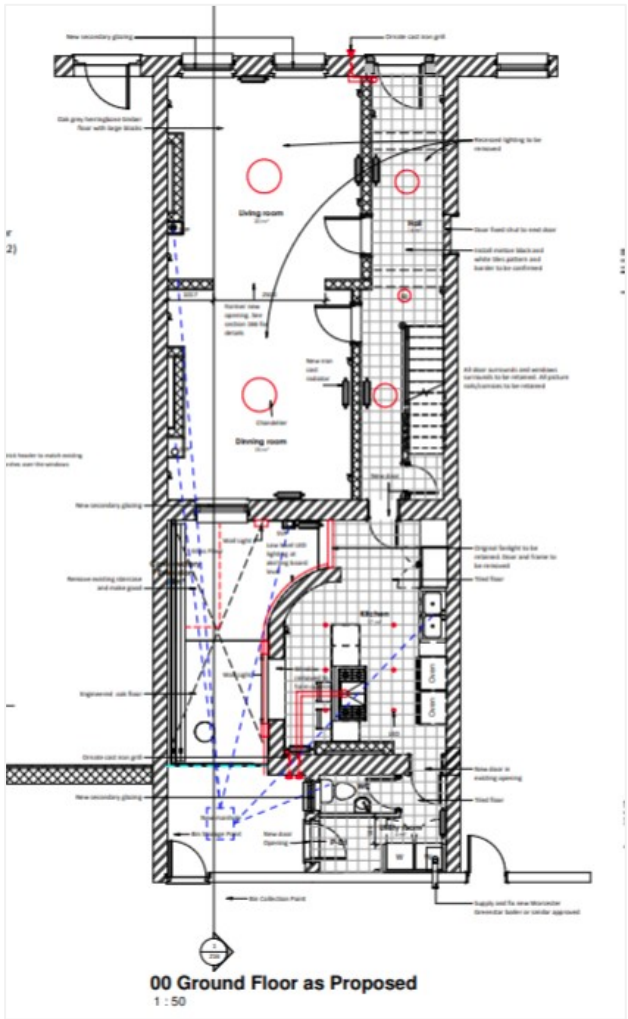


Plate 25: The approved works to the Ground Floor.

(ref: 126186/JO/2020 - Proposed Ground Floor 209 C received 30th Oct 2019).

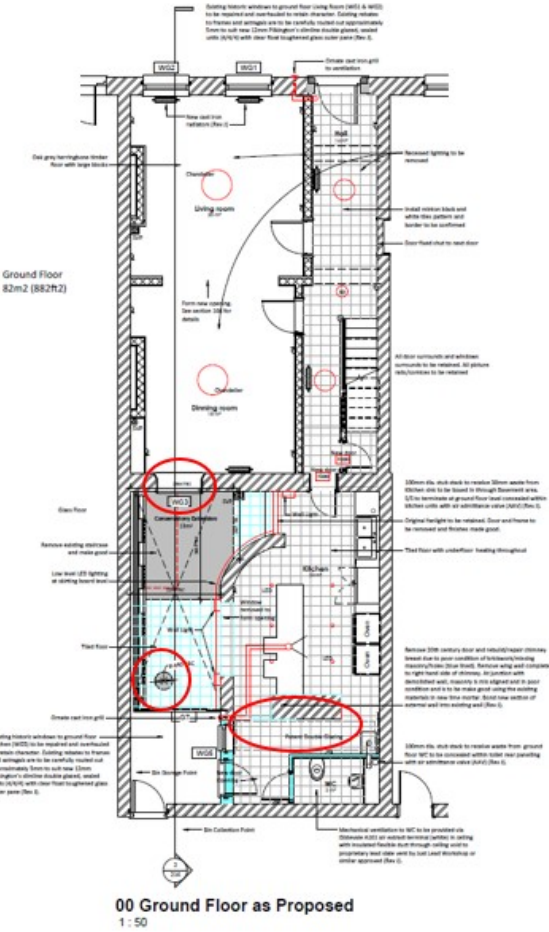


Plate 26: The proposed Ground Floor.

Assessment – First Floor.

- 7.35 Works to the first floor have already been approved by the LPA (ref: 126186/JO/2020 - Proposed First Floor 210 C Received 30th Oct 2019).
- 7.36 Proposed alterations to the approved plan include:
- Removal of consented partition wall in Bedroom 1.
 - Door from landing to en-suite to be fixed closed.
 - Reconfiguration of en-suite.
 - Reconfiguration of bathroom and walls in the outrigger.
- 7.37 The first-floor front bedroom, Bedroom 1, is an area of high significance, and although Listed Building Consent has been granted for the erection of a new stud wall / partition below the picture rail, it is now considered that this would be a harmful alteration to this space. The partition would obscure views of the fireplace when altering the room and detrimentally impact on how the space is read and understood, and thereby would be harmful to the historic layout.
- 7.38 Removing this approved partition from the room will ensure that the significance of this space is better preserved, and together the extensive restoration of all internal features, including the cornice and joinery the proposals will be a heritage benefit, over the consented scheme, and the condition of the space that was left from the commercial use.
- 7.39 The door from the landing into the en-suite will be fixed closed, and whilst this will be a non-usable door, no harm shall arise from its permanent closure and as the door is being retained this alteration is reversible.
- 7.40 The layout of the en-suite is proposed to be reconfigured to enable a bath to be included. Whilst this space is an area of medium-high significance, work of alteration through the introduction of a bathroom fittings and stud walls has previously been given Consent and the proposed alteration / variation will result in no greater level of impact or harm than that already consented.
- 7.41 The outrigger to the rear is of low significance and the space was subdivided with modern stud walls when in commercial use. Consent has previously been granted to reconfigure this space and the proposal us now for further reconfiguration with the repositioning of the doorway to Bedroom 2 and changes to the bathroom layout. However, these changes will result in no harm as no historic fabric will be altered and the space and layout in this part is not significant.

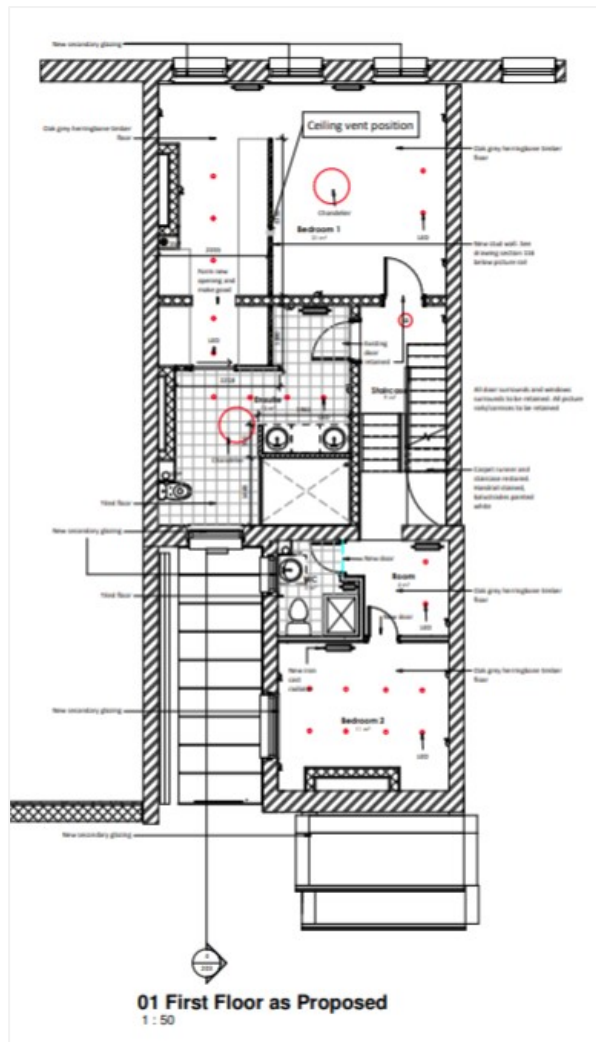


Plate 27: The approved works to the First Floor.

(ref: 126186/JO/2020 - Proposed First Floor 210 C Received 30th Oct 2019).

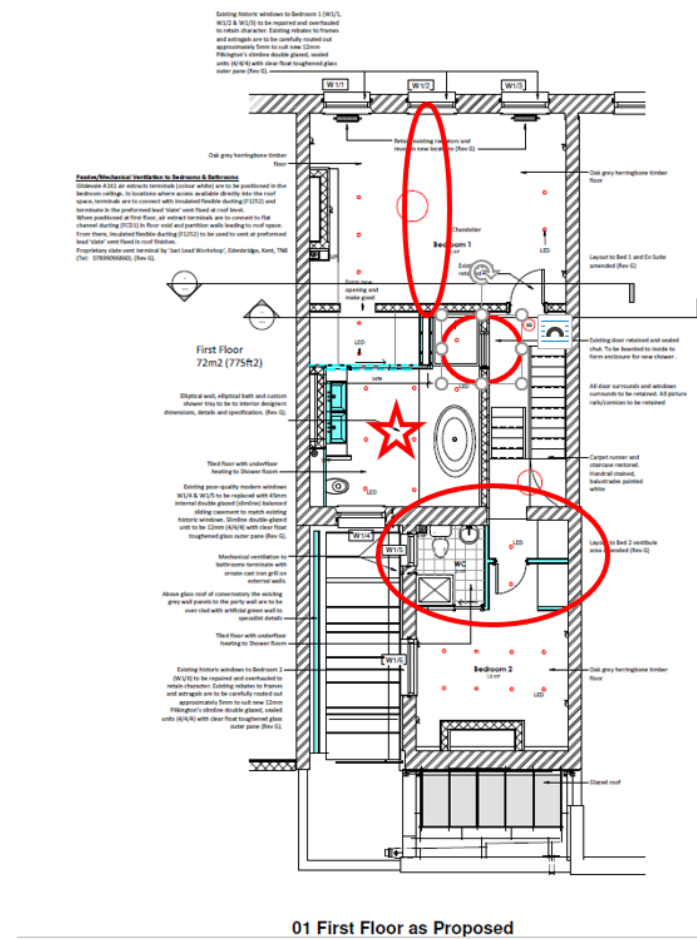


Plate 28: The proposed First Floor.

Assessment – Second Floor.

- 7.42 Works to the second floor have already been approved by the LPA (ref: 126186/JO/2020 - Proposed First Floor 210 C Received 30th Oct 2019).
- 7.43 Proposed alterations to the approved plan include:
- Removal of doorways and stud partition wall at Bedroom 3 and Landing.
 - Insertion of laylight to staircase over light.
 - Use of two rooflights to Bedroom 5.
- 7.44 There is no identified or clear reason for the stud wall that has been inserted to subdivide Bedroom, 3 or for the additional entrance from the area labelled as a 'dressing room'. It is likely that the subdivision was undertaken in the later 19th-century, or possibly in the earlier 20th-century and might have simply been undertaken to create a dressing room or washroom, or address lack of accommodation, for a nursery room or as a store for any commercial uses.
- 7.45 The partition wall has in fact subdivided what is likely to have been the principal or master bedroom. Due to the size of the room and that it overlooked the street rather than the back-to-back courts to the rear originally, suggest this room would not have been servant accommodation.
- 7.46 Whilst it is not proposed to restore Bedroom 3 to its original dimensions, the partitions and doors are unlikely to represent a significant phase in the evolution of the building and the

proposed alterations will still enable the second floor to be understood as being domestic bedroom accommodation which the space was originally designed to be.

- 7.47 The staircase is lit by an oculus / rooflight as was the fashion in many Regency/early Victorian houses. However, the external roof light is visible from the staircase and is unsightly. It is highly unlikely that the oculus was originally designed to be seen in this manner.
- 7.48 To hide the rooflight an internal laylight was usually installed of leaded, or coloured glass. It is proposed to install a bespoke laylight, and whilst no details of the original laylight survive to replicate, the introduction of one would respect the historic form and character of the building. It is thereby justified as it is based in known examples in similar houses, and thereby the evidence for one is compelling. The introduction of a laylight is considered to be a heritage benefit over the previous consent.

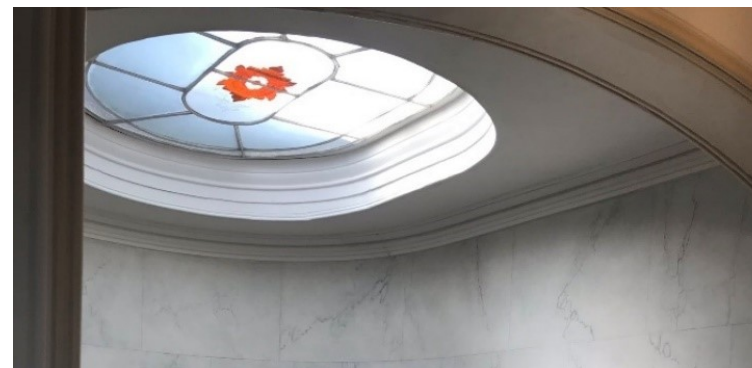


Plate 29: Example of a lay light to a staircase.

- 7.49 Bedroom 5, within the outrigger, is an area of low significance and the removal of the ceiling and insertion of a rooflight has already been given Consent. However, the location of the original purlins does not enable a rooflight of vertical emphasis to be installed without reconfiguration of the roof, which is considered to be unnecessary and would harm original fabric of the roof structure.
- 7.50 The proposal is to amend this rooflight to use two small, conservation style rooflights of horizontal emphasis to fit between the purlins and the ridge. The insertion of any rooflight in this roof slope will not be visible from any vantage point externally, thereby they will only be visible from within the room itself. The room is a space of low significance and as such the proposed roof lights will not harm the special interest of the Listed Building or the character and appearance of the Conservation Area.



Plate 30: The roof slope of the outrigger is no visible from any vantage point.

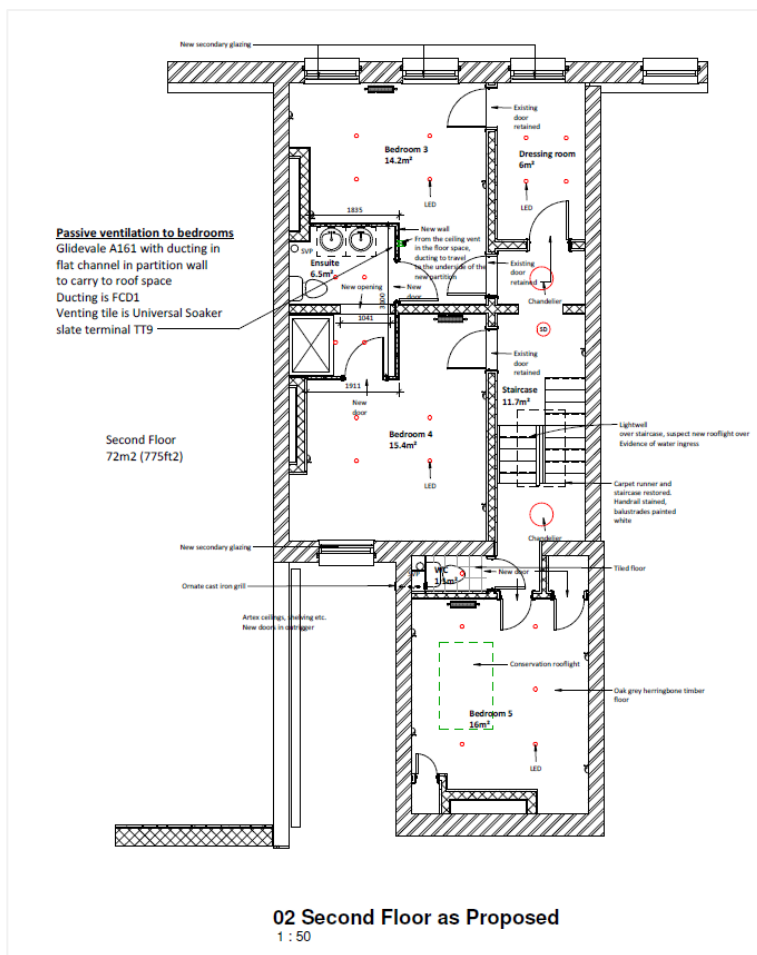


Plate 31: The approved works to the Second Floor.

(ref: 126186/JO/2020 - Proposed Second Floor 211 C received via email 11th November 2019).

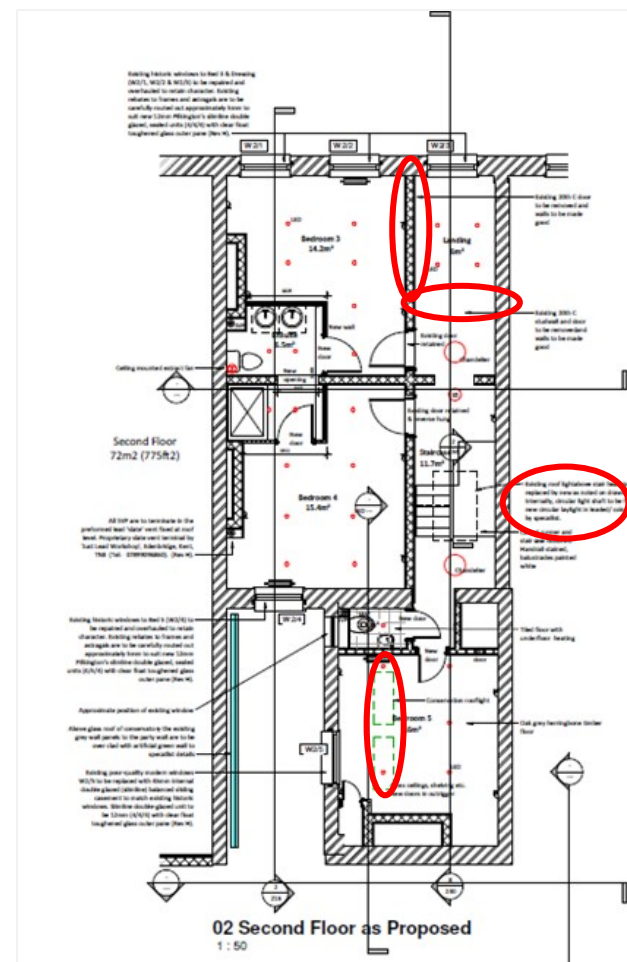


Plate 32: The proposed Second Floor.

Repairs, Restoration and Use

- 7.51 The proposals will result in repairs to the fabric of the building and the restoration of many elements of the significant fabric, including cornicing and all joinery, with the aim of preserving the building and better revealing its architectural interest for the long-term and for future generations.
- 7.52 Bringing the building back into single use, single ownership and into its original intended use as a dwelling house is also considered to be of significant heritage benefit.

Works relating to imposed Planning & Listed Building Consent Conditions

- 7.53 The previous Listed Building Consent (ref: 126186/JO/2020) imposed several Conditions. The Conditions that require further information are outlined below together with details that relate to their discharge. These details are provided to avoid any approval having to re-impose the conditions again.

Condition 3

"3) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, full and final details of the following shall be submitted and approved in writing prior to any works to those elements commencing on site:

- a. Roofworks - Detailed method statement for proposed repair works to the roof and chimney stacks and samples of any replacement materials including final details of proposed roof ventilation.

- b. Glazing - an onsite sample of the proposed double-glazing system to existing windows; full details of the proposed new double-glazed windows including detailed cross-sections through the frame at the base, head, reveal, glazing bars and details of how it connects with the existing fabric, including colour and fitting detail; followed by provision of a sample of the proposed glazing window on site. No windows shall be removed without the above details being provided to and approved by the Local Planning Authority.
- c. Extension - Details of the new glazing system proposed for the extension including detailed cross-sections through the conservatory framing and details of how it connects with the existing fabric, including colour and fitting detail.
- d. Brick cleaning/repair - the cleaning, repairs and treatment of the exposed brickwork of the internal walls, including but not limited to the exposed areas of 126186/JO/2020 Page 5 of 6 brickwork to the basement, and the area of brickwork to be removed and part-rebuilt adjacent to the Chimney breast in the kitchen. This shall include the provision of samples of proposed replacement brick and mortar where required".

- 7.54 **Roofworks:** The necessary repairs to the roof coverings are limited and the existing materials and fabric are to be retained. Where proposed rooflights are to be inserted, the existing slates will be carefully removed, and the opening made good on a like

for like basis. The excess slates are to be carefully stored on site and use for any limited patching up/making good where this is required. Ventilation will use the Slate Vent Terminal by the Just Lead Workshop and the brickwork repairs and repointing to the chimney stacks is to be carried out in accordance with bricks to match and bedded / pointed with a lime mortar .

- 7.55 **Glazing:** The proposed adaption of the existing glazing bars/astragals to accommodate the slimline double-glazed units identified in the planning application documents have been installed on site. The only impact this has had on the historic fabric has been the removal of approximately 6mm of rebate to the astragals to accommodate the increased thickness of the unit. There has been no impact on the head or cill detail of the window and this technique has removed the need for intrusive and unsightly secondary glazing for thermal and acoustic insulation purposes.
- 7.56 The approach has also allowed all the historic windows to be retained and the internal shutters (original) to be repaired and returned to full working order. The proposal has retained original fabric and secured the aesthetic appearance of the listed terrace frontage for the foreseeable future. It is generally regarded as acceptable for improving the thermal and acoustic performance of heritage windows with the minimum of loss or damage to the fabric. There are numerous examples of assets of a similar designation (Grade II) where the adoption of this technique has been deemed acceptable. See window repair and upgrading of

glazing schedule as part of the application.

- 7.57 **Extension:** See submitted drawings.
- 7.58 Brick Cleaning / repair: This work shall be carried out in accordance with the *General Brickwork, Repair and Repointing Recommendations*. Replacement bricks will be handmade and of imperial size, as already agreed with the LPA.

APPENDIX 3: BRICKWORK SPECIFICATION AND APPROVAL OF BRICK.

8. Conclusions

- 8.1 The significance of 13 St John Street to the character and appearance of the Conservation Area is derived from its external appearance, primarily its street frontage which contributes to the wider 18th / early 19th-century character of the street. The significance of the building itself varies across the elevations and rooms due their historic use and survival of historic fabric, but is largely derived from its front elevation, layout and survival of architectural features internally.
- 8.2 The former commercial use had detrimentally impacted on the fabric of the building in some areas, and had resulted in a total loss of the understanding of the historical use of the building as a dwelling house, for which it was originally built.
- 8.3 Overall, the proposed works will result in minor alterations to the approved scheme. Any harm arising from the proposals might only result from the removal of small parts of historic fabric, which will mainly be through the removal of brickwork in the form of a chimney breast which is of low significance, and a few courses of brick work below an existing window cill, and minor areas of a joinery. However, these works are only be considered to be less than substantial harm and at the lowermost end of the spectrum. The harm would be localised and the proposals would not fundamentally or materially harm the reason for why the building is Listed and its special interest as a whole.
- 8.4 The proposals should still be considered alongside the extensive restoration, repair and the return to a single domestic residence that will be delivered by the scheme. The proposals will result in significant heritage benefits to the building that weigh in favour for support of the proposals.
- 8.5 The building will still clearly retain its special interest as an early 19th-century town house following the proposed alterations, and in the most part will be restored and enhanced. This is evidenced locally, especially at neighbouring No.15, where extensive works of alteration and extension have been undertaken, but not to the detriment of the special interest of the building, which is still recognisable as a 19th-century townhouse. Thereby it can be said with confidence that the proposed work, when considered on balance, outweighs the very limited and less than substantial harm and should be approved.
- 8.6 These proposals will also rectify the discrepancies between the approved Planning Permission and Listed Building Consents, and it is considered that the application proposals are compliant with the duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Local Plan and policies contained in section 16 of the NPPF.

APPENDIX 1: LIST DESCRIPTION FOR 11-17 ST JOHN STREET.



11-17, ST JOHN STREET

Overview

Heritage Category:
Listed Building

Grade:
II

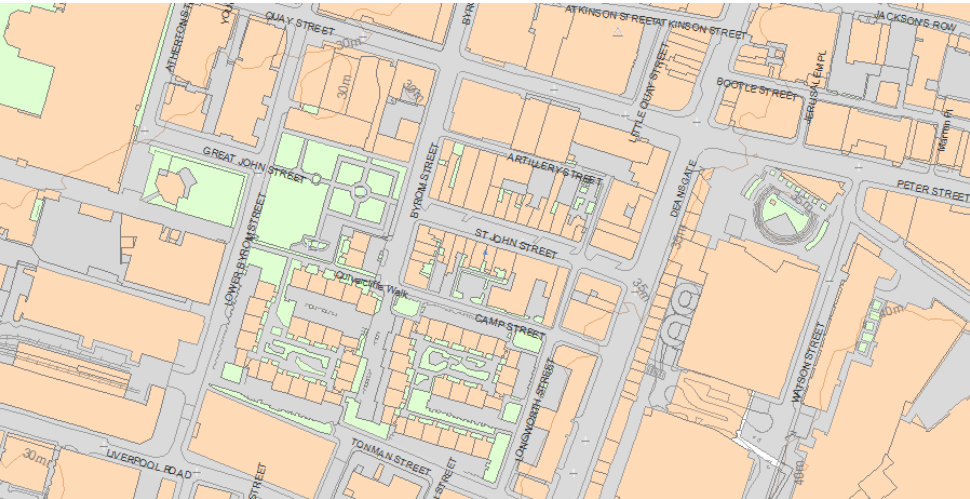
List Entry Number:
1254465

Date first listed:
25-Feb-1952

Date of most recent amendment:
06-Jun-1994

Statutory Address:
11-17, ST JOHN STREET

Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1254465.pdf](https://mapservices.HistoricEngland.org.uk/printwebservice/hle/StatutoryPrint.svc/437010/HLE_A4L_Grade/HLE_A3L_Grade.pdf) (https://mapservices.HistoricEngland.org.uk/printwebservice/hle/StatutoryPrint.svc/437010/HLE_A4L_Grade/HLE_A3L_Grade.pdf)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 06-Jul-2021 at 12:11:06.

Location

Statutory Address:
11-17, ST JOHN STREET

The building or site itself may lie within the boundary of more than one authority.

District:
Manchester (Metropolitan Authority)

Parish:
Non Civil Parish

National Grid Reference:
SJ 83406 97908

Details

MANCHESTER

SJ8397NW ST JOHN STREET 698-1/30/397 (South side) 25/02/52 Nos.11 TO 17 (Odd) (Formerly Listed as: ST JOHN STREET (South side) Nos.11 TO 25 (Odd))

GV II

Terrace of 4 town houses, now offices. Late C18; altered. Red brick in Flemish bond with some sandstone dressings, slate roof. Double-depth plan, No.11 double-fronted and the others all single-fronted; with various back extensions. Three storeys over cellars, a symmetrical 14-bay facade with a plinth, 1st-floor sill-band, plain frieze and modillioned cornice, No.11 forming 5 bays and the others 3 bays each, the doorways regularly spaced between pairs of windows. The doorways are round-headed, and have set-in doorcases with slender engaged ionic columns and Greek-key friezes, and semi-circular fanlights (those at Nos 11 and 13 with elegant curvilinear tracery and the others plain); 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. Rear: No.11 has a curved stair-turret lit by a large round-headed window with intersecting glazing bars. Interiors not inspected. Matches Nos 21 to 25 (q.v.).

Listing NGR: SJ8340697908

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
457295

Legacy System:
LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

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APPENDIX 2: 13 ST JOHN STREET – GAZETTEER.

13 St Johns St, Manchester

Gazetteer



13 St John St.

GAZETTEER

Introduction

This gazetteer was compiled in 2019 by The Bernard Taylor Partnership Ltd.

The Gazetteer provides a summary of each elevation and room in the building. Each entry briefly describes the historical purpose (if known), evolution and key features of the elevations and interiors.

The relative significance of each elevation or space has been assessed according to a hierarchy ranging from exceptional/highest to low significance, related to four main heritage values (aesthetic, historic, evidential and communal).

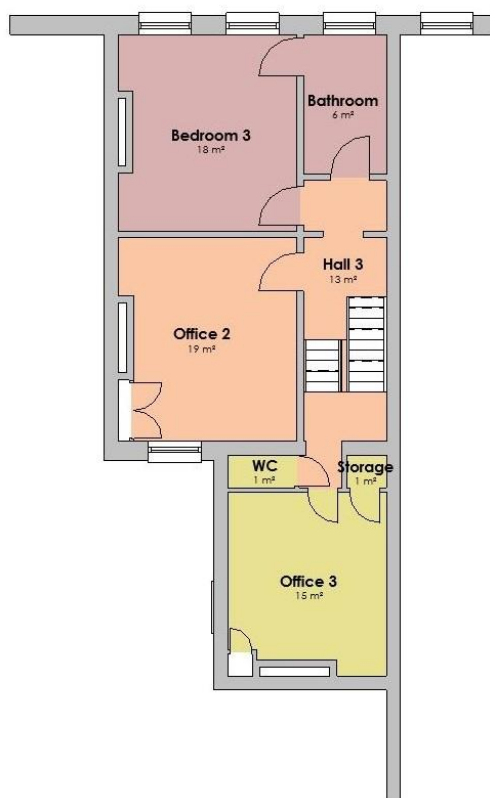
Current issues likely to affect significance are summarised, particularly in relation to known matters of physical condition, setting or known proposals. This is a snap-shot for 2019, and the issues will change in the future.

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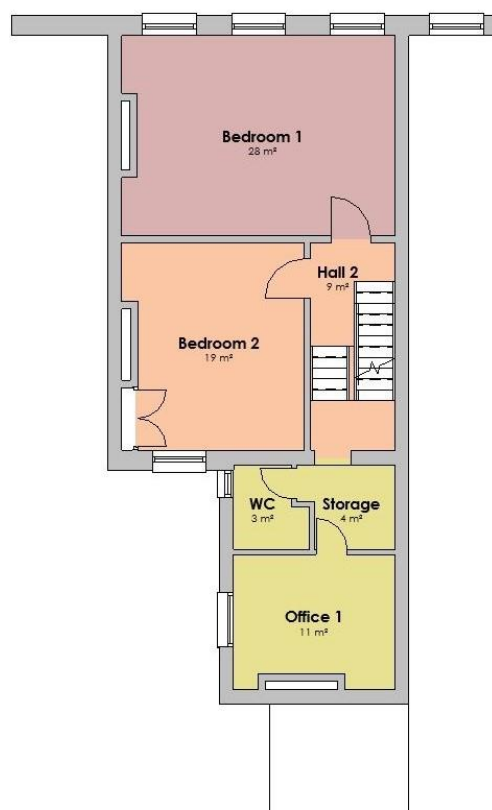
The gazetteer text was compiled by Vicky Saunders SCA AABC of Bernard Taylor Partnership. (BTP)

Hierarchy of significance

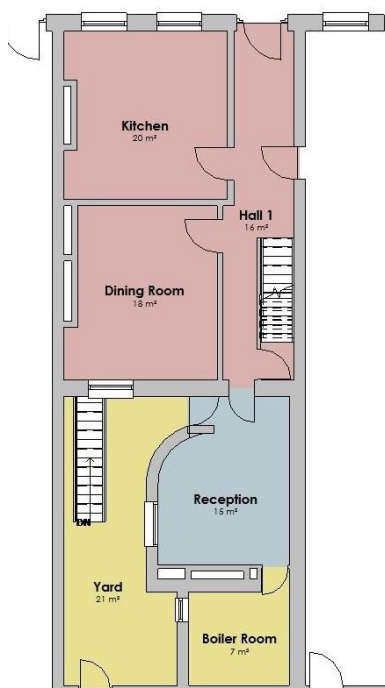
2nd Floor as existing



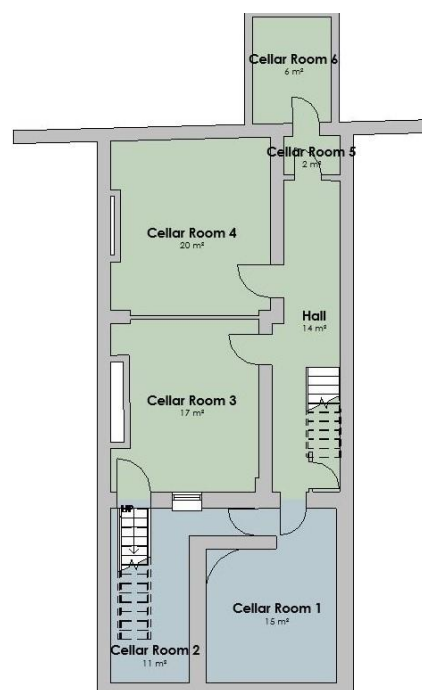
1st Floor as existing



Ground Floor as existing



Basement as existing



High Significance
Medium Significance
Low Significance

Gazetteer Contents

1. Front / North Elevation
2. Rear / South Elevation

2nd Floor:

3. Bedroom 3
4. Office 2
5. Office 3
6. Bathroom
7. Landing & Stairs

1st Floor:

8. Bedroom 1
9. Bedroom 2
10. Office 1
11. WC
12. Landing & Stairs

Ground Floor:

13. Kitchen
14. Dining Room
15. Reception
16. Boiler Room
17. Yard
18. Hall

Basement:

19. Cellar Room
20. Cellar Room 3
21. Cellar Room 1
22. Cellar Room 2
23. Cellar Rooms 5&6
24. Cellar Hall & Stairs

13 ST JOHNS ST Front / North Elevation		Gazetteer item No: 1
		Designation: Grade 2

Brief description:

No. 13 St. John Street is in a terrace of four similar town houses. The houses are built in red brick in Flemish bond with sandstone dressings and slate dual roofs.

Summary history:

St John Street was built for professional people. The style was derived from publications such as the *Antiquities of Athens* (Stuart & Revett 1762-1816) but which fell out of fashion quite quickly after 1840. The asset is currently used as offices and medical practitioners

Significance Level:

High

Significance values:

High Aesthetic Value and historical value as the entrance elevation and retains much original fabric and architectural detail in the Greek revival style.

Issues:

Repairs need to timber eaves cornice and stone detailing to doorways. Sash windows have been subject to an overhaul, Second floor window fenestration does not match the neighbours

Policies/recommendations:

Options for renewing windows, repairs to stone, renewal of paint to stonework, repairs to ironmongery on door, overhaul box gutter and rainwater goods.



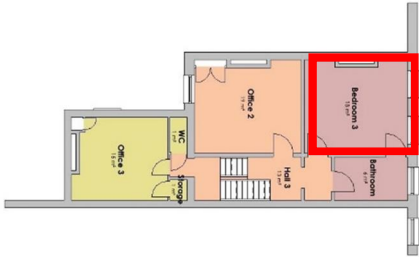
13 ST JOHNS ST Rear / South Elevation			Gazetteer item No: 2
			Designation: Grade 2

Brief description: English bond every 9th course, high percentage perished bricks, bricks with fire skin loss and perished 20th Century windows to some apertures, flues and pipework, grills over windows, outrigger in poor condition, settlement. Chimney with original pots.	Summary history: Original outriggers and yard rear are original footprint however have been altered at basement level with 20th Century stair and doorway. James Place and Holts Place and properties to rear have been cleared. 1891 shows terraces, which have are present until 1938 and cleared by 1948
--	--

Significance Level: Medium	Significance values: Medium significance, medium historical interest, low aesthetic value due to 20th Century alterations.
--	---

Issues: Condition of existing brickwork and pointing, structural checks required to single storey outrigger and chimney stack, plethora of flues and pipework, alterations and openings to rear, windows replaced, sashes overhauled. Adverse aesthetic effect of number 15 extension to yard.	Policies/recommendations: Options for renewing windows, repairs to brickwork, overhaul gutter and rainwater goods, assess necessary repairs to fabric. Single storey glazed conservatory to counter the negative impact of the 15 St John Street's tall grey wall. Minor alterations to allow for adaptive reuse back into a dwelling. Removal of grills, flue and pipework.
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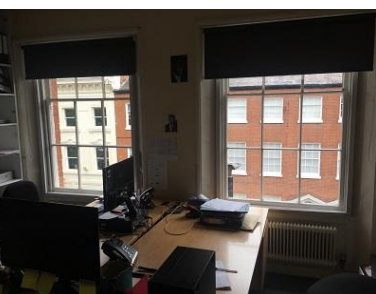
Rear 	Outrigger 
---	--

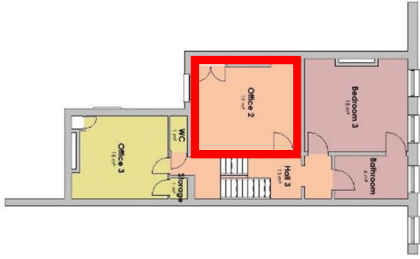
13 ST JOHNS ST 2 nd Floor, Front Office		Gazetteer item No: 3
		Designation: Grade 2

Brief description: More modest features than ground and first, simply decorated, plastered, no cornice, overlooking front. Chimney breast in place	Summary history: Front room possibly used for bedrooms/servants, current use is office
--	--

Significance Level: High	Significance values: High significance, historical interest, aesthetic value.
------------------------------------	---

Issues: Suspect high portion has been re-plastered. Window fenestration does not match neighbouring properties. Modern radiators and surface mounted trunking.	Policies/recommendations: Additional bathroom introduction to allow for adaptive reuse for residential, conservation roof light to rear annex. Removal of radiators and trunking, installation of new radiators. Retention of original doors.
--	---

Entrance door 	Internal door 	Windows 
Skirting 	Architrave 	Flue arch & ceiling 

13 ST JOHNS ST 2nd Floor, Rear Office 	Gazetteer item No: 4 Designation: Grade 2
---	---

Brief description: More modest features than ground and first, simply decorated, plastered, no cornice. Chimney breast in place, 20th Century, Chimney cupboard added, artex ceiling, new window panel	Summary history: Mid room possibly used for bedrooms/servants, current use is office
--	--

Significance Level: High/Medium	Significance values: High/Medium significance, historical interest, aesthetic value
---	---

Issues: Suspect high portion has been re-plastered. Surface mounted trunking, damage to architraves.	Policies/recommendations: Additional bathroom introduction to allow for adaptive reuse for residential. Removal of radiators and trunking, installation of new radiators. Retention of original doors. Removal of unnecessarily closers
--	---

Entrance door 	Architrave 	Skirting 	Flue arch 
South window 	Radiator 		

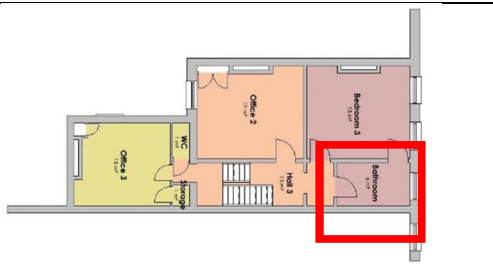
13 ST JOHNS ST 2nd Floor, Office Outrigger 	Gazetteer item No: 5 Designation: Grade 2
--	---

Brief description: Low	Summary history: Rear room possibly used for bedrooms/servants, current use is office
-----------------------------------	--

Significance Level: Low	Significance values: Low, original features missing
------------------------------------	--

Issues: Suspect high proportion has been re-plastered. Space has been subdivided, 20th Century doors and windows. Chimney breast boxed in	Policies/recommendations: Replacement of doors and windows with high quality facsimiles. Refine chimney breast. Conservation roof light addition. Removal of radiators and trunking, installation of new radiators/ sockets.
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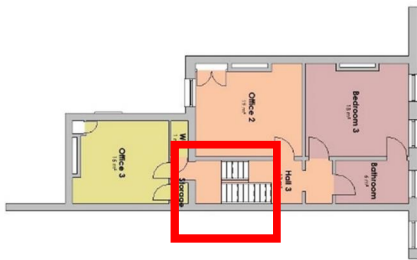
Entrance door 	Entrance & cupboard doors 	Architrave 	Skirting 
West window 	Roof space hatch 		

13 ST JOHNS ST 2 nd Floor, Bathroom		Gazetteer No: 6 Designation: Grade 2
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Brief description: No access	Summary history:
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Significance Level:	Significance values:
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Issues:	Policies/recommendations:
---------	---------------------------

13 ST JOHNS ST 2 nd Floor, Landing & Stairs	Gazetteer No: 7
	Designation: Grade 2

Brief description: Timber handrail swept over slender square balustrades, original doors to front part of the floor. New plaster evident on landing wall. Leaks evident form roof.	Summary history: Original staircase and balustrade, original plaster features and light well, with 20th Century roof finish.
---	--

Significance Level: Medium/High	Significance values: Aesthetic value of original staircase, circular light well and ornate plaster
--	---

Issues: Roof needs repairing/reroofing subject to survey, overhaul of finishes and plaster repairs and paint removal.	Policies/recommendations: Closer inspection of roof and timbers for rot, repairs, restore plasterwork and replace all new doors with high quality facsimile. Retain staircase and renew light well cover with appropriate facsimile.
--	---

Handrail 	Skirting 
Ceiling light-well 	Picture Rail 

13 ST JOHNS ST 1 st Floor, Front Office			Gazetteer No: 8
			Designation: Grade 2
Brief description: Front room. Original ornate plaster details intact, picture rail, cornice. Deep skirting and window panelling intact. Suspect re-plastering and windows overhauled.			Summary history: Original ornate cornice could indicate it was the parlour room, a ladies room. Current use office
Significance Level: High		Significance values: High aesthetic and high historic	
Issues: Fireplace has been removed, windows function.		Policies/recommendations: Additional dressing room partitions to allow for adaptive reuse for residential. Removal of radiators and trunking, installation of new radiators. Retention of original doors. Removal of unnecessarily closers. Removal of down lighters in ceiling.	

Entrance door



Architrave detail



Architrave Plinth



Door



North Windows



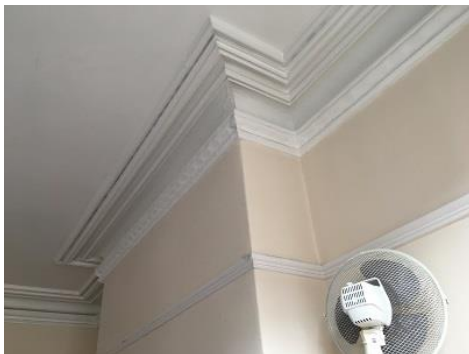
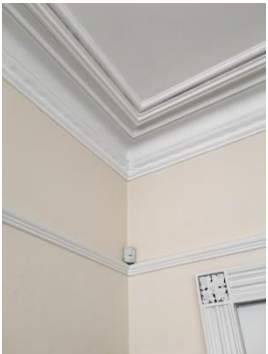
Rad



Skirtings



Picture Rail & Cornice



Chimney Breast

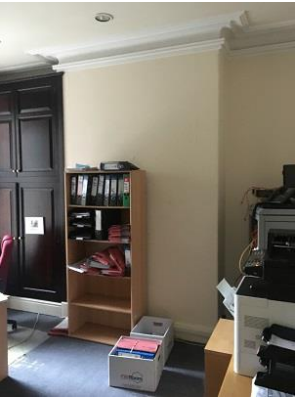


13 ST JOHNS ST 1st Floor, Rear Office 	Gazetteer item No: 9 Designation: Grade 2
--	---

Brief description: Rear room. Original ornate plaster details intact, no picture rail, less ornate cornice. Deep skirting and window panelling intact. Suspect re-plastering and windows overhauled/replaced	Summary history: Original plaster details. Current use office
--	---

Significance Level: Medium/High	Significance values: High aesthetic and high historic
---	---

Issues: Built in cupboard chimney breast. Fireplace has been removed, windows function	Policies/recommendations: Additional dressing room partitions to allow for adaptive reuse for residential. Removal of radiators and trunking, installation of new radiators. Retention of original doors. Removal of unnecessarily closers. Removal of down lighters in ceiling. Installation of bathroom fittings, new opening below picture rail in front room.
--	---

Entrance Door 	Architrave Plinth 	South Window 	Rad. 
Skirting 	Cornice 	Chimney Breast 	

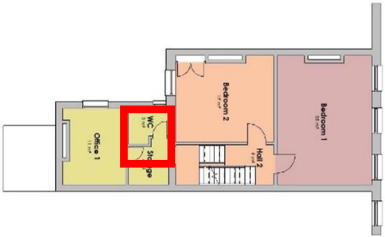
13 ST JOHNS ST 1 st Floor, Office Outrigger	Gazetteer item No: 10
	Designation: Grade 2

Brief description: 20 th Century doors, architraves and skirting, new plaster throughout, small amount of original architrave and skirting remains, subdivisions and bathroom addition	Summary history: 20 th Century door, window and plaster. Current use office
--	---

Significance Level: Low	Significance values: Low aesthetic value
----------------------------	---

Issues: Fireplace has been removed, original features removed, down lighters, ceiling has cracking/deflection	Policies/recommendations: Reinstate door with facsimile, remove grills to window externally, renew ceiling remove downlighters
--	---

Entrance Door 	Architrave 	Skirting 
West Window 	Ceiling 	

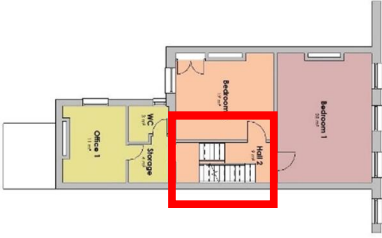
13 ST JOHNS ST 1st Floor, WC 	Gazetteer item No: 11 Designation: Grade 2
---	--

Brief description: 20th Century doors, architraves and skirting, new plaster throughout, partitions and fittings	Summary history: 20th Century door, window and plaster to form WC.
--	--

Significance Level: Low	Significance values: Low aesthetic value
------------------------------------	---

Issues: Original features removed, 20th Century fittings, re-glazed window	Policies/recommendations: Reinstate door with facsimile, remove grills to window externally, renew ceiling remove downlighters
--	---

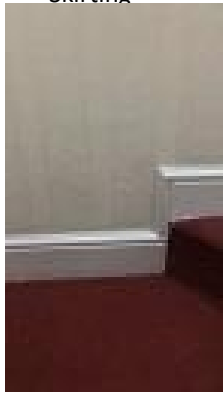
Entrance Door 	West Window 	Architrave 
Floor & Skirting 		

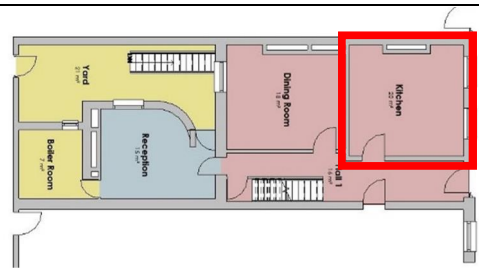
13 ST JOHNS ST 1st Floor, Landing & Stairs 	Gazetteer item No: 12 Designation: Grade 2
---	--

Brief description: Timber handrail swept over slender square balustrades, original doors to front part of the floor. New plaster evident on landing wall.	Summary history: Original staircase and balustrade,
--	--

Significance Level: High/Medium	Significance values: High Aesthetic and historic
--	---

Issues: Overhaul of finishes and plaster repairs and paint removal.	Policies/recommendations: Protection to handrail and balustrades whilst works are carried out
--	--

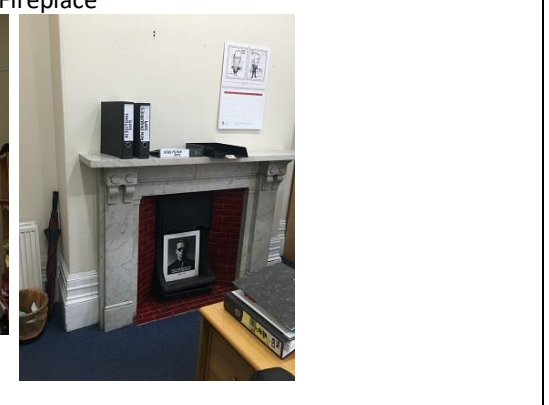
Archway 	Handrail & Stringer 	Skirting 
--	--	--

13 ST JOHNS ST Ground Floor, Office Front		Gazetteer item No: 13
		Designation: Grade 2

Brief description: Front room. Original ornate plaster details intact, picture rail, cornice. Deep skirting and window panelling intact. Suspect re-plastering and windows overhauled. Decorative Architrave	Summary history: Original ornate cornice could indicate it was a drawing room, Fire place is white, which is associate with ladies' interiors. Current use office
---	--

Significance Level: High	Significance values: High Aesthetic and historic, original fire place
------------------------------------	---

Issues: Window replacements, alteration to partition	Policies/recommendations: Opening in partition to allow for adaptive reuse for residential. Removal of radiators and trunking, installation of new radiators. Retention of original doors. Removal of unnecessarily closers. Removal surface mounted trunking and cabling
--	---

Entrance Door 	Entrance door int. 	Skirting, Picture Rail, Cornice 
North Windows, 	Window Architrave, 	Fireplace 

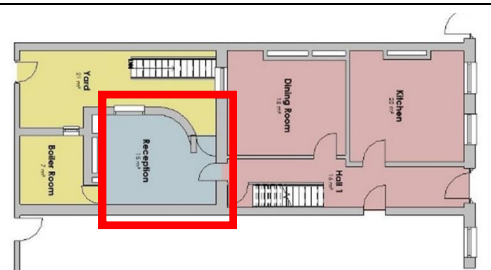
13 ST JOHNS ST Ground Floor, Rear Room		Gazetteer item No: 14 Designation: Grade 2
--	--	--

Brief description: Original ornate plaster details intact, picture rail, cornice. Deep skirting and window panelling intact. Suspect re-plastering and windows overhauled. Decorative Architrave	Summary history: Original ornate cornice could have been the dining room, fire place is missing. Current use office
--	---

Significance Level: High	Significance values: High Aesthetic/ Historic value
------------------------------------	---

Issues: Chimney breast boxed out and original fire place missing	Policies/recommendations: Opening in partition and kitchen installation to allow for adaptive reuse for residential. Removal of radiators and trunking, installation of new radiators. Retention of original doors. Removal of unnecessarily closers. Removal surface mounted trunking and cabling
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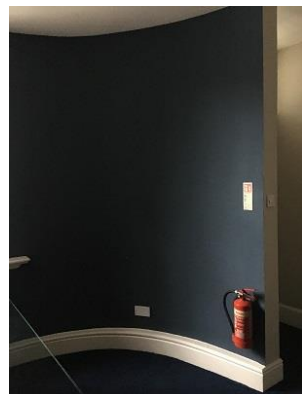
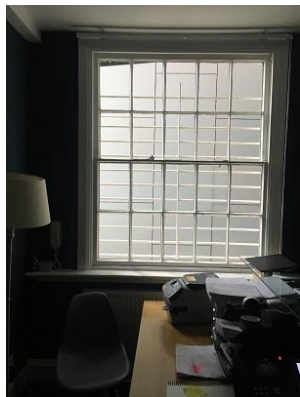
Entrance Door 	Entrance door int. 	Architrave detail (int & ext) 
Skirting 	South Window 	Picture Rail & Cornice 

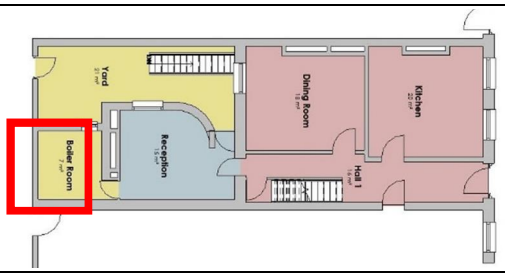
13 ST JOHNS ST Ground Floor, Reception		Gazetteer item No: 15 Designation: Grade 2
---	--	--

Brief description: Curved external wall, simple interior, re plastered, chimney has been over boarded and infilled	Summary history: 20th Century door, plaster. Use as kitchen possibly. Current use reception
---	---

Significance Level: Low	Significance values: Low Aesthetic value, all features removed, original sash windows, astragals in very poor condition, missing in sections.
------------------------------------	--

Issues: Interior details removed, original window in poor condition.	Policies/recommendations: Retain original fan light above door opening, removal of 20th Century doors, remove window and increase opening to floor level to allow for adaptive reuse to residential. Retain curved wall
---	---

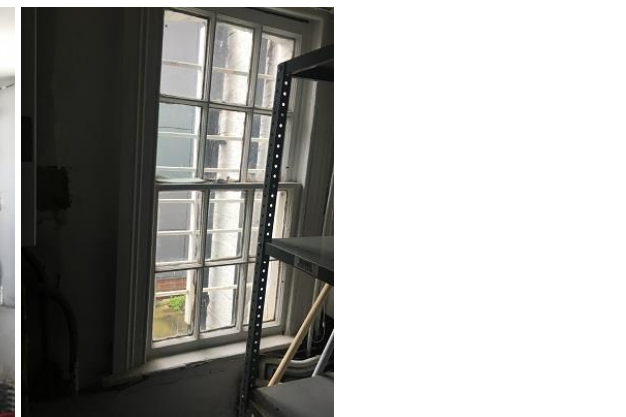
Entrance Door 	Entrance Door, int. 	Internal curved wall 
West Window 	Door to yard 	

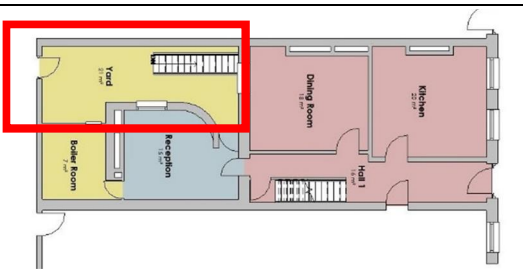
13 ST JOHNS ST Ground Floor, Boiler Room		Gazetteer item No: 16
		Designation: Grade 2

Brief description: Single storey outrigger, re plastered, housing boilers, no historic features remain, simple interior	Summary history: Use as possible Larder, current use
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Significance Level: Low	Significance values: Low historic and aesthetic
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Issues: Structural Condition, false ceiling, interior in poor condition	Policies/recommendations: Renew window, remove external bars, existing opening allow for adaptive reuse as porch for residential conversion
--	--

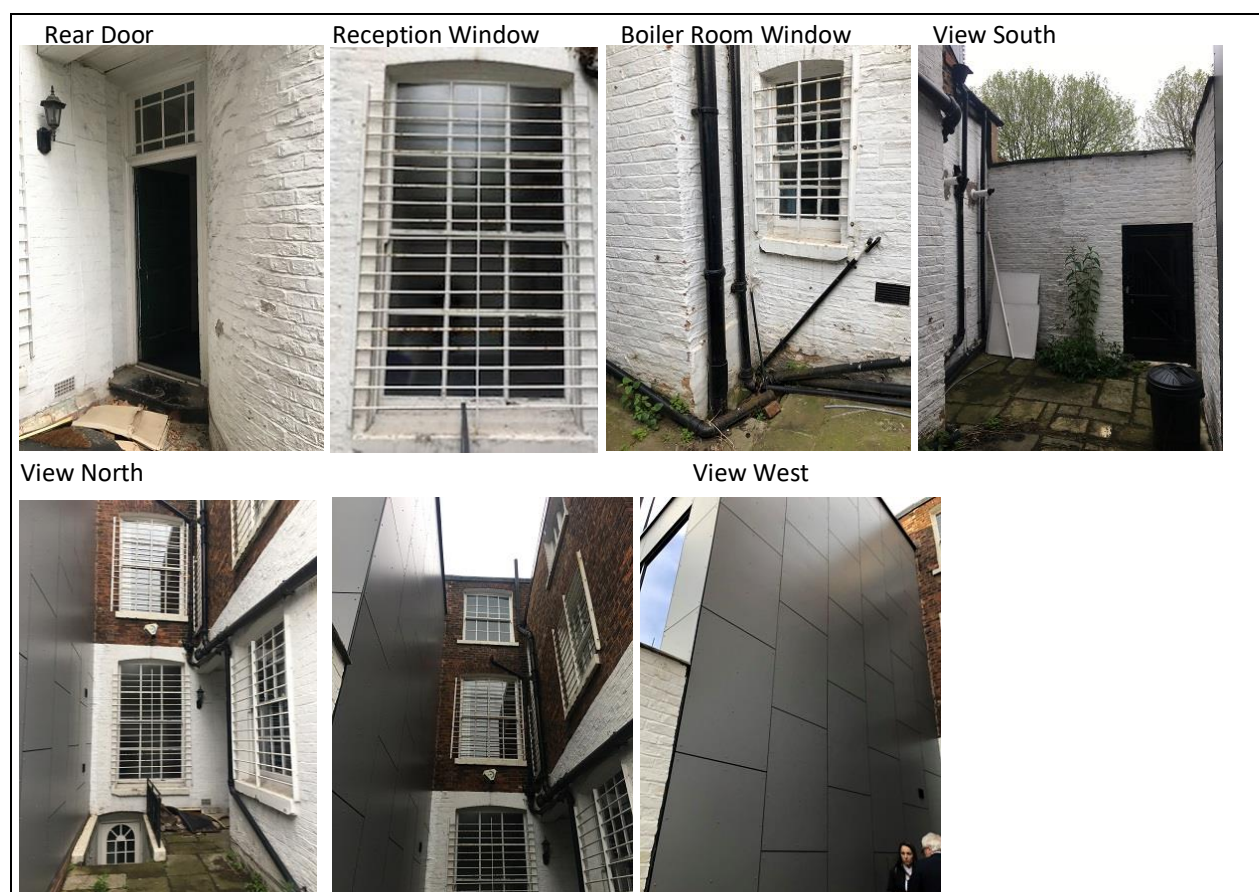
Entrance Door	Boilers	West Window
		

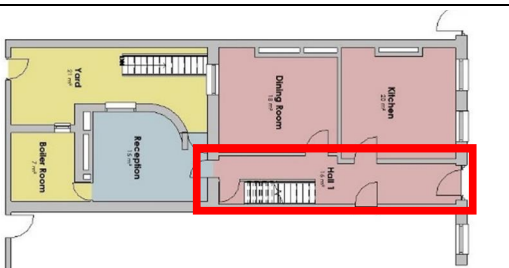
13 ST JOHNS ST Ground Floor, Yard		Gazetteer item No: 17
		Designation: Grade 2

Brief description: Original stone flags and rear boundary wall, 20 th century timber gate, basement steps, balustrades and exit door, flags over lay vault openings in basement. Brickwork painted white at ground floor level.	Summary history: Original footprint, poor 20 th century alterations
---	---

Significance Level: Low	Significance values: Original layout, alterations have detracted from aesthetic value
----------------------------	--

Issues: Extension colour of number 25, overbearing, negative impact on space, condition of drainage, gullies, need further inspection, structural assessment of boundary wall required.	Policies/recommendations: General repairs to brickwork and repointing open joints, re-bedding copings to parapet wall and rebuilding if required, Lift and record rely flags at correct level, (built up) Open up basement window covered and allow alterations for adaptive reuse to residential, using existing voids present.
--	---

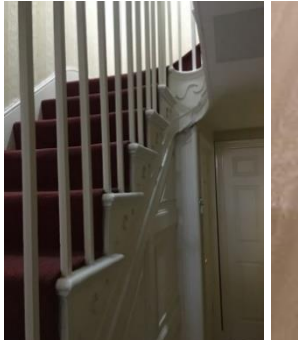


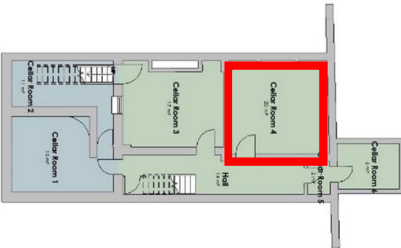
13 ST JOHNS ST Ground Floor, Hall		Gazetteer item No: 18
		Designation: Grade 2

Brief description: Timber handrail swept over slender square balustrades, original doors to front part of the floor. Original plaster details and raised and fielded doors.	Summary history: Original staircase and balustrade, original ornate plaster and original doors to front.
---	--

Significance Level: High	Significance values: High aesthetic and historic value,
--	---

Issues: Overhaul of finishes and plaster repairs and paint removal. Removal of radiators and surface mounted	Policies/recommendations: Protection to handrail and balustrades whilst works are carried out
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View North 	View South 	Arch 	Ceiling / Rad 
Stringer 	Plaster work 	Architrave detail 	Hand Rail 

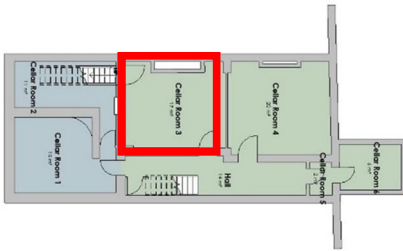
13 ST JOHNS ST Cellar Room 4 	Gazetteer item No: 19 Designation: Grade 2
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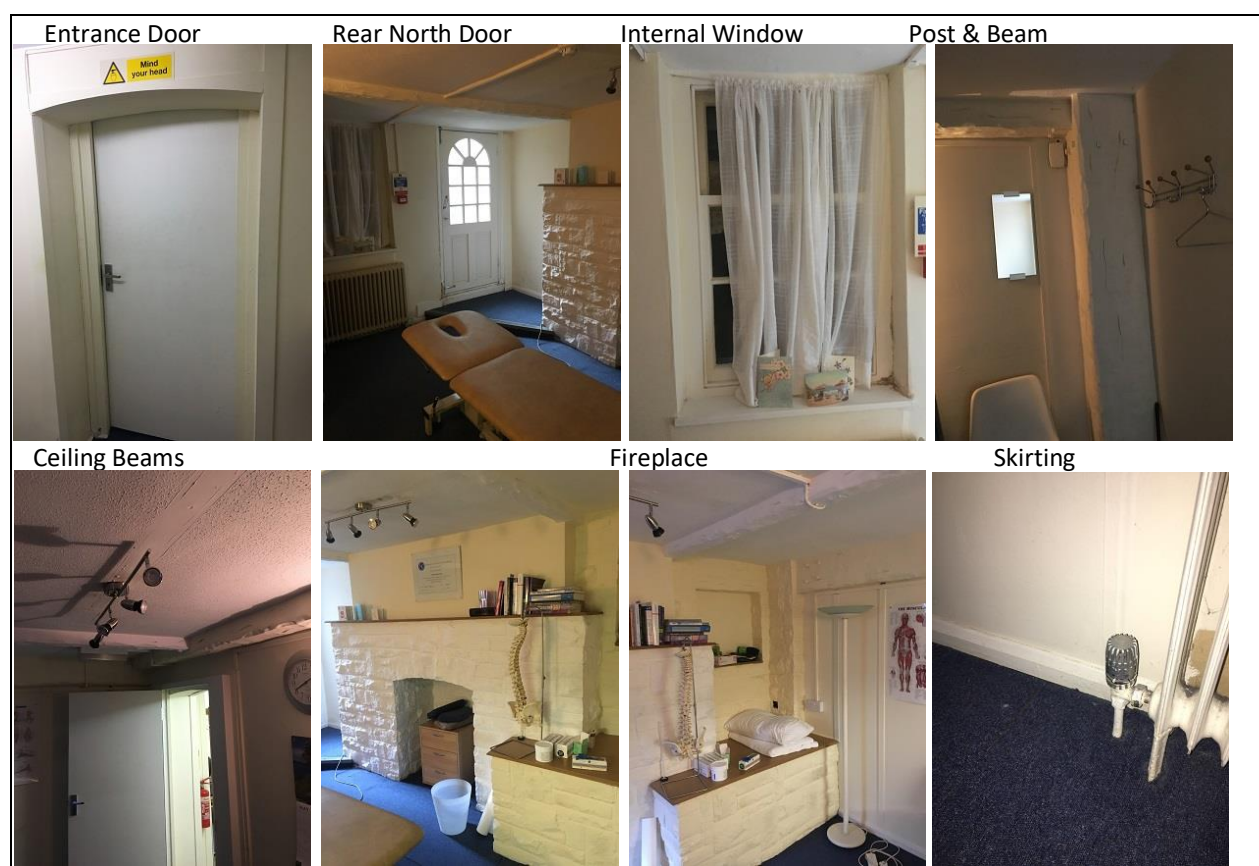
Brief description: No original features are evident, 20th Century doors, dry lining	Summary history: Original use of cellars was storage for coal, pantries and staff, 20th Century alterations for use as offices
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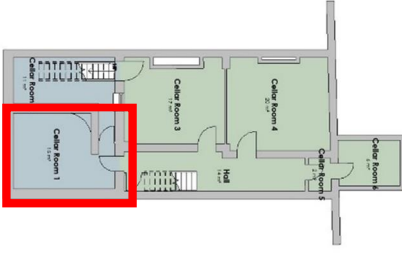
Significance Level: Low	Significance values: Low
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Issues: Structural integrity and damp	Policies/recommendations: Strip out 20th Century dry lining and inspect. New tanking and rebuilding as required
--	---

Entrance Door 	Internal 
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13 ST JOHNS ST Cellar Room 3 		Gazetteer item No: 20 Designation: Grade 2
Brief description: No original features are evident, 20 th Century doors, dry lining		Summary history: Original use of cellars was storage for coal, pantries and staff, 20 th Century alterations for use as offices
Significance Level: Low	Significance values: Low	
Issues: Structural integrity and damp	Policies/recommendations: Strip out 20 th Century dry lining and inspect. New tanking and rebuilding as required	

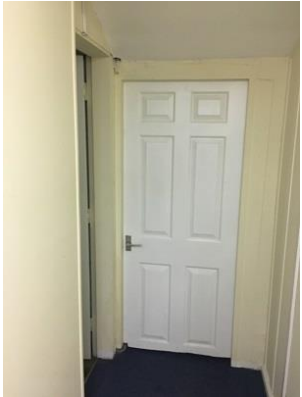


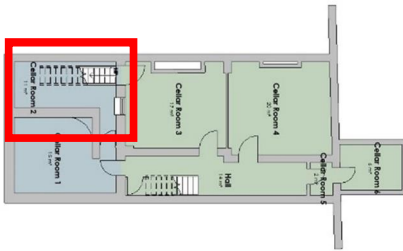
13 ST JOHNS ST Cellar Room 1 	Gazetteer item No: 21 Designation: Grade 2
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Brief description: No original features are evident, 20th Century doors, dry lining	Summary history: Original use of cellars was storage for coal, pantries and staff, 20th Century alterations for use as offices
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Significance Level: Low	Significance values: Low
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Issues: Structural integrity and damp	Policies/recommendations: Strip out 20th Century dry lining and inspect. New tanking and rebuilding as required
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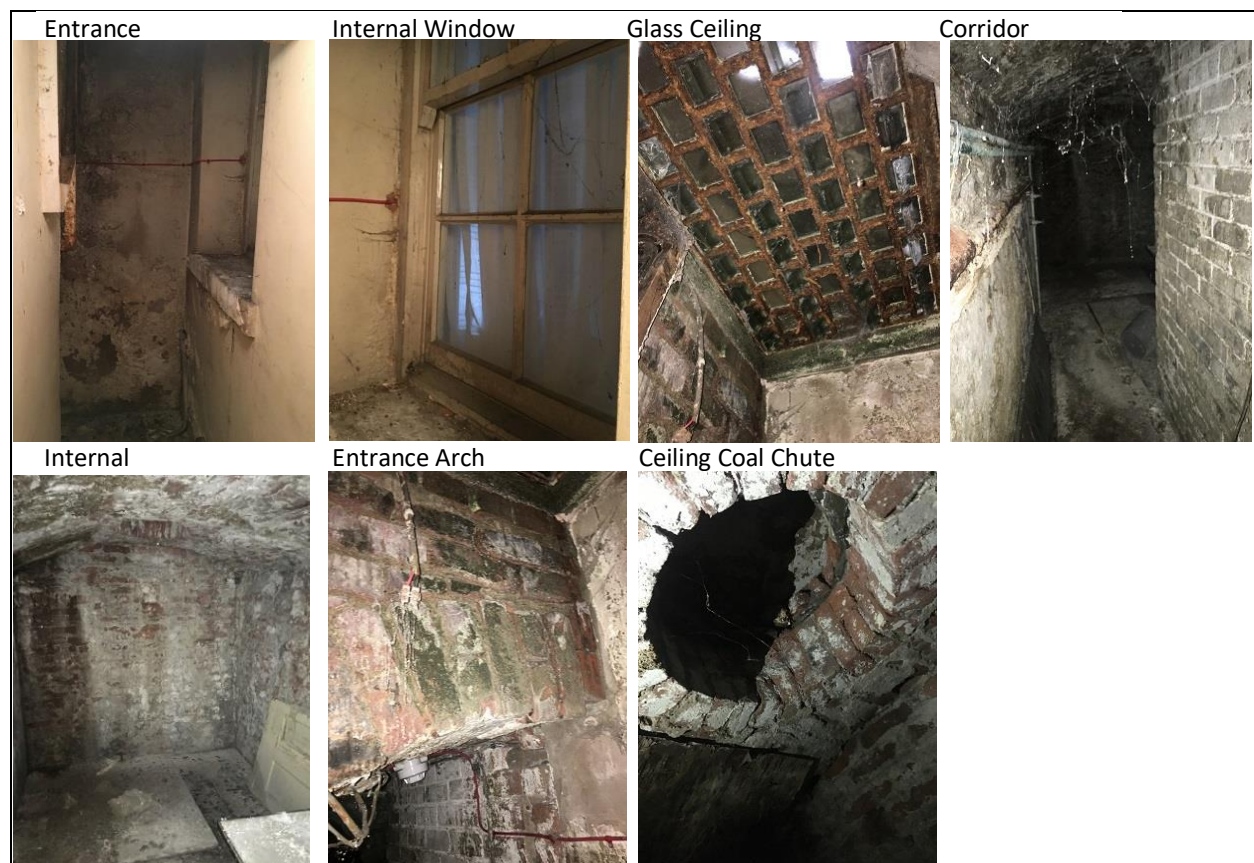
Entrance Door	Internal	Ceiling Vault
		

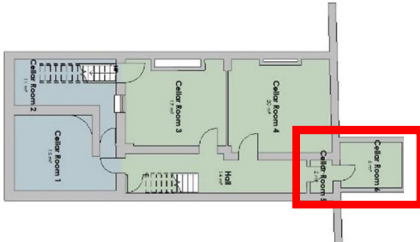
13 ST JOHNS ST Cellar Room 2		Gazetteer item No: 22
		Designation: Grade 2

Brief description: Brick Vault with 20th Century dividing wall and staircase, with light well and chute from rear yard	Summary history: Original use of cellars was storage for coal, pantries and staff, 20th Century alterations for use as offices
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Significance Level: Low	Significance values: Low
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Issues: Structural integrity and damp	Policies/recommendations: Strip out 20th Century dry lining and inspect. New tanking and rebuilding as required
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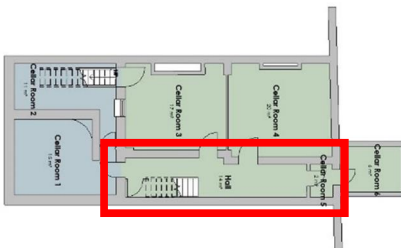
13 ST JOHNS ST Cellar Room 5 & 6		Gazetteer item No: 23 Designation: Grade 2
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Brief description: Brick Vault	Summary history: Original use of cellars was storage for coal, pantries and staff, 20th Century alterations for use as offices
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Significance Level: Low	Significance values: Low
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Issues: Structural integrity and damp	Policies/recommendations: Strip out 20th Century dry lining and inspect. New tanking and rebuilding as required
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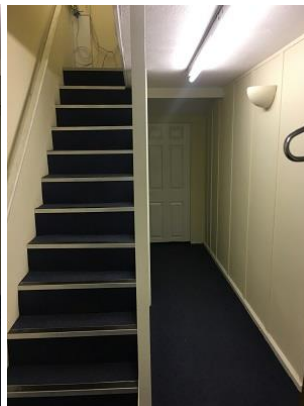
Entrance	Archway	Internal
		

13 ST JOHNS ST Cellar Hall	Gazetteer item No: 24
	Designation: Grade 2

Brief description:	Summary history:
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Significance Level: Low	Significance values: Low
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Issues: Structural integrity and damp	Policies/recommendations: Strip out 20th Century dry lining and inspect. New tanking and rebuilding as required
--	---

Cellar stairs down	Stairs up	Hall looking S.	Hall looking N.
			

APPENDIX 3: BRICKWORK SPECIFICATION AND APPROVAL OF BRICK.

From: Dave Brettell <dave.brettell@manchester.gov.uk>
Sent: 12 February 2021 12:47
To: Adrian Pearson - BTP Architects; Planning
Cc: Nilesh Bhatt; Clare Gascoigne; Simon Britt
Subject: 13 St Johns Street for Mr Nilesh Bhatt: Brick Samples Urgent Approval Required. (ref:CDN/20/0746)

Hello Adrian, apologies for the delay in responding.

The information you have provided is helpful, and I can confirm that I am happy with the proposed brickwork.

The reason for the delay in validating the application (ref:CDN/20/0746) was that I have been awaiting for you to remove the artificial 'living' wall from your proposals. As you know, this element of your scheme is unacceptable. Can you please respond to this point, so that I can then validate the application, and determine on the basis that the proposed bricks are acceptable.

I trust this reply is of assistance.

From: Adrian Pearson - BTP Architects <Adrian@btparchitects.co.uk>
Sent: 10 February 2021 13:41
To: Dave Brettell <dave.brettell@manchester.gov.uk>; Planning <Planning@manchester.gov.uk>
Cc: Nilesh Bhatt <nmbhatt@me.com>; Clare Gascoigne <CGascoigne@emeryplanning.com>; Simon Britt <Simon.Britt@pegasusgroup.co.uk>
Subject: RE: 3521 13 St Johns Street for Mr Nilesh Bhatt: Brick Samples Urgent Approval Required.

David,

Thanks for your reply. In anticipation of the difficulties and restrictions on attending site, I took a few photographs this morning of the proposed bricks adjacent to the original facings for comparison purposes. The bricks offer a good colour and texture match to the existing and they are randomly 'soot weathered' to blend with the aged existing bricks. The bricks are handmade and their slightly irregular shape will provide an appropriate appearance which will complement the original facings. They are in imperial sizes. The proposal is for these to be used on the rebuilding of the rear outrigger and the rear yard wall and I have attached a copy of my drawing to illustrate the works in these areas.

I would note that the two adjacent properties, No 11 and No 15 have used very different bricks in the rebuilding of their rear yard walls. No 15 have chosen to use what I would call a Cheshire Reclaim brick with elements of plaster and colour to its surface and I understand that this was completed within the last 5 years. In contrast, No 11 has had their rear yard wall rebuilt in a smooth common brick a good number of years ago. I have attached a couple of photographs to illustrate these walls. In my opinion, both of these bricks present an appearance which is not sympathetic to the Georgian origins of the terrace and the brick we have chosen provides a much closer match to those originally used.

Finally, I would confirm that the bricks are to be laid and pointed in a lime mortar and have attached a copy of my guidance to the client and contractor regarding this element of the work. I would hope that the choice of bricks is acceptable and you can confirm your approval so that the works can proceed on site.

With regard to the application for approval of material, I was not aware that you were still awaiting further information regarding the 'living' wall. Since your last email on this issue (26th November 2020) I have endeavoured to contact you on a number of occasions by email to check on progress. Copies of these emails are attached. In the absence of any formal response to my emails I was not aware that you still required further clarification or

information to allow the application to be validated. Whilst, I fully appreciate that the present restrictions make normal business activities a little more difficult but I do not think it would be unreasonable to expect some form of response to any of the emails sent. Please can you confirm what further information you require to allow our application to be validated.

Kind Regards,

Adrian Pearson

Senior Conservation Architect

BA (Hons), Dip Arch, RIBA(SCA), AABC

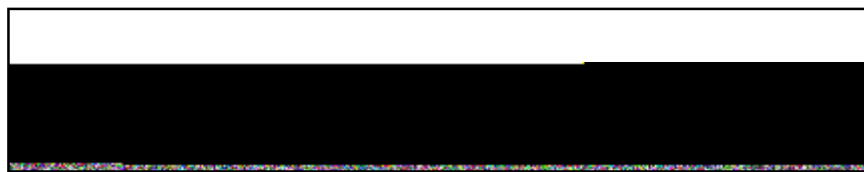
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t: +44 (0) 161 443 1221 - ext 202 m: +44 07767 318850

e: adrian@btparchitects.co.uk w: www.btparchitects.co.uk



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From: Dave Brettell <dave.brettell@manchester.gov.uk>

Sent: 10 February 2021 11:17

To: Adrian Pearson - BTP Architects <Adrian@btparchitects.co.uk>

Subject: RE: 3521 13 St Johns Street for Mr Nilesh Bhatt: Brick Samples Urgent Approval Required. [Filed 08 Feb 2021 10:34]

Hello Adrian, I am unable to attend site for a couple of weeks, but to speed thing up, please send me photos of the proposed bricks, alongside existing bricks of the building, together with elevations indicating the position of the proposed bricks, and I can consider on this basis. If I am unable to make a decision on this information, you can leave the sample on site for me to view.

However, the application to discharge the samples of materials i.e. Discharge of Condition 10 (Samples of External Materials) and Condition 11 (Living Green Wall) of planning permission ref:126026/JO/2020 ref:CDN/20/0746 has yet to be validated, as I am still awaiting your response regarding the 'living' wall. Until such time as the application is validated, I am unable to issue a formal decision.

I trust this reply is of assistance.

From: Adrian Pearson - BTP Architects <Adrian@btparchitects.co.uk>

Sent: 09 February 2021 14:18

To: Dave Brettell <dave.brettell@manchester.gov.uk>; Planning <Planning@manchester.gov.uk>

Subject: Re: 3521 13 St Johns Street for Mr Nilesh Bhatt: Brick Samples Urgent Approval Required. [Filed 08 Feb 2021 10:34]

David,

I really need to get These bricks samples to you for your approval as a matter of urgency. Could you possibly give me a call on (07767) 318850 to discuss how we can get these to you so that work can proceed on site.

Thanks very much

Adrian

Get [Outlook for iOS](#)

From: Adrian Pearson - BTP Architects

Sent: Monday, February 8, 2021 10:34:12 AM

To: David Brettell <d.brettell@manchester.gov.uk>; planning@manchester.gov.uk <planning@manchester.gov.uk>

Subject: 3521 13 St Johns Street for Mr Nilesh Bhatt: Brick Samples Urgent Approval Required. [Filed 08 Feb 2021 10:34]

David,

I am desperate to get your approval of the proposed bricks we would like to use in rebuilding the rear lean to outrigger and the rear yard wall. I would be able to drop them off at the planning department reception on Wednesday morning if this is possible. Alternatively if you would like me to get them delivered to an alternative address please let me know and I will make this happen.

The contractor on site is hoping to commence this element of the works in the next couple of weeks so your earliest attention would be appreciated.

Thanks,

Adrian Pearson

Senior Conservation Architect

BA (Hons), Dip Arch, RIBA(SCA), AABC

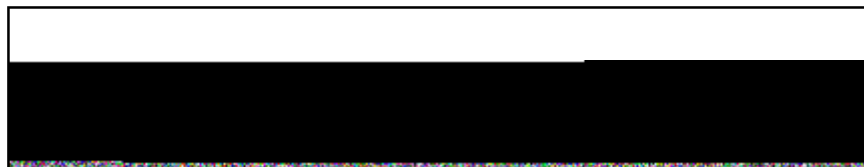
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From: Adrian Pearson - BTP Architects

Sent: 12 January 2021 10:41

To: David Brettell <d.brettell@manchester.gov.uk>; planning@manchester.gov.uk

Subject: 3521 13 St Johns Street for Mr Nilesh Bhatt: Application to Discharge Conditions Ref: CDN/20/0746 [Filed 12 Jan 2021 10:41]

David,

Further to the above application, it has been brought to my attention that there is an administrative error on our application form. The application forms refer to the original application approval numbers (124226/FO/2019 and 124227/LO/2019) and not the subsequently approve application to vary Condition 2 (126026/JO/2020 and 126186/JO/2020).

I did request clarification of in my email of the 26th November 2020 but in the absence of your response we have taken a more proactive approach and amended the application forms to refer to the approved variation. We hope this meets with your agreement.

Kind Regards,

Adrian Pearson

Senior Conservation Architect

BA (Hons), Dip Arch, RIBA(SCA), AABC

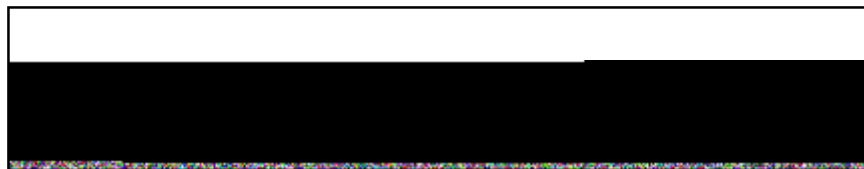
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General Brickwork repair and Repointing Recommendations

Reinstatement of masonry

The reinstatement of masonry refers to the areas where brickwork sections have been previously removed. Use existing dismantled brickwork where possible and new brickwork, to approved sample, where necessary. Accurately align all faces, angles, and features. Set out carefully to ensure satisfactory junctions with existing masonry and maintain existing joint widths.

When fixing, dampen joint surfaces to control suction, as necessary. Lay masonry units on a full bed of mortar, with all joints filled. Keep exposed faces clear of mortar and grout. Rebuilt brickwork is to be supplemented with new bricks, to approved sample, to match original facing brick. Rebuilt brickwork is to match original coursing and brickwork layout exactly.

The replacement of brickwork shall only comprise bricks that are not original to the building or those where the surface has eroded by more than 3mm. All new brickwork shall match the size, type, colour, and finish of the original bricks and shall reinstate the Flemish or Stretcher bond of the original building.

Contractor to consider temporary stability of those areas of construction which currently rely on elements which are scheduled for reconstruction – appropriate means of support should be designed into the scaffold.

Removal of plant growths from masonry (plants, root systems and associated soil/ debris)

Carefully remove from all joints, voids, wallheads and facework. Once vegetation has been removed from wallheads and joints, treat these areas with herbicide to ensure eradication; Herbicide to be SBK Brushwood Killer. Use in accordance with manufacturer's instructions.

Where vegetation, such as ivy, has affixed itself to the masonry and left suction marks, remove all vegetation, and treat stonework with biocide. Once treatment has been applied, lightly rub stonework with carborundum block to remove any friable material which may have been caused by the ivy.

Removal of roots

Where necessary carefully take down masonry to remove root systems. Where growths cannot be removed completely without disturbing masonry beyond practical extent, seek instructions.

Repointing - Removing mortar:

- Work from the top of the wall downwards.
- Use hacksaw blade to remove mortar from all fine joints.
- Remove mortar carefully and without damaging adjacent masonry, arrises or widening joints.
- Form a neat recess of depth not less than twice the thickness of the joint When mortar beyond this depth is loose and friable and/ or cavities are found seek instructions from Architect.
- Remove dust and loose debris. Dampen joints to control suction, as necessary.
- The old mortar is to be left with a square face, and the arrises lightly dressed to exclude water traps.
- **The use of power tools is forbidden**, (except that of Fein machines in circumstances to be agreed with the CA), **and all work is to be carried out by hand.**

Joints to the brickwork are usually narrow and this width of joint is to be maintained throughout the repair/consolidation works to the elevations. The mortar appearance will be agreed by the production and breaking of dried sample pieces ('cookies') and then two samples of the most appropriate mixes will be provided, to agree workmanship standards on the exemplar wall described above for void filling. Mortar, once applied, it to be tamped back from the face of the brickwork.

Sand for lime:sand masonry mortars

Type of sand to be a mix of 1.5 Nosterfield Grit Sand (sieve sand down from 2mm), 1 Leyton Buzzard and 0.5 Waddington Fell. Keep all sand very dry. Samples are to be provided and approved.

Lime for masonry mortars

Standard: To BS EN 998-2. Samples of St. Astier NHL 3.5 and Otterbein Lime 3.5 to be provided for approval. Mortar Mix ratio 1:3.

Making mortars generally

Batch mortar by volume using clean and accurate gauge boxes or buckets. The mix proportion of 1:3 is based on dry sand. Very dry to dry sand should be used when mixing mortars. Mix the mortar thoroughly to a uniform consistency, free from lumps and prevent contamination by intermixing with other materials.

Pointing mortar

1 bag Otterbein NHL 3.5 with 13 litres water to create a material of putty consistency. This putty is then mixed with 3 parts of the aggregate (1.5 Nosterfield Grit Sand (sieve sand down from 2mm), 1 Leyton Buzzard and 0.5 Waddington Fell)

Use technically and aesthetically compatible materials

Within any repair programme it is important that materials and methods are employed, which are compatible with those traditionally used to construct and repair the building e.g. lime mortars, natural stone, etc. Many of the standard treatments used to overcome defects in relatively modern buildings can cause considerable physical damage to masonry ruins and their integrity as a structure. The most encountered and potentially inappropriate materials are cement (Ordinary Portland Cement) based mortars (pointing), grouting and renders.

Modern materials can have a place in interventions to historic fabric provided they are additive and not subtractive; do not actively contribute to decay of historic fabric and aid in the saving of a greater amount of historic fabric than the use of a more traditional approach.

Interventions should generally be technically subservient to the adjacent, presumably significant, historic fabric. By doing so, it is hoped that in the event of failure, it is the intervention that either breaks down or can be relatively easily removed, thereby preserving the accepted approach of complete reversibility.

Retention of original surface finishes

There should be a presumption in favour of retention of traditional material and natural surface finishes wherever possible. The structure has inevitably been colonised by the natural environment and any attempt to indiscriminately remove or prevent re-colonisation where necessity dictates removal for repair should be resisted. The patina of age should be maintained in all works.

Use craftspeople, experienced in the use of the materials and methods proposed

Appropriately skilled operatives are essential to deliver a much greater chance of success with the repairs proposed.

Masonry Cleaning

General Notes

The cleaning of masonry on any part of this project shall only be undertaken by experienced operatives who have regularly been engaged in, or specialise in restorative cleaning of external and internal masonry and shall produce references of such activity with the tender return. The sub-contractor shall be a member of the Stone Federation's surface cleaning contractors.

The operatives shall be fully conversant with the method of cleaning specified and have had previous experience and knowledge of the system. The operatives shall have attended training sessions on the use of all items of equipment or chemicals contained in the specification.

The extent of masonry to be cleaned is identified on the elevational drawings and is to include all cills, ledges, mullions, cornices, and mouldings within the designated area. The primary purpose is to remove heavy soiling, bird fouling and carbon deposits. The process may also remove some algae staining.

Unless instructed otherwise the cleaning process is to be executed prior to carrying out any masonry repairs. Prior to carrying out the works the areas to be cleaned are to be examined by the Architect and Contractor to confirm the exact cleaning system type and areas for cleaning of the masonry/stone.

All surfaces not being cleaned shall be fully and adequately protected to ensure that no accidental over spray of cleaning occurs. Protection shall be inspected at the start of each working day to ensure its integrity. Any defects noted shall be rectified by the Contractor prior to commencement of work

Cleaning System

Masonry cleaning is to be carried out using the Stonehealth DOFF cleaning system uses steam as the cleaning agent. A normal water supply is taken into the high-pressure pump where the pressure is increased to the required level before it enters the hot box. The temperature is increased up to 150°C if necessary before it passes to the heat resistant nozzle where special jets direct the steam onto the surface to be cleaned. The DOFF system will effectively remove paint, bitumen, oil, and grease, chewing gum, algae etc from virtually all surfaces including brick, stone, concrete, tiles, terracotta, wood, stucco.

Contractor or Sub- Contractor is to provide full method statement prior to carrying out the works approved by Stonehealth Ltd.



DESIGN



ENVIRONMENT



PLANNING



ECONOMICS



HERITAGE

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