

Introduction

This statement has been produced to support an archaeological and heritage record of development of Arches J & K (18 and 19) on Watson Street, Manchester, in conversion to a new theatre, events and teaching space with associated facilities including a bar.

This type of use sits outside of the defined use classes and as such is considered Sui Generis. The development is proposed as the new home for independent theatre operator and charity 53two who were previously located at the Bauer Millett site on the opposite side of Great Bridgewater Street. The Bauer Millett site is proposed for development and as such 53two vacated their previous home in May 2019.

The use of the Bauer Millett site by 53two was approved by Manchester City Council in 2016 (planning application number 114040/FU/2016) and subsequently operated successfully. The uses under a new application are the same as those approved under the previous planning application, with a view to enabling 53two to carry on operating as it has been for the previous period, from a new home.

The Statement has been prepared by 53two with support from relevant professionals and summarises the existing site and surrounding area, describes the proposed development and the benefits of the proposals in the context of planning policy. Additionally it states how a record of the heritage site and work on that site will be recorded.

The historic interest in the development site is highlighted in a desk-based heritage assessment produced by Steven Levrant Heritage Architecture in 2019.

Planning and listed building refs 124383/LO/2019 and 124382/FO/2019.

Purpose of the Document

'An Archaeological Written Scheme of Investigation (WSI) is a comprehensive document detailing the requirements and methodology of a programme of archaeological works. It is defined by Historic England as: 'Where development will lead to the loss of a material part of the significance of a heritage asset, policy HE12.3 requires local planning authorities to ensure that developers take advantage of the opportunity to advance our understanding of the past before the asset or the relevant part is irretrievably lost. As this is the only opportunity to do this it is important that:

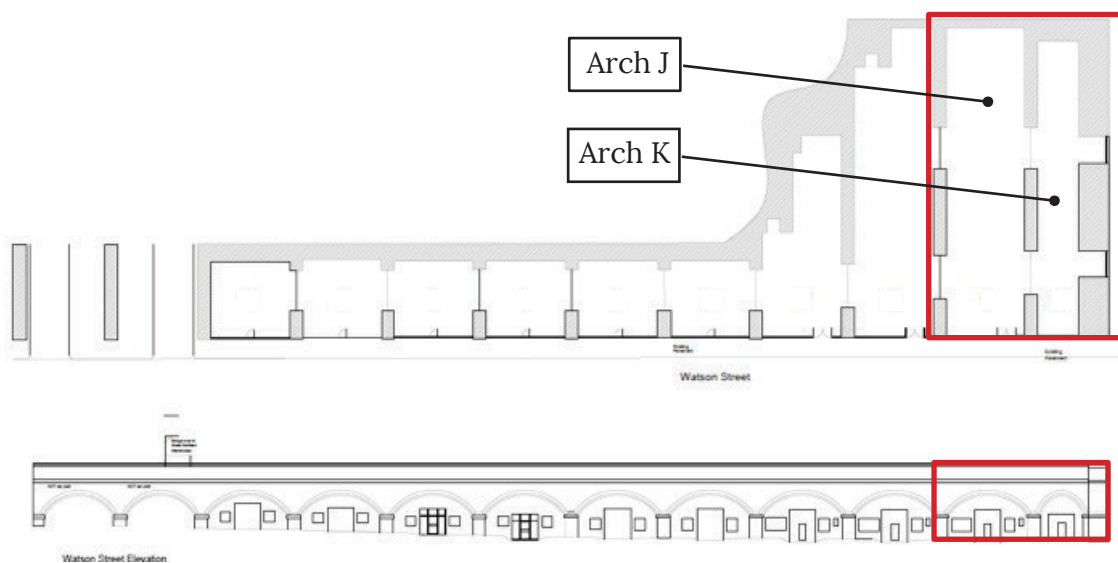
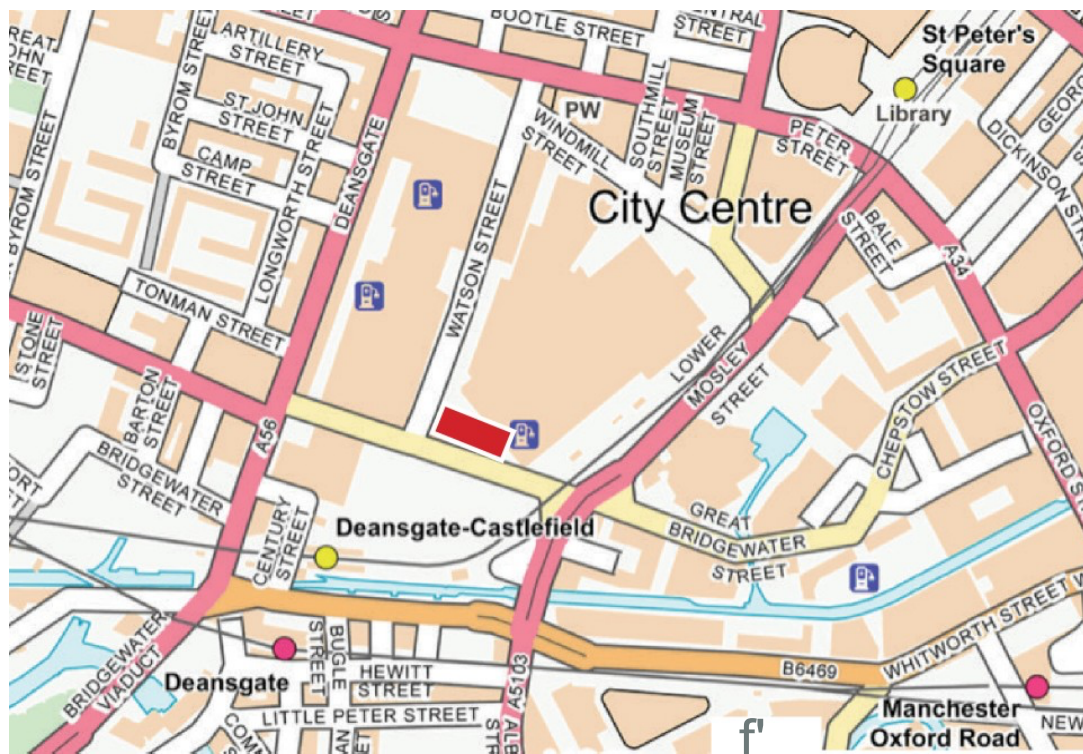
- 1: Any investigation is carried out to professional standards and to an appropriate level of detail proportionate to the assets likely significance, by an organisation with appropriate expertise;*
- 2. The resultant records, artefacts and samples are analysed and, where necessary, conserved;*
- 3: The understanding gained is made publicly available.'*

It is not anticipated that there will be any loss of a material part of the significance of a heritage asset as all proposed works are superficial and will not disturb the site.

Detailed drawn, photographic and textual records of those elements of the Grade II* listed arches will be kept, to record the extent, condition and significance of the arches in their entirety. These records will be maintained on a daily basis by the project manager.

All work carried out will be 'light touch,' integrating the patina of previous historical usage of the arches.

There will be no excavation or earth moving works other than small, localised work to connect to the existing drainage system.





Street View from Watson Street (Google Street View April 2019) The arches sit on the opposite side of Great Bridgewater Street to the Bauer Millett Car Park redevelopment and Arch K can be seen on the visualisation overleaf which shows the approved development of the Bauer Millett site and its relationship with Great Bridgewater Street, Watson Street and the proposed development. Note that the elevation treatment of Arch K as indicated in the visualisation is not representative of that proposed.



Pre-application Consultation

Manchester City Council Conservation Officers Paul Mason and David Brettal visited site on 23.01.19. to view the arches and review the initial proposal. The proposals as presented in this report align with those discussed at that meeting.

Interfaces with the Grade II* Listed Structure

- The most significant interventions will be the removal of the infill panels to the arches along the Watson Street elevation and replacement with new appropriate infill to enable access and operation of the theatre.
- It is also proposed to remove modern brick infill from two internal openings to facilitate movement between the two arches. This brickwork was not part of the original structure. New infill walls and doors will be provided in lieu of this brick infill and will have local fixings to the existing masonry, the number and scale of fixings will be kept to a reasonable minimum and fixings made into the mortar rather than the brickwork.
- It is anticipated that part or all of the existing concrete floor may need to be replaced or repaired to comply with Building Regulations.
- New internal structures include new mezzanine plant decks which will also provide changing rooms and new toilet facilities. These will be separate structures which could be deconstructed if necessary in the future, leaving the listed structure in its current state. The number and scale of any fixings will be kept to a reasonable minimum and fixings made into the mortar rather than the brickwork.
- New heating, ventilation and lighting apparatus will need to be fixed into the existing masonry, the number and scale of fixings will be kept to a reasonable minimum and fixings made into the mortar rather than the brickwork.
- There are currently localised areas where water ingress is evident through the ceiling of the arches. It is proposed to install waterproofing with gutters and channels locally within these areas to capture and dispose of any moisture. This waterproofing will need to be fixed to the existing masonry and fixings will be installed into the mortar rather than the brickwork.

Heating and Ventilation Strategy

The theatre will be heated when required with new appropriate heating apparatus. Ventilation will be provided to meet with the requirements of Building Regulations with vents to air concealed behind the proposed louvred panels to the top of the arches fronting Watson Street. A M&E Engineer has been engaged to provide consultation and specifications.

Proposed Utilities and Drainage

No new utilities connections are required at the premises although private services within the arches will need to be reconfigured to provide connections for new WC's etc. The arches are currently served by foul drainage which connects to a public combined sewer. Existing connection is to be maintained with no works proposed to the public sewer, although drainage will be reconfigured internally to support the proposed new use. Surface water drainage is managed through the car parking and external areas which sit above the arches and are under the control of Manchester Central. No works are proposed to the surface water drainage.

Policy Context

Sensitive reactivation of a Grade II* Listed Structure with a cultural use that will bring employment to the city centre whilst contributing positively to Manchester's day time and night time economy is in accordance with the following policies as set out in the Manchester Core Strategy:

- CC1 : City Centre and Fringe
- CC4 : Visitors-Tourism, Culture and Leisure
- CC7 : Mixed Use Development
- CC8 : Change and Renewal
- CC9 : Design and Heritage
- CC10 : A Place for Everyone
- C10 : Leisure and the Evening Economy
- EN3 : Heritage

The proposals also positively respond to extant Policy DC19.1 Listed Buildings and the principle of Achieving Sustainable Development as set out in the National Planning Policy Framework.

The city centre location means that the site will be readily accessible by all modes of transport and in particular to those travelling on foot, by bicycle or by public transport and as such is in accordance with Policy CC5 : Transport and T1 : Sustainable Transport of the Manchester Core Strategy.

A Waste Management Strategy has been developed in accordance with Core Strategy Policy EN 19: Waste, and appropriate measures will be put in place to mitigate the impact of noise such that the development will comply with Core Strategy Policy DC26.1: Noise.

Conclusion

Sensitive reactivation of a Grade II* Listed Structure with a cultural use that will bring employment to the city centre whilst contributing positively to Manchester's day time and night time economy is in accordance with both local and national planning policy.

All required works will be monitored and recorded on an hourly and daily basis, although no archaeological disturbance will take place as works are designed to be reinstated to original condition at a later date if required, with no damage, interference or change to the existing structure.