Heritage Statement

42-44 Fountain Street, Manchester

on behalf of

UKRO Property Holdings II Limited

Prepared by:

Dan Whitney MRTPI

Sixteen Real Estate Limited
6th Floor
Origin
64-72 Spring Gardens
Manchester
M2 2BQ

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Sixteen.

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1.0 Introduction

1.1 This Heritage Statement has been prepared by Sixteen Real Estate on behalf of UKRO Property Holdings in support of a full planning application to Manchester City Council (MCC).

1.2 The proposal is for the replacement of windows to the 2nd to 6th floors of 42 to 44 Fountain Street in Manchester City Centre. The existing uPVC windows are now over 25 years old and have reached the end of their lifespan. Their replacement with new windows of a very similar apearance is needed as part of a wider strategy to enhance the building in order to attract new occupiers within a competitive office market.

1.3 Further details of the proposal can be found in Section 2.

1.4 A Heritage Statement has been prepared as the building is located within the Upper King Street Conservation Area and close to a number of listed building, including the Grade II Listed Estate Exchange directly to the south.

1.5 The Statement will identify any historic features and assess their significance and setting. It will also assess the impact of the proposals on the heritage assets.

2.0 Application Proposals

2.1 The application seeks planning and advertisement consent for the following works:

"***Replacement of windows to 2nd to 6th floors.***"

2.2 The proposals are part of a wider strategy of the applicant to enhance the property to attract new occupiers.

2.3 The following changes are proposed:

- Replacement of existing uPVC windows with higher quality double-glazed aluminium windows, with a single opener and fixed casements in each unit.
- Colour to match existing in RAL7012 (Basalt Grey).

2.4 Adding back the ability to open the windows will enhance ventilation which is particularly important given the desire for more air flow post-Covid.

2.5 The windows will also have trickle vents to allow for flexibility in internal subdivision. Only a few of the existing windows have trickle vents.

2.6 The new windows will provide 1.8w/m2K U-value which is a better thermal performance than existing, providing a positive impact on energy performance and an improved internal environment for occupiers.

3.0 Site Location, Setting and Significance of Heritage Assets

3.1 The building, formerly known as Spring House, is located at 42-44 Fountain Street within Manchester City Centre and is believed to have been built in the late 1980s.

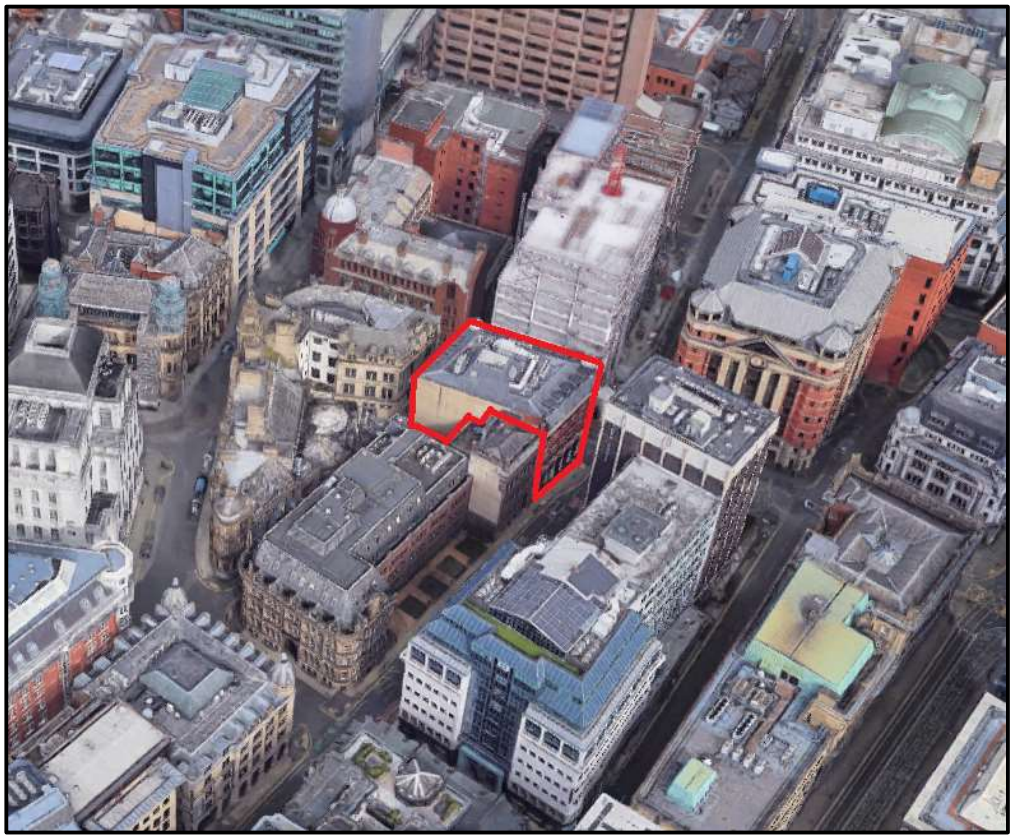

Figure 1: Aerial view of building

3.2 It is 7-storeys in height, built with a concrete frame and brick clad with stone detailing and a marble-tiled plinth to the low-level elevations.

3.3 The existing windows from the 2nd to 6th floor are over 25 years old, originally being a white uPVC but were recoated grey in 2016.

3.4 The main entrance of the building, fronts onto Fountain Street, providing access to office occupiers to the upper floors with a reception area to the ground floor. There is an additional entrance at the junction of Fountain Street and York Street which provide access to the London School of Barbering.

3.5 The property sits within an area that contains buildings with a variety of uses, predominantly within the commercial, business and service sector. This includes a number of office blocks, consisting of both older properties that have been refurbished and more modern buildings. An 8-storey mixed-use building is currently being erected adjacent to the north of the site at 11 York Street.

3.6 The building is bounded by Fountain Street to the east, York Street to the north, Concert Lane to the west and the Estate Exchange building to the south (a Grade II Listed building).

Statutory Designations and their Significance

3.7 The section provides information about each of the designated heritage assets (including Listed Buildings and Conservation Areas) which are located within an area that could be affected by development proposals at 42-44 Fountain Street.

Upper King Street Conservation Area

3.8 The building is located within the Upper King Street Conservation Area which was designated in 1970 due to the high number of buildings of architectural and historic interest.

3.9 It extends from Cross Street to the west, Market Street to the north, Mosley Street to the east and Princess Street to the south.

3.10 The buildings on Fountain Street are largely of low architectural value, with the evolution of its character being associated with the growth of commercial offices since the 1960s.

3.11 Being situation between King Street and Mosley Street, Fountain Street in comparison is more enclosed and less visually prominent within the surrounding townscape.

3.12 Most of the Listed Buildings in the Conservation Area are located on King Street, Spring Gardens and Mosley Street.

Listed Buildings

3.13 The following Listed Buildings have been identified that have a setting which could potentially be affected by development at 42-44 Fountain Street:

- **Estate Exchange (Grade II*)**

  Overseers' and Churchwardens' office, now commercial offices. 1852, raised 1858, both by Thomas Worthington; altered. Red brick with sandstone dressings, slate roof. Rectangular plan. Italian palazzo style. Three-storey 4-window facade with basement and attic (top 2 floors added 1858), with channelled corner pilasters, stone basement, sill-bands to all floors, stone attic storey, very prominent modillioned cornice, and pierced parapet with corner chimneys of brick; round-headed doorway to the right, with panelled architrave and cornice, recessed porch with internal steps; 3 cross-windows at ground floor with panelled jambs and cornices; 4 cross-windows at 1st floor with moulded architraves and pediments on consoles (4th window displaced slightly to the right, aligned over the door); 7-bay arcade of round-headed arched windows at 2nd floor including a central coved niche with shell canopy; 7 oeil-de-boeuf attic windows. Interior not inspected.

- **41 Spring Gardens (Grade II)**

  Offices, formerly bank. Dated 1890. By Alfred Waterhouse for the National Provincial Bank. Ashlar with slate roof and moulded ridge stacks. Corner site with facade curving round to return in York Street. French Renaissance style. 3 storeys and attic; 11-window range of mostly sashes with margin glazing in moulded architraves with curved pediments to 1st floor. C20 windows to ground floor. Doric pilasters define bays on ground floor and support a frieze from which rise Ionic pilasters with carved pedestals. These in turn support an entablature with cushion frieze and a row of paired sash dormers with elaborate gables and linked by arches. 2-storey gable to far right is dated 1890 and defines the main entrance which has paired doorways on ground floor with ornamental corbels, columns and balconies above. There is a similar single-bay entrance in York Street. Forms a group with Nos.43 and 45, and also No.47 (qv) to right.

- **43 and 45 Spring Gardens (Grade II)**

  Former bank. 1890, by Heathcote and Rawle, for the Lancashire and Yorkshire Bank. Sandstone ashlar and Portland stone, slate roof. Trapeziform plan. Baroque style. Three storeys with basement and attic, 1:5:1 bays. Balustraded balconies to the 2nd floor mark a strong horizontal division of the facade. The lower part, of channelled rusticated masonry, has a 5-bay centre with square giant piers linked at mid level by balustraded balconies, cross-windows to both floors, a large carved cartouche on each pier, and end bays which are 2-storey porches, each with a tall round-headed arch, that to the left containing a round-headed doorway and sculptural tympanum (lions flanking a pedimented plaque) and that to the right a square-headed doorway under a pedimented panel and a keyed oculus, and each with 2 small windows at 1st-floor level; all under a deep frieze and prominent mutuled cornice (surmounted by the balconies). In the upper part, the 2nd floor has projected pairs of Ionic columns to the centre, pairs of Ionic pilasters to the end bays, and windows with pedimented architraves; the left bay is surmounted by a 3-stage Baroque turret, the right by a segmental-pedimented parapet, and the centre by a low attic with 2, 3 and 2-light windows under a very tall pedimented gable with Corinthian columns and very large ramped supporters. Good interior. Forms group with No.47 to right (q.v.).

- **47 Spring Gardens (Grade II)**

  Insurance company offices, now commercial premises. 1881, by Charles Heathcote and Sons, for Commercial Union Assurance Company. Sandstone ashlar, slate roof Triangular plan on acutely-angled end-of-block site, with curved south end. Baroque style. Three storeys and attics, plus a roof turret; a 3-bay main range, with a segmentally-bowed bay to the right, and to the south of this a tapering curved wing (like the prow of a ship, giving the impression that the building is sailing down the street). Grey granite plinth, pilastered ground floor with entablature and cornice, slender Corinthian semi-columns to 1st floor with entablature and cornice, slender panelled pilasters to 2nd floor with plain frieze, bracketed cornice and panelled parapet; all these carried round. The main range has a square-headed doorway to the 3rd bay, with granite surround, a carved cartouche on the bow to the right, and

mullion-and-transom windows with moulded surrounds; the upper floors of the bowed bay to the right have single-light windows with transoms; and the acutely-curved south corner of the wing has three single-light windows on each floor. The attic has elaborately decorated pedimented gables, and over the curved 4th bay a Baroque turret with slender tiered and domed cupola. Interior not inspected. Elegant architectural use of awkward site, forming a focus to the junction of several streets.

- **49 Spring Gardens (Grade II)**

  Commercial building, probably textiles warehouse; now offices. 1888-91, by Alfred Waterhouse. Sandstone ashlar, slate roof. Rectangular plan on end-of-block site, with curved corners, and loading bay to rear. Eclectic style, with some Gothic features. Three storeys with basement and attic, 5 unequal bays plus the corners, symmetrical; with sill-bands and string-courses to all floors, Lombard frieze over 2nd floor, slender brackets to moulded cornice, and blind-arcaded parapet interrupted by gabled attic dormers. The centre bay has a large square-headed entrance with arched chamfered doorway and recessed double doors, and over this a bracketed stone balcony with ornamental iron railings. The windows of all floors (including the basement) are of 2, 3, 2, 3 and 2 lights, those to the basement square-headed and furnished with iron bar grilles, those of the 3 main floors with stilted shouldered heads and colonnettes which have knobbly foliated caps and square abaci, and all sashed without glazing bars; the curved corners have matching 3-light fenestration, with curved glazing; and the attic dormers have coped gables with kneelers, ball-finials on the apexes and the kneelers, and windows with altered glazing. Mansard roof with side-wall chimneys. Returned sides similar, the left with a segmental-headed loading bay entrance to the rear bay. Interior not inspected.

- **Former National Westminster Bank on corner at junction with Spring Gardens (Grade II*)**

  Bank. 1902, by Charles Heathcote,for Parr's Bank. Red sandstone on grey granite plinth, slate roof. Rectangular plan with splayed corner to Spring Gardens. Vigorous Edwardian Baroque style. Three unequal storeys and attic, 1:5:1 bays to York Street including the corner, which has a domed turret. The ground floor, which is taller than the next 2 floors together, has banded rectangular piers supporting coupled Doric columns with shaped entablatures from which inverted consoles rise (between the 1st-floor windows), and a large round-headed window filling the width of each bay, with moulded head, scrolled keystone, and plate-glass glazing with enriched bronze "ferramenta" including a horizontal mid-panel, bottom panels with stained glass, and arched upper lights with margin panes. The 1st floor has 3-light mullioned windows with eared architraves and triple keystones, and a prominent enriched cornice with modillions; the 2nd floor has arcaded segmental-arched windows with festoons between each group of 3; and the attic has 3-light dormer windows with shouldered architraves and segmental pediments. The 6th bay (at the right-hand end) differs: it is 4-storeyed to the same height, breaks forward slightly, has an open semi-circular pediment, a doorway at ground floor with emphatic Baroque architrave including blocked coupled columns and segmental pediment, a 2-storey canted oriel above (with little windows in heavy surrounds at 1st floor and a cross-window at 2nd floor), and a

round-headed window at 3rd floor with enriched pilastered architrave. The splayed corner to the left has octagonal piers framing a large round-headed doorway with enriched granite surround, a pair of windows at 1st floor with Gibbs surrounds and triple keystones, an elaborately-detailed 2-stage feature above (rising into the turret) including a curved balcony with elegant Art Nouveau railings and a broken pediment containing a cartouche; and a cylindrical Baroque turret with projected Ionic aedicules, prominent modillioned cornice and domed lead roof with a lantern. Six-bay return side to Spring Gardens matching the York Street facade. Interior: imposing and richly decorated banking hall.

- **Royal Bank of Scotland (Grade II*)**

  Bank. 1862, by Edward Walters for Manchester and Salford Bank, with extension c.1880 by Barker and Ellis. Ashlar, slate roofs. Rectangular plan on end-of-block site, with portal to left and extension beyond this. Italian palazzo style. The original block is 3 storeys and 7 bays, with massive vermiculated plinth, tall ground floor with banded piers and modillioned cornice carrying balustraded balconies to the 1st-floor windows, pilastered upper floors with Ionic corner pilasters, and massive bracketed cornice with balustraded parapet surmounted by urns. The ground floor has plate glass windows with geometrical tracery, the 1st floor has sashed windows with pedimented architraves (that in the centre segmental and on columns), and the 2nd floor has shorter sashes with moulded architraves. Right-hand return to York Street is 6 bays in matching style. Single-storey portal to left has Tuscan columns, massive consoles to prominent cornice, and balustraded parapet with urns. Extension to left of this is 3 storeys and 4 bays in style matching that of the original building. Interior: very fine banking hall with columns and coffered ceiling. History: last great work of Edward Walters.

4.0 Planning Policy Context

The Planning (Listed Buildings and Conservation Areas) Act 1990

4.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 provides legislative protection for buildings and areas defined as having "***special architectural or historic interest***" over and above that provided by development management.

4.2 Section 66 requires that in considering whether to grant planning permission for development which affects a listed building or its setting, local planning authorities should have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

4.3 Section 72 states that with respect to any buildings or other land in a conservation area, special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area.

4.4 It is therefore important to consider the importance of the contribution of 42-44 Fountain Street to the townscape character of the Conservation Area and the impact of the proposed development upon the setting of any heritage assets.

National Planning Policy Framework (NPPF; 2019)

4.5 Section 16 of the NPPF is entitled "*Conserving and enhancing the historic environment*". The following extracts are of particular relevance:

- Paragraph 189: "***In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary."***

- Paragraph 190: "***Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.***"

- Paragraph 192: ***"In determining applications, local planning authorities should take account of:***

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness."

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

- Paragraph 194: "***Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.***"

National Planning Practice Guidance (NPPG)

4.6 The NPPG also includes a section entitled "***Conserving and enhancing the historic environment***". It states that **"*What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset*".** It adds that **"*Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance*".** (Paragraph: 018 Reference ID: 18a-018-20190723)

4.7 In relation to the setting of a heritage asset, it states that ***"The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each."*** (Paragraph: 013 Reference ID: 18a-013-20190723)

Manchester City Council Core Strategy (2012)

4.8 The following policies from the Manchester Core Strategy are relevant:

- **Policy CC9 (Design and Heritage)**: "***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***."

- **Policy EN3 (Heritage): "*Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains***."

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007)

4.9 Paragraph 11.45 states that the overriding criteria in the guidance is that "***proposals should preserve or enhance the character of the conservation area***" but this "***does not prevent or inhibit creative design***".

5.0 Assessment

Impact upon Conservation Area

5.1 The proposed replacement windows are of a very similar appearance to the existing windows and are therefore in keeping with the existing design of the building and will have little impact upon the wider Conservation Area.

5.2 The Conservation Area was designated due to the high number of buildings of architectural and historic interest, but most of these are located on King Street, Spring Gardens and Mosley Street.

5.3 42-44 Fountain Street has no special interest in the context of the historic significance of the Conservation Area, having been built in the late 1980s. The majority of the buildings on the street are of low architectural value with its evolution being associated with the growth of commercial offices. It is also a more enclosed street and less visually prominent within the surrounding townscape.

5.4 There will be no harm caused by the works upon the significance of the Conservation Area. On the contrary, they will enhance the appearance of the building as the existing uPVC windows have simply been recoated and are deteriorating. Their replacement will help to ensure that the property can compete with the standard of other office buildings within the locality.

5.5 The proposals are therefore in accordance with the requirements of Policy CC9 and EN3 of the Core Strategy, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990;

Impact upon Listed Buildings

5.6 Due to the minor nature of the proposed works for replacement windows of a similar appearance, we do not consider that there will be any impact upon nearby listed buildings and their setting.

5.7 The Grade II Listed Estate Exchange adjoins the property to the south. Within the setting of this Listed Building, the property has a neutral contribution in relation to the significance of the heritage asset. The proposed replacement of windows will therefore cause no harm to the Listed Building and its setting.

5.8 The same conclusions can be drawn in relation to all other listed buildings in the vicinity, including 41, 43, 45 and 47 King Street, the Former National Westminster Bank and the Royal Bank of Scotland building. There will be no impacts upon the setting of these heritage assets.

5.9 The proposals are therefore in accordance with the requirements of Policy CC9 and EN3 of the Core Strategy, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990;

6.0 Conclusion

6.1 This Statement has identified the nearby historic features and their significance and these include the Upper King Street Conservation Area and several Listed Buildings.

6.2 The replacement of the deteriorating windows is part of a wider strategy to enhance the building, yet the changes are relatively minor and will not present any harm to the Conservation Area and adjacent Listed Building or their significance.

6.3 The building has no special interest in the historic significance of the Conservation Area, while the works represent an enhancement of the property with a design that is in keeping with the existing and in line with planning policy.