

**43-47 Piccadilly,
Manchester**

Heritage Statement

Significance appraisal & Heritage impact assessment

Prepared by



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Prepared for:

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43-47 Piccadilly, Manchester. Heritage Statement: significance and impact.

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Contents

EXECUTIVE SUMMARY	5
PART 1 – HERITAGE SIGNIFICANCE APPRAISAL	8
1. INTRODUCTION	10
1.1 Purpose	10
1.2 General Methodology – focus on proportionality	12
1.3 Authorship	13
2. POLICY CONTEXT	15
2.1 Introduction	15
2.2 Planning (LB & Conservation areas) Act 1990.....	16
2.3 NPPF (2019) & Planning Practice Guide (2018).	18
2.4 Manchester City Council Core Strategy, 2012.	19
2.5 Historic England Guidance	20
3. THE PHYSICAL CONTEXT	23
3.1 Location and site description	23
3.2 Curtilage buildings in the context of the site.....	26
3.3 Immediately adjacent Listed Buildings – extant setting issues.....	28
3.4 Contribution to the Stevenson Square Conservation Area.....	36
4. HISTORICAL DEVELOPMENT	39
4.1 Introduction	39
4.2 Historical development of the site and its context.....	40
5. SIGNIFICANCE OF THE EXTANT SITE.	61
5.1 Defining significance at 43-47 Piccadilly.	61
5.2 Basement.	65
5.3 Ground-floor (shop-unit and warehouse).....	69
5.4 First Floor (shop-unit and warehouse).....	73
5.5 Second-floor (shop-unit and warehouse).....	75
5.6 Piccadilly elevation.	79
5.7 Exposed flank to 45 Piccadilly.....	81
5.8 Gable to Back Piccadilly.	83
5.9 Statement of significance.	85
5.9a Evidential value of 47 Piccadilly.....	86
5.9b Historical value of 47 Piccadilly.	87
5.9c Aesthetic value of 47 Piccadilly.....	87
5.9d Communal value of 47 Piccadilly.....	88

5.9e Summary of fabric significance.	89
PART 2 HERITAGE IMPACT ASSESSMENT.	92
6. EVALUATING HERITAGE IMPACT.	93
6.1 Scope of Potential Impact	93
6.2 Overview of the proposed development.	98
6.3 Direct heritage impact (Physical).....	99
6.4 Indirect heritage impact (Visual)	103
6.5 Summary of heritage impact	125
7. CONCLUSIONS	127
7.1 Significance retained and positive impact.....	127
7.2 Appropriately informed development.	127
7.3 Positively addresses the core planning policy principles.	128
7.4 Balanced impact on the historic environment	128
REFERENCES	130
APPENDICES	132
Appendix 1: List Description July 2020 – 47 Piccadilly.	132
Appendix 2: Stevenson Square Conservation Area	137
Appendix 3: List descriptions of immediately adjoining buildings.	138
Appendix 4: Historic England advice 2018.	141
Appendix 5: Manchester Courier and Lancashire General Advertiser. 16.08.1834.....	143

EXECUTIVE SUMMARY

1. Stephen Levrant Heritage Architecture Ltd (SL:HA) was appointed by Trafalgar Leisure Ltd to carry out a Historic Building appraisal of the surviving properties at 43-47 Piccadilly, Manchester and advise on the heritage value of the existing retail property and the attached warehouse. The site comprises a surviving retail and warehouse unit at 47 Piccadilly, which is grade-II listed and a cleared site at 43-45 Piccadilly.
2. The proposed development is for a new hotel complex which integrates the grade-II listed former townhouse and warehouse building. The design development has evolved over the last few years in consultation with both Manchester City Council officers and Historic England.
3. The purpose was to then work with the project architects Stephenson Studio and advise on the parameters of an appropriate development for the much-altered site. An initial site inspection was undertaken with Historic England's listing inspector in March 2019 to clarify the surviving building's status as the current statutory list description for 47 Piccadilly (dated 06 June 1994) is ambiguous and makes no direct mention of the attached warehouse. This has recently (July 2020) been reviewed by the Secretary of State, with the listing description revised to clarify that the warehouse component forms an ancillary part of the principal listed building (i.e. the Georgian townhouse). The new list description is included as Appendix 1.
4. This Heritage Statement document accords with two-part structure and format recommended by Historic England in its 2019 guidance on Heritage Statements and consequently uses the significance appraisal (Part 1) to inform the evaluation of direct and indirect heritage impact (Part 2).
5. The historic significance appraisal (Part 1) considers the site as a whole (including the part defined by the statutory listing of 47 Piccadilly) so includes the attached, ancillary warehouse which has its main elevation on Back Piccadilly. The rear warehouse has received previous consent for demolition, due to the ambiguity of the list description, but the revised assessment was used to inform the design-development of the proposed hotel development, retaining the key feature (i.e. the Back Turner Street façade).
6. Thus, the significance assessment is used as the basis to evaluate the potential impact of the proposed development upon the identified heritage assets. These comprise: the individual listed building at 47 Piccadilly (townhouse and ancillary warehouse), its setting, adjacent listed building and the character and appearance of the Stevenson Square Conservation area. The heritage impact assessment (Part 2) considers the cumulative direct and indirect heritage, as required by the NPPF. The key purpose is to address the requirements of the relevant Planning legislation in accordance with the National Planning Policy Framework (NPPF).
7. This Heritage Statement should be read alongside the submitted Design and Access statement prepared by project architects Stephenson Studio. The Heritage Statement has been prepared to inform the proposed Planning and Listed Building Consent applications for the development of 43-47 Piccadilly. It therefore provides a proportionate assessment of the sensitivity of the fabric and setting of the extant site, as well as its immediate context, as the basis for an objective

impact analysis of the impact of the proposed development on the surviving suite buildings as well as adjacent identified heritage assets and their settings.

8. In particular, the report considers the historic evolution of the building at 47 Piccadilly as a component of Manchester city centre, from its origins, through its planned residential development to its current incarnation as a vibrant part of the commercial core of the city centre. In accordance with the requirements of the relevant legislation and Planning policy, the Heritage Statement considers the collection of designated heritage assets and the potential direct (or physical) and indirect (primarily visual) impact that the development could have on the identified components of the historic environment.
9. Visual, non-intrusive surveys of the proposed development site of 43-47 Piccadilly (also referred to in the report as the Extant Site) were conducted during 2019, in order to evaluate the immediate context and understand the sensitivity of the designated heritage assets that could be affected by the proposals. Consideration has also been given to key views to notable historic buildings which contribute to the identification of this architecturally diverse part of the city centre, as well as an assessment of the appreciation of the special character of the conservation area.
10. The Heritage Statement is framed by the requirements of the relevant legislation and local planning policy and utilises the assessment methodologies recommended by Historic England. The purpose is to give appropriately proportionate weight to the assessment of the impact of the proposed development on the designated heritage assets. The report thus considers the potential **direct** (physical) impact of the proposed development and the indirect (or visual) impact of the proposed innovative hotel development, measured against the defined significance of the extant site.
11. The Heritage Statement concludes that the overall impact of the proposed development on the identified heritage assets would necessarily be extensive but positive. The conclusions of the assessment, therefore, reveal the cumulative beneficial heritage impact on the fabric of the surviving listed building, by revealing the special interest of the former townhouse and retaining the expression of its ancillary rear warehouse. The development as a whole would remove a highly dilapidated and prominent site and revitalise the character and appearance of this important corner site as a part of the conservation area and city centre.
12. The sensitive contemporary design of the proposed new build component would evidently create a new local-landmark and would require some loss of internal historic fabric to facilitate the new use, but demonstrably balances the impact of the degree of change on the components of the historic environment. Despite the scale of the new-build element and the extent of change, the proposed hotel development successfully integrates and expresses the key surviving historic components and thus avoids fundamentally diminishing the appreciation or experience of the listed building (or any of the adjacent designated heritage assets). The proposal consequently would retain the character and expression of the most-significant surviving historic components of 47 Piccadilly as an integral part of the regeneration and activation of this prominent site.

13. Thus, the proposed development would deliver a sustainable use for this part of the city centre and would positively contribute to the delivery of the wider conservation objectives established in national and local policy.
14. The Heritage Statement, therefore, concludes that the cumulative impact on the designated heritage assets (which collectively define the site and its context) would on balance be demonstrate a **minor beneficial heritage impact** (in terms of the definitions in the report). The proposed corner building would be a handsome local landmark which makes an appropriate contemporary addition to the junction Lever Street and Piccadilly/Piccadilly Gardens. The proposed physical and visual impact of the overall development would mitigate the degree of internal fabric from the listed building by facilitating its integration and creating a sustainable new use and local landmark. The special interest of the collection of designated heritage assets (and the way they are experienced) would be preserved and enhanced by the proposed development, both in terms of the appropriate conservation of their significant fabric and the contribution to the vitality of this part of the city centre.
15. Therefore, as the cumulative result of the proposed development would be demonstrably positive, avoiding any unmitigated conflict with the conservation of the identified designated heritage assets. Thus, the proposed hotel development meets the requirements of the **NPPF (2019), paragraphs 192 and 193** and positively address the core Planning policy principles set out in **paragraph 8** of the NPPF.
16. The proposed development will also support the continued regeneration of the Stevenson Square and Piccadilly area. Consequently, the demonstrably positive heritage impact of the proposed hotel development is further enhanced by the considerable public benefits of securing the attraction and viability of this part of the city centre. In the above terms, the proposed development would meet the requirements of the relevant Acts, the NPPF and Manchester City Council's local planning policy, as well as being consistent with good development design and conservation practice.

PART 1 – HERITAGE SIGNIFICANCE APPRAISAL



1. Introduction



1. INTRODUCTION

1.1 Purpose

- i) Heritage Architecture Ltd was appointed by Trafalgar Leisure Ltd to carry out a Historic Building appraisal of the surviving properties at 43-47 Piccadilly, Manchester and to advise on the heritage impact resulting from the development of the existing, dilapidated retail property and the attached warehouse, as well as the adjacent cleared site into a hotel. The initial site inspection was undertaken with Historic England's listing inspector in March 2019. The purpose of that joint visit was to both examine the extant fabric and clarify the building's status as the current statutory list description for 47 Piccadilly (dated 06 June 1994) was then ambiguous and made no direct mention of the attached warehouse. The status of the listed building was confirmed in July 2020 and reflects the conclusions of this report.
- ii) The historic building assessment was undertaken by SL:HA to report on the fabric of the site and has been used to inform the design-development of the proposed hotel development. This report is required to assess the potential impact of the proposed development upon the individual historic building (taken to include the retail property and the attached warehouse), its setting, and the character and appearance of the Stevenson Square Conservation area. The key purpose is to address the requirements of the relevant Planning legislation in accordance with the National Planning Policy Framework (NPPF).
- iii) This Heritage Statement should be read alongside the submitted Design and Access statement prepared by project architects Stephenson Studio.
- iv) The conclusions of the Heritage Statement are based on the assessment of the historic building fabric and the 'heritage values' of the site (as defined below) which provide a baseline to subsequently evaluate and understand the potential impact of the proposals. In particular, the Heritage Statement is presented to accord with the national policy requirement of NPPF paragraph 189, to describe the significance of the heritage assets affected and the consequent potential impact of the Proposed Development.
- v) This Heritage Statement has been prepared to provide proportionate detail and impact analysis of the proposed development on the identified designated heritage assets. Fundamentally, the key Planning issue will be the assessment of the development's impact on the fabric, character and appearance of the identified designated heritage assets. The methodology used is in essence a comparison between the existing situation and the resultant form of the proposed development, with the expectation that the latter should complement the location and avoid any unmitigated compromise of the designated heritage assets.
- vi) The Heritage Statement is thus in two parts. **Part 1** (which includes this section) considers the relative significance of the surviving structures on the site of 43-47 Piccadilly (essentially the retail property and attached warehouse) as a listed building and cleared site. The report also considers its physical and policy context and its contribution to the character of the conservation area, to reveal its sensitivity to re-development. It also considers the fabric components and

factors which define the character and appreciation of the site (i.e. its significance) which include the physical evolution of the site as a component of the Northern Quarter, as well as the statutory designations and local policy which help define the heritage values in legislative and policy terms.

- vii) **Part 2** evaluates the impact of the proposed hotel development against the identified significance of the site and the enclosing heritage assets and draws conclusions on the effect of the development, measured against the legislative and Planning policy expectations.
- viii) The proposed development site comprises a cleared corner-property, numbered 43-45 Piccadilly and a retail property and attached warehouse known as 47 Piccadilly and is largely referred to in this report as the “*extant site*” for simplicity purposes.



Figure. 1. Existing view of the extant site at Nos. 43-47 Piccadilly (March 2019) from Piccadilly Gardens.

1.2 General Methodology – focus on proportionality.

- i) The research part of the Heritage Statement (Part 1) is the result of an extensive process which synthesises literature and documentary research, analysis and processing of information, building surveying, and professional judgment. The documentary research was based upon primary and secondary sources, including maps, drawings, photographs and reports.
- ii) The Heritage Statement is the result of an extensive process which synthesises literature and documentary research, analysis and processing of information, building surveying, and professional judgment. The documentary research was based upon primary and secondary sources, including maps, drawings and reports, as well as relevant archive material.
- iii) Reference with the following organisations, and documentation sources has been undertaken:
 - Manchester City Council;
 - Historic England;
 - Greater Manchester Environment Record;
 - Manchester City Council Archives;
 - Manchester Central Library;
 - National Archives;
 - National Planning Policy Framework and Guidance;
 - Local Planning Policy;
 - Historic mapping (Ordnance Survey where appropriate);and,
 - Various online resources (including MAGIC and the National Heritage List for England);
- iv) Surveys of the site and surrounding area were conducted in March and April 2019 by visual inspection.
- v) Relevant national and local Planning policy has also been examined to define and understand the context for the proposed development. It is understood that the site's development will be considered in the light of national legalisation, local planning policy and Historic England guidance, specifically those related to the identification of significance and the management of change.
- vi) The heritage statement, therefore, provides the proportionate amount of information necessary to evaluate the significance of the site and its context. The breadth of analysis has been used to inform the design-development of the site and measure the physical and visual impact of the regeneration proposals on the designated components of the historic environment (in accordance with the NPPF requirements).
- vii) Fundamentally, the report seeks to demonstrate the impact of the re-development of the extant site, as a means to secure the regeneration of this much-altered listed building and the historic streetscape.
- viii) The Heritage Statement is framed by the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, sections, 7, 66(1) and 72. This is necessary because the Court of

Appeal requires that the local planning authority must treat the desirability of preserving the fabric and settings of designated heritage assets (including the character and appearance of conservation areas) as issues which are afforded great weight (rather than simply as material considerations).

- ix) The Local Planning Authority's assessment of perceived 'harm' to the fabric and setting of a listed building (or the character and appearance of a conservation area) must be an evidence-based planning judgment. This is because the weight which the authority applies to demonstrable harm must be *proportionate* to the magnitude of the impact. Thus, '*less-than-substantial*' harm should not be afforded the same weight as that defined as being 'substantial'. The NPPF also stresses that evidence must be proportionate to the impact of the proposed development and that any degree of perceived harm to the significance of a heritage asset is balanced by definable public benefits. These requirements inform this Heritage Statement.
- x) Therefore, the analysis of heritage significance and impact in this document accords with the required NPPF approach, as it presents sufficient evidence to inform the design development and eventually enable the Council, "*to reach an informed decision*". The conclusions are thus based on the, "*need to be proportionate to the significance of the heritage assets [potentially] affected, and the impact on the significance of those heritage assets*".
- xi) The Heritage Statement is, therefore, intended to provide the evidence to enable an appropriate and proportionate consideration of the potential impact of the proposed development on the defined heritage assets.

1.3 Authorship

- i) This report has been prepared by Stephen Levrant Heritage Architecture Ltd., an architectural practice specialising exclusively in the historic cultural environment.
- ii) Authors: Nick Grimshaw [BA(Hons); BPL; MA; RICS.PgDipBldgCons; MRTPI; IHBC], and Kirsten McKnight [BA (Hons), MA, MSc, IHBC]

2. The policy context



2. POLICY CONTEXT

2.1 Introduction.

- i) In accordance with the 2011 guidance of the International Council on Monuments and Sites (ICOMOS) on 'Heritage Impact Assessments' it is important to test development proposals, *"against existing policy frameworks and the management plan for the property and surrounding area"* (para.5-11). Therefore, this section outlines the legislative and Planning policy framework within which potential alterations or refurbishment proposals for the should be measured by the local planning authority.
- ii) The Council is thus, required, by legislation and national planning policy, to have regard to the impact of any proposed development as it affects designated heritage assets, such as that at 47 Piccadilly. This consideration needs to be proportionate to the relative significance of the fabric component and the actual impact of the proposed works. In this instance the former town house building is grade-II listed. The designated site includes the attached warehouse which extends to Back Piccadilly and has been in the ownership and use of the site since its construction around the end of the C19th.
- iii) The key planning policy documents are respectively, the: Planning (Listed Building and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF), Manchester City Council's Local Development Framework, and associated local and national conservation area guidance. The relevance of this Planning policy framework to the refurbishment and development of the hotel is considered below.
- iv) The proposed development of the extant site should be informed by Historic England's (HE) guidance on Conservation Principles (2008 & 2017). This guidance is consistent with the legislative framework and local planning policy and is focused upon the need to understand the heritage value of the site and apply policy in a manner proportionate to its significance.
- v) The below evaluation of significance and subsequent conclusions have thus been framed by the methodology outlined in Historic England's Conservation Principles, and the following.
 - the relevant legislation relating to both planning and heritage designations;
 - the objectives and policies for the historic environment stated in the National Planning Policy Framework (NPPF), Planning Practice Guidance;
 - Manchester's Core Strategy and the Guide to Development in Manchester SPD;
 - British Standard 7913 (2013) Guide to the Conservation of Historic Buildings; and,
 - The methodologies for the assessment of physical and visual heritage impact as defined in Historic England Guidance (see below).

2.2 Planning (LB & Conservation areas) Act 1990.

- i) The Planning (Listed Buildings and Conservation Areas) Act 1990, is of relevance to the proposals to undertake works to the listed building, as it provides specific protection for buildings and areas of special architectural or historic interest, over and above that provided by development management.
- ii) **Section 7** of the Act is of particular relevance as it requires the authorisation of works in the form of Listed Building Consent where they would *affect its character as a building of special architectural or historic interest*. This document attempts to provide such analysis.
- iii) The legislation also requires the evaluation of the impact of any proposals in the context of **Section 66** of the 1990 Act, by the local Planning authority, in terms of the potential impact on the fabric, character and 'setting' of the building, as well as the 'setting' of any adjacent listed buildings.
- iv) It is important to consider the change resulting from any proposed works and the overall impact that this would have on the special interest of both the building itself and the conservation area. In accordance with the ICOMOS guidance (Jan.2011, para.5-8) the material change is defined below on a scale, ranging from 'major- beneficial' through 'neutral', to 'major-adverse'.
- v) The key test is whether the proposed changes makes any definable difference to the significant fabric, or the appreciation of the special interest of the designated heritage asset. Thus, when scheduling works or designing changes it is important to determine the degree of change and whether the proposed physical alterations/additions will result in a negative perception of the building or diminish its values as a designated heritage asset.
- vi) **Section 72** is also, of relevance, given its status as a key component of the Whitworth Street Conservation Area. This provides a specific duty for the Council in exercising its planning functions to afford: *"special attention....to the desirability of preserving or enhancing the character or appearance of [the Conservation Area]"*. The legislation also requires the Council to apply 'great weight' to the desirability of preserving the character and appearance of the building as a component of the Whitworth Street Conservation Area when determining the proposals.
- vii) As a consequence, the Council must determine whether any proposed alterations to the site as a whole (including 47 Piccadilly and its attached warehouse) would cause any demonstrable harm to the character or appearance of the Stevenson Square Conservation Area. The key Planning requirement arising from Sections 66 and 72 is, therefore, to avoid any unmitigated negative impact (or 'harm') to the fabric and setting of the adjacent listed buildings, or the character and appearance of the conservation area.
- viii) In accordance with the requirements of both Section 66 and 72, if a negative development impact is likely to arise its extent and degree must be defined to determine whether it may be defined as demonstrable 'harm'. This is necessary because limited, or *"less than substantial harm"*, is not afforded the same weight as that which is deemed to be *"substantial"*.

- ix) 'Substantial harm' under the 1990 Act is interpreted as having a fundamental impact on the significance of the heritage asset by means of: total loss, profound physical harm to its fabric, or the complete compromise of its setting. It follows that 'less than substantial harm' is a physical alteration or development affecting the setting of a designated heritage asset, which may alter but does not fundamentally compromise its "special architectural or historic interest".
- x) As Section 72 of the Act requires the Council to pay: "*special attention....to the desirability of preserving or enhancing the character or appearance of that area*", when a negative impact is identified, a balancing exercise is also required to be undertaken by the Council. This could be securing the sustainable use of the building.
- xi) Fundamentally, the 1990 Act requires decision-makers to apply **proportionate weight** to the desirability of preserving the: significant fabric, architectural character, and historic interest of designated heritage assets when determining planning proposals, balanced against identifiable public benefits. The key Planning consideration is thus whether the cumulative impact of any proposed works would cause demonstrable, unmitigated 'harm' or erosion of the heritage values of the identified heritage assets.
- xii) The Council must, therefore, use its judgement (based on relevant material evidence) to understand and objectively define the impact on the affected designated heritage assets, noting that change does not necessarily equate to 'harm'. The weight to be applied by the Council must be proportionate to the status of the affected heritage asset (in this case very high) and the nature of the proposed change (which could be beneficial, adverse, or have no demonstrable impact (neutral)).

2.3 NPPF (2019) & Planning Practice Guide (2018).

- i) The policies in the NPPF constitute the Government's view of what 'sustainable development' means in practice. The definition requires development to give due 'weight' to the appropriate conservation of heritage assets, in order that it may be defined as sustainable development. This is because one of the key dimensions of sustainability is protecting and enhancing the historic environment. It is thus necessary to demonstrate that the proposals for the extant site and 47 Piccadilly in particular are demonstrably sustainable.
- ii) In accordance with the legislation, the NPPF's core principles require that Planning decisions should contribute to conserving designated heritage assets in a manner proportionate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. This is of particular pertinence given the high prominence of 47 Piccadilly as a survivor of the C18th development of Piccadilly and the Stevenson Square Conservation Area.
- iii) The following design requirements (derived from **paragraph 127** of the NPPF) are relevant to the proposed refurbishment of 47 Piccadilly. Therefore, in accordance with national planning policy the redevelopment proposals should:
 - a. function well and add to the overall quality of the area;
 - b. establish a strong sense of place, by appropriately addressing the fabric-repair requirements to create an attractive and comfortable public place;
 - c. optimise the potential of the site to accommodate appropriate development;
 - d. respond to local character and history in an innovative manner to reflect the architectural character and identity of its surroundings;
 - e. create a safe and accessible environment supporting community cohesion;
 - f. be visually attractive, as a result of good architecture.
- iv) The NPPF stresses that 'great weight' should be given to the objective of conserving designated heritage assets (**paragraph 193**), emphasising the need to avoid harming their significance. Consequently, any identified 'harm' impacting on the fabric of the listed building (ranging from demolition of original components to inappropriate development affecting the setting of a designated heritage asset), will require both 'clear and convincing justification' and mitigation.
- v) The cumulative impact of the proposed refurbishment options should, thus be evaluated against the tests set out in the legislation and Planning policy guidance to demonstrate a positive and sustainable impact on the designated heritage asset, in accordance with the requirements of NPPF **paragraph 193**.

2.4 Manchester City Council Core Strategy, 2012.

- i) The relevant, local heritage planning policy maintains the same focus as the NPPF. The City Council's heritage policies focus on the fundamental importance of *"preserving or, where possible, enhancing the historic environment"*. The following policies from Manchester's Core Strategy are of importance to the re-development of refurbishment options for the extant site at 43 – 47 Piccadilly as a component of the Stevenson Square Conservation Area.
- ii) **Policy CC9 (Design and Heritage)** states that 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 policy also establishes that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.
- iii) **Policy EN3 (Heritage)** states that Manchester City Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. Development options must be designed 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.
- iv) The proposed redevelopment of 43-47 Piccadilly will thus be required to positively address the following policy objectives, as established in **Policy EN3**:
 - proposed alterations and extensions should complement the distinctive external aesthetic and original features of the former assurance office building.
 - proposed works should be designed to support the Council's objective of preserving (and where possible, enhancing) the historic environment, including the architectural character, setting, accessibility of spaces within the Stevenson Square Conservation Area.
 - proposed alterations should enable the sustainable use of the entire building, while remaining consistent with the significance of the grade-II listed designated heritage asset.
- v) The Council's key regeneration objective is tempered by the need to ensure that: *"historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced for their own heritage merits and as part of wider heritage regeneration proposals"* (paragraph 12.21, Policy EN3).
- vi) The policy thus evidently requires development proposals to be sensitive to the inherent values of the designated heritage asset, with any impact justified by clear, documentary evidence. This report aims to demonstrate how this requirement should be met.

2.5 Historic England Guidance

- i) This Heritage Statement conforms to the structure and methodology recommended by Historic England in its 2019 guidance on 'Statements of Heritage Significance' (HEAN 12). It provides proportionate and objective analysis to first understand the extant site and then evaluate its proposed development.
- ii) Historic England published a revised version of its guidance on 'Conservation Principles' in November 2017. The guidance is intended to be the basis against which alterations to designated heritage assets are considered. The fundamental basis of the national guidance is the recognition that, while all heritage assets have a degree of significance, *"this is on a spectrum"* (**paragraph 5**).
- iii) It is thus important that the particular character of the heritage asset impacted by a development proposal is understood as, *"understanding the significance of heritage assets is the starting point for effective conservation"* (Principle 3).
- iv) This is essential because the required weight given to the fabric or character of heritage assets when making decisions, *"should be proportionate to the significance of the heritage assets and the impact of the proposed change on that significance"* (paragraph 20). The latter is of particular importance because **change in itself should not be equated with harm**, and of course the policy guidance is to ensure that the proposed changes will cause no harm to the significance of the heritage asset" (**paragraph 67**).
- v) However, it is recognised that the, *"cumulative impact of a number of broadly neutral changes may be negative"* (**paragraph 67**). Therefore, it is important to consider the impact of the current proposals as part of its continuing and sustainable use. It will be evident that the currently proposed changes have a broadly positive impact on the character of the historic building and present clear public benefits, securing its sustainable use.
- vi) Historic England's guidance on development proposals is developed in their 2016 guidance, *"Making Changes Heritage Assets. Advice Note 2"*. The fundamental basis of this guidance is that, sustainable change to heritage assets is appropriate and, *"only unacceptable where it harms significance without an appropriate balance of public benefit"* (**paragraph 2**).
- vii) Historic England stress that the best way to conserve a building is to keep it in use either for its design purpose, or an appropriate new use which secures its long-term conservation. This requires acceptance of some degree of change. Historic England caution that, *"an unreasonable, inflexible approach will prevent action that could give a building new life",...*or could eliminate that use (paragraph 3). Thus, the Government's heritage advisors stress that a, *"reasonable and proportionate approach to owners' needs is therefore essential"* (paragraph 3).
- viii) It will be noted that Historic England considered earlier proposals for the development of the site (Planning ref no.s: 119560/LO/2018 & 119559/FO/2018) which included the demolition of the warehouse component of 47 Piccadilly. The presented advice dated 26 June 2018 (see **Appendix 4**) relating to that Planning Application and Listed Building Consent noted that 47

Piccadilly is a grade-II listed townhouse and shop and the “last remaining building of this period along Piccadilly and a rare survival of a building typology which has largely disappeared in central Manchester”. The advice noted that the building had undergone extensive alterations so that, *“we are left with the main structural elements and principal elevation above ground floor level, with fragments of the building’s historic interior”*.

- ix) Historic England concluded on the previous proposals (which included more substantial demolition than the current proposals) that, *“the new building proposals and the impact on the conservation area remain matters for the Council to consider and not within our statutory remit bearing in mind the size of the site. Given the proposals for the listed building no longer involve the potential for substantial demolition, this aspect is also largely beyond our remit and we, therefore, defer any alterations to the Council and its conservation team to consider”*.
- x) Subsequently, the statutory status of the entire building group has been re-considered which has led to the conclusion that the warehouse must be considered to be an ancillary component of the former Georgian-house. The advice from Historic England will be sought on the revised proposals in the light of the clarified status of the building group

3. The Physical context



3. THE PHYSICAL CONTEXT

3.1 Location and site description

- i) The proposed development site at 43-47 Piccadilly (see **Figures 2 and 3** - highlighted in yellow below) is located on the edge of the area of Manchester City Centre defined as the Northern Quarter and partly encloses Piccadilly Gardens. The corner site currently accommodates a large sheet advertising hoarding and scaffolding which supports the flank of 47 Piccadilly, following the demolition of the former premises at 43-45 Piccadilly.
- ii) The frontage of the surviving building at 47 Piccadilly is a much-altered grade-II listed building described in the current (May 2019) listing as a late-C18th town-house and the only surviving example of the building type and scale in this street. The former town-house is now dwarfed by the buildings which enclose the edge of Piccadilly Gardens, including its immediate, grade-II listed neighbour at 49 Piccadilly which rises to 6-storeys (a substantial, former warehouse dating from 1847).
- iii) The site of 47 Piccadilly retains the relatively-narrow, linear site of the former terraced town-house as first developed around 1776, and extends to Back Piccadilly with the rear of the property extending into a late-C19th warehouse which is accessed from the back street.



Figure 2. Aerial view of the site looking east, showing the three distinct components: cleared site, former town-house and warehouse.

- iv) The extant plot at 47 Piccadilly (extending to Back Piccadilly) has remained a single entity since the C18th and despite its early-C19th transformation from residential use to commercial retail

and warehousing uses. The frontage partially retains the characteristics of a Georgian town-house, although the premises are largely-vacant and the ground-floor is now dominated by the late-C20th shopfront. The current physical form of the site derives from the redevelopment of the premises by the Midland Railway Company (MRC) for its sole use in the 1880s (see Section 4, Historical development below) as a goods depot and booking office.

- v) The warehouse component of 47 Piccadilly is physically attached to the truncated remains of the former outrigger of the much-altered Georgian town-house. The warehouse remained functionally part of the use of the sub-divided building-group until the closure of the former stationers (Durnbridge Ltd) around 2000 (which occupied the warehouse space). The warehouse was built onto the flank wall of the five-storey grade-II listed warehouse at 49 Piccadilly which was built in 1846-47.
- vi) The former MRC warehouse is currently vacant and physically in poor-condition following the demolition of 43-45 Piccadilly which abutted its west-flank. The extant warehouse component is not mentioned in the current statutory list-description for 47 Piccadilly (dated 06.06.1994), although this is expected to be updated in due course. But it has remained part of the site since first being developed and is physically attached and functionally part of the premises. Therefore, the warehouse component of 47 Piccadilly has been treated as part of its statutory listing for the purposes of this report and the proposed development of the site.



Figure 3. View of the extant site, looking south along Lever Street (March 2019)

- vii) The cleared site at 43-45 Piccadilly currently accommodates a large sheet advertisement structure (see **Figure 3**. Above), supported on scaffolding which provides support to the west flank of the surviving building group. The premises at 43-45 Piccadilly has been redevelopment a number of times since the C18th and until 2007 comprised an altered-C19th commercial building, comprising a basement and five storeys, which previously enclosed the surviving premises at 47 Piccadilly. The plot is a narrow, tapered corner site which is bounded by Piccadilly, Lever Street and Back Piccadilly. The C19th premises were radically altered in the 1960s to modernise the premises and reduce the internal partitioning, removing the cross-walls thereby weakening the structure. The elevational alterations also compromised the appearance of the C19th commercial building.
- viii) In 2007 the structural movement and issues suffered by the much-compromised premises at 43-45 Piccadilly resulted in the demolition of the building to prevent imminent collapse. The prominent corner-site has been subsequently used for advertising purposes, with scaffolding retained to strengthen the exposed, walls of 47 Piccadilly.
- ix) The focus of the architectural and historic interest of the site thus remains on the surviving retail premises at 47 Piccadilly which faces onto Piccadilly Gardens. This former Georgian town-house has lost its original context and much of its domestic fabric to the ground-floor shop-unit and storage. It has also been rendered above the ground-floor, although retains some external details including the modillioned cornice. The heritage statement is considered in this context, with the surviving building fabric considered to be covered by the statutory listing and the whole site as a prominent component of the Stevenson Square Conservation Area. The hierarchy of heritage designations used in this report is described below.

3.2 Curtilage buildings in the context of the site.

- i) In accordance with Historic England's guidance it is noted that all 'heritage assets' have a degree of significance, but this is on a spectrum which impacts on the manner in which buildings and sites should be considered. The 'Conservation Principles' defined by Historic England are relevant to all assets and the process of managing change through formal systems of control. In this instance the designated heritage assets to be impacted by the development are the fabric of the grade-II listed, former Georgian dwelling at 47 Piccadilly (including its attached warehouse component), the settings of the adjacent listed buildings (described below) and the character and appearance of the Stevenson Square Conservation Area.
- ii) The curtilage of a 'listed building' (i.e. the principal building at 47 Piccadilly) is described as any area of land or other building (in this case the warehouse component) that is associated with that principal building. There are three key factors to be taken into account in assessing whether a structure or object can be defined as being part of the curtilage of a listed building, these are relevant to the attached warehouse at 47 Piccadilly as follows:
 - a. the **physical layout** of the warehouse is a direct result of the functional extension of the listed building during its use by the Midland Railway Company and remained ancillary to the subsequent mixed commercial use of the premises;
 - b. the site at 47 Piccadilly (former dwelling and warehouse) has remained within the single **ownership** both historically (from the first lease to develop the site) and at the date of listing in June 1994.
 - c. the **use and function** of the relevant buildings on the Piccadilly frontage and facing Back Piccadilly have been directly related since the alteration of the former dwelling to accommodate commercial uses and warehousing in the C19th. The premises have accommodated as variety of uses since the early C19th, with the office/retail/warehouse uses consolidated by the adaptations and reconstruction by the Midland Railway Company in the late-C19th.
- iii) The premises at 47 Piccadilly are thus described in Historic England's 2001 Architectural Investigation Report as "*House, warehouse to rear*" although incorrectly describes the warehouse as dating from the early-C19th (it was built by the Midland railway Company in the 1880s). A spectrum of significance specifically relevant to the building fabric of this building is described below (see **5.1 vii** below) which has been used to inform the conclusions on the relative significance of the much-altered building fabric. This has been used to define the character and degree of importance of the significance of the surviving fabric components at 47 Piccadilly, as derived from the criteria established in the existing statutory designation process.
- iv) In order to determine the significance of a certain building component of the designated heritage asset the sum of its architectural, historic, artistic or archaeological value needs to be disaggregated and determined. The analysis of the significance and condition of the fabric allows for an assessment of the current integrity and authenticity of the building. This has been used to inform and justify their capacity for change.

- v) The focus is on providing **necessary and proportional** amount of information, in order to justify the proposed alterations, based on the perceived level of heritage significance.
- vi) The assessment of the significance is based on both desktop research and on-site visual surveys and is described below as follows:

3.3 Immediately adjacent Listed Buildings – extant setting issues.

- i) **Table 1** is based on the above Historic England 2017 guide The Setting of Heritage Assets (Good Practice Advice in Planning Note 3. 2nd Edition). This presents a stepped approach to consideration of the attributes of ‘setting’. **Step 1** is simply the identification of designated assets within a search area (see Figure 4 below). **Step 2** disaggregates the components and reveals the particular contribution to the designated heritage asset’s significance by considering aspects of its setting.
- ii) Despite its prominent location the current building at 47 Piccadilly is dwarfed by its neighbours and remains a relatively anonymous contributor to the streetscape of Piccadilly and Back Piccadilly. The density and tightly-grained nature of the northern quarter and the wider city also mean that the streetscape is composed of channelled views which contribute to the character and appearance of the urban context. The current contribution of the site at 43-47 Piccadilly to the appreciation and understanding of the significance of its neighbouring designated heritage assets is considered below.
- iii) Contributions to the architectural and historic significance of the **adjacent listed buildings** within 100 metres radius of the site at 43-47 Piccadilly are considered below. The extant contribution is then used as the baseline to measure the degree of change which will result from the proposed development of the site. The extant contribution to the understanding and appreciation of the identified listed building and the potential impact resulting from the proposed development are defined as per the below table for ease of comparison.

Table 1: Definition of the existing (and potential) contribution of the setting to the significance of identified adjacent designated heritage assets.	
Scale of contribution.	Indirect (visual) contribution.
Major Adverse	Substantially negative contribution to the fabric, character or setting of a built heritage asset, or the character of the Conservation Area. Where the extant site <i>severely compromises the heritage values of the identified heritage asset</i> , or the ability to appreciate its values. Substantial harm of this nature, which <i>fundamentally</i> affects the significance of defined heritage assets, should normally be avoided.
Moderate Adverse	Considerable negative contribution to the setting of a built heritage asset or the character of the conservation area. Where the extant site compromises <i>to a clearly discernible extent</i> the heritage values of the identified heritage asset or the ability to appreciate its values. Such less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.
Minor adverse	Minor negative contribution of the setting of a built heritage asset or the character of the conservation area. Where the extant site

	<i>compromises to a minor extent</i> the heritage values of the identified heritage asset, or the ability to appreciate its values. Such less-than-substantial harm will need to be appropriately mitigated.
Neutral or Negligible	Imperceptible or no contribution to the setting of an identified heritage asset. A neutral contribution is defined when the extant site <i>does not affect the values of the heritage assets</i> , or the ability to appreciate its significance.
Minor Beneficial	Minor positive contribution to the setting of a heritage asset. Where the extant site contributes positively <i>to a minor extent</i> to the appreciation and understating of the values of the identified heritage assets, or the ability to appreciate its significance.
Moderate Beneficial	Moderate positive contribution to the setting of a heritage asset. Where the extant site contributes positively <i>to a clearly discernible extent</i> to the appreciation and understanding of the heritage asset, or the ability to appreciate its significance.
Major beneficial	Substantial positive contribution to the setting of a built heritage asset. Where the extant site contributes positively to a <i>fundamental</i> extent to the heritage values of the heritage asset, or the ability to appreciate its significance.



Figure 4. The designated heritage assets within 100 metres of 43-47 Piccadilly (refer also to **Table 2** below).

- iv) **Table 2** considers the current contribution of 43-47 Piccadilly to the appreciation and understanding (i.e. the setting) of the adjacent designated listed buildings.

Table 2 (fig.4 ref)	Designated heritage asset within 100 metre search area of 43-47 Piccadilly.	Extant contribution of 43-47 Piccadilly to the setting of the designated heritage asset.
1	8, LEVER STREET. Listing Grade: II List Entry Number: 1219353 <i>Town house, now shops. Early C19, altered. Brown brick in Flemish bond (stuccoed at ground floor), slate roof. Double-depth double-fronted plan. Three storeys over cellars</i> <i>The terraced property forms a group with No.10, and Nos 12 and 14 Lever Street.</i>	No. 8 lever Street presents a gable to Back Piccadilly and faces the rear of 43-47 Piccadilly over the narrow road. The extant site at 43-47 Piccadilly makes a low adverse contribution to the setting of the heritage asset. The clearance of 43-45 Piccadilly compromises to a minor degree the tightly-grained urban context of the listed building, counter-acting the potential beneficial contribution of the juxtaposition with the commercial premises. Prior to its clearance 43-45 Piccadilly made a positive contribution to the appreciation and understating of the adjacent former town-house as a component of the transformation of the Northern-Quarter in the later C19th. The heritage values of 8 Lever Street remain readable but are diminished by the void in the townscape created by clearance of its immediate neighbour and the artificial exposure of the warehouse at 47 Piccadilly. The extant contribution to the setting of the adjacent listed building is thus minor adverse.
2	10, LEVER STREET Listing Grade: II List Entry Number: 1200802. <i>Town house now shop. Early C19, altered and part rebuilt. Brown brick in Flemish bond, stuccoed at ground floor (but the top floor rebuilt in C20 common brick) ; slate roof. Double-depth single-fronted plan. Three storeys over cellar, 3 windows;</i>	Despite its apparent proximity 10 Lever Street is detached from 43-47 Piccadilly (by its immediate neighbour at no. 8 Lever Street and by the extent scale and architectural form of the streetscape) which makes no contribution to the appreciation or understanding of the heritage values of this listed building. 43-47 Piccadilly thus currently makes a neutral contribution to the setting of this listed building.
3	12 AND 14, LEVER STREET Listing Grade: II List Entry Number: 1219363.	Despite its apparent proximity 12-14 Lever Street is detached from 43-47

	<i>Pair of town-houses now shop. Early C19, altered. Stucco on brick, slate roof. Double-depth plan, each house single-fronted. Three storeys over cellars, 3+3 windows; round-headed doorways in the outer bays, with doorcases of engaged columns with acanthus-leaf capitals.</i>	Piccadilly by the adjoining terrace and the extent scale and architectural form of the streetscape. The subject site makes no contribution to the appreciation or understanding of the heritage values of this listed building. 43-47 Piccadilly thus currently makes a neutral contribution to the setting of this listed building.
4	8-12, NEWTON STREET. Listing Grade: II List Entry Number: 1271450 <i>Warehouses, workshops and offices now shops and offices. c.1860-70; altered. Brown brick with some polychromy, sandstone dressings (roof not visible). Rectangular plan. Eclectic style, with Gothic accent. Basement and 4 storeys, 4 unequal bays divided by brick pilasters, with sill-bands, cornice and parapet.</i>	Despite its apparent proximity 8-12 Newton Street is detached from 43-47 Piccadilly by the extent scale and architectural form of the streetscape. The subject site makes no contribution to the appreciation or understanding of the heritage values of this listed building. 43-47 Piccadilly thus currently makes a neutral contribution to the setting of this listed building.
5	49 Piccadilly. Listing Grade: II List Entry Number: 1246670. <i>Clothiers' warehouse now shop. 1846 to 1847; altered. Red brick with sandstone dressings, slate roof. Deep rectangular plan. Simplified palazzo style. Five storeys and attic, a seven window facade, symmetrical, with rusticated quoins, plain frieze, modillioned cornice, brick parapet with stone pilasters and chimneys, large attic dormer.</i> <i>Ground floor altered except for square-headed doorway to right with enriched surround.</i> <i>Forms group with No.47 to left and with Nos 51 and 53, 55 and 57, and 59 and 61 to right.</i>	This is prominent warehouse which dwarfs the building group at 47 Piccadilly and onto which the warehouse component was built. The frontage building at 47 Piccadilly makes an interesting contrasting comparison to the site, emphasising its scale and architectural dominance by the relative subservience of the former-dwelling, while also emphasising the unusual nature of the survival of the premises. 47 Piccadilly thus makes a moderately positive contribution to the setting of 49 Piccadilly by means the discernible manner in which the physical contrast represents the evolution of the Northern Quarter in the C19th and thus helps appreciate and understand the adjoining heritage assets. The warehouse makes no significant contribution due to its enclosure by the existing urban form. The current contribution of 47 Piccadilly to the appreciation of its immediate neighbour is thus moderate beneficial .
6	25 AND 27, DALE STREET. Listing Grade: II. List Entry Number: 1197771.	Despite its apparent proximity, 25 & 27 Dale Street is obscured and

	<i>Includes: No.22 LEVER STREET. Large home trade textile warehouse and workshop, now fashion warehouse and manufacturing furriers' premises. c.1860-70, altered.</i>	detached from 43-47 Piccadilly by the extent scale and architectural form of the streetscape and makes no contribution to the appreciation or understanding of the heritage values of this listed building. 43-47 Piccadilly thus makes a neutral contribution to the setting of this listed building.
7	QUEEN VICTORIA MONUMENT. Listing Grade: II List Entry Number: 1246945 <i>Monument to Queen Victoria. 1901, by Onslow Ford. Portland stone with bronze statuary. Square plan. Baroque style.</i>	Despite clearly visible from the premises at 47 Piccadilly, the Queen's statue was designed to be read in 360 degrees as a free-standing structure within Piccadilly Gardens (as a public open space) with the frontage properties acting as a backcloth only to the sculpture, rather than part of its composition as a piece of street-art. 43-47 Piccadilly thus currently makes a neutral contribution to its setting.
8	Gardens Hotel and shops. Listing Grade: II List Entry Number: 1246920. <i>The Gardens Hotel comprises a textile shipping warehouse of mid-to-late C19 date, and another of 1904 by W and G Higginbottom, both with ground floor shops and upper floor offices, is listed in Grade II for the following principal reasons: Design interest: of the earlier warehouse as an eclectic example of the Manchester Palazzo style, and of the well-detailed Baroque 1904 block;</i> <i>It makes a streetscape contribution: to this central city space and as the terminator to views along a principal historical commercial street and is noted for its group value: with No. 49 to the left (Grade II) and with Nos. 59 and 61 (Grade II), to the right.</i>	Despite its apparent proximity, forming part of the Piccadilly frontage, The Garden Hotel is detached from 43-47 Piccadilly by the extent scale and architectural form of 49 Piccadilly and the wider streetscape. The subject site makes no contribution to the appreciation or understanding of the heritage values of this listed building. 43-47 Piccadilly thus makes a neutral contribution to the setting of this listed building.
9	Clayton House, 59, Piccadilly & 61 Piccadilly. Listing Grade: II List Entry Number: 1246671. <i>Restaurant, warehousing and offices. Dated 1907 at top floor; by W and G Higginbottom. Portland stone facade with brown terracotta ground floor, slate roof. Long narrow rectangular plan at right-angles to street. Jacobean Baroque style.</i> <i>Six storeys and three bays, symmetrical;</i>	Despite its apparent proximity, Clayton House is detached from 43-47 Piccadilly by the extent scale and architectural form of the streetscape. The subject site makes no contribution to the appreciation or understanding of the heritage values of this listed building. 43-47 Piccadilly thus makes a neutral contribution to the setting of this listed building.

10	Nos. 17-25, NEWTON STREET, and Nos. 32 and 34, DALE STREET. Listing Grade: II. List Entry Number: 1246267. <i>Shops and clothing warehouses with offices over. Late C19; altered. Red brick with sandstone dressings, mansard slate roof with skylights. Rectangular plan with loading at rear left corner. Four storeys and attic, a 7-window facade (including curved corners); sill- and head-bands to all upper floors, quoined strips to the corners, prominent bracketed cornice, and attic treated as a high parapet.</i>	Despite their apparent proximity, these Newton Street and Dale Street premises are detached from 43-47 Piccadilly by the extent scale and architectural form of the streetscape. The subject site makes no contribution to the appreciation or understanding of the heritage values of this listed building. 43-47 Piccadilly thus makes a neutral contribution to the setting of this listed building.
11	22, DALE STREET. Listing Grade: II. Entry Number: 1283060. <i>Textile warehouse now garment showrooms etc. c.1900. Cast-iron frame, cladding of blood-red brick in Flemish bond with dressings of red sandstone and some polished grey granite (side and rear of glazed white brick), roof concealed.</i> <i>L-plan formed by front ranges to Dale Street and Lever Street hinged on a canted corner finished as a turret, plus a rear wing to the Dale Street range; with loading bay at the south end. Eclectic style. Basement and 2+2 storeys with 2-storey attic, 8 bays to Dale Street and 4 bays to Lever Street.</i>	Despite its apparent proximity, 22 Dale Street is detached from 43-47 Piccadilly by the extent scale and architectural form of the streetscape. The subject site makes no contribution to the appreciation or understanding of the heritage values of this listed building. 43-47 Piccadilly thus makes a neutral contribution to the setting of this listed building.
12	KINGSLEY HOUSE. Listing Grade: II List Entry Number: 1271451. <i>Garment warehouses and workshops. Late C19. Red brick in Flemish bond, with sandstone ashlar plinth and dressings, slate roof with skylights. Rectangular plan. Basement and 3 storeys plus 2 attic storeys; 5 bays between curved corners, with a high moulded plinth, a frieze and cornice to the ground floor, a prominent bracketed cornice over the 2nd floor, attic treated as a high parapet and mansard roof with skylight attic windows.</i>	Despite its apparent proximity Kingsley House is detached from 43-47 Piccadilly by the extent scale and architectural form of the streetscape. The subject site makes no contribution to the appreciation or understanding of the heritage values of this listed building. 43-47 Piccadilly thus makes a neutral contribution to the setting of this listed building.
13	HALLS BUILDINGS. Listing Grade: II List Entry Number: 1271112. <i>Warehouses and offices, now cafes, offices etc. c.1870-80, altered. Sandstone ashlar with some polished granite (roof not visible). Rectangular plan. Eclectic Venetian Gothic style. Five storeys with 2 wide central bays</i>	Despite its apparent proximity Halls Buildings is detached from 43-47 Piccadilly by the extent scale and architectural form of the streetscape. The subject site makes no contribution to the appreciation or understanding of the heritage values of this listed building.

	<i>and narrow end bays breaking forwards very slightly (windows 1:4:4:1).</i>	43-47 Piccadilly thus makes a neutral contribution to the setting of this listed building.
14	Nos. 24, 26, and 28, DALE STREET. Listing Grade: II List Entry Number: 1209604. <i>Three town houses, now public house and office. Late C18; altered. Red brick (Nos. 24 and 26 with scored stucco at ground floor and now painted brown above), slate roof. L-plan formed by double-depth main range with rear wing to No. 24, all formerly single-fronted but altered so that No. 24 now incorporates No. 26 and is double-fronted. Three storeys over cellars,</i>	Despite their apparent proximity and similarity of origin 24-28 Dale Street is detached from 43-47 Piccadilly by the extent scale and architectural form of the streetscape. The subject site makes no contribution to the appreciation or understanding of the heritage values of this listed building. 43-47 Piccadilly thus makes a neutral contribution to the setting of this listed building.
15	ST MARGARETS CHAMBERS. Listing Grade: II List Entry Number: 1246265. <i>St Margaret's Chambers PICCADILLY. Shops with numerous offices over (in 1905 mostly manufacturers' agents). c.1890; altered. Pink brick in Flemish bond, with sandstone dressings and some terracotta matching this (probably cladding iron frame), 4-span slate roof. Shallow trapezoidal plan parallel to street. Elizabethan style. Four storeys and attic; 8 bays plus a narrow chamfered corner to the right.</i>	Despite its apparent proximity St. Margaret's Chambers is detached from 43-47 Piccadilly by the extent scale and architectural form of the streetscape. The subject site makes no contribution to the appreciation or understanding of the heritage values of this listed building. 43-47 Piccadilly thus makes a neutral contribution to the setting of this listed building.
16	WATT STATUE Listing Grade: II List Entry Number: 1246946. <i>Monument to James Watt. 1857 (inventor of a steam engine in 1776, which was fundamental to the changes brought by the Industrial Revolution) by William Theed the Younger. Ashlar pedestal, bronze statue. Rectangular pedestal with bowed ends, moulded base and cornice; bronze figure seated in a chair.</i>	Despite the proximity to the premises at 47 Piccadilly, the statue of James Watt was designed to be read in 360 degrees as a free-standing structure within Piccadilly Gardens (as a public open space). The subject site makes no contribution to the appreciation or understanding of the heritage values of this listed sculpture. 43-47 Piccadilly thus currently makes a neutral contribution to its setting.
17	WELLINGTON STATUE Listing Grade: II List Entry Number: 1271115 <i>Monument to the Duke of Wellington. 1856, by Matthew Noble. Ashlar plinth and pedestal, bronze statuary. Rectangular plan. Base of 3 steps, plinth with projected corners bearing seated statues of 4 allegories, pedestal surmounted by standing statue of the Duke. Relief panels in sides of plinth, inscriptions in sides of pedestal.</i>	Despite directly facing the premises at 47 Piccadilly, the statue of Wellington was designed to be read in 360 degrees as a free-standing structure within Piccadilly Gardens (as a public open space) with the frontage properties acting as a backcloth only to the sculpture, rather than part of its composition as a piece of street-art. 43-47 Piccadilly thus currently makes a neutral contribution to the setting of this listed building.

- v) Consequently, it will be evident that the extant contribution of the site at 43-47 Piccadilly to the enclosing designated listed buildings is primarily only significantly positive in the case of its immediate neighbour at 49 Piccadilly. This is counter-balanced by the negative contribution to its neighbour at 8 Lever Street. The impact on the majority of the listed buildings within its context is neutral. The proposed development will need to be evaluated in this context.

3.4 Contribution to the Stevenson Square Conservation Area

- i) The site is located within the Stevenson Square Conservation Area and faces onto the redeveloped Piccadilly Gardens. The conservation area is located on the north-eastern edge of the city centre of Manchester. It is one of a group of three, contiguous conservation areas, designated in February 1987; the others are Shudehill and Smithfield. Stevenson Square is the most easterly of the city centre conservation areas and was extended in December 1987 to include houses on Lever Street and Bradley Street.
- ii) The prevailing character of the Stevenson Square Conservation Area is one of large mid/late C19th commercial buildings, typically five to seven storeys in height. The height scale and mass of these buildings contribute jointly to the character of a C19th urban commercial district. The property facing Piccadilly Gardens at 47 Piccadilly is thus remarkable as a representative survivor of the former residential incarnation of the area. The extensive alterations to the building mean that the special interest is focused on the contrasting scale and proportions of the street-frontages onto Piccadilly and Back Piccadilly (rather than any particularly distinctive architectural features) and the historic interest of the commercial consolidation and transformation of the site.



Fig 5. View looking east from Piccadilly Gardens towards 43-47 Piccadilly (March 2019) emphasising the apparent void in the townscape created by the loss of the premises at 43-45 Piccadilly and the relatively anonymous contribution of 47 Piccadilly to the wider townscape.

- iii) The immediate neighbours to the rear of the subject site at numbers 8-14 Lever Street form a group of Georgian houses, although these are larger and more authentically surviving examples of the type, retaining architectural details such as Tuscan pilaster door cases. The combination and contrast of the surviving Georgian buildings with the more substantial Victorian and Edwardian neighbours define the character of the conservation area. The scale and

flamboyance of the later-C19th and early C20th buildings on the Piccadilly frontage are in striking contrast with 47 Piccadilly, making the surviving building look insignificant in comparison. The much-altered Georgian premises is thus remarkable for its survival rather than its much-altered architectural detailing.



Figure 6. View of 43-47 Piccadilly from Lever Street emphasising the void in the townscape.

- iv) In general, both the Northern Quarter and the Stevenson Square Conservation Area are defined by the contrasting form of its architectural components, resulting from a combination of haphazard growth undermining the vision of its original planning. The three successive stages of its development, from residential origins, through its industrial transformation and to the final dominance its commercial uses have left the area with a rich and varied range of building types. These were expressed at the site 43-47 Piccadilly until the demolition of the substantial corner landmark at 43-45 Piccadilly leaving a cleared gap with no active use.
- v) Therefore, the unplanned and poor current condition of the site at 43-47 Piccadilly clearly has a negative impact on the character and appearance of the conservation area in a prominent location, emphasising the need to restore the tight enclosure of the corner site. The historic character of the site was defined by its collection of contrasting components, with the cleared site acting as the opportunity for a significant landmark on the junction of Lever Street and Piccadilly and as the completion of the enclosure of Piccadilly Gardens.

4. Historical development



4. HISTORICAL DEVELOPMENT

4.1 Introduction

- i) A key component of the heritage values of 43-47 Piccadilly is its contribution to the city's historic environment. Therefore, to fully understand the significance of the site it is necessary to understand its historical evolution and the impact that it has made on the development of this part of Manchester. Therefore, this section of the report analyses and interprets historic maps and primary and secondary information in order to provide a sound historic evidence base, placing the site in the context of the development of central Manchester.
- ii) The necessity to trace the historic development of the site is all the more important given the ambiguity relating to the development of the site as a collection of components and the statutory list description (ref: 127123 , dated 06 June 1994) which refers only to the *"Town house, now shop. Probably late C18; altered"*, which is recorded as being the, *"only surviving example of original scale of building in this street"* (see Appendix 1 below).
- iii) The 1994 listing made no reference to the attached warehouse which extends to Back Piccadilly and was evidently focused on the special interest of the surviving former late-C18th town house. The following analysis, therefore, considers the whole of the site of 43-47 Piccadilly, including the extant warehouse to try to better understand the heritage values of the site as whole, as a means to inform the regeneration of this highly-prominent city centre site.
- iv) Consideration is also given to the evolution of the area from its origins as an expansion of the developing town of Manchester to its current high-profile location.
- v) The development of the site of 43-47 Piccadilly as a whole is a product of the economic and social expansion of Manchester which had spread from the eastern fringes of the medieval town (located around the cathedral to the west of Piccadilly) in the middle of the C18th.

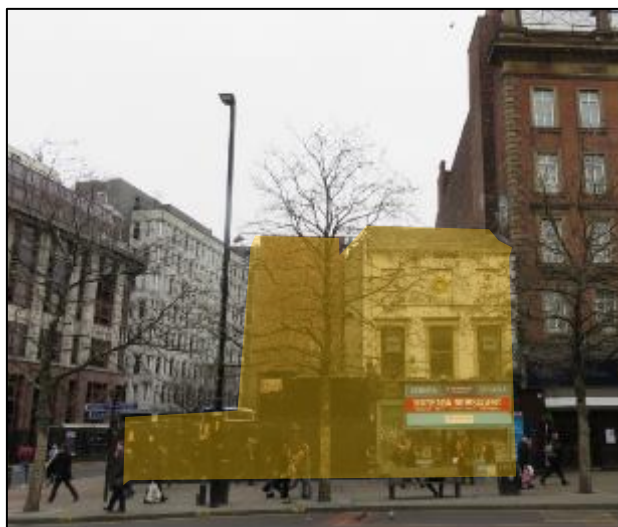


Figure 7. The site of 43-47 Piccadilly (Feb 2019)

- vi) The area developed very rapidly and could be characterised by its almost constant transformation in the C19th, which has continued to define the current character of the site. This is considered as a defining site characteristic below.

4.2 Historical development of the site and its context.

- i) The area surrounding 43-47 Piccadilly, now defined by Lever Street, Piccadilly and Back Piccadilly was part of the slow eastern expansion of Manchester which spread from growth of Shudehill in the C17th into the adjacent agricultural land. The land was partly acquired to accommodate the emerging residential area on land owned by the Lever family, known as *Lever's Fields* (see Figure 8 below).



Figure 8. Lever's Field in 1650 (site indicated as ★)

- ii) The sales of the Levers' land in the 1770s extended the developing town to the area of Piccadilly and accelerated the growth of the city. The development of Piccadilly faced the extant Infirmary and the adjacent Lunatic Hospital and Asylum which has been developed on what is now Piccadilly Gardens by 1766 (see Figure 9).

- iii) The north side of Piccadilly on which 43-47 is located appears to have been developed following the creation of a deed dated 1 August 1776 made between parties unknown. The area was rapidly developing at the time, intended to be an up-market residential street. The listing of number 47 Piccadilly is the sole surviving such town house from this period and seems to have survived as it was adapted to the changing character of the area. Lever sold further lands to the north of Piccadilly in 1780 which equated to most of the current Northern Quarter.



Figure 9. The site of 43-47 Piccadilly from the William Green survey begun in 1787 and completed in 1794. Illustrating the surviving town house and the already changing character of its context.

- iv) The street on which the site is located was known as Levers Row at the end of the C18th and the time of its initial development, with 47 Piccadilly part of a terrace of town houses which faced the infirmary across an ornamental 'canal' created from the former "daub-holes" (see **Figure 9** above). These were large, linear ponds (found across the northern-quarter) from which clay, and marl was extracted in the C18th to make building materials. The resultant ponds had been laid as a landscape feature for the emerging town houses and are viewed in the later illustration of Piccadilly (see **Figure 11** below).
- v) The surviving property at 47 Piccadilly, although much-altered, is representative of the stucco-faced middle-class houses on Levers Row which had been developed from 1776 (see **Figure 10** below). Lever Street, which encloses the west side of the site, (originally known as Great Lever Street) extended the grid-patterned development to the north and was laid-out by William Stevenson (centred on Stevenson Square) from the 1780s. This was the area of the emerging commercial transformation of the Northern Quarter within which the site of 43-47 Piccadilly became embedded (see **Figure 11** below).
- vi) William Stevenson's intention, having acquired the lands owned by the Lever family north of Levers Row, was to continue and enable the creation of a fashionable residential quarter. However, Stevenson did not undertake the development of the area, nor attempt to regulate what was built, but appears to have simply sold off relatively-small parcels of land to individual artisans and developers.
- vii) The subsequent development of the area thus retained the over-arching, grid-like street-pattern but it was populated in a protracted manner and was both piecemeal and diverse in use and form.
- viii) The residential emphasis of the area was quickly diminished, despite the intent. Although, the streets closest to the town centre, including Levers Row and the end of Lever Street, were fully occupied by the end of the C18th.
- ix) Much of the C18th century development of the Northern Quarter, including the Stevenson estates, originated as being

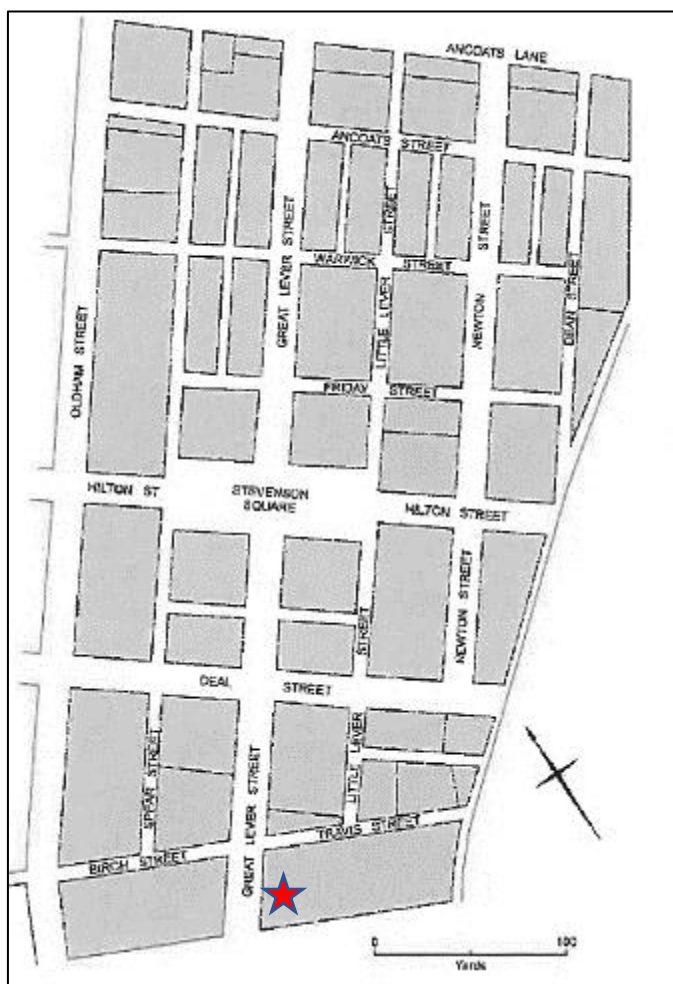


Figure 10. 'A plan of lands...the Property of William Stevenson Esq', by H Oldham December 1780, including the site at 43-47 Piccadilly (shown with red star).

residential in character, although often incorporating workshops and other places of business. The slow, incremental development of the grid-like streets around 47 Piccadilly (then Levers Row) resulted in them remaining pocketed by vacancy in the late-C18th, including those around Stevenson Square which had been envisaged as the prestigious focus of the up-market residential area.

- x) The early-C19th saw the transformation of the area around Levers Row into a more mixed, commercial area in response to Manchester's growth as a centre of textile production. The retention of hand-powered and largely domestic processes well into the early-C19th partly account for the diversified nature of the area and the slow disappearance of residential properties.
- xi) The surviving dwelling now known as 47 Piccadilly was occupied from 1794 to 1806 by a Miss Elizabeth Boardman who was recorded in local trade directories from the 1790s and may have been the last resident occupant. In 1804, the then still primarily residential street of Levers Row was described as: *"Perhaps the most pleasant situation absolutely in the town. This arises from its proximity to the Infirmary, which has kept the front free from buildings, and from the gardens belonging to that charity, which enliven the prospect from the windows of the houses."*



Figure 11. Roper's map of Manchester 1829, showing how rapidly the Northern Quarter (and city) had developed and the connections to the canal-basin.

- xii) A merchant, William Potter, occupied the residential property at 47 Piccadilly from 1807 to 1812, followed by a John Powell until 1820. John Powell was the last resident to live at the property whilst it was still used as a house. Consequently, the properties at 43-47 Piccadilly had been transformed by the end of the first quarter of the C19th into commercial use (see Ropers Map **Figure 11** above). 47 Piccadilly and its outbuildings were occupied by Thomas Rider a Linen Merchant and Manufacturer in 1821 and was consolidated in commercial use by 1841 with use of the former-dwelling by Ralph & Lawrence Hall Ltd, manufacturers of 'Nankeen, Jean and Bed Ticks'. The former dwelling at 45 Piccadilly was a Chemist & Druggist Shop by 1853, with a tailor occupying the workshop premises on Back Piccadilly. Number 47 Piccadilly had been subdivided into offices for textile company agents, including a R.H Lightfoot occupying much of the building.
- xiii) The change in use of the building-group mirrors the change in the character of the Piccadilly area during the mid-C19th. The commercial and warehousing character of the streets around Piccadilly were also influenced by the proximity to the basins associated with the Rochdale and Ashton Canals and later the railways, all of which required goods to be stored within easy reach. The immediate area around Piccadilly and Back Piccadilly consequently became populated and transformed with a greater diversity of commercial buildings, which clearly also influenced the use and occupation of the site at 43-47 Piccadilly, as can be noted from the 1829 plan of Manchester (see **Figure 11** above). The canal-side areas further to the east of the town centre remained unoccupied as the warehouse were consolidated around and within the intended residential area. The yard areas to the rear of the Piccadilly fronting properties appear to be becoming infilled as the commercial development of the area expands (see Roper's Plan **Figure. 11** and Bancks plan **Figure.12** below).



Figure. 12. Extract from Bancks & Co.'s 1832 Plan of Manchester & Salford, with their Environs showing the apparent development of a new detached building in the curtilage of 47 Piccadilly and the division of the subject site into defined properties. This appears to be a common form of development as the neighbouring properties on Back Piccadilly exhibit the same characteristic.

- xiv) An advertisement in the 16th August 1834 edition of the Manchester Courier and Lancashire General Advertiser describes 47 and 49 Piccadilly as comprising “*large and commodious shops*” for sale, confirming that the residential use had largely ceased by that date on the ground floor (see **Appendix 5** below). The premises retained “*capital ware-rooms over no.47 Piccadilly, and dwelling-rooms over No.49 and excellent warehouse and workshops at the back*”. Note that the site of no.49 Piccadilly formed part of the 1846 redevelopment to form the 5-storey clothiers warehouse (see **Appendix 1** below). Refer also to **Figures 12** above and **Figure 14** below.
- xv) By the middle of the C19th the range of industrial buildings had result in the Northern Quarter becoming increasingly more commercial orientated and also diversified in the nature of the smaller businesses. The immediate area enclosing the subject site had expanded to include cotton mills, as well as ancillary businesses such as machine manufactories, iron-works, wire mills, cotton finishing works and an array of small warehouses.



Figure 13. OS 1845 indicates that the rear warehouse had yet to be built.

- xvi) Consequently, the 1851 Adheads maps (see **Figure 14** below) and the 1851 OS plan illustrate the diversification of the area in terms of the uses, but also the dominance of what were described as ‘*warehouses and places of business*’ (hatched on the plan) of the premises in the immediate area surrounding 43-47 Piccadilly. A few dwellings remained in 1851 (shaded grey), although most including all the current subject-site buildings had been adapted to commercial use. It is evident that very few of the warehouses which dominated the area at this time were purpose built, most having originated as private houses, although contemporary mid-C19th observers (including Engels) recorded that a few retained upper-floors in domestic occupation.

- xvii) It was observed by Friedrich Engels in 1845 that this part of the city was, *“a rather extended commercial district, perhaps half a mile long and about as broad, consisting wholly of offices and warehouses”* and that, *“nearly the whole district is abandoned by dwellers”*. The subject site would appear to be an example of this transformation.

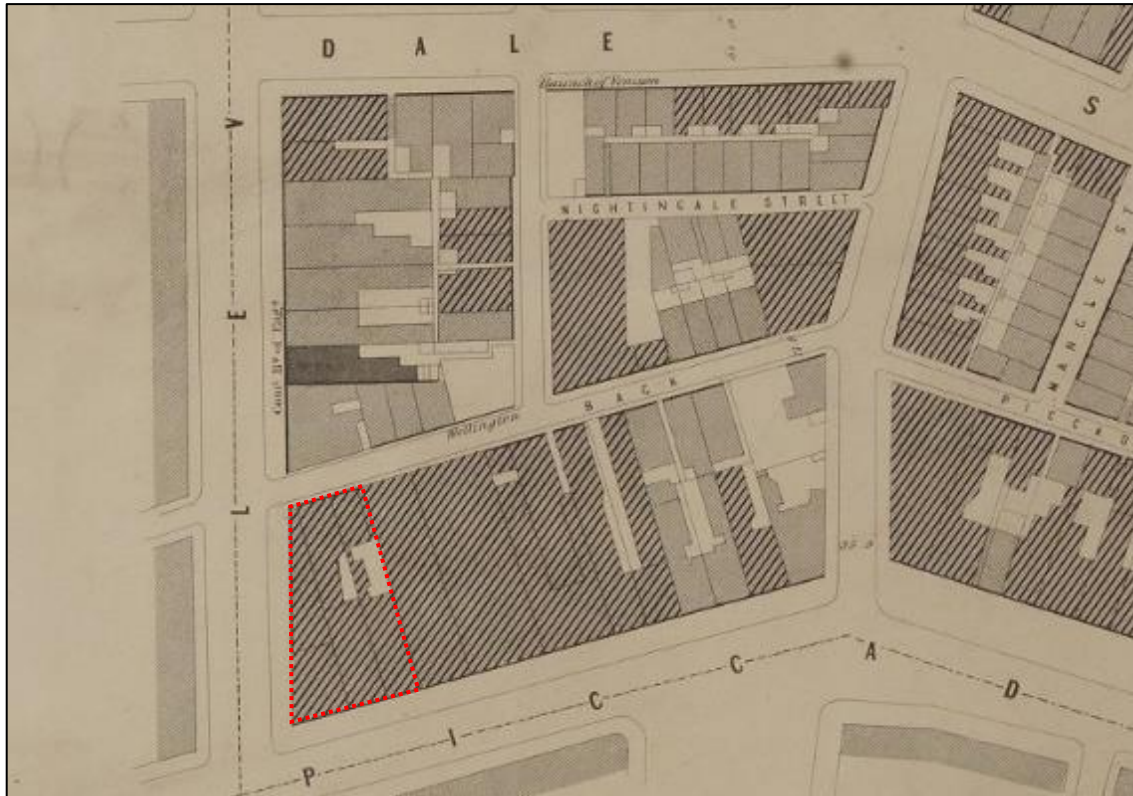


Figure 14. The illustrative Adsheads plan 1851, showing 43-47 Piccadilly and the on-going transformation of the Northern Quarter into primarily commercial use (marked as hatched).

The subject site at 43-47 Piccadilly is recorded as being in business use, and it appears that an attached warehouse or workshop has been erected within the former rear yard of the original dwelling, connected to the out-riggers of 47 Piccadilly (compare with **Figure 12** above and **Figure 16** below). Note that 49 Piccadilly formed part of the early 1830s retail site (see **Appendix 5** and paragraph xiv above)

- xviii) The steadily changing character of the area led to some alteration to the area's street-pattern (and the renaming of some streets) but the main changes were in the character and use of the former domestic buildings which is reflected in the subject site. Thus, the 1853 Whellan & Co Directory of Manchester & Salford records that in the Piccadilly area:

“the old buildings are rapidly disappearing, and the hand of improvement is visible everywhere. New warehouses are building, and new and noble streets are forming through old and dilapidated property, with a celerity truly astonishing. Indeed, to perambulate the vicinity of the Infirmary and Piccadilly-to survey the imposing piles of warehouses, and long vistas of streets, formed of the most substantial buildings of every class, is a sight which but few other towns can parallel.”

- xix) The on-going transformation of the building group is illustrated in the 1851 OS plan (see **Figure 16** below) which shows that the rear out-riggers of the former-dwellings facing Piccadilly, as well as the terraces itself, was increasingly being extended and altered to accommodate new uses. The rear of 43-47 Piccadilly appears to have been sub-divided to accommodate a separate workshop or warehouse, as Back Piccadilly was populated at this time by small workshops and artisans (including from tailors, bakers and warehouses).



Figure 15. The transformation in character of the area around the site of 43-47 Piccadilly is illustrated by the contemporary painting of Queen Victoria's procession through Piccadilly, 1851. The illustration shows the recently built Warehouse and shops at 49 Piccadilly. The Infirmary remains intact as does the former 'daub-pits' which were adapted to become ornamental ponds with fountains for the Queen's visit.

The subject site premises adjoining Lever Street at 43-47 Piccadilly are clearly visible in the painting (highlighted) and retain the domestic character intended for the frontage overlooking the Infirmary and the ornamental lake. (Source: m07226 Manchester Local Image Collection).

- xx) The changing architectural form of 47 Piccadilly appears to have been subsequently stimulated by the sale of the narrow plot (stretching from Piccadilly through to Back Piccadilly) in 1853 in a conveyance made between George and Ann Haworth and John and Phoebe Dutton to John Chorlton and Robert Greaves.
- xxi) The adjacent properties at 43-45 Piccadilly underwent more dramatic change, culminating in the eventual demolition of the substantial commercial property in
- xxii) As noted above, by the mid-1850s, the majority of Manchester's middle-class residents had left the city centre for the suburbs and the former ornamental ponds (or daub pits) which faced the extant had declined and become a health hazard so that by the end of the 1850s it had been filled in adapted as public space.

- xxiii) The subject site at 43-47 Piccadilly was in a variety of commercial uses in the 1860s, with the premises at 43-45 Piccadilly partly occupied by the agent for the Midland Railway Company in 1863 before moving next door to occupy the now listed premises after 1870. These premises were also partly occupied by agents for a Linen Thread manufacturers (Thomas Ainsworth) and a Sewing Cotton Manufacturers (J.J.Clark & Co.). The premises at 43-45 Piccadilly was largely occupied by agents for textile companies in the last textile

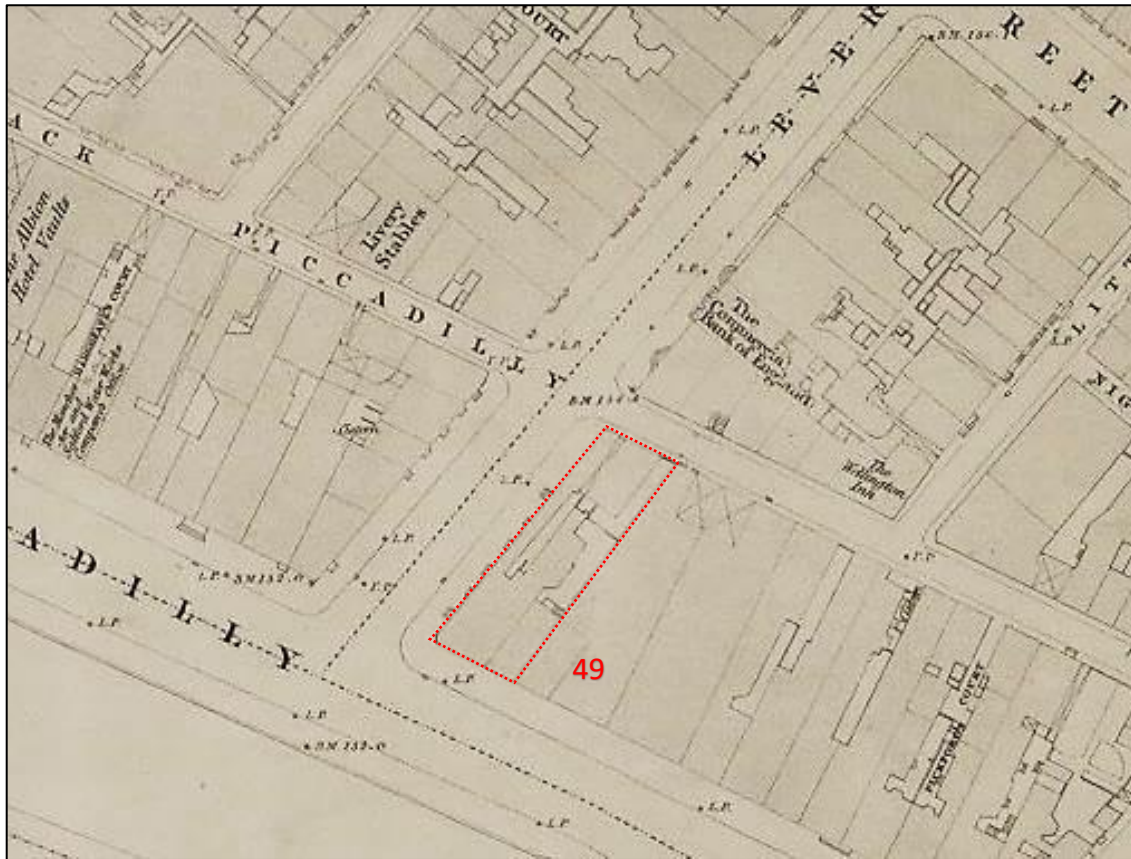


Figure 16. The 1851 OS plan is rather confusing as it appears to indicate that the property boundaries, including those at 47 Piccadilly, had been subdivided, with a workshop erected on the Back Piccadilly frontage.

- xxiv) By the late-1870s all the subject -site properties at 43-47 Piccadilly had been transformed and were in a variety of businesses uses primarily to accommodate small businesses and agents, with a watchmaker and jewellers and offices for a building society in 43 Piccadilly. The Midland Railway company had also taken on more extensive agents' offices in **43 Piccadilly** around 1870, from where it operated with Cook's Excursion Office to book railway journeys.



Figure 17. The Slater's plan of 1871, which continues to illustrate that the Back Piccadilly facing warehouse had yet to be erected. The Midland Railway had yet to occupy the building at this date.



Figure 18. Cornish plan of Manchester 1876 illustrating that the rear warehouse had yet to be built.

- xxv) The particular date of the relocation of the Midland Railway Company agents to the adjacent building at 47 Piccadilly has not been determined by it was established in **47 Piccadilly** by 1878, near to its goods warehouses on Ducie Street. The subdivided premises at 47 Piccadilly thus became partially used as a booking and 'order office', as well as offices for the Midland Railway Company agents.

- xxvi) The adjoining former dwellings at 43-45 Piccadilly continued to be adapted into the 1880s to accommodate ground-floor shops and warehousing above, as well as offices for the Victoria Building Society. The now cleared corner site was continually adapted during the C20th to become known as 'Victoria Buildings' and comprised a five-storey building accommodating a variety of ground-floor shops with offices above, until demolished in 2002 (see [Figure 22](#) below).
- xxvii) The trade directories reveal that the Midland Railway Company occupied the whole of the ground and basement floors of 47 Piccadilly in 1883, but the building remained in use for a variety of companies into the late-1880s. The premises at 47 Piccadilly were partially occupied as a warehouse for the Hopwood & Co. shoe manufacturers in 1880.
- xxviii) The Report of the Officer of Health for Manchester of 1880 records all the 'Works and Warehouses' in the Registration Sub-District of London Road (Sanitary District No. 2) but made no mention of separate premises at Back Piccadilly (see [Figure 19](#) below), which appears not to have been built at this date. However, by 1884 the rear warehouse at 47 Piccadilly had been constructed, attached to the adapted rear of the former dwelling and was used solely until the turn of the century by the Midland Railway company.

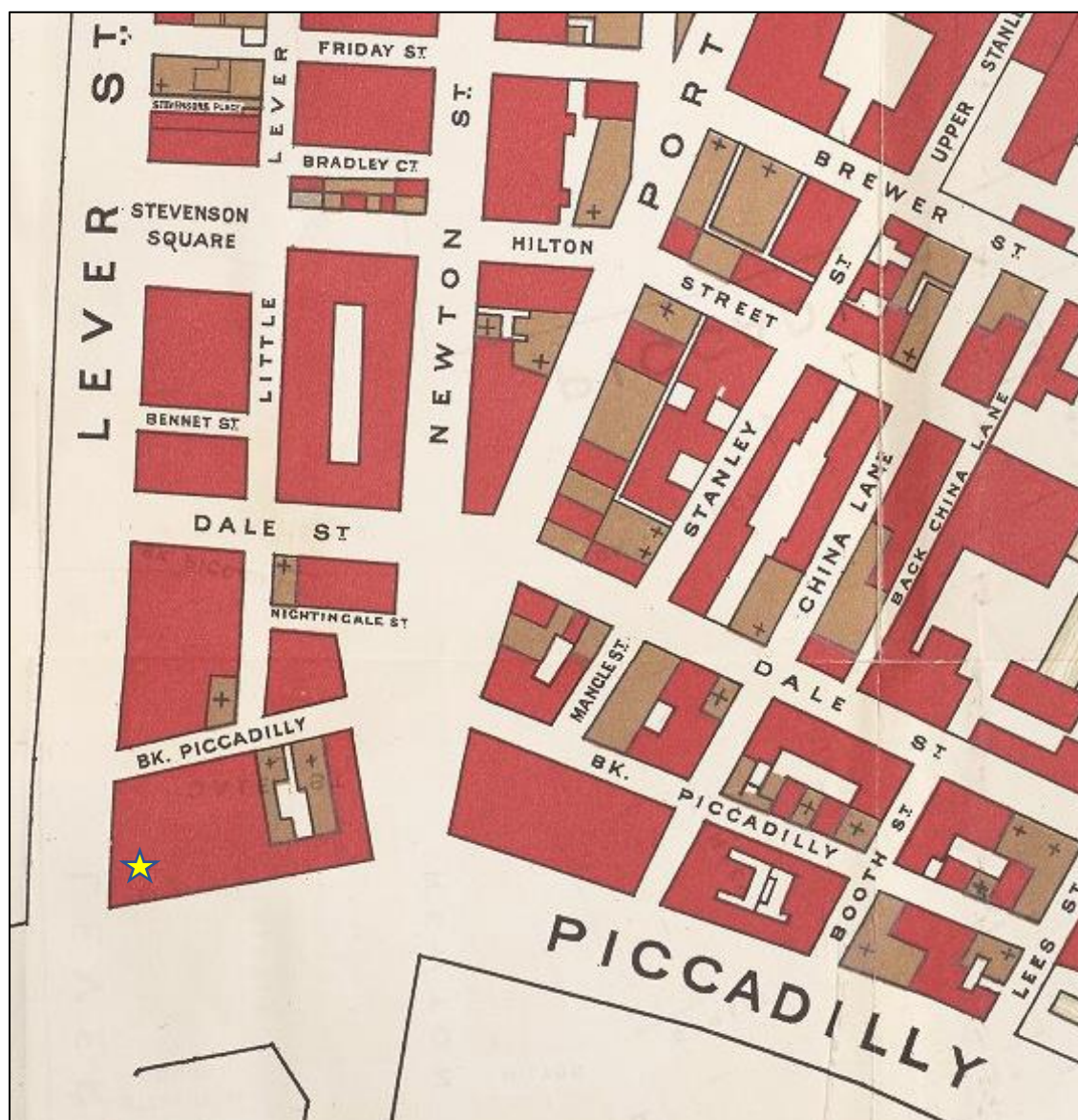


Figure 19. The Registration Sub-District. London Road. Sanitary District No. 2 Report on the Health of the City of Manchester, 1880 shows that whole of the site of 43-47 Piccadilly had been converted to commercial uses and warehousing use by this date. The report recorded all 'works and warehouses' in the sub-district, but made no separate mention of the premises to the rear of 47 Piccadilly.

- xxix) It would appear from the Slater's plan published in 1886 that the rear warehouse had yet to be built when surveyed before this date (see Slater's Plan **Figure. 20** below). However, the Goad Fire Insurance plan of 1886 indicates that the entire site was occupied by the Midland Railway Company at this time, indicating that the rear warehouse was erected by the railway company for its use around this date (1885-1886).
- xxx) The amended Goad plan of 1886 shows that the Midland Railway Company occupied all three-floors of the property, as well as the basement at this time (see **Figure. 21** below). It appears likely that the original C18th features of the former frontage dwelling house were adapted or lost at this time as the premises at 47 were altered for the railway companies use as ticket office, offices for its agents and warehousing for small goods.



Figure 20. Slater's New Plan of Manchester & Salford (1886). The site of 43 – 47 Piccadilly appears to be unaltered, with the rear warehouse still having yet to feature on the map base.

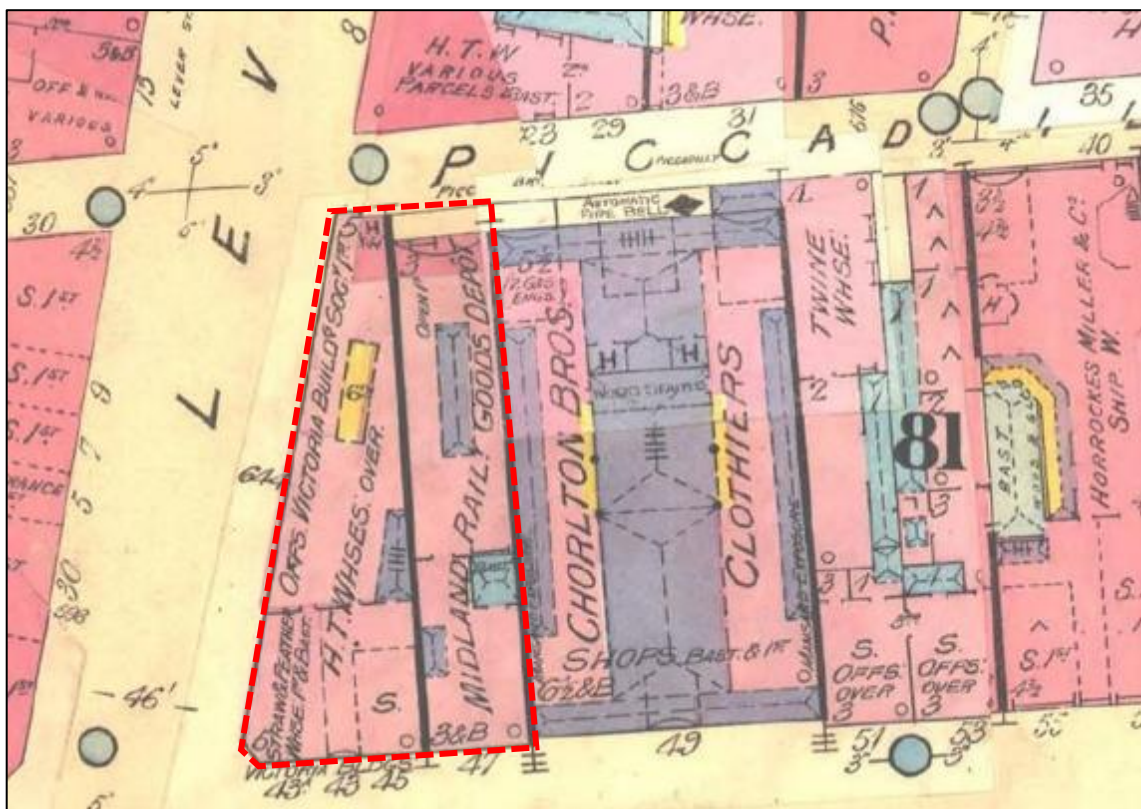


Figure 21. The 1886 GOAD map shows the rebuilt corner dwellings at 43-45 Piccadilly (in use as shops with warehouse above) and the rebuilt form of 47 Piccadilly which was occupied at this time by the Midland Railway Company over three-floors, plus basement as both booking office and warehouse.

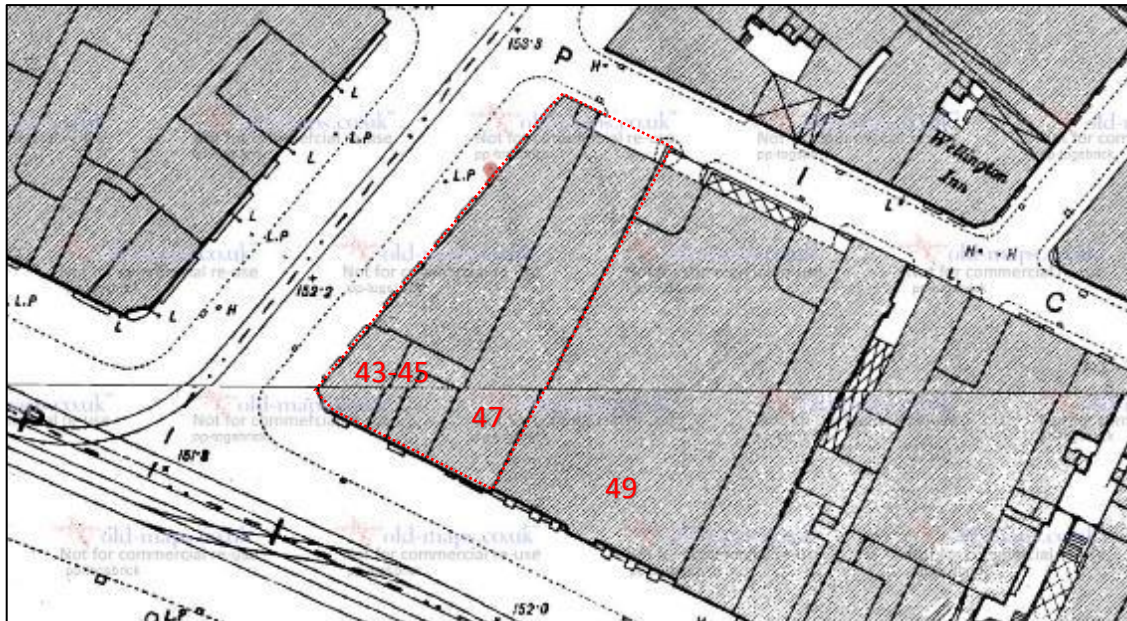


Figure 22. The 1891 OS illustrates how the extant site at 43-47 Piccadilly had been transformed into components by this time. 47 Piccadilly remained in use by the Midland Railway Company with the rear warehouse being accessed by the recessed opening (in lieu of a hovel) to enable goods to be hauled without blocking Back Piccadilly. 43-45 Piccadilly had been sub-divided into a mixture of small retail units

xxxi) It would appear that the premises at 47 Piccadilly were only briefly, solely-occupied by the Midland Railway Company. By 1895 the (then) relatively recently extended, former dwelling and warehouse building was beginning to be again sub-divided with small office spaces on the Piccadilly frontage for textile agents. It remained in this multi-use until recently.

xxxii) The front part of the property was occupied by Emil Blank Ltd (representing a Braid manufacturer) in 1895, along with the agents for the Midland Railway Company on its lower floors and warehouse.



Figure 23. The Midland Railway Office at 47 Piccadilly (c1903) as with offices for textile agents above.

- xxxiii) By 1903, the upper-floors of the former dwelling-house were partially occupied by greater number of textile agents comprising: Thomas Barton & Son, Emil Blank Ltd and Thomas H.F Lawson, with the Midland Railway Company utilising the lower-floors as 'receiving offices' (for goods and their own agents (see **Figure 23** above).
- xxxiv) The Midland Railway Company continued to occupy the premises at 47 Piccadilly into the early-C20th. The company undertook some alterations, seemingly to consolidate their activities on the ground and basement floors in 1909 and provide a new street-entrance to facilitate the separate use of the first and second floors of the former dwelling-house, which remained in full occupation as offices for textile agents. These works also required the implementation of some seemingly-urgent strengthening work to support the floors and façade of the former dwelling (see **Figures 24-26** below).

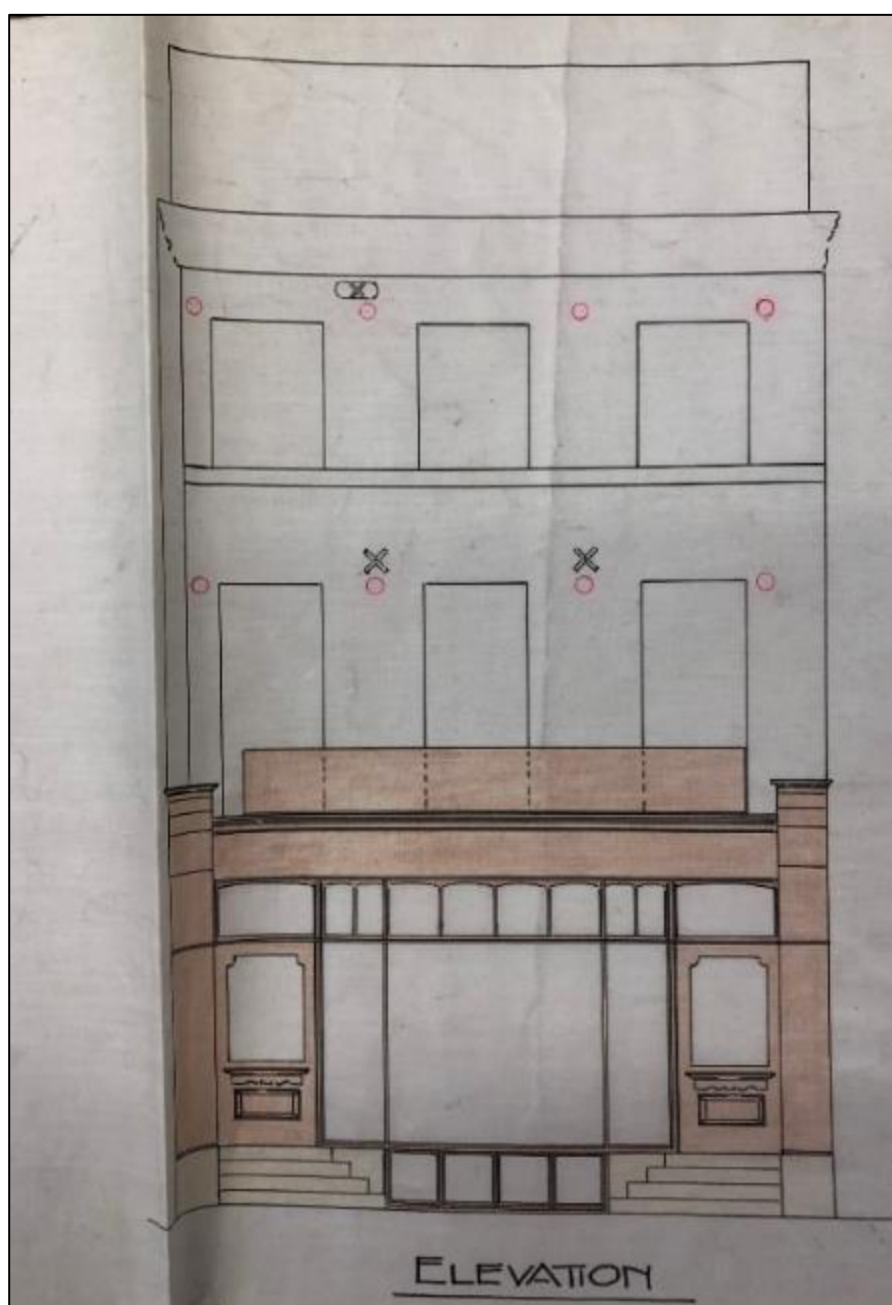


Figure 24.

The alterations to 47 Piccadilly of **1909** to create the separate entrances for the Midland Railway Company and the upper-floor textile agents.

Note the location of the strengthening works to support the upper-floor office uses.

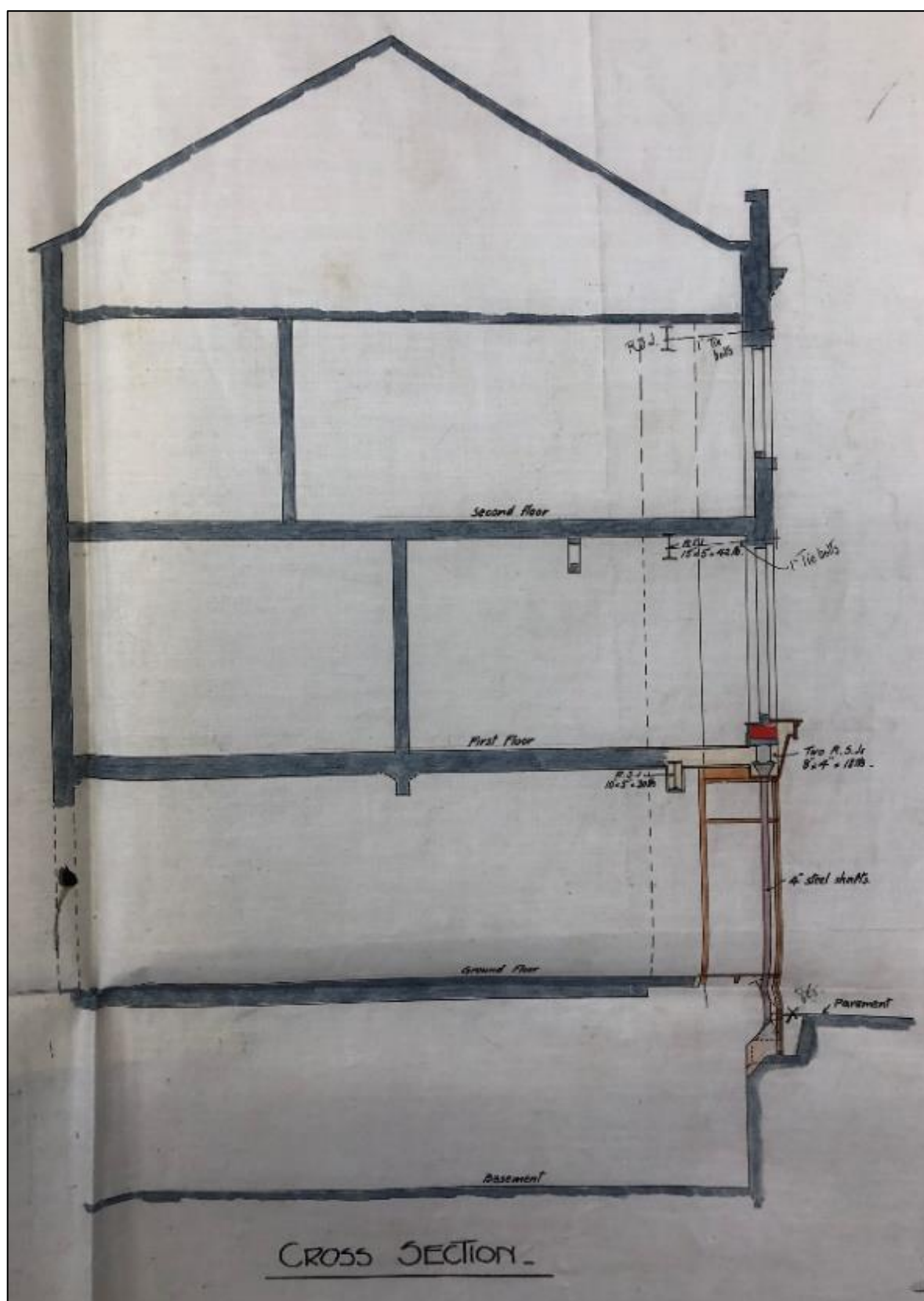


Figure 25. Section showing the alterations to 47 Piccadilly of 1909 to strengthen the façade and upper floors, submitted to Manchester Corporation by the Midland Railway Company.

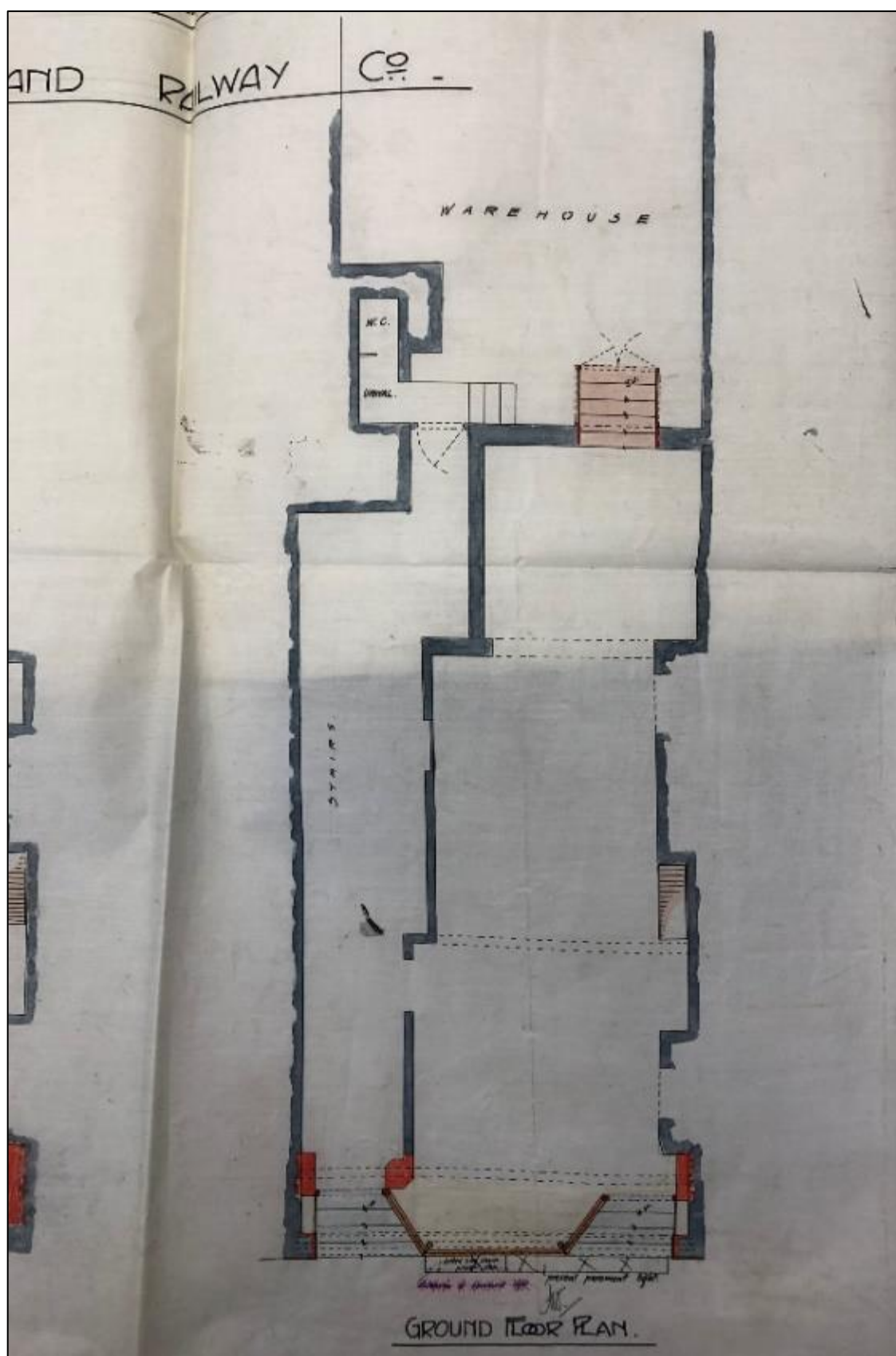


Figure 26. Ground-floor plan of 47 Piccadilly (1909) submitted to Manchester Corporation showing the alterations to create separate entrances to the upper-floors for the textile agents and improved internal access to the rear warehouse for the Midland Railway Company.

- xxxv) The frontage of the former Levers Row had all been demolished and the Piccadilly area had been transformed by 1900, with the exception of 47 Piccadilly which remained a survivor from the late-Georgian period, although increasingly dwarfed by its newly developed neighbours (see **Figure 28** below).

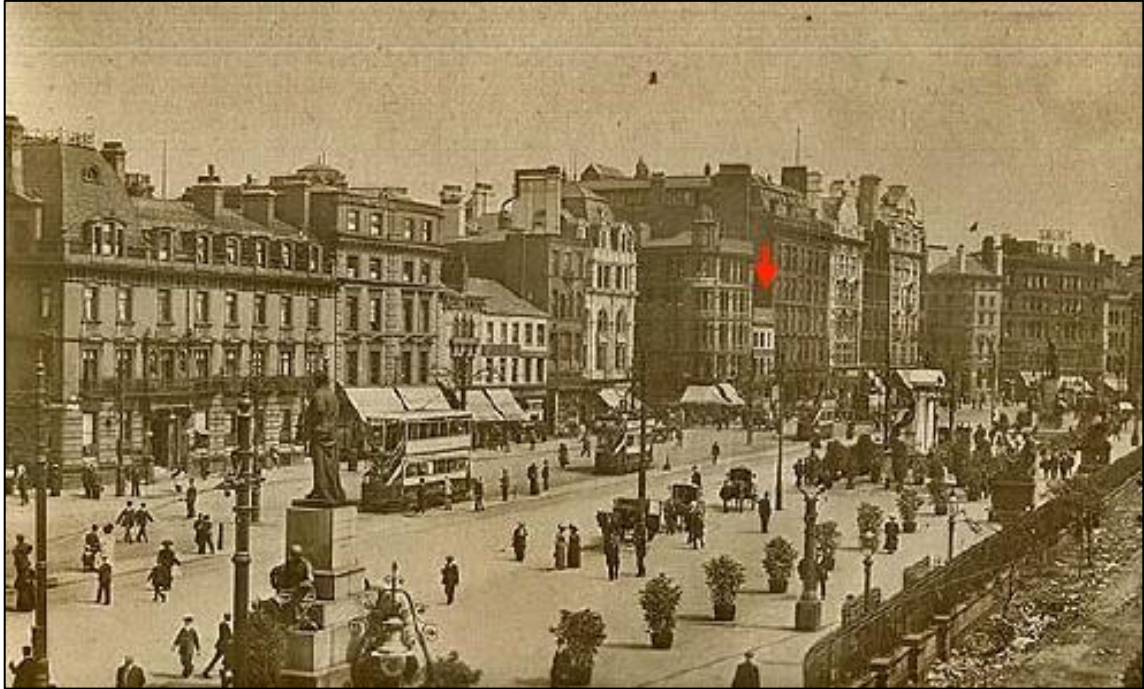


Figure 27. A view of 43-47 Piccadilly in 1900 from the gardens. The surviving C18th premises are indicated with a red arrow.

- xxxvi) The Midland Railway Company continued to partly occupy the premises into the early C20th, so that the surviving shop-unit at 47 Piccadilly is remarkable, as the sole-survivor of the former, late-C18th dwellings on Levers Row, although retaining its much-altered late-C19th form as a multi-use shop with offices above, opening to a rear warehouse (see **Figure 26** below).
- xxxvii) The currently cleared site at 43-45 Piccadilly had been relatively early developed from its origins as Georgian town-house into a site comprising a mix of commercial premises (see **Figure 27** below). The wedge shaped plot had been rebuilt as 5-storey (plus basement) offices for the Victoria Building Society with shops at ground-floor and warehouses above by the late-C19th (see **Figures 29 & 30** below).
- xxxviii) The site currently accommodates scaffolding, providing support for the flank of 47 Piccadilly and space for a large sheet advertisement structure (see **Figure 3** above). The premises at 43-45 Piccadilly had been redeveloped on several occasions before its final incarnation as a late-C19th commercial building, which previously enclosed the surviving premises at 47 Piccadilly. The narrow, tapered corner site is bounded by Piccadilly, Lever Street and Back Piccadilly and briefly accommodated the Midland Railway Company's booking office before it was relocated to the adjoining property. The C19th premises at 43-45 Piccadilly were radically altered in the 1960s to modernise the premises and reduce the internal partitioning, removing the cross-walls thereby weakening the structure. The elevational alterations also compromised the appearance of the C19th commercial building (see **Figure 31** below).



Figure 28. The proposed site (highlighted) as viewed from Piccadilly Gardens 1946.

- xxxix) In 2007 the structural movement and issues suffered by the much-compromised premises at 43-45 Piccadilly resulted in the demolition of the building to prevent imminent collapse. The structure had become unstable as a result of its alterations impacting on its structural integrity. Retrospective consent was granted in January 2008 (Planning Ref: 085032/CC/2007/C2) for the demolition of the building by Manchester City Council, resulting in the currently cleared site and the supporting scaffolding. The prominent corner-site has been subsequently used for advertising purposes, with scaffolding retained to strengthen the exposed, formally-internal, flank-walls of 47 Piccadilly.
- xi) The former premises at 43-45 Piccadilly had physically dominated the surviving Georgian-component of the premises at 47 Piccadilly and visually enclosed the rear warehouse, which would have been effectively screened from Lever Street and Piccadilly at the time of the listing (June 1994). The late-C19th warehouse component of the site was only artificially revealed following the demolition of 43-47 Piccadilly in 2007. The focus of the architectural and historic interest of the site thus remains on the surviving retail premises at 47 Piccadilly which faces onto Piccadilly Gardens. This former Georgian town-house has lost its original context (originally part of Levers Row facing the Infirmary) and much of its domestic fabric to the ground-floor shop-unit and storage. It has also been rendered above the ground-floor, although retains some external details including the modillioned cornice. The heritage significance and impact conclusions in this are considered in this context.



Figure 29. View looking toward 43-47 Piccadilly from the gardens in 1949 showing the dominance of the now demolished premises over the altered Georgian dwelling.



Figure 30.

View looking south 1960 toward Piccadilly (prior to remodelling) showing the enclosure of Lever Street by 43-45 Piccadilly, and the screening of the rear warehouse.



Figure 31. View of the remodelled premises (1967) at 43-45 Piccadilly and early-C20th shopfront at 47 Piccadilly which retained separate access to the upper-floors and rear warehouse.

Note that the altered-Georgian dwelling remained wedged between the remodelled premises and the altered (now listed) former-warehouse at 49 Piccadilly. This remains a significant characteristic of the site.

5. Significance of the extant site.



5. SIGNIFICANCE OF THE EXTANT SITE.

5.1 Defining significance at 43-47 Piccadilly.

- i) The following assessment of the fabric and spaces in the grade-II listed 47 Piccadilly is intended to disaggregate their fabric and spatial components to focus on the particular nature of their special interest, using the established Historic England methodologies.
- ii) Despite the extent of alteration, 47 Piccadilly is by definition of heritage significance. The revised July 2020) listing (see **Appendix 1** below) is focused on its rarity as a surviving C18th townhouse but it is clearly of some interest due to the combination of later-C19th commercial uses and the evolution of the warehouse addition
- iii) The following conclusions are based on surveys carried out on each level, on a room-by-room basis and include the attached warehouse as part of the listed fabric and the revised listing. The conclusions are tailored to this particular building and define the contribution of the identified components as a contributor to the special architectural or historic interest of the listed building as a whole.
- iv) The special architectural and historic interest of the surviving building fabric at 47 Piccadilly is discussed below as a means to disaggregate the relative authenticity of the extant fabric as a contributor to the special interest and significance of the former townhouse and ancillary warehouse.
- v) The analysis of the significance and condition of the fabric follows an assessment of the current integrity of the building and thus its sensitivity to change. The focus is on providing **necessary and proportional** amount of information, in order to evaluate the proposed alterations, based on the perceived level of heritage significance.
- vi) The assessment of the significance is based on both desktop research and on-site visual surveys of the fabric components. When carrying out the significance assessment of the exteriors, consideration was given to elements such as: plan-form and spatial character, structure and finishes of ceilings and walls, flooring materials, window, door openings and their associated joinery, and surviving fittings, services, fireplaces and staircases.
- vii) The following gazetteer aims to provide an assessment of the room and spaces in both the frontage former-dwelling and the attached rear warehouse in order to present objective conclusions on the relative sensitivity of the spaces in 47 Piccadilly as a whole. The *“Principles of Selection for Listing Buildings”* sets out the Secretary of State’s general principles to assist on the determination of the special interest of buildings and helping to identify which ones ought to be statutorily listed. This significance appraisal is thus structured to provide an objective description of the building components. The assessment of significance also accords with the requirements of the NPPF and uses Historic England’s methodology outlined in its 2008 document, *“Conservation Principles, Policies and Guidance”*.

- viii) The concluding 'Statement of Significance' thus refers to the building's broad heritage values in order to define and summarise the overall significance of the complex. The assessment thus evaluates the contribution of the components to the statutorily defined, special architectural and historic interest of 47 Piccadilly, to attempt to identify the most sensitive areas and inform and measure potential intervention options.
- ix) The particular grading of significance is tailored to 47 Piccadilly (dwelling and warehouse) , and is **not intended to be directly transferable to other listed buildings**, as the purpose is to disaggregate the relative values of its particular fabric components. Therefore, the assigned grading values should not be compared to other buildings within the Stevenson Square Conservation Area or buildings of this date, as the grading is a specific measure to disaggregate the fabric components of 47 Piccadilly. The following terms define the meaning of the heritage values assigned to the building component subject of this report.

- **High significance** relates to those parts or elements of **47 Piccadilly** which are deemed to be of particularly special interest. These components are *fundamental* to the understanding of the building-group and play a major role in reflecting its: evidential, historic, aesthetic or communal values.

The loss of such elements (through demolition, removals, or alterations) could potentially cause a *highly adverse impact* on the special interest of the building.

- **Considerable significance** relates to those components of **47 Piccadilly** which are deemed to be of special interest. They are *important* to the understanding of the architectural design concept, and play a considerable role in reflecting the building's evidential, historic, aesthetic or communal values.

The loss of such elements (through demolition, removals, and/or alterations) could potentially cause a *moderate adverse impact* on the special interest of the buildings.

- **Low significance** relates to those components of **47 Piccadilly** which are deemed to be of more modest interest. They provide a relatively *minor contribution* to the understanding of the architectural design concept and a modest role in revealing the building's evidential, historic, aesthetic or communal values.

The loss of such elements (through demolition, removal, or alteration) may cause a *minor adverse or neutral impact* on the special interest of the building.

- **No significance/Detrimental** features and elements of **47 Piccadilly** that do not contain any special interest. These can *detract from the significance* of the building and maybe evidence of poor craftsmanship or ad-hoc refurbishments.

The loss of such elements (through demolition, removal or alteration) could potentially have a *neutral or beneficial impact* on the special interest of the building.

- x) The following section defines the character of the key spaces which make up the building. The criteria tested to establish and record the significance of the building's Areas are defined as follows:

Architecture / Aesthetic: defines the importance and interest of the building in terms of its intrinsic architectural merit (architectural design) including its, plan-form, decoration, craftsmanship and technological innovation or virtuosity). This largely relates to its aesthetic heritage values.

Completeness: defines the extent to which a designated heritage asset retains its integrity in terms of internal features and plan-form. It is assessed in reference to the completed form of the building, taken to be as recorded on the 1909 plans of the main house (see **Figures 24 - 26** above).

The extent of completeness for each space/component is summarised as:

- **Substantially intact** – where the room/component retains *most* of its C18/C19 historic fabric and character.
- **Moderately intact** - where the room/component recognisably retains *key parts* of its C18/C19 historic fabric and character.
- **Partially intact** - where the room/component retains *relatively-few* parts of its historic fabric and character.
- **Largely altered** - where the room/component has been subject to *extensive change* and retains few parts of its historic fabric and character.
- **Substantially altered** - where the room/component has been subject to comprehensive change transforming its historic fabric and character.

Latter-day alterations to the original building tend to be of poor quality. The original C19th fabric of the warehouse was built using materials of modest-quality, expressing its rapid construction and its functional purpose. We generally accept the conservation philosophy in which alterations are embraced as a natural development of such a building. We also acknowledge that at times such alterations deserve to be preserved.

The special interest of the building is expressed in comparison to its surviving design and materials, with reference to the quality of its architectural detailing and/or craftsmanship and largely relates to its aesthetic heritage values.

Plan-form: refers mainly to the layout of the area in question, including staircases, fireplaces and internal subdivision. This largely relates to aesthetic heritage values.

Internal refers both to the internal spatial and fabric qualities including, partitions, structure finishes, decorations, appliances and fixtures. This largely relates to historic and aesthetic values.

External refers mainly to the external shell of the building to its external features and decoration. This relates to both historic and aesthetic values.

Hierarchy: defines the extent to which a defined area, including its function and position, contributes to the architectural and historic interest of the building. This relates to evidential, historic, aesthetic and communal heritage values.

5.2 Basement.

- i) The basement of the former C18th dwelling extends into the warehouse component, accessed from the main stairs. The basement wraps around the remnants of the lower section of the rear out-rigger (which was demolished in the late-C19th to accommodate the warehouse) and opens into the basement area of the warehouse (see [Figure 26](#) above and [Figure 32](#) below).



Figure 32. View looking into the warehouse basement (March 2019) from the former dwelling's basement. The left-hand side of the view has the rebuilt section of the former outrigger. The steel-beam is the approximate line of the light-well.

Note the replacement floor-joists and the stair-access at the far end. The space retains no features of note which define the interest or character of the building but illustrates the functional connections between the two parts of the building.

The floor beams are supported by boxed-in steel-beams supported from the flanking wall of number 49 Piccadilly (built approximately 40 years earlier) with cast-iron protective shoes (see [Figure 37](#) below).

- ii) The basement space in the warehouse is vacant with its use unknown and opens internally to the frontage component and clearly was designed to have an integrated function for the Midland Railway Company. The basement was accessed by the main frontage stairs and a ladder-stair giving access from the Back Piccadilly end of the warehouse.
- iii) The original section of the C18th basement was partially lit by a light-well on the Piccadilly frontage, which had been extended across the elevation but has been lost by infill and over-paving.

- iv) The scale and proportions of the frontage part of the basement emphasise that this was the former service-space for the C18th town-house. However, there is no clear surviving evidence of the C18th domestic use of the basement (which had ceased by the first quarter of the C19th). The current layout of the basement largely remains that as created by the Midland Railway Company around 1886 and subsequently altered by the company around 1909. It retains no significant fabric components which define the character of the C18th dwelling. The Piccadilly frontage is partially enclosed with a semi-glazed partition of modern-construction which encloses a space with modern-plasterboard ceiling and partitioning (see [Figure 33](#) below).



Figure 33. View of the basement modern partitions and plaster ceiling (March 2019).

- v) The ceiling (and ground-floor) is formed of modern, replacement joists and floor boards to the Piccadilly frontage, with a mixture of steel beams and timber beams supporting the warehouse floor. The warehouse section of the basement retains its character as a functional space and as such was not subject to a decorative scheme. The painted-brick walls have been partly overpainted with modern paints.
- vi) Overall the basement is deemed to be of considerable spatial significance as it expresses the inter-relationship between the two parts of the building and reveals some of the original structural elements of the building, although compromised by modern alterations and loss of fabric. The spatial qualities of the basement are thus deemed to be of some interest, rather than the fabric components which make a minor contribution to the appreciation of the building's evidential, historic, aesthetic or communal values.
- vii) There remain few areas or fabric components of high significance within the basement, as most features have been altered in the late-C19th (see [Figures 34 – 36](#) below) or lost in the late-

C20th. In particular the domestic character of the spaces has largely been lost, with just remnants of floor tiling and cupboard spaces under the stairs. The basement is accessed via a stair with closed string, enclosed by a modern partition. At the foot of the basement stair is a small area of Victorian floor tiling.

- viii) There are no Individual features of high significance surviving in the basement which help reveal the character of the basement as a component of the building. The cumulative **significance is therefore low** as a contributor to the special architectural or historic interest of the listed building.



Figure 34. Stairs to the basement (03.2019).

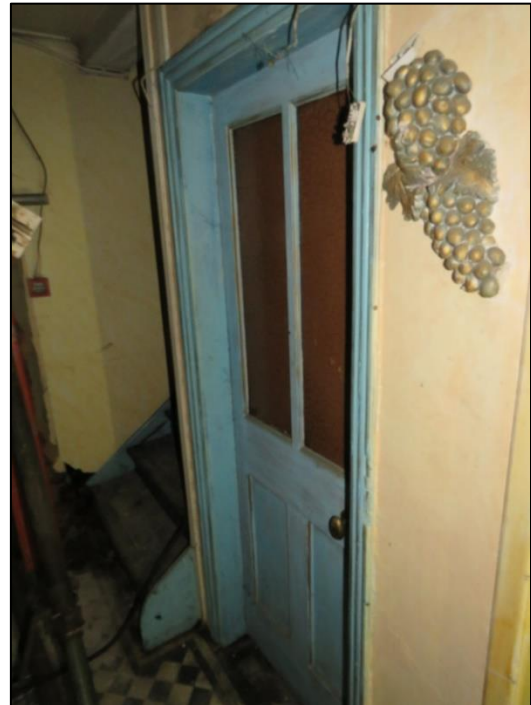


Figure 35. Late-C19th door and floor (03.2019)



Figure 36. Late-C19th tiled-floor at the base of the stairs (03.06.19).

- ix) The basement is an original spatial-feature of the C18th dwelling which was opened-out to extend the ancillary space into the attached warehouse following the construction of the latter

around 1886. The former domestic features of the basement have been lost. There is no direct access from the basement to Back Piccadilly. The ancillary and storage space was created by the Midland Railway Company's adaptations around-1886 and has been considerably altered retaining few surviving architectural features, other than from this period. There are no internal floor-supports, with the beams extending across the open space and supported on the adjoining, east and west walls.

- x) The spatial qualities (rather than the surviving fabric) are of special interest, as a contributor to the understanding of the architectural evolution of the former Georgian dwelling into a commercial retail and warehouse. Historically, the warehouse construction resulted in the clearance of the former domestic outrigger. The space was again adapted around 1909 as the premises became subdivided, with the basement initially retained by the MRC. The aesthetic qualities would always have been negligible as a functional storage space and have been compromised by additional strengthening works, modern services and alterations. The space is thus largely altered.
- xi) In spatial terms, the basement has been compromised remains of **considerable significance** as it is important to the understanding of the original dwelling and the addition of the warehouse and thus plays a considerable role in reflecting the building's evidential and historic values. However, there are no surviving features, fixtures or fittings of significance other than the partial remnants of the late-C19th flooring and cupboard doors.



Figure 37. View looking-north toward Back Piccadilly (March 2019) . Note the modern bracing to the west wall resulting from the demolition of the premises at 43-45 Piccadilly.

Floor largely-concrete and of no significance. A small area of C19th tiling survives at the base of the stairs. Beams have some modern steel-strapping and are supported on the east-wall, abutting the warehouse at 49 Piccadilly are supported on cast-iron beam hangers.

5.3 Ground-floor (shop-unit and warehouse).

- i) The ground-floor shop unit is much altered and retains no historic fabric. The shop-frontage was first altered around 1909 and again later. It currently comprises an aluminium, modern shopfront, with a central entrance which detracts from the character of the building. The pilasters and parts of the entablature of the 1909 shop-front appear to survive in a very poor state of repair, largely obscured by the modern-signage and roller-shutters. The entrance to the left of the shop opens into a hallway with C20 floor-tiles and suspended ceiling. Above this a modillion cornice survives.

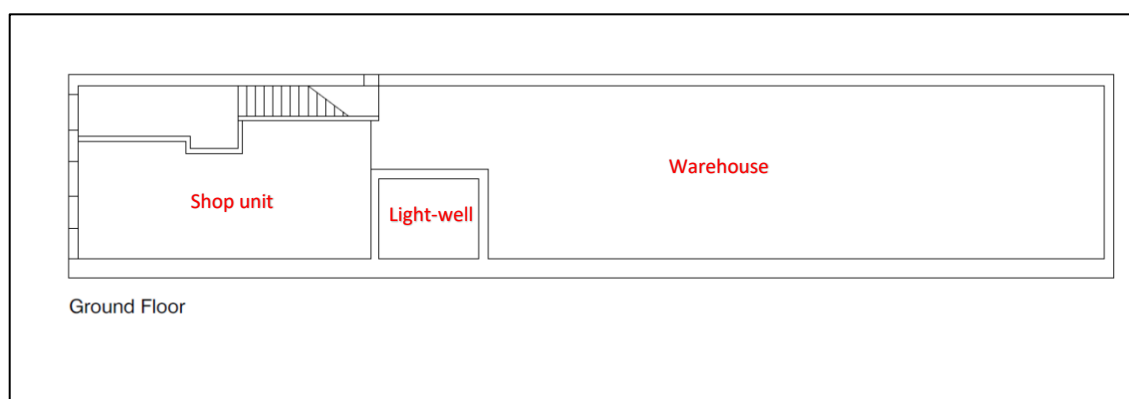


Figure 38. The existing ground-floor plan of 47 Piccadilly (May 2019)

- ii) The floor-level has been lowered to create a level-entry, consequently the floor joists and boards are modern replacements, removing the former basement ceiling. The pavement lights to the basement have been over-paved. Internally the shop-unit is composed of modern fabric, with no apparent surviving architectural details.



Figure 39. The south elevation (facing Piccadilly) of 47 Piccadilly.

- iii) A separate roller-shutter closes access to the former upper-floor office-entrance and the hall entrance. This space survives but has been considerably altered with modern-plaster walls, inserted false-ceiling and removal of the 1909 doors and fan-light. The ground-floor structure has been replaced with new joists and floor-boards, as the floor has been lowered.
- iv) A section of Georgian dentilled cornice appears to have survived underneath the false-ceiling but this is very simple and of only moderate interest. It has been assumed that the cornice remains largely-intact, or is capable of reconstruction.
- v) The relatively-narrow, original stair-case survives in its original location, although the balustrade is altered, and the hand-rail is of a poor-quality and functional form. The stair has a ramped banister rail with boxed-in balustrade and inserted nosers.



Figure 40a. View looking south toward the entrance with surviving Georgian plaster cornice.



Figure 40b. View of the altered and narrow stairs from Ground to First floor.



Figure 41 Former use of the GF rear warehouse.

- vi) The ground-floor corridor provides direct access into the vacant warehouse space. This was last used by Durnbridge Ltd as part of a whole-sale stationary business which had an access from Back Piccadilly.
- vii) The ground-floor of the warehouse has been substantially altered and retains no evident of significant fabric or features. The space is defined by the modern plaster-board ceiling which covers the beams and the plaster-boarded flank walls. The space retains access from both Piccadilly and Back Piccadilly (see **Figure 41**).
- viii) The plaster-ceiling hides the beams which follow the detail of the basement and are hung on cast-iron hangers on the east internal wall (adjoining the warehouse at 49 Piccadilly).



Figure 42 Ground-floor warehouse interior, looking toward Back Piccadilly (March 2019).



Figure 43 Ground-floor warehouse ceiling showing the under-side of the floor-boards to the first floor and the cast-iron wall-bracket supporting the beam from the adjacent wall of 49 Piccadilly (March 2019).

- ix) The rear of the shop-unit has been enclosed by a storage unit which separates the unit from the warehouse and extends to the rear wall of the lightwell. The modern-suspended ceiling obscures the fabric of the ground-floor shop-unit, further intrusive investigation would be required to determine whether any historic fabric survives. However, the comprehensive nature of the internal shop-fittings suggests that any surviving plaster-work would be extensively compromised. The chimney breasts have been removed and the plaster-work appears to be largely modern.
- x) The ground-floor interior is thus largely-altered and of **low significance** as a contributor to the special architectural or historic interest of the listed building.

5.4 First Floor (shop-unit and warehouse).

- i) The first-floor is accessed from the side corridor and surviving stairs which alights onto a half-landing which gives direct access into the first-floor of the warehouse via a short-flight of steps. The stairs continue up to the offices in the former Georgian dwelling with a larger front-room facing Piccadilly and a smaller-room lit by the lightwell.

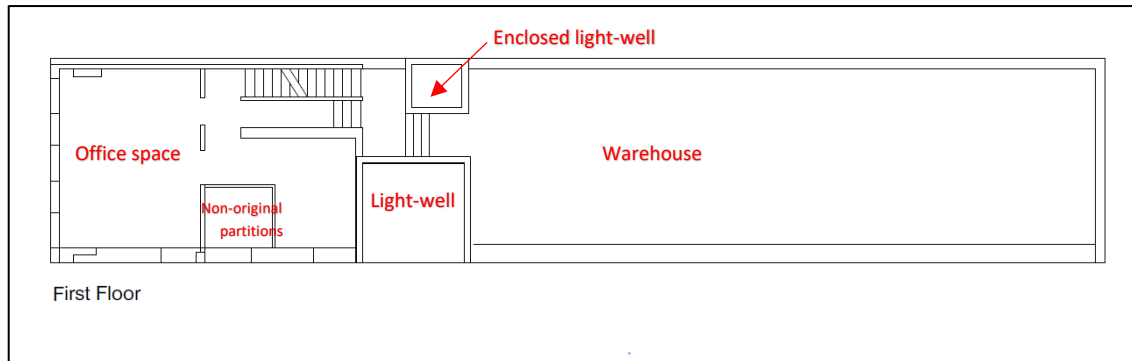


Figure 44. The existing first-floor plan of 47 Piccadilly (May 2019).

- ii) The interior fabric is again much-altered, with a modern-suspended ceiling across the entire first-floor of the frontage building. This conceals modern plaster-board ceilings, indicating the series of alterations to which this part of the building has been subjected. There is no evidence of any original plaster-work details and the wall details including cornices, skirtings where they partially survive are replacement early-C20th and fire-surrounds have been removed. The floor-level has been raised by means of an installed, modern laminated-deck. This combines with the false ceiling to compress the proportions of the frontage space. It is not clear whether the original-floor fabric survives. The landing has been over-laid with modern screed.
- iii) The doors have been entirely replaced with modern office and/or fire doors of no architectural or historic interest. There are a few surviving architraves to the front windows and doors, although these appear to also date from the early-C20th. The frontage windows are modern-top-hung casements. The rear window (to the lightwell) is blocked and boarded-over (see **Figure 45** below).



Figure 45. The front (LHS) and rear windows of the much-altered first-floor of the former dwelling.



Figure 46. The interior of the first-floor of the warehouse, as accessed from the landing (March 2019).



Figure 47. Inserted ceiling of the first-floor warehouse with the under-side of the floor-boards on the second floor partially exposed (March 2019). The main beams are supported in shoes from the flanking brick-wall as on the lower floor levels.

- iv) The last known use of the first-floor was as a beauty-therapy centre, resulting in extensive internal alteration to the interior fabric of the former dwelling and the installation of treatment rooms in the rear warehouse. The use involved the loss of much of the surviving interior fabric but maintained the connection of the two connected spaces via the internal corridor. The second-floor is thus largely-altered and of **low significance** as a contributor to the special architectural or historic interest of the listed building

5.5 Second-floor (shop-unit and warehouse).

- i) The second-floor plan is accessed from the surviving stairs and is in a very poor state. The frontage now comprises a single-room accessed off the landing, with the rear warehouse space accessed off the half-landing. The frontage appears to have been altered in the early-C20th, with a lowered ceiling and replacement plaster-work and the insertion of storage space, but has subsequently remained unaltered, possibly due to a lack of use. The windows and skirtings in the frontage (boarded over) appear to be original, while those at the rear are modern replacements.
- ii) The rear warehouse area retains a hoist on the Back Piccadilly elevation and is exposed to the trusses and partially-glazed roof. The fabric of the upper-floor is poor due to the extent of water-ingress and the removal of the adjoining structure at 43-45 Piccadilly exposing the flank wall.

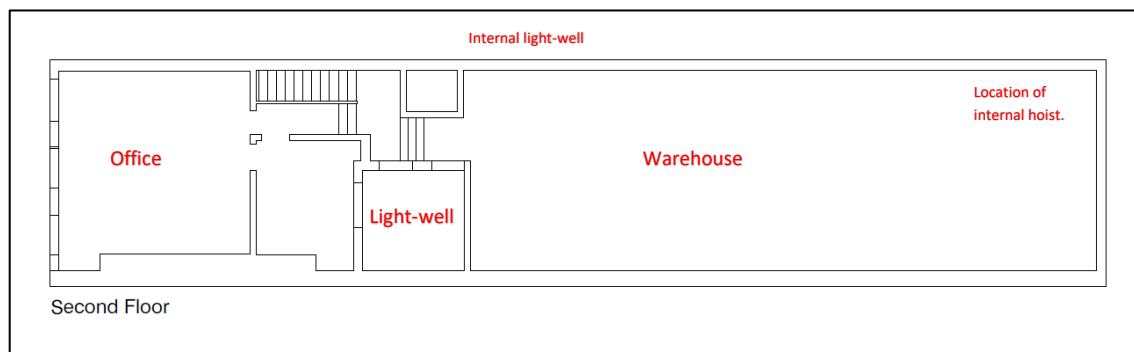


Figure 48. The second-floor of 47 Piccadilly showing the stair access and connection to the warehouse.



Figure 49. View looking toward Piccadilly (March 2019) showing the surviving sash-windows which retain their original architraves in very poor-condition. The internal walls have been removed to create a single large-space. The interior plaster and decorative details are largely early-C20th.



Figure 50. View looking into the rear second-floor room showing the early-C20th fabric and the removed internal walls which now create a main space with an internal access to a rear office (facing into the lightwell). The left hand door accessed the corridor and landing and then directly into the rear warehouse.



Figure 51. The landing connecting into warehouse.



Figure 52. Rear view of the second-floor from the warehouse (March 2019)



Figure 53. View into the second-floor of the warehouse (March 2019), looking towards Back Piccadilly. The roof trusses are supported from the adjoining wall and support the roof-light. The wall retains the original -late-C19th plaster but is other-wise a simple storage space.



Figure 54. View from the second-floor of the warehouse (March 2019), looking towards Piccadilly. The access to the former dwelling is via the remnants of the original outrigger (top -right of view). The steel clamps/braces have partially supported the flank wall following the demolition of 43-45 Piccadilly.



Figure 55. The surviving warehouse hoist and the bringing-in doors facing Back Piccadilly (March 2019). The internal nature of the hoist emphasises that this is a late-C19th warehouse as it post-dates the local by-law which required loading to be off-street.

- iii) The interior fabric of the second-floor remains both much-altered and unremarkable. The late-C19th warehouse structure is partially supported on the remaining part of the original out-rigger which survives as a vertical shaft on the west-flank.
- iv) The interior connections demonstrate the inter-relationship between the former-dwelling and warehouse components of the premises at 47 Piccadilly. The removal of the premises at 43-45 Piccadilly has resulted in the need to brace the flank wall of 47 Piccadilly.
- v) The interior fabric of the second-floor building is of **low significance** as a contributor to the special architectural or historic interest of the listed building and is considerably compromised by alteration.

5.6 Piccadilly elevation.

- i) The current 1994 listing of the premises at 47 Piccadilly was focused on the Piccadilly frontage, as the survival of a late-Georgian townhouse. However, as discussed above, the fabric and spatial qualities of the former-dwelling have been considerably altered since the early C19th as its was transformed into a house with attached warehouse. The alterations to accommodate the commercial/business use of the premises are pronounced in the key Piccadilly frontage and detract from the appreciation of its special interest.



Figure 56. The altered Piccadilly elevation (March 2019). This is the key, character defining elevation but is dominated by the modern shop-unit (which overlays the c1909 Midland Railway Company changes). The first-floor windows are modern replacements. The left-hand side reveals the remnant of the rebuilt premises at 43-45 Piccadilly which abuts the surviving dentilled cornice.

- ii) The elevation details above ground-floor level remain largely intact, despite alteration, which is particularly reflected in the detail of the window surround at first floor-level and the dentilled eaves cornice. The stucco on the elevation has been repaired in places with cement render and over-painted but it does appear that this may have been an original feature, as the view of 1851 above illustrates (See **Figure 15** above).
- iii) There are no surviving internal chimney stacks, but the adjoining wall with 49 Piccadilly retains a tall, brick stack which may connect into the frontage property. The elevation remains characterised by the juxtaposition with the adjoining commercial properties which had dwarfed the listed premises from the late-C19th and at the time of listing (see **Figure 57** below).
- iv) The Piccadilly frontage is thus of **high significance** as a contributor to the special architectural or historic interest of the listed building and is the focus of the listed site.



Figure 57 The Piccadilly frontage c1960, showing the juxtaposition of the surviving Georgian premises with its neighbours.

5.7 Exposed flank to 45 Piccadilly.

- i) The demolition of the demolition of 43- 45 Piccadilly has resulted in the exposure of the flank walls which were originally internalised by the construction of the late-C19th century commercial building which extended along Lever Street.
- ii) The Lever Street flank wall was adjoined to the loadbearing-brick wall, supported by cross walls at 43-45 Piccadilly. The building was demolished following structural instability resulting from internal changes and radical alteration in the 1960s. The impact has been to expose the brick core to the flank walls which are now supported by scaffolding and anchors strapped into the inner-face of the warehouse.



Figure 58. The flank wall to the warehouse component at 47 Piccadilly and the remnant of the load-bearing wall of 43-47 Piccadilly (March 2019). The steel shoring-anchors/braces are connected internally (see below).

- iii) The exposure of the brick flank walls emphasises the late-C19th date of construction and the sequence of its construction. The flank walls define the interior spatial qualities and encase the surviving remnants of the Georgian outrigger (see [Figure 58](#) below) which is revealed as a service riser and former toilet adjoining the surviving stairs case (see also [Figure 59](#)). The riser is of interest as a surviving C18th element, but the flank walls to the warehouse are other-wise of **low significance** in terms of the expression of understanding of the former warehouse fabric and its architectural design and as a contributor to the special architectural or historic interest of the listed building.
- iv) The flank wall is externally artificially exposed and is of limited intrinsic value, other than defining the planform of the late-C19th warehouse addition. It remains an ancillary structure as a latter-addition to the listed group.



Figure 59. View of the internalised shaft created by the enclosure of the much-altered remnant of the out-rigger of the former Georgian House.

5.8 Gable to Back Piccadilly.

- i) The gable to Back Piccadilly defines the form and character of the late-C19th warehouse addition to the building group at 47 Piccadilly. The gable was set-back from the established building-line along Back Piccadilly to accommodate a loading-bay off street (as required by local by-laws in the second half of the C19th). The gable was thus enclosed and dominated by the positioning and scale of the Lever Street elevation of 43-45 Piccadilly. As a result, it made no contribution to the Lever Street frontage and has only now been artificially exposed, following the demolition of the former-adjoining building.



Figure 60. View of Lever Street (1960) showing how the premises at 43-45 Piccadilly built to the narrow entrance to Back Piccadilly enclosed the warehouse at 47 Piccadilly. Note that the Lever Street elevation was a remodelled addition to the commercial group.

- ii) The late-C19th warehouse elevation was altered at ground-floor level to accommodate the most recent use as a wholesale stationers' shop and warehouse for Durnbridge Ltd.
- iii) The adaptations to the ground-floor to accommodate the retail unit included the insertion of stepped access and the partial blocking of the delivery bay to create a shopfront. Security shutters were also introduced, along with a canopy and new signage (see **Figure 61**).



Figure 61. Durnbridge prior to closing in 2010

- iv) Above ground-floor level the former warehouse appears to retain its later-C19th expression as a late-C19th warehouse, despite having been subject to extensive repairs brickwork elevation. The gable is well lit by the tall-sash windows and the partially glazed, loading bay-doors (reflecting the original enclosure on all-sides of the warehouse) it screens the glazed, central roof-light to retain a simplistic view the building to Back Piccadilly.
- v) The former warehouse section of the Georgian retail building was inserted into the space between 49 and 43-45 Piccadilly and retains the character by means of the expressed straight-joint with the adjoining 5 storey warehouse.
- vi) The warehouse's cross-beams rest on iron shoes fixed into the side wall of number 49 (which was rebuilt in 1850 or 1851) . The small off-street loading area fronting Back Piccadilly reflects local by-laws of the later C19th, but it is also found at number 49, which was rebuilt by 1851.
- vii) The warehouse's sash windows to Back Piccadilly could have been reused from the earlier building, which was located on the site, as they have two panes per sash and thin-section frames without horns. Their segmental-arched heads are mostly formed of standard bricks, contrast with the flat-arched, rubbed-brick lintels of number 49, but this is probably more a reflection of lower status than of date.
- viii) The gable would have been screened from Lever Street until the recent demolition and thus, despite its historic interest as the contributor to the evolution of 47 Piccadilly it remains of **high significance** as a contributor to the special architectural or historic interest of the listed building and a as a discreet contributor to the character of the site and conservation area.



Figure 62 The Back Piccadilly Street elevation (March 2019) showing the repairs and alterations.

5.9 Statement of significance.

- i) Historic England's guidance within its 2008 document on '*Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*' describes a range of heritage values which help us disaggregate the heritage value of a particular building. These are arranged in four groups, which have been considered below to disaggregate the character of the site at 43-47 Piccadilly.
- ii) Number 47 Piccadilly was first listed in 1994, and its appearance has not significantly changed since then. It was listed at the time without the benefit of an internal inspection, and the entry stated that is the, "*only surviving example of original scale of building in this street, now dwarfed by those on either side*". The listing was revised July 2020 to include analysis of the interior. The revised listing is included as **Appendix 1** and continues to focus on the former townhouse as, "*providing a glimpse of what was once one of the best and most fashionable residential streets in the town, as the only surviving example of the original scale of building in this street and retaining decorative features of the C18 and early-C19*". The revised listing now also includes reference to the, "mid-C19 warehouse to the rear, which reflects the early history of the building" and makes reference to its "Group value" as part of cluster of grade-II listed buildings on Piccadilly garden and Lever Street.
- iii) Thus, the focus of the special interest is on the townhouse as the sole surviving element of what was once one of the best and most fashionable residential streets in Manchester, expressed particularly through the retention of the scored stucco frontage, modillion eaves cornice and plat band of the second floor. Although they are probably early-C19, it is also reflected in the quality of the first-floor window surrounds, and the pilaster consoles of the shopfront.
- iv) The house's interest is also enhanced by the attached rear warehouse. Overall, despite the extent of alteration, the former Georgian house retains special interest in a national context, with the contribution made by the attached rear warehouse to the interest of the building justifying its inclusion as part of the listed building.
- v) Historic England usefully summarised the character of 47 Piccadilly when considering the previous application for development of this site in 26 June 2018 (Application Nos 119560/LO/2018 & 119559/FO/2018). Historic England thus define the site as focused on the, "*grade-II listed townhouse and shop situated within the Stevenson Square Conservation Area....*" Historic England's inspector noted that the building is a, "*rare survival of a building typology which has largely disappeared in central Manchester*" but that it, "*has undergone extensive alterations and we are left with the main structural elements and principal elevation above ground floor level, with fragments of the building's historic interior*" (see also Appendix 4).
- vi) The significance of the site has thus been considered against Historic England's defined values and in the context of its summary assessment. The value definitions are set out above (paragraph 5.1) and discussed below as contributors to the listed building and the site's overall heritage significance.

5.9a Evidential value of 47 Piccadilly.

- i) The evidential value of the site relates to the potential for the site to yield primary evidence about past human activity. Despite the extent of alterations and the character of the later-warehouse building the standing building group yields relatively **high evidential value** in terms of adding to the storey of the development of the phases of development in the Northern Quarter. The evidential value of this sole survivor of the C18 Lever's Row is particularly important.
- ii) The house's original form largely survives, including its principal walls and some of its original internal structure. Despite the loss of some internal features, its plan-form may be original, with principal rooms to the front and smaller rear rooms served by a rear stair. The survival of some decorative cornice, early rear windows which probably form part of a service wing, and the wall of an early rear warehouse, add to the interest of the building, as does the partial survival of early skylight arrangements. Overall these elements outweigh the loss of other internal features and the ground-floor front and rear walls.
- iii) The current building group expresses the evolution of 47 Piccadilly from high-status dwelling to offices and warehouse and subsequently retail outlet and commercial uses and is thus indicative of the transformation of the wider area, but the architectural components are not particularly distinctive or innovative. The Archaeological Desk-Based Assessment prepared by CFA Archaeology (Report No. Y324/18) concludes that the site as a whole at 43-47 Piccadilly has some potential to reveal surviving below-ground archaeological remains. However, it will be noted that the site of 43-45 Piccadilly (the cleared site) was developed on a number of occasions throughout the C19th and C20th centuries, transforming the site of the former late-C18th dwelling.
- iv) Consequently, while there may be buried remains of building foundations or basements in the now vacant space at 43-45 Piccadilly it is considered likely that the remains will be compromised by successive redevelopment and unlikely to be of regional or national significance. It is possible that the archaeological remains could reveal the specific uses of the site, but this is considered to be already well-documented.
- v) The land on which the late-C18th dwellings were developed has been well documented from the mid-C17th and was utilised prior to its Georgian development as agricultural land and for marl/clay extraction. The extent of successive site activity is considered likely to have removed any previous, significant archaeological evidence which could add to the understanding and appreciation of this city centre site. Thus, the potential for significant below-ground evidential value of the site is also considered to be low.
- vi) Consequently, overall the site is considered to be of **low evidential value** as the intrinsic value of the site makes an important but relatively-minor and well documented contribution to the understanding of the development of the Northern Quarter.

5.9b Historical value of 47 Piccadilly.

- i) The historical value of the site at 43-47 Piccadilly relates to the ways in which the present can be connected to past people, events and aspects of life. The site yields **considerable historical value**, as the standing remains include a remarkable survival of the early development of this part of the Northern Quarter.
- ii) Documentary evidence indicates early occupation by a merchant and there appears to have been a warehouse fronting Back Piccadilly by 1832, with known occupation for textile use by 1841. This reflects the increasing industrialisation and commercialisation of the city, and typifies the fortunes of the Northern Quarter. Hemmed in between the city centre and the new industrial suburb of Ancoats, the quarter adapted as its middle-class housing became less popular. In this period the house and warehouse had a functional relationship with the adjacent listed warehouse at 49. Both were owned and occupied by a notable producer of small-wares, products which were literally synonymous with Manchester.
- iii) However, the building group is not associated with any notable persons, although the present form of 47 Piccadilly was a result of the acquisition and redevelopment of the site by the Midland Railway Company (MRC) as its goods depot. The MRC owned the site from 1883 and altered the building to include the warehouse component around 1884. The relatively modest nature of the building group meant that it remained enclosed and obscured by its neighbours at 43-45 and 49 Piccadilly until the relatively recent clearance of Victoria Buildings (43-45).
- iv) Consequently, the surviving components of the site are considered to of **considerable historic value** and key contributors to the site's special interest as an expression of the historical development of this part of the Northern Quarter and are thus important to the appreciation and understanding of the area's architectural origins reflecting the building group's historic transformation. The warehouse was built as an extension of the operations undertaken in the former Georgian dwelling and is thus intrinsic to its special historic interest. It is thus considered to be part of the statutory listing of 47 Piccadilly in this report.

5.9c Aesthetic value of 47 Piccadilly.

- i) The aesthetic value of the site relates to the ways in which people derive sensory and intellectual stimulation from the building group and site. The extent of successive alterations to the former Georgian dwelling (both internally and externally) mean that this compromised part of the extant site is considered to be of low aesthetic value, but retains a considerable degree of architectural interest as the sole survivor of a lost building type in this location. The warehouse component to the rear is more intact but is a late-C19th and relatively simple and functional example of its type. The two parts of the building group appear to be visually independent, and have only been artificially revealed by means of the clearance of 43-45 Piccadilly.
- ii) Both the Piccadilly and the Back Piccadilly elevations make a modest contribution to the commercial character of this part of the conservation area and limited contribution to the

setting of the nearby collection of grade-II listed buildings along Lever Street and Piccadilly. . The form, scale and appearance of the warehouse reflect the character of late-C18 and early-C19 examples, and this is enhanced by the retention within it of the south wall of a probable C18 warehouse, and a C19 hoist. The contrast in scale and detailing between this house and its later commercial neighbours creates a form of group value.

- iii) The extent of compromise and the relatively-modest character of both the former-dwelling (relative to its direct comparators on Lever Street) and its attached warehouse (which has only be exposed by clearance of 43-45 Piccadilly) means that the surviving building-group is considered to be of currently of **low aesthetic value**. The modest and compromised character of the building group and the negative townscape impact of the cleared site at 43-45 Piccadilly establishes the current low architectural significance of the site in its current form. They provide a relatively minor, but important contribution to the understanding of the development of the Northern Quarter and a modest role in revealing the area's streetscape values.
- iv) It will be evident that the aesthetic values of the site would be substantially enhanced by the removal of the modern shopfront and refurbishment and consolidation of the street elevations and the refurbishment of its (minimal) surviving features and architectural details. The key aesthetic objective is thus to consolidate the street-frontages as components of the wider Piccadilly townscape.

5.9d Communal value of 47 Piccadilly.

- i) The communal value of the site refers to the meaning that 43-47 Piccadilly has for the people who relate to it, and whose collective experience or memory it holds. The extent of alteration and the successive change exhibited at the site means that it yields relatively **low communal/social value**. Despite 47 Piccadilly retaining one of the older surviving dwellings in the Northern Quarter its subsequent use as an office/retail and warehouse complex has obscured and diminished its social connections.
- ii) The site is considered to exhibit relatively low social values despite the use of the site in connection the Midland Railway Company and the commercial development of the Piccadilly area. The site's connection to Manchester's industrial development remains peripheral and short-lived, as the site reverted early in the C20th to accommodate a range of relatively short-lived uses. The clearance of 43-45 Piccadilly has resulted in a significant negative impact on the understanding of the appreciation and understanding of the development of the Northern Quarter and its historic character.
- iii) Consequently, 43-47 Piccadilly is considered to be of **low communal heritage value** as the site's features are compromised and do not contain any special interest which retains any positive connections to the collective experience of the area.
- iv) The overall significance of the site is thus primarily defined by the historical interest of the compromised standing-remains of 47 Piccadilly, with the former-dwelling facing and the

warehouse (facing onto Back Piccadilly) considered to be covered by the 1994 statutory listing. The site clearly offers the potential for enhancement of the key components following the development of the site.

5.9e Summary of fabric significance.

- i) As confirmed in the revised July 2020 listing the special architectural and historic interest of 47 Piccadilly is thus primarily focused on the surviving original elevation features of the former-Georgian dwelling (facing onto Piccadilly) and the façade of the warehouse addition (facing Back Piccadilly). These are considered to be **high significance**, despite the alterations, as components which define the architectural character and evolution of the site. The (south) front façade is stucco (2020 - painted) scored to resemble ashlar masonry, above a modern shopfront. It is three bays wide, below a low parapet and modillion eaves cornice which extends at the left over a narrow recessed vertical strip. The second-floor openings (externally-boarded in 2019) have quirked-bead surrounds, with a continuous sill band. The first-floor openings are taller, and have moulded architraves with pilasters and cornices, housing replacement mock-sashes. The sills are concealed by the shopfront cornice. To the left of the shopfront an external roller shutter obscures the entrance.
- ii) The west wall is largely concealed by supporting scaffolding, but where visible its outer face is roughly-laid and un-pointed, with extensive mortar snots extruded through the joints. At the left angle the (north) rear wall is visible in profile. At the south end, the ridge chimney stack of the house is carried up the full height of number 49's west wall.
- iii) The **north warehouse elevation wall** (facing Back Piccadilly) is of brick, mostly laid in English Bond but with English Garden Wall bond in the gable. The north wall also has a shopfront at ground floor, with external roller shutters. It has shallow gable with exposed, stone-coped verges. The right-hand bay has a loading slot vertically spanning the upper bays, with recessed wooden doors and cut-off projecting beams over the upper door. The lintel above these has altered brickwork. Other lintels are segmental arches of soldier bricks. Windows are timber vertical-sliding sashes with slender meeting rails and no horns; the upper floor has a single vertical glazing bar per sash, and the first floor has no glazing bars and inserted extraction fans, plus modern security grilles.
- iv) The **highly significant external fabric** to the **Piccadilly frontage** includes the dentilled eaves-cornice, the cill band at second floor level and the stone dressings to first floor windows. The stucco finish to the elevations appears to be an original feature (certainly extant by 1851) but has been patched and repainted using modern materials which has resulted in deterioration to the plaster and stone features. The restoration of the elevation requires the modern paints to be stripped and the implementation of patch repairs using lime-based materials and repainting using a breathable paint.
- v) The ground-floor shop-frontages to both elevations, both in terms of the structure and access, are of **no significance**. The surviving-remnants of the early-C20th shop-frontage to the Piccadilly

frontage (pilasters and console brackets) are non-original, in poor condition and thus of **low significance**. The roller-shutter to the left of the shopfront conceals the early-C20th office entrance and a late-C20th door-frame which retains no historic fabric. The corridor wall forming the ground-floor entrance hall and enclosing the stairwell up through the building is an original spatial feature which retains an original, dentilled-cornice and should be retained, but it has been painted in modern non-breathable paint which has damaged the fabric.

- vi) The elevation to **Back Piccadilly** has been subject to alteration to some patch repairs to the pike of the gable and the brickwork, as well the installation of new entrances and a shop-frontage to serve the last use as a stationer, but remains of **high significance** as a contributor to the evolution of the historic building.
- vii) The loading-bay doors and sash windows above ground-floor level are original and appear to be capable of restoration. The upper-storeys of the warehouse were loaded using the inserted, non-original hoist which survives in situ internally. The warehouse elevation is defined by the set-back from Back Piccadilly which enabled loading off-street and is a spatial feature of some significance which helps define the late-C19th date of the warehouse.
- viii) **Internally** there is little surviving fabric of any substantial heritage value. The original domestic stair-well survives as a spatial feature, although the balustrade to the staircase is a later-C19th replacement and is unremarkable. There are no surviving historic, domestic doors and much of the (very limited) interior timber-work has been replaced with the exception of some skirting boards and architraves on the upper-floors, but even these are of modest quality and **thus low significance** having been damaged by wet rot.
- ix) At second-floor the ceilings have lightwells to former skylights, which are lined with lath-and-plaster. The second floor also retains some lath-and-plaster ceilings, late-C19 sash windows to the front openings, and the chimney breast, together with lime plaster to the walls.
- x) The surviving sections of lath and plaster at the front of the building have been affected by water ingress and are in poor condition unlikely to be salvageable.
- xi) The modern ground-floor shop extends beneath the former yard between the house and warehouse, and has entirely modern shop fittings. The entrance to the left of the shop opens into a hallway with C20 floor-tiles and suspended ceiling. Above this a modillion cornice survives. The basement is accessed via a stair with closed string, enclosed by a modern partition. At the foot of the basement stair is a small area of Victorian floor tiling. Some Victorian doors and architraves remain. The front portion of the basement beneath the house is partitioned off and retains a chimney breast.
- xii) To the rear of the house, the C18 brickwork of the rear wing is visible, with a straight vertical joint to the C19 brickwork of a small room added to the north. A rolled steel joist supports the floor above. To the east of the rear wing of the house the basement is open to the warehouse beyond. The house stair has a ramped banister rail with a boxed-in balustrade and inserted nosers. Former toilets on the landings (in the rear outshot) retain some lath-and-plaster ceilings and the windows looking into the lightwell

- xiii) The extant interior is, therefore, much-altered and relatively unremarkable, retaining few significant original features and is in poor condition and is thus considered to be of **low significance** as a component of the listed building.

PART 2 HERITAGE IMPACT ASSESSMENT.



6. EVALUATING HERITAGE IMPACT.

6.1 Scope of Potential Impact

- i) This assessment of the Heritage Impact is intended to objectively evaluate the proposed redevelopment in terms of the physical and visual effects of the development on the grade-II listed building (*comprising the former-dwelling and warehouse*) and the adjoining heritage assets (i.e. the character and setting of identified listed buildings and the conservation area). The detailed proposals for the redevelopment of the cleared site and integration of the retained historic fabric are provided by the drawings and Design & Access Statement produced by Stephenson Studio Architects.
- ii) As noted above, the NPPF requires that, when considering the direct impact of a proposed development on the significance of a designated heritage asset (as well as indirect impact on the setting of identified heritage assets) that great weight is given to their conservation. The purpose is to avoid or minimise any definable ‘*harm*’ which might diminish the heritage value of the assets. The NPPF emphasises that significance derives not only from a heritage asset’s physical presence, but also from its setting and contribution to the wider townscape (in this case the conservation area). The following heritage impact assessment is considered in these terms.
- iii) The question as to whether the proposed physical works would cause *harm* is a judgment, having regard to the circumstances of the case and a proportionate evaluation of the change to the building’s historic fabric. The Planning Practice Guide 2018 defines ‘substantial harm’ as a “*high test, so it may not arise in many cases*” which usually consists of a *fundamental compromise* of a heritage asset resulting in the total loss of its significance. It does not arise in the current proposals for 43-47 Piccadilly as the transformative proposals retain an expression of the former dwelling and its attached warehouse and integrate the key architectural elements which define the character of the listed building-group within the proposed hotel complex. The impact is balanced by the restoration of the townscape by the development of a new landmark building on the cleared site at 43-45 Piccadilly.
- iv) The proposed development has been informed by the heritage significance assessment and aims to minimise the loss of significant historic fabric, while focusing on the appropriate integration and the viable use of previously adapted spatial features. The key test of heritage impact is, therefore, whether the impact of the proposed development would result in any unmitigated compromise of the site’s special architectural or historic interest. It is the *degree* of definable harm to the asset’s significance, rather than the scale of the development that is the determining factor in making Planning decisions.
- v) The aim of the Heritage Impact Assessment (HIA) is thus to evaluate the cumulative impact of the proposals, including the extent to which they may meet the requirements for sustainable development. The development-design aim is to balance the degree of change to deliver a sustainable use for this prominent site, while contributing to wider conservation objectives established in national and local Planning policy.

- vi) The current proposals, designed by Stephenson Studio Architects address the three components of the site: the former-dwelling, the warehouse and the cleared site and aim to minimise harm to the structure, fabric, features and character of the historic building-group.
- vii) In evaluating the overall impact of the works, careful consideration has been given to the balance of benefits to reach proportionate and justifiable conclusions.
- viii) The proposed works will impact on the interior and exterior fabric of 47 Piccadilly and the site 43-45 Piccadilly and thus will have a **direct material** (or physical) impact, as well as an **indirect** (or visual) impact. The impact of the current proposals on the integrity and significance of the identified heritage assets is simply described as: **adverse**; **negligible**; or **beneficial**.
- ix) The recommended criteria used for assessing the heritage impact on the entire site at 43-47 Piccadilly, both **physical** (i.e. direct impacts) and **visual** (indirect impacts), is set out in **Table 3** below. This uses the tests set by Historic England on 'Making Changes to Heritage Assets' (2016) and its 2017 guidance on the evaluation of 'The Setting of Heritage Assets' (*Historic Environment Good Practice Advice in Planning. Note 3*). The terminology used to define the potential impact of the proposals on the fabric of the grade-II listed building is provided below.
 - **Direct heritage impacts** are physical alterations to the fabric or character of the subject site, arising as a primary consequence of the proposed development. They result in a degree of change to the subject site, or alterations to the surroundings in which the heritage asset is experienced (i.e. its setting).

The overall effect these impacts is defined in this Heritage Statement having considered the relative significance of the heritage asset against the magnitude of change to its key heritage values or special interest.

 - **Indirect heritage impact** are changes to the experience of the subject site, or the setting of other, adjacent heritage assets. Indirect heritage impacts on setting refers to perceptible visual effects on the experience and/or character of heritage assets beyond the development footprint.
- x) The impacts on the defined heritage significance are informed by the predicted long-term consequences of the proposals. It is the assessment of the cumulative impact of the development that indicates the over-all heritage impact.
- xi) The definitions of both the **direct and indirect heritage impacts**, are as follows by ICOMOS in its 2011 guidance (see Table 3 below).

Table 3: Criteria for defining the effect and degree of direct and indirect heritage impact.		
Definition of magnitude and nature of heritage impact.	Direct heritage impacts (physical alteration or change to the site's character)	Indirect heritage impact (visual change to the experience or setting of the site and its context).
Major adverse Impact. <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamentally compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage values of the identified heritage assets in the view, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse Impact. <i>Such less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage values of the heritage assets in the view, or the ability to appreciate those values.
Minor Adverse Impact. <i>The negative impact on the setting or overall character will need to be clearly balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in a minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage values of the assets in the view, or the ability to appreciate those values.
Negligible adverse impact. <i>This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric, their settings</i>	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic values of the identified heritage assets, or the

<i>or significance to any appreciable degree.</i>		experience and appreciation of the buildings or the designated area to any appreciable degree.
Neutral Impact. <i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible, or is appropriately balanced so that it does not diminish the defined heritage interests.</i>	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	Imperceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the values of the heritage assets in the view, or the ability to appreciate its significance.
Negligible beneficial impact. <i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i>	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial Impact. <i>The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.</i>	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	Minor enhancement to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the values of the heritage assets in the view, or the ability to appreciate its significance.
Moderate Beneficial Impact. <i>The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage values.</i>	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage values. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage

		values of the heritage assets in the view, or the ability to appreciate its significance.
Major beneficial Impact. <i>The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage values.</i>	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage values.	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage values. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage values of the heritage assets in the view, the view as a whole, or the ability to appreciate its significance.

6.2 Overview of the proposed development.

- i) The current development proposal supersedes the previous consented initiative which secured approval to secure the redevelopment of this prominent site. Planning Permission was granted for a nine-storey office development in 09 May 2006 (LPA ref: 074425/FO/2005/C2). This application was supported by a consent for demolition of the rear warehouse component of 47 Piccadilly (LPA ref: 074429/CC/2005/C2).
- ii) The dangerous condition of 43-45 Piccadilly subsequently required retrospective consent for demolition of this site component, which was implemented in 2008 (LPA: 085032/CC/2007/C2). The previous development proposals have now expired and were unimplemented. The scheme foundered due to the complexities of delivery on the sensitive site which is understood to have impacted on the viability of the development. The site has consequently remained largely unused and deteriorating, with the exception of the ground-floor retail unit in 47 Piccadilly.
- iii) The current proposal is thus presented by Trafalgar Leisure Ltd as a proposed hotel development which will integrate the historic components of the site (the townhouse and ancillary warehouse at 47 Piccadilly within a striking addition to the streetscape.
- iv) The development team have worked with officers from Manchester City Council to bring forward a deliverable scheme which includes the retention of the character and fabric of the former Georgian dwelling and its attached rear warehouse (i.e. the listed site component) and its integration within a new local-landmark building.
- v) Together the redevelopment of the site components will deliver a contemporary hotel building while continuing to express the distinctive site components.
- vi) This Heritage Statement accompanies the planning application which seeks consent for the construction of a new 129 bed hotel (Use Class C1) and associated restaurant (Use Class A3 and A4) in a building of 12 storeys above a retail unit (flexible within Use Classes A1, A2, A3, A5 and B1) to the ground floor and basement, including the partial demolition of existing warehouse, the façade retention of the existing warehouse facing Back Piccadilly, and the refurbishment of a listed townhouse at 47 Piccadilly.
- vii) The application seeks full Planning approval and Listed Building Consent for the development, which is located at 43 to 47 Piccadilly, Manchester. The development proposal will transform a partially vacant site with a view to creating a innovative contemporary design of landmark architectural quality, which will positively contribute and provide an enhancement to its city centre location.
- viii) The below assessment includes a collection of perspective views of the development from locations agreed with officers as representing the best expression of the site within its particular context, to demonstrate the *Visual Impact* which would be a key component of the development's overall effect on the city's historic environment.
- ix) The aim of the heritage impact assessment (HIA) is to demonstrate the cumulative impact of the proposed development.

6.3 Direct heritage impact (Physical).

- i) It will be evident that the direct impact on the site will be extensive, as the proposed development respond to the need to adapt a much-altered surviving building group and integrate it with a landmark-scale new building. The architectural challenge has been to achieve this objective while retaining the clear expression of the historic site components (i.e. the former Georgian House and the ancillary warehouse) while enhancing the cleared corner site.
- ii) The following evaluates the physical impact on the fabric of the extant site. The focus is on the evaluating the impact of the proposal on the *character* of the building as defined by its surviving fabric to focus on its *special architectural* [and] *historic interest* as required by **Sections 7** and **66** of the 1990 Act.
- iii) Fundamentally the proposals retain the expression of the character of the contrasting street-frontages on Piccadilly and Back Piccadilly. The focus of the current listing is the remarkable survival of the three-storey, adapted town-house, the surviving features of which are proposed to be refurbished and retained as integral components of the hotel. However, the interior of the building will be subject to considerable change and loss of the extant fabric. The direct heritage impact is considered in this context.

Exterior fabric: Piccadilly elevation and roofscape.

- iv) The Piccadilly elevation and roof-form of the relatively modest building has survived as a distinctive streetscape component, despite being dwarfed on both sides by its neighbours at 43-45 and 49 Piccadilly. This notable juxtaposition is a key aspect of its special interest and would be physically restored and enhanced by the proposed development (as per the previously consented scheme).
- v) The restoration of the Piccadilly frontage would include the necessary repairs to the pitched slate roof, to recapture the former relationship with the both the adjoining listed former-warehouse (49 Piccadilly) and maintain the significant recess within the terraced street-scape.
- vi) The fenestration facing Piccadilly would be repaired with the restoration of the proportions and details of the former timber-framed sash windows on the elevation (the original windows have been lost). Similarly, the rendered plaster walls, will be repaired and repainted, along with the stone cills and stucco window surrounds.
- vii) The existing, detrimental shop-frontage will be removed, with the ground-floor adapted to accommodate the new hotel entrance and a view into the hotel restaurant. The surviving elements of the early-C20th fascia and pilasters, installed following the adaption of the frontage around 1909 by the Midland Railway Company, will be refurbished to frame the new entrance and maintain this link to the C19th/C20th use of 47 Piccadilly (see **Figure 24** above).
- viii) The proposed refurbishments and alterations to the main elevation of the listed building would thus, result in a demonstrable, moderate beneficial physical impact and an enhancement of the

building's compromised character. There will be no loss of significant historic fabric. The direct physical impact on the fabric of the Piccadilly frontage would thus have a **moderate beneficial impact**.

Exterior fabric : Back Piccadilly (warehouse) elevation.

- ix) The Back Piccadilly elevation contrasts with the main elevation in terms of its character, detailing and prominence as a streetscape component. Until the demolition of 43-45 Piccadilly, the warehouse extension to 47 Piccadilly was relatively discreetly enclosed by its neighbour at 43-45 Piccadilly as the latter's Lever Street frontage extended to the edge of Back Piccadilly (see **Figure 21** above).
- x) The proposed hotel development retains the expression of the warehouse in the gable which is proposed to be refurbished. The brick and stone details of the gable are to be repaired and repointed and the fenestration pattern will be maintained with timber-framed, double-glazed sash windows. The inserted ground-floor shop-front will be removed, including the non-original fascia, with the former delivery entry unblocked and represented in the elevation. The surviving elements of the late-C19th elevation (inserted between 43-45 and 49 Piccadilly around 1884 by the Midland Railway Company) will be refurbished to maintain the expression of the former warehouse component of 47 Piccadilly (see **Figure 62** above).
- xi) The gable will be effectively encased as a feature of the rear-elevation of the hotel building, which will project above the three storeys of the warehouse in a contrasting material. The discreet character of the elevation will be retained by the recreation of the building to the edge of pavement, so that the former-warehouse will again be enclosed by its neighbour.
- xii) The proposed alterations to the elevation will impact on this ancillary part of the grade-II listed property at 47 Piccadilly and will result in the removal of detrimental, non-original features and the recapture of the former spatial arrangements of the building-group. The gable elevation will be clearly expressed in this part of the Back Piccadilly façade, contrasting in material-form and rhythm with the proposed upper floors. There will be no loss of significant historic fabric.
- xiii) The encasement of the gable will, therefore, result in minor beneficial physical impact, as the late-C19th gable will continue to contribute to the streetscape and express the retained component and special interest of this ancillary part of the site. The direct/physical impact on this component of the site is thus considered to have a **low beneficial impact**.

Interior fabric and plan-form.

- xiv) The interior alterations which impact on the surviving fabric of the site include the excavation of a new basement to the corner site (43-45 Piccadilly) to accommodate a plant-room and refuse facilities. This requires new openings below-ground, to connect the newly constructed basement into that existing in the surviving building at 47 Piccadilly. The key interventions will

comprise new-openings formed in the below-ground brick-walls, with additional structural steel supports. The wall is structural but compromised and of limited historic significance. The excavation may reveal the former foundations and basement of the demolished 43-45 Piccadilly which are unlikely to be of significant archaeological value.

- xv) The expression of the property-division along the dividing wall of the adjoining basements will be retained. The expanse of the basement, which extended the original below-ground space of the Georgian dwelling from the (lost) pavement lights fronting onto Piccadilly, through to Back Piccadilly, will be retained.
- xvi) The proposed works would thus require some physical change to altered below-ground components of relatively-low significance, which make a limited contribution to the understanding or appreciation of the former Georgian dwelling.
- xvii) The Basement of 47 Piccadilly would be converted to accommodate Plant Rooms and goods lift machinery, requiring the removal of the existing, non-original partitions, as well the existing staircase between basement and ground-floor. The stairs appear to be an original feature, although the balustrade was altered at the end of the C19th. A new escape access-stairs would be inserted extending throughout the building. The conversion of the basement will accommodate the necessary back-of-house plant-rooms uses within the below-ground area.
- xviii) The adaption of the interior spaces will also require opening up sections of the flank wall to the new build element at 43-45 Piccadilly. This will, however, be limited and the linear plan-form of the surviving component at 47 Piccadilly, across each floor will continue to be expressed. The proposed internal alterations largely result in the removal of non-original partitions and structures which contribute little to the understanding of the origins and development of the surviving building.
- xix) The impact will not result in the loss of any original domestic decorative fabric, with the exception of a small surviving section of domestic plaster-work in the existing hall corridor. The former light-well which separates the domestic building from the warehouse would be defined and adapted to accommodate an enclosed Plant Room.
- xx) The removal of the altered-stairs will result in the loss of some C19th fabric, although again this is so altered as to be of limited value to the understanding and appreciation of the surviving building. Therefore, only a minor compromise to the character and special interest of the surviving building.
- xxi) There will be no loss of building features of *special* architectural or historic interest, other than the internal-hoist which is located in the warehouse area. The conversion of the much-altered ground-floor, retail-unit at 47 Piccadilly is intended to accommodate the hotel entrance and passenger lifts. This requires the removal of sections of the existing, (non-original) floorboards and non-original partitions, as well as the existing staircase between basement and ground-floor.
- xxii) The removal of the existing C19th staircase is necessary to enable a safe, escape stair to be inserted. While this would result in some loss of historic fabric, it is compromised as a historic

feature, while the removal is mitigated by the need to provide a new functional escape-stair throughout the converted building to enable historic building component to be brought back into use and the new addition to operate.

- xxiii) The existing suspended ceilings will be removed to recover the proportions of the frontage spaces.
- xxiv) The overall physical impact on the interior spaces and fabric would remove non-original partitions and structures which contribute little to the understanding of the origins and development of the building, although the internal corridor-wall will also be adapted to connect the surviving historic fabric into the new build-component. The extent of pre-existing internal alterations mean that the physical impact will not result in the loss of any character-defining or intrinsically-significant domestic fabric, other than the small section of plastered cornice to the corridor (which is a partial survival). The alterations would maintain the expression of the linear plan-form of the surviving building-group, including the division between the former frontage domestic property and the attached warehouse, while integrating the re-purposed historic fabric into the new hotel.
- xxv) Consequently, the extent of internal alterations will result in the loss of some late-C19th fabric and will result in a minor compromise to the surviving. However, this fabric is in itself much-compromised and in an advanced state of deterioration. There will be no loss of character-defining building features which are essential to understanding the special architectural or historic interest of the surviving building-group. The adaptations would enable the continued expression of the former building components, while facilitating its reuse.
- xxvi) Therefore, on balance the physical compromise to the character-defining features of the much-altered extant building, and thus its special architectural or historic interest will be relatively-minor and mitigated by revealing the Georgian dwelling and the expression of the ancillary warehouse. The physical result of the alterations to the surviving, dilapidated building would thus result in a **moderate-adverse direct heritage impact**. This apparently negative-impact would be cause less than substantial harm to the less-significant component of the designated heritage asset, balanced by securing the sustainable use of its surviving, significant historic fabric and the quality of the architectural addition to the enclosure of Piccadilly Gardens, removing a detrimental void-space in the townscape. The direct heritage impact should also be measured against the indirect heritage impact which is discussed below.

6.4 Indirect heritage impact (Visual)

- i) The following assessment aims to appraise the impact on identified views which reveal the proposed development as a component of the setting of designated heritage assets and the city centre's commercial character. The Visual Impact Assessment (VIA) utilises the guidance and evaluation criteria set out in Historic England's, guidance on '*The Setting of Heritage Assets*' (2017) and is considered to be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets.
- ii) The below assessment includes a description of the baseline which is provided to identify the importance of the assets and the townscape view. The VIA is essentially a comparison from relevant viewpoints, focused on the potential visual impact on the streetscape of the conservation area and the setting of listed buildings (i.e. the designated heritage assets). The purpose is to evaluate the comparative visual impact likely to result from the proposed development of 43-47 Piccadilly, focusing on these identified heritage assets as required by the 1990 Act.
- iii) The design objective is to avoid any visual impact which would result in harm, as this would erode the heritage values of heritage assets in a fundamental manner. Seven views (**Figure 63** below) have been considered in this report.
- iv) The degree of impact is defined in the terms set out in **Table 3** above. The assessment of magnitude of impact attempts to be objective and quantifiable as far as possible and descriptions are, therefore given to demonstrate the reasons for arriving at the level of impact.

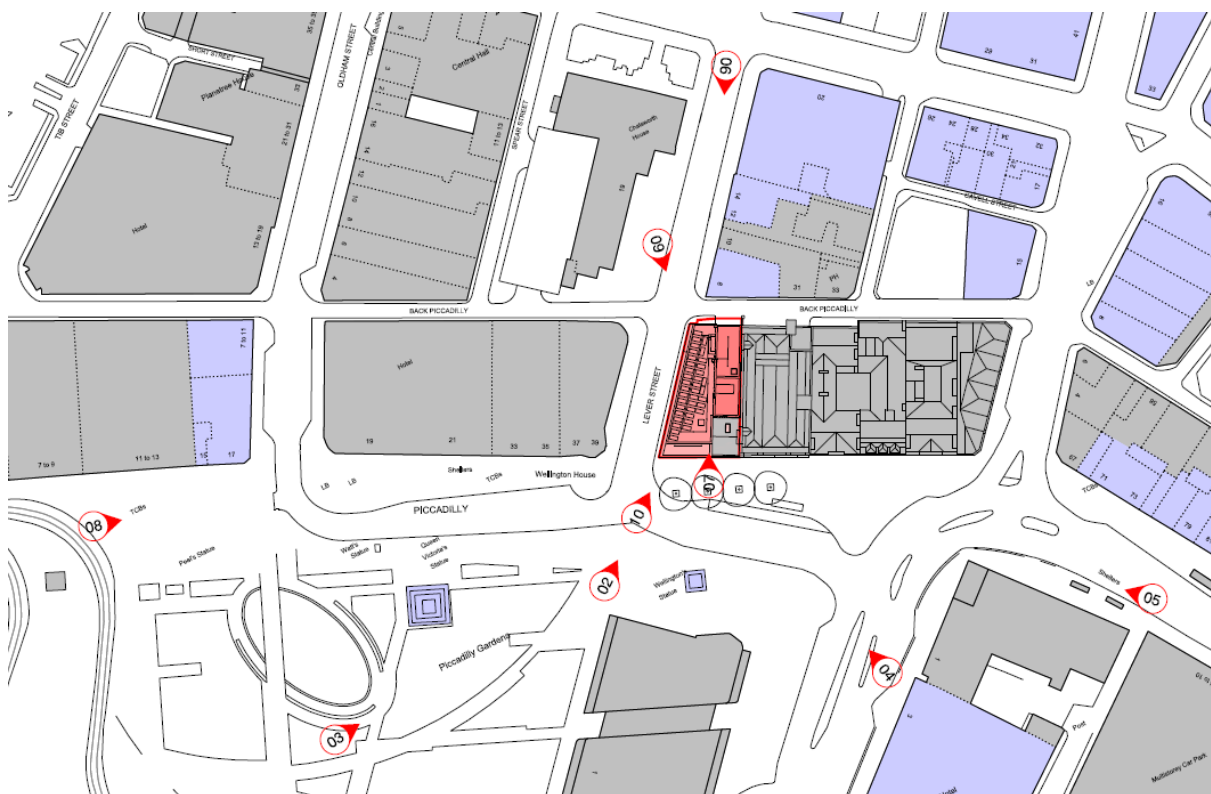


Figure 63. Plan of views. Those considered within this report are: 3, 4, 5, 6, 8, 9, 10 only

View 3. Looking east from Piccadilly Gardens.**Baseline viewpoint – view 3.**

- i) This view toward the site across the Piccadilly Gardens is a popular city-centre location. It provides a good view of the buildings which enclose the public open-space and the current void in the 'street-wall' which resulted from the loss of 43-45 Piccadilly.
- ii) The foreground of the composition is the garden-space itself which includes a number of listed sculptures which act as anchor points in the public space and around which the landscape has been created. However, the monuments all face out towards Piccadilly, reflecting the original use of the space as enclosed hospital gardens.
- iii) The townscape composition is characterised by the diversity of the enclosing buildings, in scale, materiality and architecture. The most dominant building is the contemporary form of No.1 Piccadilly by virtue of its location facing directly into the gardens.
- iv) The extant site at 43-47 Piccadilly is entirely anonymous due to the modest scale of 47 Piccadilly and the loss of 43-45 Piccadilly which together create a void in the townscape. This is read as an anomaly in a townscape which is largely composed of substantial and imposing properties. The gable of 49 Piccadilly is artificially exposed as an apparent bookend to the junction of Lever Street and Piccadilly.



Baseline view 3

Impacted heritage assets – view 3.

- v) This view contains no clear focus on any individual designated heritage asset, despite the number of listed buildings which appear in the background of the composition. The emphasis is consequently on the spatial character of Piccadilly Gardens and the strength of the enclosure of one of Manchester's few public open spaces.
- vi) This part of the city was tightly-grained in the C19th and was only developed into a garden following the clearance of the former hospital complex. The viewpoint presents a good location to appreciate the diversity of the city's architectural character in an area which has been subject to almost continuous change since it was first developed in the late-C18th. However, there are no character-defining views of the contiguous Smithfield and Stevenson Square Conservation Areas which enclose the garden space. The site of 43-47 Piccadilly consequently makes no current visual contribution to any heritage asset from this key viewpoint.



Proposed view 3

Indicative proposed view 3.

- vii) The proposed development would clearly make an assertive contribution to the enclosure of Piccadilly and Piccadilly Gardens. The proposed building would be read as a landmark on the corner of Lever Street, projecting above the grade-II listed neighbours without dominating them as the narrow site enables the adjoining heritage assets to retain their individual definition as part of the 'street-wall'. The overall composition remains focused on No.1 Piccadilly.
- viii) The vertical articulation of the proposed development would thus contribute to the architectural vitality of this townscape, without compromising the setting of any heritage assets. The scale and mass of the building on the Piccadilly and Lever Street frontages would be

apparent and as it fills the existing void in the townscape, the proposal achieves the objective of complementing the townscape without physically dominating the adjacent properties. The scale and architectural rhythms of the development create a clear vertical thrust which directly addresses the character of the adjoining building group.

- ix) The proposed new building is animated by the response to the wedge-shaped site and the vertical emphasis of the elevations, primarily created by the form and depth of the window reveals and its materiality. The development is thus considered to make a bold and positive contribution to the character of the Piccadilly area from this perspective, while remaining part of the back-cloth to the enclosure of the gardens.
- x) Consequently, the proposed development is considered to complement the townscape from **key view 3**. Although not viewed from this perspective, the ground-floor activity would also add to the vitality of the street, enhancing the character of the gardens as visitor focus within the city centre. The current visual impact is focused on the detrimental void in the street-wall. The proposed development would consolidate both the enclosure of Piccadilly Gardens and enhance the diverse architectural character of this edge of the conservation area with a building of some quality which would merit its local landmark status. The physical change to the built-form of the streetscape would have no demonstrably negative impact on the significance of any heritage asset. In contrast, the resultant enhanced vitality of this part of the city could contribute positively to making Piccadilly Gardens a more attractive place in the city.
- xi) Therefore, the visual impact of the proposed development from **View 3** on the heritage values of this part of the historic environment is considered to be **minor beneficial indirect heritage impact**. This is because, despite its landmark-scale, the proposed hotel development would not diminish the appreciation of any individual heritage asset from this perspective and would enhance the townscape as a whole.

View 4. Looking north-west from Piccadilly

Baseline viewpoint – view 4.

- i) This view toward the site from the eastern part of Piccadilly is a busy city-centre location on route from the railway station. It provides a good view of the buildings which enclose the public open-space and the current void in the ‘street-wall’ resulting from the loss of 43-45 Piccadilly.
- ii) The foreground of the composition is dominated by the highway infrastructure and the substantial scale of the listed C19th buildings which enclose Piccadilly Gardens and form the southern edge of the Stevenson Square Conservation Area. The architectural group is characterised by its diversity, in scale, materiality and design form. The contemporary form of No.1 Piccadilly forms the edge of the view and (in reality) dominates the townscape by virtue of its location facing directly into the gardens.
- iii) The gap caused by the extant site at 43-47 Piccadilly is entirely obscured within the streetscape and is read as an anomaly in a townscape. 49 Piccadilly is made prominent by means of its contrasting materials and its location next to the apparently vacant site.



Impacted heritage assets – view 4.

- iv) This view contains good views of the collection of listed buildings which enclose the boundaries of the Stevenson Square Conservation Area. The townscape emphasis is on their relationship with the spatial character of Piccadilly Gardens. This is a good vantage point to appreciate the diversity of the city’s architectural character, in a part of the city which has been subject to

almost continuous change since it was first developed in the late-C18th. However, the site of 43-47 Piccadilly makes no visual contribution to any heritage asset from this key viewpoint.

Indicative proposed view 4.

- v) The proposed development would make an assertive contribution to the edge of Piccadilly Gardens. The proposed building would project above the foreground listed buildings and would be read as a landmark on the corner of Lever Street. Despite its scale, the new building would be read as a contributor to the wider composition of the townscape and would not diminish the adjacent listed buildings nor intrude on their settings. The heritage value of the adjacent properties would still be fully appreciable from this perspective, despite the insertion of the proposed tall building.
- vi) Thus, despite the evident height of the proposed building (which would project above the retained Georgian dwelling at 47 Piccadilly) the significance of the adjacent listed buildings would not be diminished, as the street-proportions enable these heritage assets to retain their individual definition.
- vii) Despite its juxtaposition and height, the vertical projection of the building will ensure that it avoids compromising the experience of the adjacent designated heritage assets. The scale and elevational rhythms of the development create a clear vertical thrust which directly addresses the character of the adjoining building group and will fill the void in the townscape, as well as restoring the character of an unusual survivor (the former Georgian dwelling).
- viii) Consequently, the proposed development is considered to make a positive contribution to the townscape from **key view 4**. Although not viewed from this perspective, the proposal would restore the architectural dignity of 47 Piccadilly (which is characterised as being dwarfed by its neighbours) while adding to the vitality of the pedestrianised area of Piccadilly.
- ix) Therefore, the visual impact of the development from **View 4** on the heritage values of this part of the historic environment is considered to have a **minor beneficial indirect heritage impact**. This is because, the new landmark-scale building would not diminish the appreciation of any individual heritage assets from this perspective and will remove a negative component of the townscape, thereby enhancing the townscape as a whole. The void in the street-wall will be occupied by a building which reflect the C19th and C20th character of the frontage with the contrasting architectural styles and proportions embracing the surviving Georgian dwelling (compare with Figure 57, page 80 above).



- x) Consequently, the proposed development will contribute to the enclosure of Piccadilly Gardens and consolidate its character as a diverse townscape. The physical change to the built-form of the streetscape would have no demonstrably negative impact on the experience or fabric significance of any adjacent heritage asset, while the enhanced vitality of this part of the city would contribute positively to the diverse character of the Stevenson Square Conservation Area.

View 5. Looking north-west from south-east of the junction of Piccadilly and Newton Street**Baseline viewpoint – view 5.**

- i) This view toward the site from south-east of the junction of Piccadilly and Newton Street is a busy city-centre location on route from the railway station. It provides a good view of the buildings which enclose the streetscape leading up to the public open space of Piccadilly Gardens forming a solid street wall.
- ii) The foreground of the composition is dominated by the highway infrastructure and the substantial scale of the listed C19th buildings which form the streetscape of Piccadilly and form the southern edge of the Stevenson Square Conservation Area. The architectural group is characterised by its diversity, in scale, materiality and design form.
- iii) The gap caused by the extant site at 43-47 Piccadilly is entirely obscured within the streetscape. 49 Piccadilly is made prominent by means of its contrasting materials and scale.



Impacted heritage assets – view 5.

- iv) This view contains good views of the collection of listed buildings which enclose the boundaries of the Stevenson Square Conservation Area. The townscape emphasis is on their relationship with the spatial character of the urban blocks to Piccadilly and Newton Street. This is a good vantage point to appreciate the diversity of the city's architectural character, in a part of the city which has been subject to almost continuous change since it was first developed in the late-C18th. However, the existing site of 43-47 Piccadilly makes no visual contribution to any heritage asset from this key viewpoint.

Indicative proposed view 5.

- v) The proposed development would introduce a contemporary new element into the streetscape, emphasising the solid street wall appearance. The proposed building would project above the listed buildings in the foreground and would be read as a landmark on the corner of Lever Street. Despite its scale, the new building would be read as a neutral contributor to the wider composition of the townscape and would not diminish the ability to understand and appreciate the special interest of the listed buildings in the view nor intrude on their settings.
- vi) Thus, despite the evident height of the proposed building (which would project above the retained Georgian dwelling at 47 Piccadilly) the significance of the adjacent listed buildings would not be diminished, as the street-proportions enable these heritage assets to retain their individual definition.
- vii) Despite its juxtaposition and height, the vertical projection of the building will ensure that it avoids compromising the experience of the adjacent designated heritage assets. The scale and elevational rhythms of the development create a clear vertical thrust which directly addresses the character of the adjoining building group and will fill the void in the townscape, as well as restoring the character of an unusual survivor (the former Georgian dwelling).
- viii) Consequently, the proposed development is considered to make a positive contribution to the townscape from **key view 5**. Although not viewed from this perspective, the proposal would restore the architectural dignity of 47 Piccadilly (which is characterised as being dwarfed by its neighbours) while adding to the vitality of the pedestrianised area of Piccadilly.

Therefore, the visual impact of the development from **View 5** on the heritage values of this part of the historic environment is considered to have a **minor beneficial indirect heritage impact**. This is because, the new landmark-scale building would not diminish the appreciation of any individual heritage assets from this perspective and will remove a negative component of the townscape, thereby enhancing the townscape as a whole.

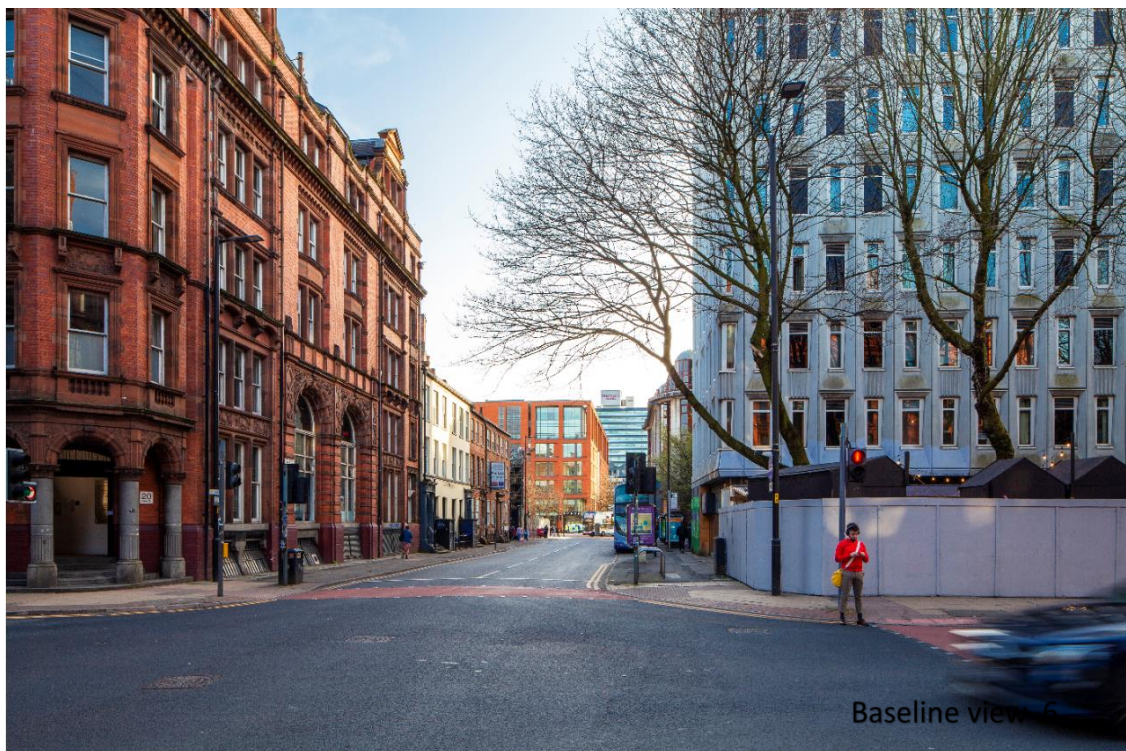


- ix) Consequently, the physical change to the built form of the streetscape would have no demonstrably negative impact on the experience or fabric significance of any adjacent heritage asset, while the enhanced vitality of this part of the city would contribute positively to the diverse character of the Stevenson Square Conservation Area.

View 6. Looking south from Stevenson Square along Lever Street.

Baseline viewpoint – view 6.

- i) This view toward Piccadilly Gardens is taken from the heart of the Stevenson Square Conservation Area. It provides a clear, channelled view of the collection of listed buildings which enclose Lever Street and a glimpse of the cleared site, as well as the scaffolded flank wall of 43 Piccadilly.
- ii) The foreground of the view composition is the substantial, former textile warehouse at 22 Dale Street which towers over the listed terrace. The townscape composition is a good snapshot of the character of the Stevenson Square Conservation Area and the diversity of the buildings which occupy the designated area. The contemporary form of No.1 Piccadilly terminates the views along Lever Street, given artificial prominence by the void in the streetscape at 45-47 Piccadilly.



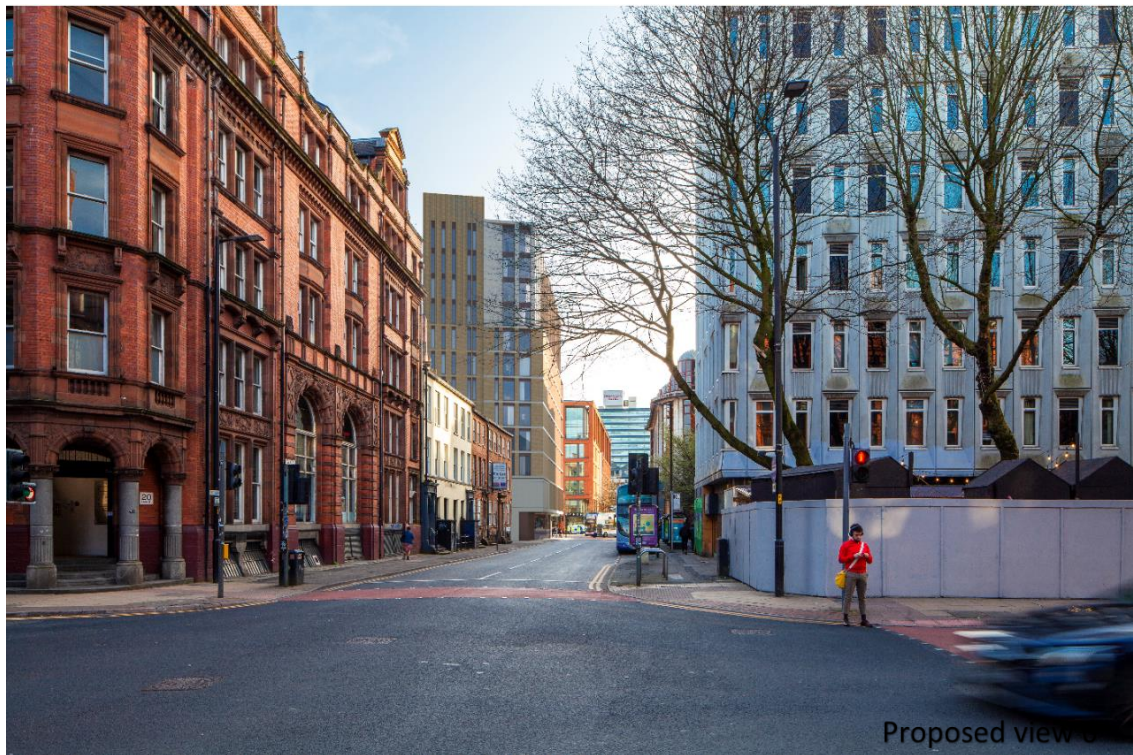
Impacted heritage assets – view 6.

- iii) This view contains a clear focus on the grade-II listed corner building which dominates the streetscape as well as individual designated heritage assets along Lever Street. The emphasis is consequently on the spatial character of Stevenson Square and its connections with Piccadilly Gardens. This part of the city retains its tight urban-grain established in the C19th and exhibits the transformation of the building fabric from its speculative domestic origins to the later dominance of the textile warehousing and commercial character. The substantial buildings which enclose the square emphasise the robust, commercial character of the area, which have not been diminished by later redevelopment.

- iv) The viewpoint presents a good character-defining view of the Stevenson Square Conservation Area, although the site of 45-47 Piccadilly detracts from the character of the area by virtue of the evident void in the streetscape.

Indicative proposed view 6.

- v) The proposed development would introduce a vertical new element into the composition of the townscape, creating a nodal point between Piccadilly and Piccadilly Gardens. The scale of the proposed building would be read as a landmark on the corner of Lever Street, going some way to re-establishing the contrast of building heights and rhythms of the street which was lost with the demolition of 45-47 Piccadilly (compare **Figure 60** above).
- vi) The proposed building would present a narrow edge to the street and channel views into Piccadilly Gardens. The proposed building would clearly tower above the adjacent grade-II listed neighbours along Lever, but would avoid visually dominating them, enabling their heritage values to be clearly read within the 'street-wall'.
- vii) The proposed development would present a clear vertical-articulation which would act as a landmark in the street, contributing to its architectural vitality, without compromising the significance of any of the individual heritage assets.
- viii) The scale and mass of the building Lever Street frontage would be apparent in the street view, as it occupies an existing void in the townscape, but despite its height the proposal is considered to add a complementary, contemporary addition to the townscape without physically dominating the adjacent properties. The scale and architectural rhythms of the development reflect the established vertical thrust of its neighbours in the foreground, while the apparent solidity of the materials on the lower sections reflect the surrounding colour and texture of the immediate character area. The proposed development is thus considered to make a positive contribution to the character of the Stevenson Square Conservation Area from this perspective, remaining part of the back-cloth to the heart of the designated area.
- ix) Consequently, the proposed development is considered to complement the townscape from **key view 6** and will add to the vitality of the street, enhancing the character of both Lever street and Piccadilly Gardens within the city centre.



- x) Therefore, the visual impact of the development from **View 6** on the *heritage values* of this part of the historic environment is considered to have a **minor beneficial indirect heritage impact**, despite the proposed landmark-scale building. The proposed hotel would not diminish the appreciation of any individual heritage asset from this perspective (which will continue to be clearly read as components of the townscape) and will occupy a detracting void in the street-wall.

View 8. Looking east from junction of Market Street and Piccadilly

Baseline viewpoint – view 8.

- i) This view toward the site across the Piccadilly Gardens is a popular city-centre location. It provides a good view of the buildings which enclose the public open space. The current void in the 'street-wall' which resulted from the loss of 43-45 Piccadilly is not read within this view and the street-wall appears continuous.
- ii) The foreground of the composition is the garden-space itself which includes a number of listed sculptures which act as anchor points in the public space and around which the landscape has been created.
- iii) The townscape composition is characterised by the diversity of the enclosing buildings, in scale, materiality and architecture. The most dominant building is the contemporary form of No.1 Piccadilly by virtue of its location facing directly into the gardens.
- iv) The extant site at 43-47 Piccadilly is entirely anonymous due to the modest scale of 47 Piccadilly against its taller neighbours in the streetscape to the north side of Piccadilly.



Impacted heritage assets – view 8.

- v) This view contains no clear focus on any individual designated heritage asset, despite the number of listed buildings which appear in the streetscape. The emphasis is consequently on the spatial character of Piccadilly Gardens and the strength of the enclosure of one of Manchester's few public open spaces.
- vi) This part of the city was tightly-grained in the C19th and was only developed into a garden following the clearance of the former hospital complex. The viewpoint presents a good location to appreciate the diversity of the city's architectural character in an area which has been subject

to almost continuous change since it was first developed in the late-C18th. However, there are no character-defining views of the contiguous Smithfield and Stevenson Square Conservation Areas which enclose the garden space. The site of 43-47 Piccadilly consequently makes no current visual contribution to any heritage asset from this key viewpoint.



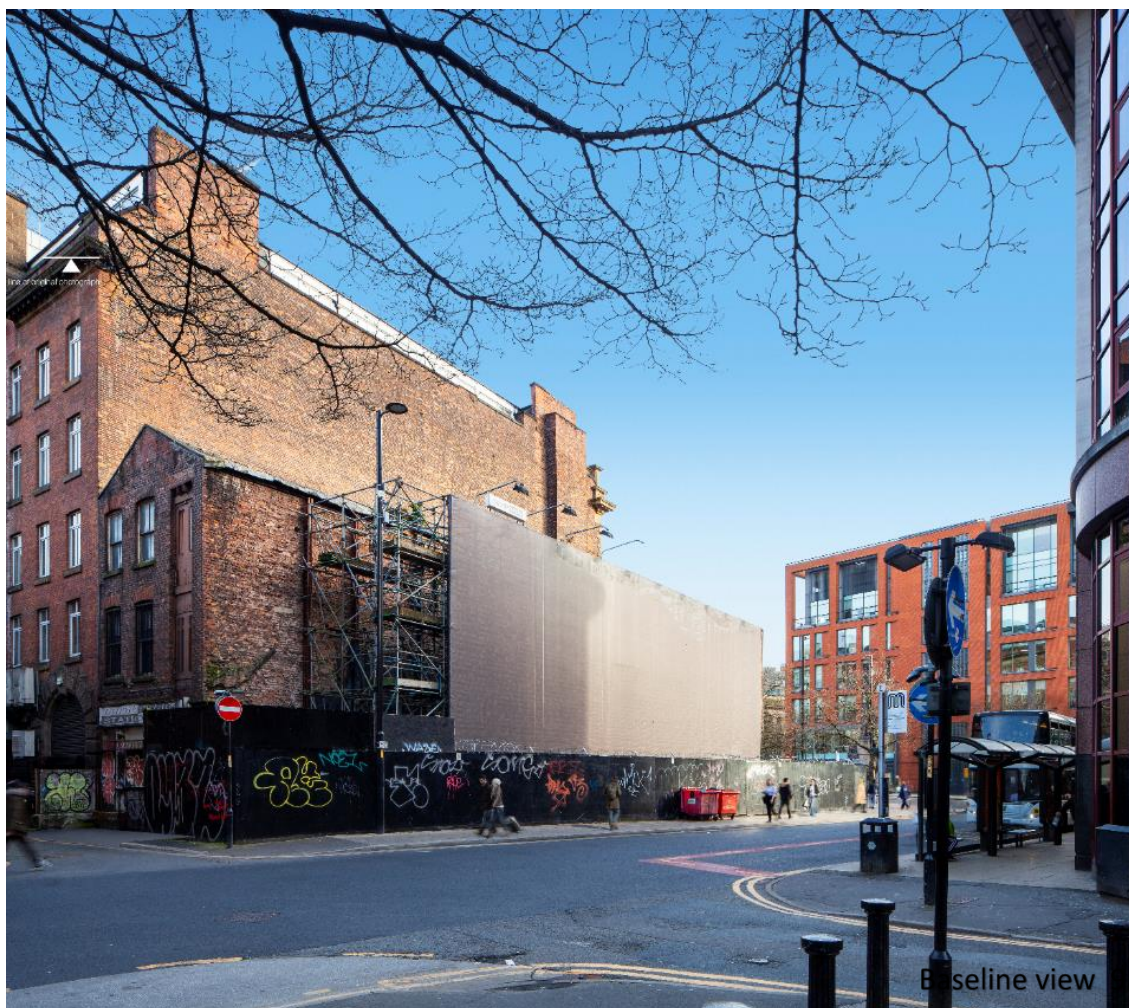
Indicative proposed view 8.

- vii) The proposed development would make an assertive visual contribution to the enclosure of Piccadilly and Piccadilly Gardens. The proposed building would articulate the junction of Lever Street with Piccadilly and be read as a landmark on this corner. Although the proposed development will project above the neighbouring grade-II buildings it will not diminish the ability to appreciate them, as the narrow site enables the adjoining heritage assets to retain their individual definition as part of the 'street-wall'. The overall composition remains focused on No.1 Piccadilly.
- viii) The vertical articulation of the proposed development would thus contribute to the architectural vitality of this townscape, without compromising any heritage assets. The scale and mass of the building on the Piccadilly and Lever Street frontages would be apparent and as it fills the existing void in the townscape, the proposal achieves the objective of complementing the townscape without physically dominating the adjacent properties. The scale and architectural rhythms of the development create a clear vertical thrust which directly addresses the character of the adjoining building group.

- ix) The proposed new building is animated by the response to the wedge-shaped site and the vertical emphasis of the elevations, primarily created by the form and depth of the window reveals and its materiality. The development is thus considered to make a bold and positive contribution to the character of the Piccadilly area from this perspective, while remaining part of the back-cloth to the enclosure of the gardens.
- x) Consequently, the proposed development is considered to complement the townscape from **key view 8**. Although not viewed from this perspective, the ground-floor activity would also add to the vitality of the street, enhancing the character of the gardens as a visitor focus within the city centre.
- xi) Therefore, the visual impact of the proposed development from **View 8** on the heritage values of this part of the historic environment is considered to be **minor beneficial indirect heritage impact**. This is because, despite its landmark-scale, the proposed hotel development would not diminish the appreciation of any individual heritage asset from this perspective and would enhance the townscape as a whole. The proposed development would consolidate both the enclosure of Piccadilly Gardens and enhance the diverse architectural character of this edge of the conservation area with a building of some quality which would merit its local landmark status. The physical change to the built-form of the streetscape would have no demonstrably negative impact on the significance of any heritage asset. In contrast, the resultant enhanced vitality of this part of the city could contribute positively to making Piccadilly Gardens a more attractive place in the city.

View 9. Looking south from north side of Lever Street and Back Piccadilly junction**Baseline viewpoint – view 9**

- i) This short-range view toward the site illustrates the north elevation of the warehouse to No.43. In reality, the view of the west elevation of No.43 is covered with scaffolding and hoardings and is not visible.
- ii) Rising above No.43 is the west elevation of the listed 49 Piccadilly building and the listed buildings that form the enclosed streetscape of Lever Street to its east side are glimpsed to the left of the view.
- iii) The contemporary form of No.1 Piccadilly articulates the south-eastern edge of Piccadilly Gardens and is given artificial prominence by the void in the streetscape at 45-47 Piccadilly.

**Impacted heritage assets – view 9.**

- iv) This view contains a clear focus on the grade-II listed 43 Piccadilly and its adjoining gap site which has a negative impact on the spatial character of Stevenson Square and its connections with Piccadilly Gardens.

- v) This view does not best represent the heritage values of the heritage assets within the view, although it does allow for an understanding of the more utilitarian former use of the 'back street' side of the site, and indeed the density of the street grid that forms so much of the character of the Stevenson Square Conservation Area.

Indicative proposed view 9.

- vi) The scale of the proposed building would be read as a landmark on the corner of Lever Street, going some way to re-establishing the contrast of building heights and rhythms of the street which was lost with the demolition of 43-45 Piccadilly (compare **Figure 60** above).
- vii) The scale and mass of the Lever Street frontage would be apparent in the street view, as it occupies an existing void in the townscape, but despite its height the proposal it is considered to add a complementary, contemporary addition to the townscape.
- viii) However, the proposed development will effectively wrap around the existing warehouse element of the listed building which will create a clear juxtaposition in form, height and massing. However, the scale and elevational rhythms of the development create a clear vertical thrust which directly addresses the character of the adjoining building group and will fill the void in the townscape, as well as restoring the character of an unusual survivor (the former Georgian dwelling).
- ix) Therefore, the visual impact of the development from **View 9** on the *heritage values* of this part of the historic environment is considered to have a **minor adverse indirect heritage impact**. The proposed building would diminish the appreciation of the warehouse element of the listed 43 Piccadilly to a minor extent, however, it will still be read as component of the streetscape and glimpsed views along Back Piccadilly.
- x) Thus, the proposed development will consolidate both the street block and enclosure of Lever Street/ Back Piccadilly and the diverse character of the conservation area. The physical change to the site will be evident but the diverse character of the townscape would be retained overall.



View 10. Looking east from Piccadilly Gardens.**Baseline viewpoint – view 10.**

- i) This short-range view toward the site provides a good view of the buildings which enclose the public open-space and the current void in the 'street-wall' which resulted from the loss of 43-45 Piccadilly.
- ii) The extant site at 43-47 Piccadilly is entirely anonymous due to the modest scale of 47 Piccadilly and the loss of 43-45 Piccadilly which together create a void in the townscape. This is read as an anomaly in a townscape which is largely composed of substantial and imposing properties. The gable of 49 Piccadilly is artificially exposed as an apparent bookend to the junction of Lever Street and Piccadilly.
- iii) This view provides a clear vista along Lever Street, into the Stevenson Square Conservation Area, where the identified heritage assets are clearly understood and appreciated alongside more modern buildings, all of which form a varied yet enclosed view. The gap site of 43-45 Piccadilly detracts from the streetscape character and appearance.



Impacted heritage assets – view 10.

- xi) This view contains a clear focus on the grade-II listed corner building which dominates the streetscape as well as the individual designated heritage assets along Lever Street. The emphasis is consequently on the spatial character of Stevenson Square and its connections with Piccadilly Gardens. This part of the city retains its tight urban-grain established in the C19th and exhibits the transformation of the building fabric from its speculative domestic origins to the later dominance of the textile warehousing and commercial character.
- xii) The viewpoint presents a good character-defining view of the Stevenson Square Conservation Area, although the site of 45-47 Piccadilly detracts from the character of the area by virtue of the evident void in the streetscape.



Indicative proposed view 10.

- iv) The proposed development would clearly make an assertive contribution to the enclosure of Lever Street and Piccadilly, re-establishing the street block and urban form. The proposed building would be read as a landmark on the corner of Lever Street, projecting above the grade-II listed neighbours without dominating them as the narrow site enables the adjoining heritage assets to retain their individual definition as part of the 'street-wall'.
- v) The vertical articulation of the proposed development would thus contribute to the architectural vitality of this townscape, without compromising any heritage assets. The scale and mass of the building on the Piccadilly and Lever Street frontages would be apparent and as it fills the existing void in the townscape, the proposal achieves the objective of complementing the townscape without physically dominating the adjacent properties. The scale and architectural rhythms of the development create a clear vertical thrust which directly addresses the character of the adjoining building group.
- vi) The proposed new building is animated by the response to the wedge-shaped site and the vertical emphasis of the elevations, primarily created by the form and depth of the window reveals and its materiality. The development is thus considered to make a bold and positive contribution to the character of the Piccadilly area from this perspective. The ground-floor activity would also add to the vitality of the street, enhancing the character of the gardens as visitor focus within the city centre. Consequently, the proposed development is considered to complement the townscape from **key view 10**.
- vii) Therefore, the visual impact of the proposed development from **View 10** on the heritage values of this part of the historic environment is considered to be **minor beneficial indirect heritage impact**. This is because, despite its landmark-scale, the proposed hotel development would not diminish the appreciation of any individual heritage asset from this perspective and would enhance the townscape as a whole. The current visual impact is currently focused on the detrimental void in the street-wall. The proposed development would consolidate both the enclosure of Piccadilly Gardens and enhance the diverse architectural character of this edge of the conservation area with a building of some quality which would merit its local landmark status. The physical change to the built-form of the streetscape would have no demonstrably negative impact on the significance of any heritage asset. In contrast, the resultant enhanced vitality of this part of the city could contribute positively to making Piccadilly Gardens a more attractive place in the city.

6.5 Summary of heritage impact

- i) It will be evident that the development of **the proposed hotel will have both a transformational physical and visual impact on the fabric and character of the much-compromised site.** However, it is demonstrated above that, despite the scale of the development, the physical and visual impact of **the proposed development would not fundamentally diminish the architectural or historic interest of the surviving building-group and would be balanced by securing a sustainable use for the much-altered listed component and the consolidation of the corner site.**
- ii) The visual impact on the adjacent designated heritage assets in the streetscape (including the conservation area) would also be appropriately balanced, avoiding any compromise to the ability to appreciate their individual heritage values. The physical and visual changes are discussed below.
- iii) **The proposed transformative redevelopment of 43-47 Piccadilly would have a significant physical and visual impact, which will address the current negative impact of the corner site on the surviving building group and the wider townscape.**
- iv) Intrinsic to the design-development has been the objective of maintaining those components which define the architectural integrity and fabric authenticity of the historic building-group, while expressing the sharp contrast in scale and mass between the site components which has been integral to the site's evolution and townscape significance.
- v) The resultant proposal thus continues to express the individual characteristics of the site components, avoids diminishing the adjacent heritage assets and juxtaposes the surviving historic fabric with a bold new corner landmark. In these terms the cumulative heritage impact is considered to demonstrate a **minor beneficial heritage impact.**

7. Conclusions.



7. CONCLUSIONS

7.1 Significance retained and positive impact.

- i) This assessment of the site at 43-47 Piccadilly is premised on evaluation of the site as including a grade-II listed former Georgian townhouse with ancillary warehouse extension. Consequently, the design development has focused on retaining the essential significance of the listed building group while integrating it within a sustainable development which also reflects the former character of the site.
- ii) The heritage assessment demonstrates that the much-altered listed building would be refurbished, where feasible, to continue to express the split-character of the building group at 43-47 Piccadilly, as both a surviving Georgian dwelling and a modestly-scaled, late-C19th warehouse. It is clear that the new-build component will have a striking visual impact.
- iii) However, the proposed form of the corner-site will reflect the historic pattern of the site, with a landmark-scale building, filling the townscape void and marking the junction of Lever Street and Piccadilly, It will also re-establishing the juxtaposition with 47 Piccadilly, which is a key aspect of the survival of the former-Georgian house.
- iv) The assessment of the physical and visual impact of the proposed development has thus been demonstrated as presenting a cumulatively positive impact and, therefore, **beneficial heritage impact** on the character and appearance of this part of the townscape. The innovative contemporary design of the proposed hotel demonstrably balances the degree of change afforded by the development, to deliver both a sustainable use for this prominent site, while contributing to wider conservation objectives established in national and local policy.
- v) The cumulative impact on the components of the historic environment (i.e. the listed building and Stevenson Square Conservation Area) would, overall, be demonstrably **minor beneficial in terms of heritage impact**. The proposed hotel will become a striking addition to the edge of Piccadilly Gardens, but the proposed physical and visual impact of the development would avoid any significant adverse impact on the character of this part of the city.
- vi) Therefore, the special interest of the collection of designated heritage assets (and the manner in which they are experienced) would be secured and enhanced to a minor degree by the proposed development, both in terms of the appropriate conservation of the surviving, historic fabric and the contribution to the vitality of this part of the city centre.

7.2 Appropriately informed development.

- i) The NPPF requires that all planning proposals contribute to the achievement of “*sustainable development*” (**NPPF. Paragraph 8**), which in this case means the preservation of the character and appearance of the grade-II listed building and the Stevenson Square Conservation Area.

This requires a *clear and proportionate evaluation* of the significance and impact on the affected heritage assets. This has been outlined above.

- ii) The design development was also informed by the evaluation of the relative value of the components of the conservation area and the wider character of this part of the city centre. The cumulative result of the proposed hotel development would be demonstrably beneficial, avoiding any unmitigated conflict with the conservation of the identified designated heritage assets. Thus, the proposal meets the requirements of **NPPF, paragraphs 192 and 193**.

7.3 Positively addresses the core planning policy principles.

- i) The cumulative heritage impact of the proposed hotel development on the collection of historic buildings, structures and the Stevenson Square Conservation Area has been assessed as **minor beneficial**. Thus, in accordance with the definition of sustainable development in the NPPF (**paragraph 8**), the proposal would make a positive contribution to the preservation of the heritage fabric of this part of Manchester and offer the potential to enhance the appreciation and experience of this busy part of the city.
- ii) The proposed hotel development demonstrably avoids any unmitigated negative effects on the defined character and appearance of the conservation area, despite the prominence of the proposed building and retains the character-defining fabric and spatial qualities of the listed building. The proposal creates a positive landmark on the site of a substantial detractor from the historic environment, offering the potential to enhance the appreciation and understanding of this diverse part of the city centre. The development would thus, deliver the **positive heritage benefits** of an enhanced appreciation and conservation of the location in general and the adjacent, designated heritage assets.
- iii) In the above terms, the proposed development positively addresses the core planning principles set out in **paragraph 8** of the NPPF 2019.

7.4 Balanced impact on the historic environment

- i) Despite the scale of the proposed building, the cumulative impact of the proposed hotel development on the significance of the identified heritage assets will be demonstrably positive. The physical impact of the development on the listed building will reflect its split-personality, with the focus on the refurbishment of the status and character of the Piccadilly frontage, the continued expression of the ancillary, Back Piccadilly warehouse, and the integration of the surviving fabric within the body of the building-group.
- ii) The proposed design is striking and creates a new local-landmark on a junction site, which has been designed to respond to the architectural rhythms and materiality of the immediate area. Consequently, '*great weight*' has been given to secure the conservation of the significant surviving fabric and preserve the appreciation of the nearby designated heritage assets. The

development would, therefore, involve no loss or alteration of any significant character defining fabric. The impact of the proposed development, therefore, appropriately balances the degree of change to the identified heritage assets and the character of the area.

- iii) Fundamentally, the proposed development will support the regeneration of this part of the city's historic environment, helping to sustain the identified heritage assets while contributing to its on-going evolution, which has been a key aspect of its character since the early-C19th.
- iv) Consequently, the demonstrably positive heritage impact is further enhanced by the considerable public benefits of contributing to the architectural vitality and economic viability of this prominent city centre location. In the above terms, the proposed development would fully meet the requirements of the relevant Acts, the NPPF and Manchester City Council's local planning policy, as well as being consistent with good development design and conservation practice.

REFERENCES

The following sources have been considered in this study. Due to its recent name change publications by the organisation known as English Heritage are referred to as **Historic England**.

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APPENDICES

Appendix 1: List Description July 2020 – 47 Piccadilly.

List Entry Summary

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

Name: 47 Piccadilly including warehouse facing Back Piccadilly

List Entry Number: 1271231

Location: 47 Piccadilly, M1 2AP, 47 Back Piccadilly, M1 1HP

Grade: II

Date first listed: 06 June 1994

Legacy Number: 455656

List Entry Description

Summary of Building

Town house with attached rear warehouse, probably 1776 and mid-C19 respectively, the warehouse incorporating C18 fabric, both with alterations.

Reasons for Designation

Number 47 Piccadilly, a town house with attached rear warehouse, probably 1776 and mid-C19 respectively, the warehouse incorporating C18 fabric, with alterations, is listed at Grade II for the following principal reasons:

Architectural interest:

providing a glimpse of what was once one of the best and most fashionable residential streets in the town, as the only surviving example of the original scale of building in this street and retaining decorative features of the C18 and early-C19; retaining elements of its original plan-form and much structural fabric, some decorative internal features, an early rear service tower opening into a lightwell, and partial early skylight arrangements; enhanced by the mid-C19 warehouse to the rear, which reflects the early history of the building and retains (in its south façade), the three-storey lightwell-frontage of an earlier outshut (retaining a sash window), probably a warehouse of the C18, as well as timber sash windows in the north wall and a goods hoist.

Group value:

with the much larger adjacent Grade II-listed buildings at 49 Piccadilly, Gardens Hotel and shops, Clayton House and St Margaret's Chambers, and the contemporary houses at 8, 10, 12 and 14 Lever Street.

History

A deed of 1776 indicates the likely date of construction of the house, and rate books confirm that by 1795 the house was number 21 Lever's Row. In the late-C18 this was one of the best and most fashionable residential streets in the town. In 1795 the house was occupied by John Mitchell, a medical doctor, but in 1796 by John Pirie, a merchant. Elina Pirie lived here in 1806, but in 1808 the occupant was William Evans, in 1811 Michael Bentley, in 1820 John Powell and in 1822 John Gregory, an upholsterer and cabinet-maker.

Green's map of 1794 (surveyed 1793) shows a long rear outshut to the house, but not extending as far as Back Piccadilly (then called Travis Street). A three-storey lightwell survives (extending above the eaves of the main house) which is within the footprint of the outshut on that plan. The brickwork and window openings in both the north and south walls of this lightwell appear to be contemporary with the house. The south side of the lightwell therefore appears to form part of a rear projection to the house (probably an original service tower), and the north side a remnant of a discrete outshut, probably a warehouse, dating from the late-C18.

After 1812, Lever's Row became part of Piccadilly. The sequential numbering of Lever's Row however was retained. From Tib Street to Port Street, the properties (all on the north side) remained numbers 1 to 29

(including even numbers). By 1834 the numbering was revised to its present arrangement, with odd numbers only on the north side of Piccadilly Gardens. This is when the house became number 47.

Roper's map of 1829 shows no building fronting Back Piccadilly at the site. However, Bancks' plan of 1832 shows one, possibly linked to the rear outshut of the house which is still depicted as it was on Green's map. The Back Piccadilly building's location and footprint, extending across the plot (except for a narrow ginnel accessing the yard behind the house), suggest that it was a warehouse.

In 1834 a newspaper advertised shops for sale at 47 and 49 Piccadilly, with ware rooms above at 47, dwelling room above 49, and warehouse and workshops to the rear. Number 47 was still occupied by John Gregory. By 1836 number 49 was occupied by Wood and Westhead (later JP and E Westhead, and then JP Westhead). The firm made and dealt in smallwares, later establishing their factories as separate textile businesses and specialising as merchants and warehousemen. Pigot and Slater's 1841 directory lists number 47 as occupied by textile manufacturers Ralph and Lawrence Hall. However, the rate book for 1849 records that by then, Westhead's owned and occupied numbers 47 and 49, and it appears likely they purchased the two premises in 1834, and initially rented 47 out. They probably ended the lease at number 47 in order to build the five-storey warehouse they erected at number 49 between 1846 and 1847.

A newspaper report of 1850 records a catastrophic fire at number 49, but notes that neighbouring buildings were unharmed, thanks to the swift response from the entire fire brigades of both Manchester and Salford. Slater's 1851 directory lists Westhead's at 47 and has no entry for 49, presumably reflecting the complete rebuilding of number 49 which was required after the fire.

A painting of 1876 (but presumably based on notes and sketches of 1851), of the 1851 visit to Manchester by Queen Victoria shows the rebuilt number 49. It also shows the upper façade of number 47 more or less as it appears today. This suggests that the first-floor window surrounds are either original, or were added in the early-C19 (perhaps when the house was converted to shops prior to the 1834 advertisement; a shopfront is also shown in the painting).

Unusually, the Ordnance Survey (OS) plans for this period are not reliable. The 1848 1:10,560 map (surveyed 1845) shows the rear outshut running parallel with Lever Street, which is not perpendicular to Piccadilly, whereas the true property boundaries are. The 1:1,056 town plan of 1851 also depicts property boundaries parallel with Lever Street. However, the detail indicates that the rear warehouse shown on Bancks' plan remained in place but is depicted in the wrong location on these maps.

Prior to 1878 the address for the agents for the Midland Railway Company (the Midland) was given as 43 or 45 Piccadilly. That year's Slater's directory gives 47 Piccadilly as the address. Around that time, the buildings on the eastern corner of Piccadilly and Lever Street were replaced by Victoria Buildings, numbered 41 and 43, and including what had been number 45. This possibly displaced the Midland. Westhead's also still occupied the building when the 1886 Goad fire insurance plan was produced, suggesting they probably used it throughout the interim, and accommodated the Midland. The 1886 Goad plan is the first reliable plan since 1851, and the first to show the current footprint at number 47, with a full-width warehouse to the rear linked to the house by a truncated outshut, and a lightwell to a basement skylight. The Midland occupied the full length of the ground floor, and probably the basement as well (as they were recorded as doing in 1883 as a ticket office and goods depot). Iron doors are marked on the top floor of the warehouse allowing access through from 47 to both Victoria Buildings and to Westhead's warehouse at number 49, as well as from 49 to 51.

The building fabric suggests that the revised footprint shown on Goad's plan resulted from a rebuilding rather than adaptation of the earlier structure facing Back Piccadilly. The warehouse's cross-beams rest on iron shoes fixed into the side wall of number 49, which was rebuilt after the 1850 fire. The north wall also has no evidence for widening, suggesting that it was built in a single phase after 1851, when Adshead's plan showed a ginnel still in place to the west of number 49. The small off-street loading area fronting Back Piccadilly reflects local by-laws of the later C19, but it is also found at number 49, which was rebuilt by 1851. The warehouse's sash windows to Back Piccadilly could have been reused from the earlier building, but they have two panes per sash and thin-section frames without horns, suggesting a date in the early or mid C19. Their segmental-arched heads, mostly formed of standard bricks, contrast with the flat-arched, rubbed-brick

lintels of number 49, but this is probably more a reflection of lower status than of date. It seems most likely that the rebuild took place around 1851, and might be associated with the post-fire building works.

A revised Goad plan of 1901 does not mark Westhead's in occupation at number 47 or at number 49; only the Midland are noted at 47. Also, no interconnecting doors are marked on this plan between 47 and its neighbours to either side. This suggests that by that date Westhead's had sold the property to the Midland. In 1909 the Midland Railway altered the ground floor from a central entrance to give separate entrances either side, one to the upper floors and one to their own depot. They also inserted strengthening beams to the frontage. By this time part of the back wall of house had been taken out at ground floor to access the former yard between the house and the warehouse (in 2020, covered with a felt roof). The 1917 Goad revision shows the same situation as in 1901, with only the Midland noted as occupants. The 1960 revision (after the nationalisation of the railways) shows the Railway Executive ticket and parcels depot in the basement and ground floor, with various uses over. By this date part of the party wall between the warehouse and Victoria Buildings had been downgraded as a fire stop, and a top-floor doorway between the two reinstated, presumably to allow access for one of the warehouse tenants. The 1970 revision shows that the railway had vacated the warehouse, occupying only the front ground-floor shop, with vacant units above that. Only the basement and ground floor of the warehouse were occupied, by a hairdresser and betting office respectively.

In the later C20 the former yard and the ground floor of the house were used as a shop while parts of the house and warehouse were used for retail, including a stationer and beauty salons. The adjacent Victoria Buildings was demolished in 2007 and supportive scaffolding erected, with metal ties through the west and south walls of number 47.

Details

Town house with attached rear warehouse, probably 1776 and mid-C19 respectively, the warehouse incorporating C18 fabric, both with alterations.

MATERIALS: brown brick (with stucco to the front) with slate roofs.

PLAN: a linear range aligned approximately north-south and comprising a double-pile house with a warehouse to the rear, with a lightwell between the two.

EXTERIOR: standing in the Stevenson Square Conservation Area on the north side of Piccadilly, abutting a row of listed C19 warehouses. A substantial dwelling of three storeys, very different in quality and appearance from contemporary, purpose-built workshop dwellings.

The (south) front façade is stucco (now - 2020 - painted) scored to resemble ashlar masonry, above a modern shopfront. It is three bays wide, below a low parapet and modillion eaves cornice which extends at the left over a narrow recessed vertical strip. The second-floor openings (externally-boarded in 2019) have quirked-bead surrounds, with a continuous sill band. The first-floor openings are taller, and have moulded architraves with pilasters and cornices, housing replacement mock-sashes. The sills are concealed by the shopfront cornice. To the left of the shopfront an external roller shutter obscures the entrance.

The west wall is largely concealed by supporting scaffolding, but where visible its outer face is roughly-laid and unpainted, with extensive mortar snots extruded through the joints. At the left angle the (north) rear wall is visible in profile. At the south end, the ridge chimney stack of the house is carried up the full height of number 49's west wall.

The north wall (facing Back Piccadilly) is of brick, mostly laid in English Bond but with English Garden Wall bond in the gable. The north wall also has a shopfront at ground floor, with external roller shutters. It has a shallow gable with exposed, stone-coped verges. The right-hand bay has a loading slot vertically spanning the upper bays, with recessed wooden doors and cut-off projecting beams over the upper door. The lintel above these has altered brickwork. Other lintels are segmental arches of soldier bricks. Windows are timber vertical-sliding sashes with slender meeting rails and no horns; the upper floor has a single vertical glazing bar per sash, and the first floor has no glazing bars and inserted extraction fans, plus modern security grilles. The east wall either abuts or is formed of the west wall of number 49, and is not visible externally.

Between the house and the warehouse the eastern half of the plot is a former yard. At the ground floor this is

now covered with a felt roof but it remains open to the sky, with white paint or wash covering the walls up to the level of the eaves of the house. The south wall of the house has two window openings with wide stone sills and flat lintels. The blue-slate roof is visible, with the ridge-stack running up the side of number 49. The west side is formed by the east wall of the rear wing to the house, which contains the stair landings; each landing has a window opening with a stone sill and segmental head. This wall rises above the house eaves and has a south return which is gabled. Both of these walls are of hand-made brick of late-C18 or early-C19 date. The north side of the well is formed by the south wall of the warehouse, which is gabled with stone copings, the gable continuing across the north face of the rear wing of the house. It has large openings with C20 windows and stone sills. The east side is formed by the west wall of number 49.

INTERIOR: the ground-floor shop extends beneath the former yard between the house and warehouse, and has entirely modern shopfittings.

The entrance to the left of the shop opens into a hallway with C20 floor-tiles and suspended ceiling. Above this a modillion cornice survives. The basement is accessed via a stair with closed string, enclosed by a modern partition. At the foot of the basement stair is a small area of Victorian floor tiling. Some Victorian doors and architraves remain. The front portion of the basement beneath the house is partitioned off and retains a chimney breast. To the rear, the C18 brickwork of the rear wing is visible, with a straight vertical joint to the C19 brickwork of a small room added to the north. A rolled steel joist supports the floor above. To the east of the rear wing of the house the basement is open to the warehouse beyond.

On the west side, between the house and warehouse is a three-storey lightwell which retains traces of limewash to the walls. The ground floor of this retains an iron grate draining into the basement. A ground-floor window is blocked with C19 bricks. Other window openings are found on the first and second floors, in the north and south walls, with stone sills and soldier-brick segmental arches. Three of these retain partially-surviving windows of apparent C18 date, which are vertical sliding sashes with vertical glazing bars.

The house stair has a ramped banister rail with a boxed-in balustrade and inserted nosers. Former toilets on the landings (in the rear outshot) retain some lath-and-plaster ceilings and the windows looking into the lightwell. At second-floor the ceilings have lightwells to former skylights, which are lined with lath-and-plaster. The second floor also retains some lath-and-plaster ceilings, late-C19 sash windows to the front openings, and the chimney breast, together with lime plaster to the walls.

The rear warehouse is open at the basement and second floor. C21 shoring supports the western wall in the basement. Timber beams to each floor are carried by iron shoes attached to the side walls. These are largely concealed by suspended ceilings at the ground and first floors, which also have much C20 partitioning. A chimney breast abuts the west wall from the ground floor to second floor, and projects through the roof. The second floor has a ridge skylight, lattice trusses of late-C19 date, and a hoist in the north-west corner. In the south-east corner a cubicle with plasterboard partitions conceals the northern wall of the lightwell between the warehouse and the rear wing of the house. An opening in the partition reveals the second-floor window opening in the brick wall that forms the north side of the lightwell, with a stone sill. Through this the windows in the south wall of the rear wing of the house are visible. The second-floor window is missing its lintel and the outer skin of the adjacent brickwork above. The west side of the lightwell has a brick abutment from the first floor down.

Previous listing.

Heritage Category: Listed Building. Grade: II List Entry Number: 1271231

Date first listed: 06-Jun-1994. Statutory Address: 47, PICCADILLY

National Grid Reference: SJ 84482 98298

Details: MANCHESTER. SJ8498SW PICCADILLY 698-1/28/285 (North side) No.47
GV II

Town house now shop. Probably late C18; altered. White-painted stucco on brick, slate roof. Double-depth plan. Three low storeys, a narrow 3-window facade, with altered ground floor, sashed windows without glazing bars on both upper floors, those at 1st floor taller and with cornices (visible behind C20 signboard), and dentilled eaves cornice.

Interior not inspected. Only surviving example of original scale of building in this street, now dwarfed by those on either side.

Listing NGR: SJ8448298298

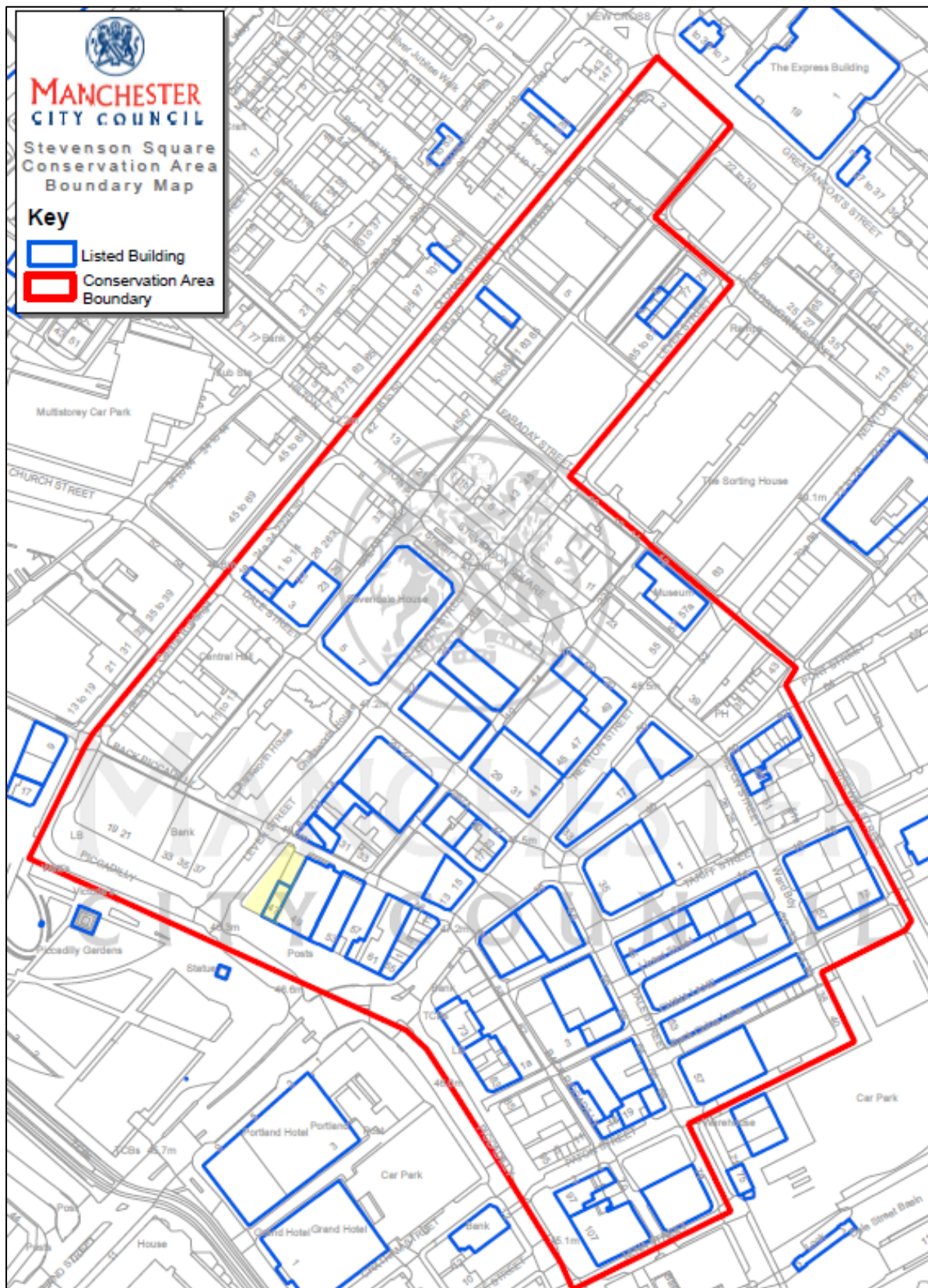
Legacy System number: 455656

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.

Appendix 2: Stevenson Square Conservation Area

The below plan shows the site in the context of the designated conservation area (highlighted in yellow) and its relationship to the adjoining listed buildings.



Appendix 3: List descriptions of immediately adjoining buildings.

Statutory Address: 49, Piccadilly, Manchester, M1 2AP

Listed Building: Grade:II List Entry Number: 1246670

Date first listed: 06-Jun-1994, subject to a Minor Amendment on 11/02/2019

District: Manchester (Metropolitan Authority)

National Grid Reference: SJ 84492 98293

SJ 8498 SW 698-1/28/286

MANCHESTER, PICCADILLY (north side), No. 49

GV II Clothiers' warehouse, now shop. 1846 to 1847; altered. Red brick with sandstone dressings, slate roof. Deep rectangular plan. Simplified palazzo style.

Five storeys and attic, a seven window facade, symmetrical, with rusticated quoins, plain frieze, modillioned cornice, brick parapet with stone pilasters and chimneys, large attic dormer. Ground floor altered except for square-headed doorway to right with enriched surround; very regular fenestration to upper floors, all windows of equal height and with moulded architraves, those at first and second floor shouldered, the lower with aprons and pediments (that in the centre swan-necked) and the upper with cornices (except that in the centre which is pedimented), and those at third floor eared (that in the centre with a segmental open pediment); altered glazing to first floor, eight-pane casements to the upper floors. Full-width glazed dormer in slope of roof, with three-span hipped roof. Rear and interior not inspected.

Forms group with No.47 to left (q.v.), and with Nos 51 and 53, 55 and 57, and 59 and 61 to right (q.v.).

Listing NGR: SJ8449298293

Legacy System number: 455657

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

Statutory Address: 8, LEVER STREET,

Listed Building Grade:II List Entry Number: 1219353

Date first listed: 03-Oct-1974 Date of most recent amendment:06-Jun-1994

Manchester (Metropolitan Authority)

National Grid Reference: SJ 84497 98332

SJ8498SW LEVER STREET 698-1/28/203 (South East side) 03/10/74 No.8 (Formerly Listed as: LEVER STREET (South East side) Nos.8 TO 14 (Even))

GV II

Town house, now shops. Early C19, altered. Brown brick in Flemish bond (stuccoed at ground floor), slate roof. Double-depth double-fronted plan. Three storeys over cellars, 5 windows, symmetrical; central round-headed doorway with Tuscan architrave of engaged columns with cornice and blocking course; altered windows at ground floor; segmental-headed windows to both upper floors, all with altered glazing. Rear and interior not inspected. Forms group with No.10, and Nos 12 and 14 to left (q.v.) .

Listing NGR: SJ8449798332

Legacy System number: 388266

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

Statutory Address: 10, LEVER STREET

Listed Building: Grade:II List Entry Number: 1200802

Date first listed: 03-Oct-1974. Date of most recent amendment: 06-Jun-1994

District: Manchester (Metropolitan Authority)

National Grid Reference: SJ8450498339

Details

MANCHESTER

SJ8498SE LEVER STREET 698-1/29/204 (South East side) 03/10/74 No.10 (Formerly Listed as: LEVER STREET (South East side) Nos.8 TO 14 (Even))

GV II

Town house now shop. Early C19, altered and part rebuilt. Brown brick in Flemish bond, stuccoed at ground floor (but the top floor rebuilt in C20 common brick) ; slate roof. Double-depth single-fronted plan. Three storeys over cellar, 3 windows; doorway to right with altered surround and cornice on consoles; altered windows at ground floor; segmental-headed windows to both upper floors, those at 1st floor with 4 panes and those at 2nd floor altered. Forms group with No.8 to the right (q.v.) and Nos 12 and 14 to left (q.v.).

Listing NGR: SJ8450498339

Legacy System number: 388267

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

Appendix 4: Historic England advice 2018.

Historic England usefully summarised the character of 47 Piccadilly when considering the previous application for development on this site in 26 June 2018 (Application Nos 119560/LO/2018 & 119559/FO/2018), as follows.



Historic England

NORTH WEST OFFICE

Ms Angela Leckie
Manchester City Council
Planning
PO Box 532
Town Hall
MANCHESTER
M60 2LA

Direct Dial: 0161 242 1414

Our ref: L00924791

26 June 2018

Dear Ms Leckie

**Arrangements for Handling Heritage Applications Direction 2015
 & T&CP (Development Management Procedure) (England) Order 2015
 & Planning (Listed Buildings & Conservation Areas) Regulations 1990**

47 PICCADILLY, MANCHESTER, M1 2AP
Application Nos 119560/LO/2018 & 119559/FO/2018

Thank you for your letters of 7 June 2018 regarding the above applications for listed building consent and planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the applications.

Historic England Advice
 47 Piccadilly is a grade II listed townhouse and shop situated within the Stevenson Square Conservation Area. Constructed in the late 18C, it is the last remaining building of this period along Piccadilly and a rare survival of a building typology which has largely disappeared in central Manchester following re-development since that time. The building has undergone extensive alterations and we are left with the main structural elements and principal elevation above ground floor level, with fragments of the building's historic interior.

This application is for the re-development of the listed building and the adjacent corner site onto Lever Street which has been vacant for a number of years. This application follows pre-application discussions in 2016 which sought to re-develop the site and avoid the demolition of the listed building. However, the new build proposals did not fall within our statutory remit and we have provided no comments on this aspect of the scheme.

We note that the application refers to discussion with Historic England regarding the scheme but it should be noted there have been some changes to the scale of the proposals, together with the inclusion of a lift and escape route within the listed building, which were not presented at pre-application stage.



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5PW

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HistoricEngland.org.uk



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Historic England

NORTH WEST OFFICE

The new building proposals and the impact on the conservation area remain matters for the Council to consider and not within our statutory remit bearing in mind the size of the site. Given the proposals for the listed building no longer involve the potential for substantial demolition, this aspect is also largely beyond our remit and we, therefore, defer any alterations to the Council and its conservation team to consider.

Your authority should take these representations into account in determining the applications. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decisions in due course.

Yours sincerely

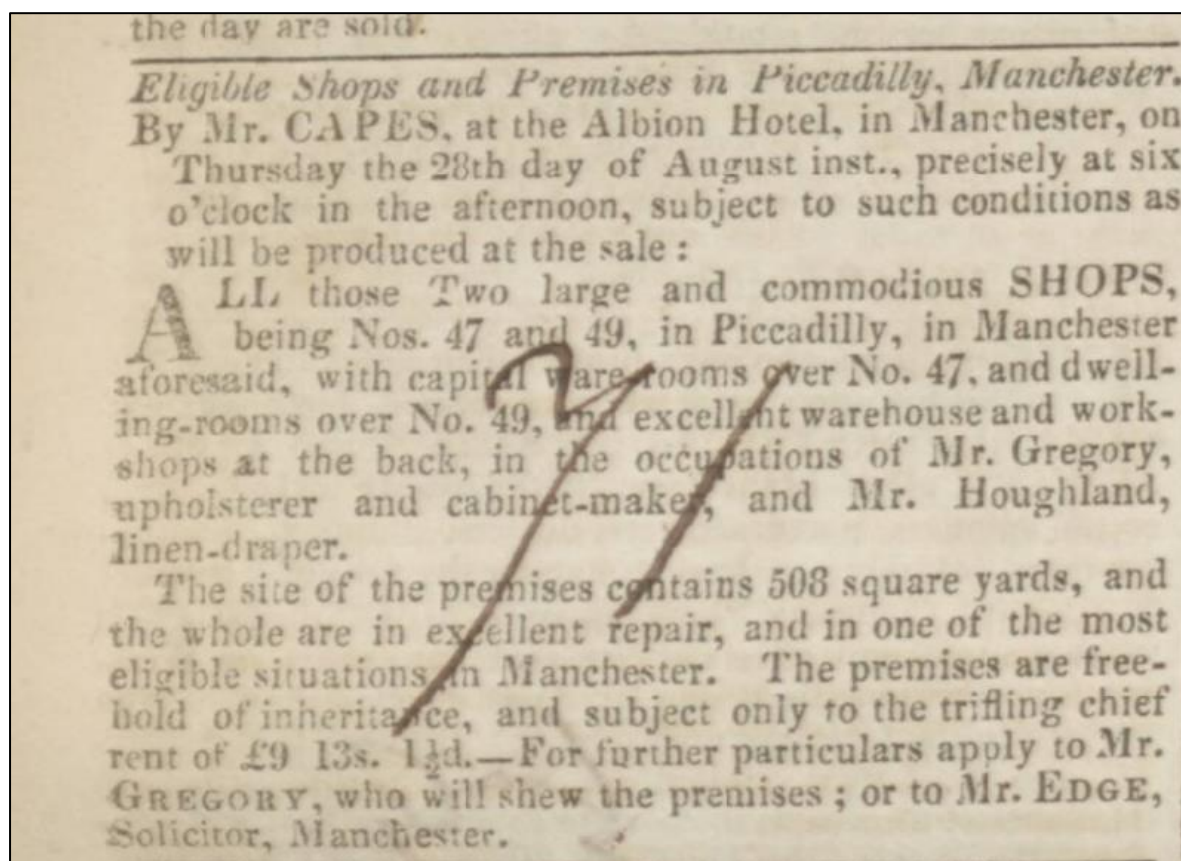
David James

Inspector of Historic Buildings and Areas

E-mail: David.James@HistoricEngland.org.uk

Appendix 5: Manchester Courier and Lancashire General Advertiser. 16.08.1834

The following advertisement from the 16th August 1834 edition of the Manchester Courier and Lancashire General Advertiser is referred to in section 4.2. paragraph xiv above and confirms the conversion of the former house to commercial use by the early 1830s.





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