



Atelier MB

Urban Architects

Cavendish House Heritage Statement

Oct 2019
Job 1814

Previous Revisions

Rev.	Date	Status
-	28-10-2019	Planning Submission
A	25-09-2020	Design updated

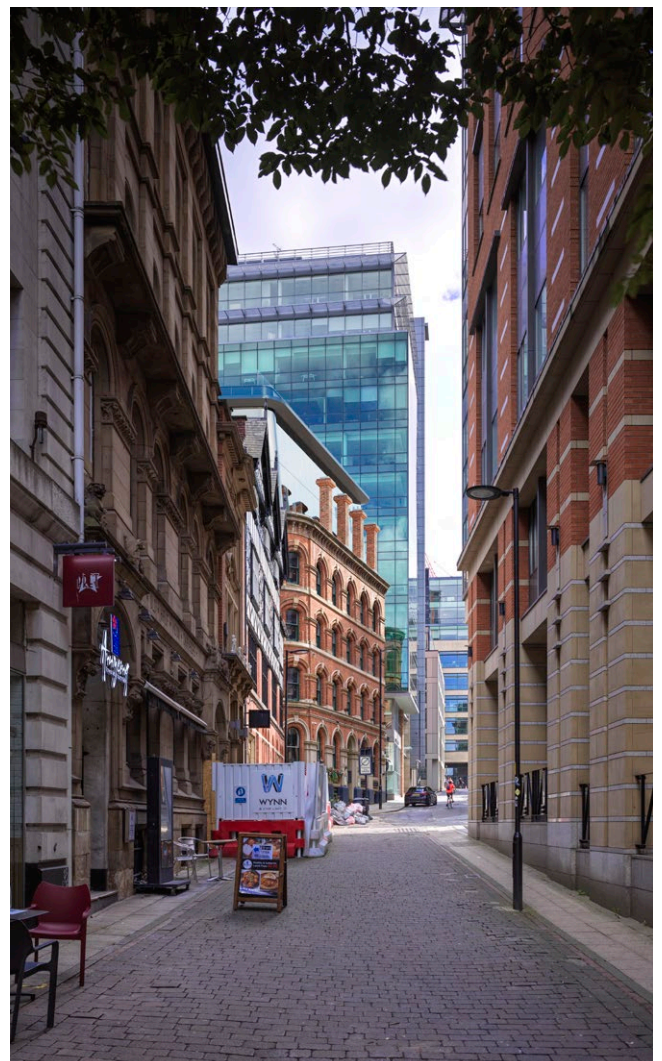




Image 1 - Princes' Chambers from Chapel Walks, with Back Pool Fold to the left.



Image 2 - Princes' Chambers from Chapel Walks and Pall Mall.



Image 3 - Princes' Chambers, Chapel Walks

1. Introduction

This Heritage Statement accompanies a planning application and listed building consent application for the Grade II listed Cavendish House, located at 19 Chapel Walks and 30 Pall Mall, Manchester. It was undertaken in October 2019 and updated in September 2020.

The purpose of this report is to give a history of the building and its use, to identify and assess its significance as a heritage asset, and to assess the impact of proposed plans upon the significance of the asset.

The definition of 'significance' in direct relation to heritage policy is set out in the National Planning Policy Framework (NPPF) 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.' NPPF, Glossary.

This study was commissioned by the building owners and produced by Atelier Heritage. Its author is Laura Jessup, MA (History and Theory of Architecture), PGCert. (Conservation of the Historic Environment).

2. Location

The building is located in Manchester city centre, to the north of Manchester Town Hall and Albert Square, off Cross Street. The property is on a corner site, with elevations to both Chapel Walks and Pall Mall, its main entrance currently sited off the former. The immediate surrounding area is an unusual and distinctive remnant of historic street plan and includes the narrow alleyway of Back Pool Fold, which runs down the side of the building and re-joins Cross Street at its far end.



Image 4 - Pool Fold Chambers, Back Pool Fold

3. Description

An extract from the Historic England listing is included here.

‘MANCHESTER

SJ8398SE CHAPEL WALKS 698-1/27/44 (North side)

No.19 Princes Chambers

GV II

Includes: No.30 PALL MALL. Warehouse and offices, now offices. Mid to later C19, altered. Red brick in Flemish bond, with sandstone dressings (roof concealed). Trapezoidal plan on corner site, with rounded corners. Italian palazzo style. Four storeys over basement, a 5-bay facade plus 1-bay rounded corners, symmetrical; with stone plinth, cornice over ground floor, sill-bands to 2nd and 3rd floors, and prominent bracketed eaves cornice; arcaded ground floor of round-headed arches with broad stone pilasters, linked moulded imposts and moulded heads with keystones, including central doorway with internal steps, and recessed round-headed sashes without glazing bars; similarly arcaded fenestration to the upper floors, with linking stone imposts and stilted keyed hood-moulds, segmental-headed at 1st and 2nd floors and round-headed at 3rd floor, the windows recessed, those at 1st floor sashed without glazing bars and those above altered as casements. Eight-bay facade to Pall Mall in matching style. Interior not inspected.

Listing NGR: SJ8394598366na’

Princes’ Chambers is the name historically given to this building. At a later date it has been renamed Cavendish House.

Although not explicitly mentioned in the Historic England extract, Princes’ Chambers and Back Pool Chambers were linked at the time of listing, and have been since the 19th century. In this report, it has been assumed that both buildings fall under the designation as per legislation relating to buildings attached to, or within the curtilage of, a listed property.

Currently Princes' Chambers houses Sam's Chop House in the basement and lower ground floor, accessed from a corner entrance on Chapel Walks. Above was until recently a Thai restaurant, utilising the upper ground and first floors. These floors are now vacant. Floors 2 and 3 are also wholly vacant.

Pool Fold Chambers is linked to the larger block at all levels. It too is vacant at second and third floor level, contains toilets and back of house areas at ground and first floor, and houses a number of storage areas (some with external access) at lower ground level - see existing drawings for detail.

The main elevations on Chapel Walks and Pall Mall are decorative, changing to a more utilitarian style as the building reaches down Back Pool Fold. The roof at Princes' Chambers third floor is currently a corrugated metal construction with plant housed above.

Pool Fold Chambers is less ornate externally, with a slate roof covering and exposed timber roof trusses internally at third floor level.

From street level there is a further entrance from Back Pool Fold. This is through a former loading area, now with a floor inserted part-way through its height, and a glazed frontage. No historic planning application has been found on the MCC website for these works.

Vertical access is via modern lift and stairs in the Princes' Chambers block and via a segregated stair to the far end of the Back Pool Fold Block (also a modern addition). There is an additional corner internal staircase between lower floors and first floor level.

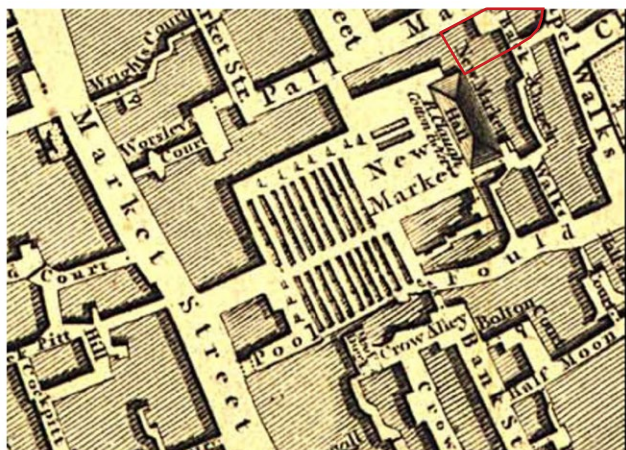


Image 5 - Laurent's Map, 1793 (Princes' Chambers yet to be built)



Image 6 - Adshead map, 1850 (Princes' Chambers yet to be built)



Image 7 - Goads Insurance Plan, 1886

4. History

The original plans for the building are not contained within Manchester Central Library Archives. Through historic mapping and a search of Trade Directories, it is possible to date Princes' Chambers and understand its uses. The architect of either building remains unknown, though Clare Hartwell, in her Pevsner Manchester guide describes 19 Chapel Walks as a "typical Clegg and Knowles effort." p.150.

It is uncertain whether the two buildings were built at the same time or if Pool Fold Chambers pre-dates Princes' Chambers, but the two were certainly linked at first floor level by 1886 (see Goads plan later in document).

The 'chapel' in Chapel Walks is Cross Street Chapel, which has existed in various re-built forms since 1694. Laurents Map of 1793 shows Back Pool Fold named as Back Chapel Walks and it then sat between the New Market, Chapel Walks and the continuation of Cross Street (Pool Fold).

By 1849, Pool Fold had become Cross Street in its entirety, and Back Chapel Walks had been renamed, Back Pool Fold. At this time, the site of Princes' Chambers housed a group of buildings on Chapel Walks/Pall Mall and separate properties on Back Pool Fold, including the Gibraltar Hotel. A building similar in footprint to Pool Fold Chambers was present, but it cannot be assumed it is the same structure which exists today. In 1886, the Goads Plan clearly marks 'Princes' Chambers', the Back Pool Fold Chambers building was still present but with an altered back wall line from earlier maps.

The Slater's Trade Directory from 1863 contains no entry for this address, the numbering stopping at 15. The same publication from 1869 lists Princes' Chambers at 19 Chapel Walks with a number of different tenants. From this information the front building can be dated to the mid-late 1860s.

CHURCH	17 Scholes Elizabeth, householder	7 Steele M
clock maker	19 Hindle Thomas, householder	Chas
s, leather dealer	21 Garlick William, bricklayer	30 Lane
Emanuel Morris	23 Heron John, shopkeeper	Gill James
chemist	25 Johnson Elizabeth, dressmaker	Ansell A
el, clothes dealer	29 Pagley Martha, dressmaker	Williams
hairdresser	33 Parkinson Richard, surveyor	Jones A
ase, Mary Ann S.	2 Nelson Ann, shopkeeper	Grindrod
liam, to, seconist	8 Boucock Henry, butcher	Wright E
n, broke	10 Sharp Isabella, shopkeeper	1 Shuttles
aries, fishmonger	16 Lawton Stephen H. dispenser	1 GREAT W
ah, beer, retailer	18 Johnson John, salesman	Goods' S
ms, Ed. Wainhouse	20 Hoskinson Joseph, tailor	Kirkham
oid, greengrocer	Chapel Walks,	Colbourne
assington William,	23 Cross street.	Yates Hen
draper	1 Sheridan James, bootmaker	Leak Mr.
ohn, greengrocer	3 Lowe John, architect	1 Smith Jos
am, spirit merchant	5 Old Half Moon, Henry F. Car-	Chapman S
drms, Wm. Magee	9 & 11 Roberts Conway & Co.	1 Ward Jam
n. M/ex, cobblewre	accountants	Kenworthy
ariet, milliner	11 Bellhouse —, patent safety hoist	Phillipson
	11 Mellor E. & Sons, estate agents	

Image 8 - Extract from Slater's Directory, 1869



Image 9 - 1910 Aerial photograph, from Manchester Archives

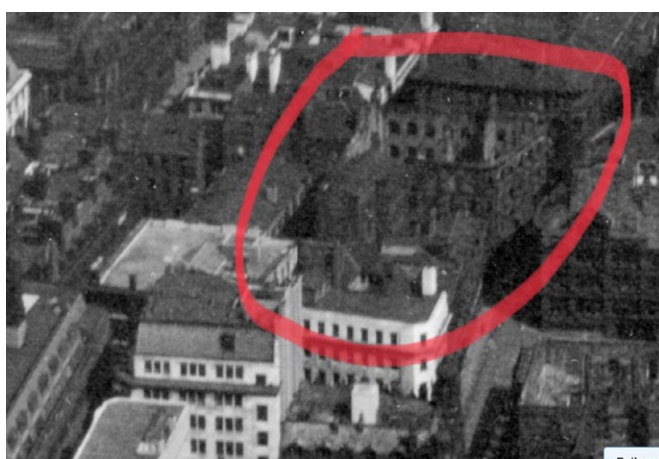


Image 10-1948 Aerial photograph showing bomb damage, Britain from Above, ref. EAW016003

The Goads Insurance plan (1886) identifies Princes' Chambers as a shipping warehouse, offices and printers in the main block, which was slate roofed with 2 skylights; the larger with a well hole through three floors behind the main entrance off Chapel Walks, the smaller with a well through to first floor towards the rear, and a number of smaller skylights (none remaining).

The adjoining block is labelled as Pool Fold Chambers (printer warehouse and offices) and the two parts are linked at first floor level, above an opening off Back Pool Fold which appears to have operated as a form of loading bay, with opening under at first floor. To the rear, the two blocks have windows overlooking a restaurant with glass roof, in turn attached to the Stock Exchange Offices.

As the cotton industry declined in to the 20th century, so the associated businesses moved away from the city. There were, however, new tenants of various kinds requiring city centre offices and many sub-tenanted buildings successfully continued to be let throughout the 20th Century.

The aerial photograph from 1910 shows the roof in some detail, most likely its original, with slate covering and a number of pitches, along with four large chimneys, projecting high above the roof line on the Chapel Walks façade.

World War II saw heavy bombings across the UK's major cities and Manchester was subjected to a series of German air attacks, the most destructive being that of Christmas 1940 when incendiary bombs were dropped on many city centre buildings. The map produced by the city to record bomb sites shows that Princes' Chambers was hit by an incendiary device during the 'Manchester Blitz'.

The damage resulting from incendiary bombs was substantial, not only through the fire and potential structural collapse of buildings, but also as a result of the water damage caused by extinguishing blazes. This is confirmed to be the case at Princes' Chambers, evidenced by the aerial photographs taken in 1946, 1948 and 1951, which show the building to be



Image 11-1951 Aerial photograph showing bomb damage, Britain from Above, ref. EAW038398

extensively damaged with the roof and at least the top floor missing. This offers an explanation for the modern corrugated metal roof currently in place, which is estimated to have been fitted in the early 1950s when many repairs to war damage were finally completed.

It is uncertain how much of the interior remained after the war damage, and what was subsequently removed, but internal inspection shows little evidence of surviving fabric. A search of trade directories from 1954 lists the sole occupier of 19 Chapel Walks as the East Lancashire Territorial and Auxiliary Forces Association, indicating that repairs had been undertaken, at least to a certain degree, by this time.

It is likely the lower floors were spared; the cast iron columns in this space are historic. The second floor appears to have old floor timbers in places, matching those visible on the lower ground floor.

Planning records show that in October 1958, Sam's Chop House was ready to occupy its current position in the lower ground floor. There is reference to removal of existing partitions and re-use of existing beer pumps and tables, which would indicate that there had been some use in this part of the building immediately prior to this. The floor was re-screeded and the stone floor covering is reclaimed and not original to the building.

In 1961 the directory lists Standard Life Assurance Co. as the tenant of 30 Pall Mall, along with Gleeds quantity surveyors and Commercial Union Assurance. By 1967, the building addressed as 30 Pall Mall was once again sub-let to a number of different tenants: surveyors, stock and share brokers, insurance brokers and accountants. The Back Pool Fold part of the building contained Sam's Chop House and a boutique named Pygmalia. The name Princes' Chambers was at this time attached to 26 Pall Mall, not 30. There remains an anomaly in the form of the stone decorated doorway with 'Princes Chambers' carved above the former opening. Its date is uncertain, but it matches that on Union Chambers further down Chapel Walks and is now incorporated within the new Motel One Hotel building façade on Pall Mall.

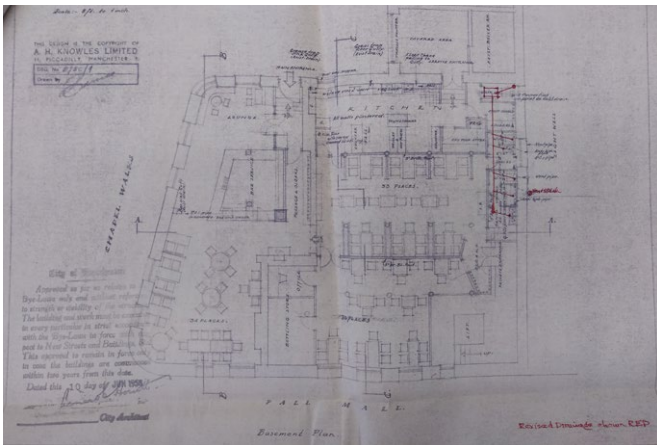


Image 12- Planning application drawing for Sam's Chop House, 1958, from Manchester Library Archives

5. Significance

The building has been assessed using the categories set out by Historic England.

Aesthetic value The street elevations of the building are a good example of 19th century commercial architecture in this part of the city. The rounded corner and pairing of red brick and stone is attractive and displays a quality in design and finish, though there are no features of particular distinction. The later changes and loss of the interior have detracted from this significance. The aesthetic value is deemed to be medium.

Historical value Although of historical interest as an example of its time, the building does not have any particular ties to historical figures. Its survival and altered form following the blitz attack lends it some historical interest. The historical value is medium.

Communal value The building holds an amount of communal value as part of the streetscape but has no particular significance for any specific group of people. The communal value is deemed to be low.

Evidential value The pairing of the ornate façade of Cavendish House and plainer aesthetic of Pool Fold Chambers, and the contribution the whole makes to the unusual narrow passageway of Back Pool Fold, are of significance. However, the building has been much altered inside and retains few original features beyond the façade. The roof has been replaced, there are areas of infill, and the windows are also altered at upper level. Evidential value is deemed to be low.

Significant elements

As a direct consequence of the WWII bombing, the larger Chapel Walks block was rebuilt internally, at least at upper floor levels. There are some remaining features detailed below, but the photographic evidence clearly demonstrates that a significant proportion of original fabric was lost.



Image 13- Arched ceiling to basement

Basement

There is a partial basement which appears to be in much its original brick-built form, with some later additions of additional walls and refrigeration equipment. The head height is limited, and it is utilitarian in nature, with little sign of decoration. The space features original brick arched ceilings and some timber beams with some chamfered features are evident in parts.

HERITAGE SIGNIFICANCE: Medium

Lower ground floor (Sam's Chop House)

Sam's Chop House moved into the building in 1958 and most of the fixtures, fittings, wall coverings and flooring appear to have been installed at this date or later. A number of later planning applications relate to internal changes. Original cast iron columns are the most significant features, highlighting construction methods and giving evidential and historic value.

The pub and dining room have the feel of being older, with some attractive tiling features, but their historical value is limited given their date. This space, whilst having some associative community heritage value as a long-standing venue in the city centre, has little historical or architectural significance. The entrance, with its corner position, is now an important feature of the building and the streetscape.

HERITAGE SIGNIFICANCE: Low

Upper ground floor and first floor (former Thai restaurant)

The space, which was until recently utilised as a restaurant, is accessed via an entrance (original position) off Chapel Walks. Internally, it has had a number of modern alterations, including the addition of a large modern staircase, with large block beams, somewhat at odds with the age and style of the building.

HERITAGE SIGNIFICANCE: Low (new additions/layout), Medium (cast iron columns).

The restaurant had its toilet provision in the longer block (Pool Fold Chambers). These are new and have no heritage significance.



Image 14- Cast iron columns present in Sam's Chop House beer store



Image 15- View of Chop House, lower ground floor with columns



Image 16:- Entrance to Sam's Chop House, corner of Chapel Walks and Back Pool Fold

Upper floors- second and third floors

Aside from the circulation core, the spaces at second and third floor are mostly open plan to the Princes' Chambers block. Floors are non-original at 3rd floor level, and likely parts of the 2nd floor, replaced post-WWII.

The columns too are non-original and similarly are of no heritage significance. The external, original, brick walls have traces of the former flues. To the rear of the second and third floors, there is evidence of former window openings on the dividing wall. These appear to be related to the former adjoining property and whilst of evidential interest, they were not designed to be viewed.

HERITAGE SIGNIFICANCE: Medium (walls and window openings and original boards), low (later changes).



Image 17:- Cast iron columns within existing restaurant space

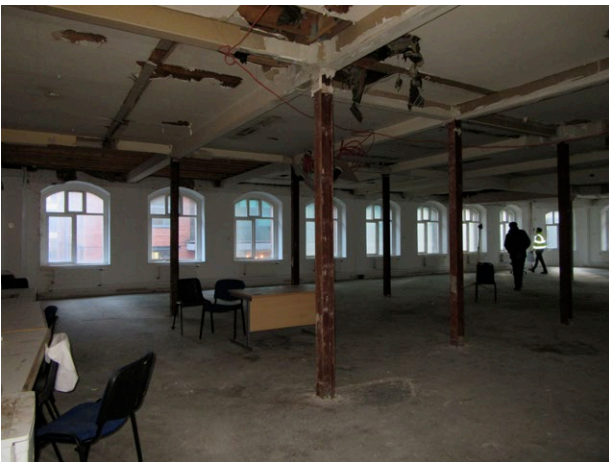


Image 18:- View of floor 2



Image 19:- View of floor 3



Image 20:- View of plaster ceiling to floor 2, Back Pool Chambers



Image 21:- View of exposed timber roof structure in Back Pool Chambers, floor 3



Image 22- View of later addition metal roof to floor 3, Princes' Chambers

Pool Fold Chambers has a smaller internal room at second and third floor levels. At second floor this room features a plaster ceiling. It appears original but is badly damaged in places. The same room at third floor has evidence of a chimney breast but has suffered damage and the original fireplace is no longer in place. HERITAGE SIGNIFICANCE: Medium, as one of the few remaining internal decorative features, though evidential value is limited given the isolated fragment remaining.

The third floor in the Pool Fold Chambers section has some exposed timber trusses; the space having been renovated in recent years. It is uncertain whether these are original or refurbished structure. An internal wall obscures a full view of the timbers.

To the back wall in Pool Fold Chambers, second floor, there is further evidence of a fireplace, no longer in situ. The end staircase is not original but does contain further evidence of chimney breasts at some levels.

Roof

It is clear that the metal roof and its accompanying framework is not original. Its form is both unsightly and crude; it is unlikely to have been seen as a permanent feature when it was fitted, post WWII. Whilst it is a reminder of part of the building's story, it detracts from the asset as a whole and, whilst it cannot be seen from street level, from the interior its finish is poor and it is not in keeping with the character or quality of the building.

HERITAGE SIGNIFICANCE: Low



Image 23- Google Earth image, showing roof forms

The large chimneys evident on historic photographs have been lost and have not been replaced. This has altered the roof line and the architectural presence of the building on Chapel Walks. The plant deck has not been viewed directly, but can be seen in reflection from the opposite property and from Google Earth mapping. It has no historical significance. The skylights are all missing and there remains no evidence of their existence.

Aerial images appear to show that the roof of Back Pool Chambers survived the war. Inspection has not been possible, but it appears to retain a slate covering with its original form.

External

The elevations to Chapel Walks and Pall Mall elevations are attractively detailed and of a good quality design. They make a positive contribution to the streetscape. HERITAGE SIGNIFICANCE: High

The elevation facing Back Pool Fold has had some infill and alteration. It is uncertain at what date this took place, but the resulting façade does not read as a cohesive elevation, particularly in the two window bays closest to the corner of the Back Pool Fold block. The brickwork is certainly a later addition, as are the windows and sills. It is likely these were previously open as hoists/loading areas, but what is present now is not of high quality and detracts from the original elevation. A fire escape stair was present in this area in the late 20th Century and remnants of its fixings are visible. HERITAGE SIGNIFICANCE: Medium (general façade), low (crude infill)



Image 24- View of Princes' Chambers with tall chimneys, taken from Cross Street, 1914, from Manchester Library Archives



Image 25- View of Princes' Chambers taken from Back Pool Fold showing later altered end 2 bays with infill



Image 26- Typical detail of finer timber sash frames

Windows

The window openings are (with the exception of those two bays in Princes' Chambers on Back Pool Fold described above) original in shape. The bomb damage sustained indicates that the glazing is replacement, along with some, if not all, of the timber frames. The frames broadly follow two general forms. Slimmer, high quality sashes with fine detailed profiles may be original in some instances, or a later replacement after war damage, but are in any case of architectural value. The second type are more chunky and heavier, modern replacements. These are of a lower quality and lack craftsmanship. Past planning applications were approved for the replacement of two windows at third floor on Pall Mall and two on Chapel Walks.

Glazing patterns follow sash form at lower floors (original layout) and multi paned casements at upper levels (non-original layout).

HERITAGE SIGNIFICANCE: High (original sash forms), low (later casement form).



Image 27- Typical detail of replacement window frame



Image 28- Photograph from the late 1970s showing infill of loading bay to right, and Pool Fold Chambers entrance, from Manchester Library Archives



Image 29- View of original opening to loading bay with modern glass screen



Image 30- Pool Fold Chambers entrance

Pool Fold Chambers entrances

The original double height space at the end of Pool Fold Chambers has been lost by flooring over, though the larger stone opening remains. The photograph from the 1970s shows an incongruous infill of this area – with a modern window and brick arrangement. This has since been replaced with a glass screen design. As no application can be located, the date of this intervention is uncertain. The works have altered not only the internal volumes, but the aesthetics of the elevation. These are considered negative, as they have compromised the historic, architectural and evidential value of the building.

HERITAGE SIGNIFICANCE: High (stone opening) Low (infill and alteration)

The entrance with the 'Pool Fold Chambers' name stone above is considered to have high heritage significance as evidence of the building's history.

6. Proposals and Impact

The proposals are intended to refurbish the space to a higher standard in order to attract tenants. This is particularly important for the empty upper levels. Listed buildings without a use are in danger of decay and it is preferable to keep the building in occupation and thus well maintained.

External

To the outside of the building the main elevations will be retained, and brick and stone repaired where required.

Impact: Minor, beneficial

Additional signage covering some older features will be removed, revealing historic fabric. A new building sign will be fitted to the Chapel Walks doorway.

Impact: Minor, beneficial

The original form windows at lower levels will be retained and boarding up removed, along with extract grilles. At upper level the casement windows will be replaced with replica timber sashes to replicate those below. This will restore the fenestration pattern to its original form.

Impact: High, beneficial

Later addition external flood lighting will be carefully removed and the façade repaired where necessary.

Impact: Minor, beneficial



Image 31- Long view of Princes' Chambers as seen from outside St Ann's Church with metal roof structure just visible

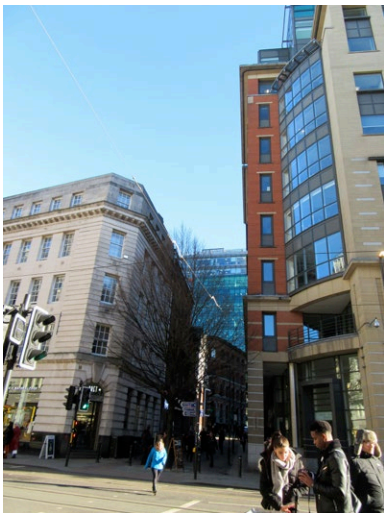


Image 32- View of Princes' Chambers taken from Cross Street

To the Back Pool fold elevation of the main block, the two altered bays will have the poor quality infill removed and replaced with glazing (one bay with a glazed door and one with dry riser access at low level). The floor behind will be visible. This will rid the building of the negative later addition and replace it with a high-quality finish, re-exposing the former volume of the bays to a greater extent.

Impact: Moderate, beneficial

To Pool Fold Chambers, the altered entrance will be changed. There is a need to remove the refuse bins from the street where they currently form both an obstacle and an unsightly addition to the setting. The new bin store will improve this situation by storing them internally.

Impact: Moderate, beneficial

Roof extension

The proposal is to remove the existing metal roof and the timber floor at third floor level, both of which are post-war, low quality additions. Their removal is considered to be an improvement to the current situation and there is no impact directly upon historic fabric. The new third floor will then be fitted at a slightly lower level, with a further two floor extension added over.

Following some discussion with the planning department, the design has been amended to include the reinstatement of the 'lost' brick chimneys to the main elevation. This is a return to the historic height which was removed in the 1950s. The reinstatement of chimneys has double benefits- a fuller reinstatement of the original brick structure and the softening of the delineation between old and new, with chimneys sitting in front of new glazing.

The glass extension is shown in structural silicone glazing, set back from the most significant elevations (Chapel Walks and Pall Mall) with an internal frame. The form is designed to be rounded at the corners and will be straight in profile, except to the Chapel Walks elevation, where it is angled, in order to further minimise impact on views.

The use of structural silicone glass to avoid a heavy external frame will reduce the prominence of the new

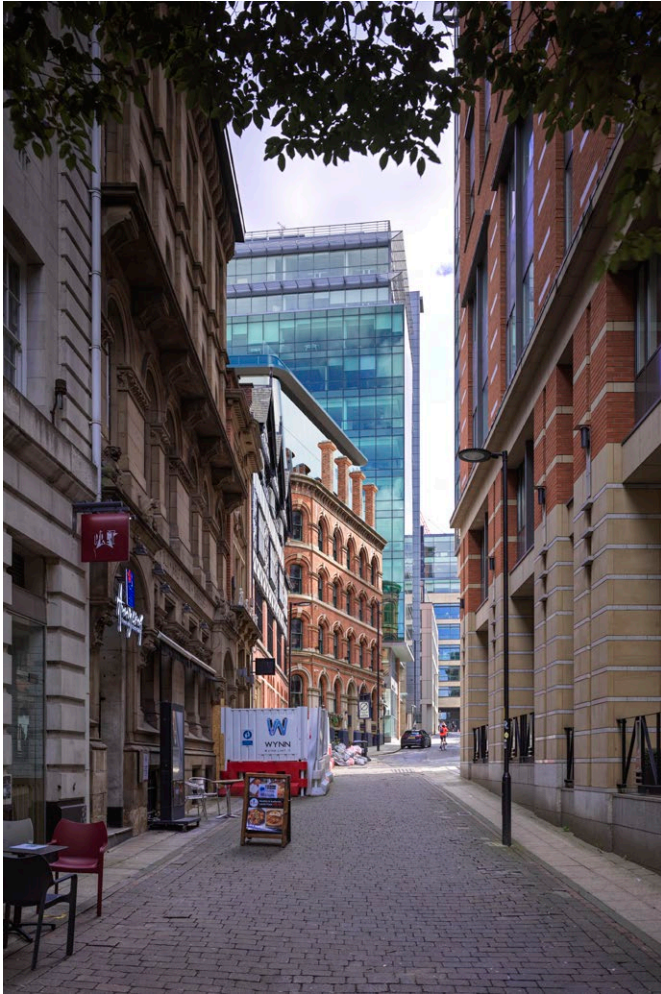


Image 32- Proposed view from Chapel Walks

floors. The choice of materials and the set-back position will allow the extension to be recognised and read as a high-quality contemporary addition, a link between the historic structure and the modern glass forms which now surround it. Further mitigation has been included in the form of a horizontal band to the top of the new glazed floors. This, along with the chimney reinstatement, takes reference from historic form and acts as a termination point or a modern interpretation of a cornice.

The historical part of the building will remain intact and enhanced through other proposed changes, and the addition will not result in loss of historic fabric. The extension will alter proportions of the building, though it is noted that the existing roofline has been lowered by the loss of the original tall chimney gables to Chapel Walks. The distinction between new and old is considered preferential to a pastiche addition (in full brick for example) and the design response takes reference from the existing form. The impact upon long and immediate views has been mitigated by the set back and use of glazing.

The glazed additions are not considered to greatly alter or reduce the significance of the existing building. Considering the alterations in the overall context of the wider streetscape, the proposal could be seen as 'less than substantial harm' to overall historic and architectural significance.

From Pall Mall and Chapel Street, the proposed contemporary roof extension is visible, as it will be from Cheapside. However, the current architectural context is such that Cavendish House is, in most views, seen with the backdrop of One Marsden Street; a 12-storey building with a green glass elevation. The historical context of 3-4 storey red brick Victorian buildings has been largely lost due to a prolific level of taller, modern development in the 1990s. It is within this new architectural context that the extension will be seen, and then only obliquely. The impact on this existing setting is considered limited, and to constitute less than substantial harm as the significance of the designated assets will not be compromised to any great degree, rather added to with a contemporary intervention which takes reference from the historical form.

Overall, it is a considered design response which will complement, rather than detract from, the aesthetic or historical significance of Cavendish House.

Impact: Moderate, minor beneficial given mitigation of chimney restoration and use of set back.

The areas containing the new circulation core (Back Pool Fold elevation), are finished in metallic mesh. There is a plant deck on top of the roof, clad in aluminium acoustic screening to mitigate noise levels. The circulation core also extends to this level, enabling access to a roof terrace. In effect, this results in an additional 2 storeys to the Chapel Street and Pall Mall elevations, and a further partial storey to the Back Pool Fold elevation.

The extended stair/lift core is a continuation of the existing internal circulation in terms of size and location, though extended upwards to give roof access. The alternative, to set this back in line with glazed storeys, was discounted as it would require the removal of internal original columns, one of the few remaining internal features.

The additional volume of the circulation core is larger than the glazed extension and has an increased impact on the asset and views of it. A higher circulation core is considered as the only alternative to provide access to the rooftop terrace- an amenity deemed as a requirement by the client. In mitigation, the form has been rationalised and the use of mesh screening is proposed. This will offer a semi-permeable solution in order to dilute the massing of the additional volume.

To assess the impact of the proposed extension more fully on the Conservation Area, views from key points have been further considered.

From Back Pool Fold, the extremely narrow nature of the route means that the impact of the extension on this view is negligible. From opposite the main elevation, the increased circulation is visible.

It is acknowledged that the design has been rationalised to be less obtrusive and that the reinstatement of chimneys goes some way to diverting

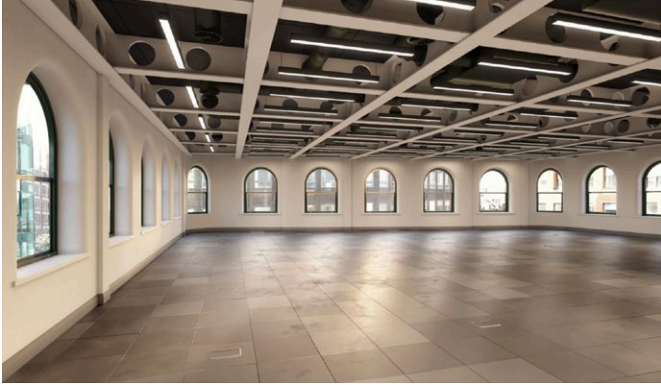


Image 32- Proposed internal view from the third floor

the eye from the higher element. It is recognised that the scale of the circulation core will have a degree of adverse impact upon the asset and certain views from Pall Mall and Cheapside, but in assessing the relative degree of that harm upon the significance of the whole grade II listed building and the conservation area, it is classed as 'less than significant'. When balanced against the benefits of bringing the building back in to viable end use, comprehensively restoring the original exterior, reinstating the original chimney forms and adding a high quality office space extension, it is considered that the wider benefits outweigh the relatively minor degree of harm.

Impact: Minor, adverse.

Internal

Original columns will be exposed throughout the ground, first and second floors, as will timber beams. Floorboards will be upgraded from underneath to meet fire regulations, and floors will have slim raised access. At third floor level the non-original columns are to be removed.

Impact upon significance: Minor, beneficial

At ground floor, non-original partitions will be removed and an opening created to link the circulation core with the rest of the space.

Impact upon significance: Minor, neutral

At second floor level, the remaining historic ceiling detail will be restored to the room within Pool Fold Chambers.

Impact upon significance: Minor, beneficial

The WCs and plant will sit behind the circulation core, enabling risers to function vertically through this central core area. The reconfiguration affects non-original fabric.

Impact upon significance: Neutral

7. Planning Policy and Wider Context

The main heritage planning considerations affecting this site are its Grade II listed status, its position within the Upper King Street Conservation Area and its impact upon the St Ann's Conservation Area.

The legislation concerning built heritage is contained within Planning (Listed Buildings and Conservation Areas) Act 1990. Government Policy is set out within the National Planning Policy Framework (NPPF, updated 2019). Local planning policy is set by Manchester City Council.

Statutory legislation states that special regard should be given to

'the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses.'

Clause 66. Planning (Listed Building and Conservation Areas) Act, 1990.

The NPPF recognises that sympathetic changes to heritage assets are necessary to ensure their viable ongoing use, but that alterations must be justified and their impact upon significance assessed.

NPPF, paragraph 192 states,

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

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to 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.'

When considering the proposals within this policy, the scheme is considered as successfully enhancing the existing building through sensitive repair and restoration and high quality replacement of non-original additions. The new extension has some impact upon significance. The glazed element is considered to be an enhancement in a manner that is consistent with the Grade II listing. The impact of the circulation core is deemed low adverse upon an asset of medium significance. When using the recognised matrix and scales of impact, this impact translates as 'minor'. Proposals do not detract from, or demonstrate harm to, the existing historical and architectural significance of Cavendish House.

When considering potential impacts of proposed development on an asset's significance, NPPF states that 'great weight should be given to the asset's conservation.....this is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm'. NPPF, para. 193.

And that, 'where a development proposal will lead to less than substantial harm....this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.' NPPF, para. 196.

Government Historic Environment Guidance (2014, updated 2019) states that 'in general terms, substantial harm is a high test, so may not arise in many cases' and that 'an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest'. In this case, the degree of harm arising from the circulation extension is not considered to reach that high level and therefore the impact is seen as less than substantial.

This 'less than substantial harm' is mitigated by the conservation and enhancement of existing built fabric, the set-back position of the additions to the main elevations, the use of high quality new glazed forms and the reinstatement of the historic chimneys. The upgrading of the currently vacant space will ensure the benefit of its ongoing viable use. It is considered that the degree of harm upon significance is limited to the additional mass created by the circulation core, but that

the aforementioned benefits outweigh any 'less than substantial harm' to the significance of the asset.

Local Manchester City Council policy follows the principles established in the NPPF. In particular, Policy EN3, 'historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced for their own heritage merits...'

The proposals seek to improve the condition of Cavendish House whilst protecting its heritage significance, complying with both national and local policy. Changes will create a high quality refurbished office space with the benefit of bringing the space back into long term viable use.

Conservation Areas

The site sits within the Upper King Street Conservation Area and has an impact on the setting of the St Ann's Conservation Area. As designated heritage assets, Conservation Areas are also protected by legislation and policy at national and local level.

The Upper King Street Conservation Area is the evolving commercial core of the city, a significant element of its character being the mixture of historic and contemporary architecture. There are many examples of roof top extensions to historic buildings within this Conservation Area. Whilst there is an impact upon a limited number of views, the cumulative impact of the proposed scheme upon the heritage value and significance of the wider Conservation Area (the asset) is considered to be minor.

8. Conclusion

The Grade II listed building has some architectural and historical significance. Whilst this significance has been eroded through the loss of internal detail, windows, and roof, the proposals successfully reinstate a number of built elements and will enhance the remaining historic features, including the substantial additional benefit of rebuilding the lost chimneys. This will have a positive and valuable impact, not only to the main external elevations, but to the wider street context.

The design of the roof extension is a high quality contemporary response to the existing form. Any minor adverse impact is limited to the circulation core. This has been explored, and the design altered and rationalised in an effort to ensure the new intervention remains subservient to the historic form and minimises the degree of harm. The public benefits of the wider restoration scheme have been outlined within this document and the positive impact upon the asset achieved through the creation of high-quality, office space will secure a long-term viable use for the partly vacant building. These benefits are considered, on balance, to outweigh the degree of 'less than substantial harm' and changes are consistent with the level of significance of the Grade II listed building.

The proposals have been assessed within the relevant planning context and are considered to comply with Government guidance, NPPF and Manchester City Council policy.