



INVICTA HOUSE

2-4 ATKINSON STREET
MANCHESTER
M3 3HH

HENRY BOOT DEVELOPMENTS &
KE HOTELS

HERITAGE STATEMENT

STEPHEN LEVRANT:
HERITAGE ARCHITECTURE
JUNE 2017

Invicta House, 2-4 Atkinson Street, Manchester

Heritage Statement *(significance & Impact).*

Henry Boot Ltd & KE Hotels (Manchester) Ltd.

09 June 2017



Invicta House, 2-4 Atkinson Street, Manchester – Heritage Statement - proposed hotel.

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Executive summary



EXECUTIVE SUMMARY

- i) This Heritage Statement has been prepared by Stephen Levrant: Heritage Architecture Ltd on behalf of KE Hotels and Henry Boot Developments in support of a Detailed Planning Application for a proposed hotel development at Invicta House, 2-4 Atkinson Street, Manchester, M3 3HH.
- ii) The application seeks permission for an 9-storey hotel development set behind a retained existing elevation of the existing Invicta House building. The description of development is:
‘Redevelopment of Invicta House for Use Class C1 hotel development comprising 145no. guestrooms, with ground floor ancillary facilities. Partial demolition of existing building with retention and refurbishment of main facade and erection of eight storey building (Use Class C1) to the rear.’
- iii) The principle of the proposed re-development has been established by a previous Planning permission (MCC Ref: 111302/FO/2016). The proposed hotel development will include the demolition of the rear volume of the existing building, and the alteration of the façade and gable facing into Scott Place. However, the changes resulting from the proposed development are demonstrated as cumulatively resulting in no more than a **negligible impact** on the heritage values of the fabric and context of Invicta House, for the reasons described in this Heritage Statement, and the associated plans, drawings and planning documents.
- iv) The Heritage Statement provides a comprehensive assessment of the significance of the heritage assets (i.e the Deansgate / Peter Street Conservation Area, adjacent listed buildings, as well as the subject building itself) in the context of Planning Policy. The impact assessment concludes that, despite the loss of the rear volume of the much-altered, commercial building, the proposed hotel development will result in a negligible impact on the relevant heritage assets. Public benefits are assessed separately.
- v) The limited heritage significance of Invicta House is demonstrated in the report, revealing that the site/building has been subject to a series of extensive alterations and rebuilding exercises, not least in the post-WWII period as the result of war-damage. The extant building is not listed, but falls within the Deansgate/Peter Street Conservation Area, hence the need to apply great weight to the consideration of its redevelopment, mas is facilitated by this Heritage Statement.
- vi) As confirmed by the previous Planning consent (Ref 111302/FO/2016/C1) and consultation with key stakeholders, the only component of Invicta House, which retains a degree of authenticity and thus modest significance (despite its alteration), is the Atkinson Street façade of the building which was erected around 1900. The objective is to retain the façade as a key component of a contemporary building which would complement its location. The analysis of the existing building reveals the extent of its alteration and consequently its modest heritage significance.
- vii) The development will cause no substantial harm to the setting of the adjacent grade-II listed buildings. Using Historic England's methodology) for assessing the impact on setting the conclusions are demonstrated as negligible. Similarly, the development will cause no substantial harm to the character or appearance of the Deansgate / Peter Street Conservation Area, with proposed hotel's impact on the heritage values of the designated area demonstrated as negligible. This is because the proposed development demonstrably responds positively to its context, in terms of its: massing, scale, alignment and materials and addresses the local character and historical development of the architecturally diverse area.
- viii) It is understood that the Council is obliged by Planning policy to have *special regard* to the desirability of preserving the setting of listed buildings, and to give special attention to the desirability of preserving or enhancing the character or appearance of conservation areas when determining the proposed hotel development. The Heritage Statement, therefore, provides the relevant assessment of heritage significance and the impact to facilitate an appropriately balanced decision.

1. Introduction



1 INTRODUCTION

1.1 Purpose and focus on proportionality.

- i) This Heritage Statement has been prepared by Stephen Levrant: Heritage Architecture Ltd on behalf of KE Hotels and Henry Boot Developments in support of a Detailed Planning Application for a proposed hotel development at Invicta House, 2-4 Atkinson Street, Manchester, M3 3HH. The application seeks permission for an 9-storey hotel development set behind a retained existing elevation of the existing Invicta House building. The description of development is:

'Redevelopment of Invicta House for Use Class C1 hotel development comprising 145no. guestrooms, with ground floor ancillary facilities. Partial demolition of existing building with retention and refurbishment of main facade and erection of eight storey building (Use Class C1) to the rear.'

- ii) Stephen Levrant: Heritage Architecture Ltd was commissioned to appraise the heritage implications of the proposed re-development of Invicta House for the hotel use. The much-altered building lies on Atkinson Street in Manchester's Deansgate/Peter Street Conservation Area, facing Little Quay Street. The Heritage Statement supports the Hotel design proposals submitted by ICA Architects. Reference should be made to the Design & Access Statement and the accompanying planning application documents.
- iii) A previous planning application for an office development on this site was approved in November 2016 (ref 111302/FO/2016/C1). The current proposals generally retain the design logic, scale, mass and overall appearance of the approved scheme, maintaining the conclusions reached during the design and consultation process with the Local Authorities, Historic England and neighbouring parties. The *Heritage issues* thus remain broadly the same as those addressed by the previously approved scheme, but are re-considered in this report.
- iv) As a component of the Deansgate/Peter Street Conservation Area (a designated heritage asset) and being adjacent to statutorily listed buildings, there is the need to evaluate the relative significance of the building and its contribution to the significance, character and appearance of the Conservation Area as well as to the setting of its listed neighbours. It should be noted that in Conservation Area terms NPPF paragraph 138 makes it clear that, "*not all elements of a ...Conservation Area will necessarily contribute to its significance*". Hence it is necessary to undertake a heritage appraisal of the site, to understand the "*relative significance*" of the application site and its contribution to the significance of the Conservation Area as well as its contribution to the setting of neighbouring Listed Buildings.
- v) The local planning authority's assessment of potential harm to the setting of a listed building, or to 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**, this requirement informs this document.

- vi) The current proposals seek consent for a development which involves the demolition of the altered rear elevations of the remnant building while retaining the street façade to create a hotel. This Heritage Statement presents an analysis of the effects of the proposed development on: Invicta House (as a minor component of the conservation area), the setting of the adjacent listed buildings, and the impact on the character and appearance of the Deansgate/Peter Street Conservation Area.
- vii) The development design objective is to create the opportunity for a contemporary addition to the Deansgate/Peter Street Conservation Area, which complements the building group and sits comfortably within the wider streetscape.
- viii) This statement (and the preceding conservation advice to the development design team), has been prepared in the context of relevant statutory duties under sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which require special regard to be had to the desirability of preserving the setting of listed buildings and special attention to be had to the desirability of preserving or enhancing the character or appearance of conservation areas, with any finding of harm being given considerable importance and weight in the decision making process.
- ix) In addition this statement has been prepared in the context of national and local heritage planning policy. The statement is presented to accord with the national policy requirement of NPPF paragraph 128, to describe the significance of the heritage assets affected and the consequent impact of the proposed development.
- x) This Heritage Statement should be read in conjunction with the submitted planning application drawings and details proposals prepared by ICA Architects.
- xi) The development has been informed by an analysis of the impact of the development on the Conservation Area, listed Buildings and the site's heritage value. In essence, the key purpose of the Heritage Statement is to:
 - a) reveal the architectural and historic significance of Invicta House as a heritage asset.
 - b) consider Invicta House's significance and contribution to the character or appearance of Deansgate/Peter Street Conservation Area, and the wider historic environment.
 - c) consider Invicta House's contribution to the setting of Listed Buildings in the area
 - d) evaluate the physical and visual impact of the proposed development on both the Conservation Area and Listed Buildings.
- xii) The Heritage Statement has been drafted to assist proper analysis of the proposed development proposals and the planning application.

1.2 Research methodology.

- i) This appraisal is the result of an extensive process which synthesises desk-based analysis (i.e literature/documentary research and processing of information) with building surveying, and professional judgment.
- ii) The documentary research was based upon primary and secondary sources, including maps, drawings, reports and documents from the Land Registry.
- iii) Surveys of the site and surrounding areas were conducted in July 2016 and April 2017 by visual inspection, in order to map out and identify the relevant parts of the Conservation Areas, and of the setting of the designated heritage assets that could be affected by the proposals.
- iv) Consideration has also been given to the historical development, non-designated heritage assets, building types and materials, key views to the notable historic buildings which contribute to the identification of the built form and the understanding of the special interest of the area.

1.3 Established development principle (May 2015 and Nov 2016)

- i) The principle of the façade retention and scale and mass of the proposed re-development of Invicta House was established during the pre-application process and with the November 2016 consented scheme (ref: 111302/FO/2016/C1).
- ii) Illustrative material submitted by Henry Boot Developments (the current applicant) was considered at the pre-application stage of the previous scheme by Historic England (on 28 April 2015 and 21 May 2015) when it was confirmed that, *“the principle of retention of at least the façade of Invicta House has been established and accepted as a way forward.”*
- iii) The Historic England received from advice informed both the previously approved development (ref 111302/FO/2016/C1) and the current scheme which presents a modest change to the elevation design, as described in the current Design & Access Statement prepared by ICA Architects.
- iv) Thus, the approved scheme supported by Manchester City Council and Historic England in November 2016, retained the façade of the existing building, together with a remodelled return. The latter accommodating the re-introduction of a (reduced) roof-line behind the gable ends to provide some depth to the Atkinson Street frontage.
- v) The current proposal designed by ICA Architects incorporates the previous design principles (as received from Manchester City Council and Historic England), and similarly addresses the impact on the designated heritage assets (i.e the Deansgate/Peter Street Conservation Area and nearby listed buildings, as well as the building itself).
- vi) In the light the development principles established in previous consultations with Manchester City Council and Historic England, the proposed development design addresses the following ‘heritage’ issues.

- a. The architectural authenticity of the retained façade remains a key focus along Little Quay Street, maintaining the façade's visual contribution to the street-frontage on Atkinson Street.
- b. The hotel's pedestrian entrance has been relocated to Scott Place, to allow an active and welcoming public area, as well as a fully activated frontage along Scott Place, opening up the previously solid wall elements visible from Scott Place and Atkinson Street.
- c. The former ridge-line of Invicta House needs to be defined to retain the depth to the frontage while maintaining the façade. It is acknowledged as being important to retain some depth to the frontage to maintain its integrity as a streetscape component.
- d. The architectural form, scale and height of the proposed new-build component behind the retained façade remain tempered by the choice of materials and a focus on uncluttered, simple elevations.
- e. The impact of the new hotel on the views of Sunlight House and the Courthouse from Deansgate itself have been carefully considered. In particular, the development retains a channelled view of the Sunlight House corner towers from the Queen Street/Deansgate junction. The development thus avoids being read as obtrusive in the visual backdrop to the grade-II listed Courthouse and the foreground to the grade-II listed Sunlight House.
- f. The detailed fabric analysis of the existing building, have been subject to contextual assessments.
- g. The façade will be authentically maintained as a minor but positive contributor to the conservation area.

1.4 Structure of the report

- i) Following this introductory section the report is structured as follows:
 - Section 2 outlines the relevant policy context
 - Section 3 discusses the site and its surroundings;
 - Section 4 analyses the historic context in and around the site;
 - Section 5 appraises the significance of the identified heritage assets;
 - Section 6 sets out a contextual brief for the site;
 - Section 7 appraises the heritage impact of the proposed scheme;
 - Section 8 summarises and concludes, tested against the NPPF;
 - Section 9 provides a list of source material
 - Section 10 are the appendices.

1.5 Authorship

- i) This report has been prepared by Stephen Levrant Heritage Architecture Ltd., an architectural practice specialising exclusively in the historic cultural environment.

2. Policy Context



2 PLANNING POLICY CONTEXT

2.1 Introduction.

- i) The fundamental planning principle of the re-development of Invicta House has been established in the previously approved office development (ref: 111302/FO/2016/C1), and in consultation with key stakeholders.
- ii) However, it remains necessary to ensure that the heritage policy context for the proposed hotel development remains unaltered. The following outlines the heritage planning context which has shaped the current design development.

2.2 Planning (LB & Cons. Areas) Act 1990

- i) The legislative requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, are critical to the re-development of Invicta House as they provide specific protection for buildings of special architectural or historic interest, over and above that provided by development management.
- ii) **Section 66** of the 1990 Act requires that, when considering whether to grant planning permission for development which affects a listed building, the local planning authority, *“shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”*.
- iii) **Section 72** of the Act provides a specific, *“duty as respects conservation areas in exercise of planning functions”*. Consequently, the Council is charged with paying, *“special attention....to the desirability of preserving or enhancing the character or appearance of that area”*.
- iv) The correct approach to the consideration of the above duties has been considered by the Court of Appeal in *Barnwell Manor Wind Energy Ltd v East Northants DC* [2014] EWCA Civ 137, and by Lindblom J in *R (Forge Field Society) v Sevenoaks DC* [2014] EWHC 1895 (Admin) as well as in other cases.
- v) In paragraphs 48-51 of his judgment in *Forge Field*, Lindblom J summarised the Court of Appeals analysis in *Barnwell Manor* that the duties in sections 66 and 72 of the 1990 Act require that the local planning authority treats the desirability of preserving the settings of listed buildings and the character and appearance of conservation areas as considerations to which great weight must be attached. Therefore, should the Council determine that a proposed development would *harm* the setting of a listed building or the character or appearance of the conservation area, it must give that harm considerable importance and ‘weight’ in its consideration of the planning application.
- vi) This means that the local authority needs to use its judgement, based on relevant material, to define the impacted heritage assets and determine whether any harm will arise from the development to the setting of the particular listed building or the character and appearance of the effected conservation area. The applied *weight* will be proportionate to the status of the heritage asset and the degree of harm which it considers would occur. Thus limited, or *“less than substantial harm”*, should not be afforded the same weight as that which would be *“substantial”*. The previous consent

(ref: 111302/FO/2016/C1) established that the proposed re-development of Invicta House would not cause such harm to the identified heritage assets.

- vii) Thus, it has been established by the Courts that, in enacting **Section 66(1)** the 1990 Act, the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker but should be given, "*considerable importance and weight*" when the decision-maker carries out the balancing exercise. Therefore, even if the harm would be "*less than substantial*" (as defined by NPPF 134), the balancing exercise must not ignore, the overarching statutory duty imposed by section 66(1), which requires considerable weight to be given to the desirability of preserving the setting of all listed buildings.
- viii) In this case, the application demonstrates that the proposed development, which lies adjacent and to the rear of listed buildings (Sunlight House, 184–186 Deansgate, and 188-202 Deansgate), has been designed to avoid a materially less than substantial harm to the setting of these designated heritage assets.
- ix) The focus of the design development has thus been to avoid any substantial harm to the *significance* of the listed building heritage assets.
- x) Thus, the fundamental requirements of Section 66 of the 1990 act have influenced the proposed development to ensure that the impact on the significance of the city's heritage assets, including key views is appropriately tempered.
- xi) As noted above **Section 72** of the Act provides a specific, "*duty as respects conservation areas in exercise of planning functions*". Consequently, the Council is charged with paying, "*special attention....to the desirability of preserving or enhancing the character or appearance of that area*".
- xii) The conclusions of the Court of Appeal in Barnwell Manor apply equally to the Conservation Area as a heritage asset. Even in circumstances when the harm to conservation area is less than substantial, the balancing exercise required by the Planning Authority (in accordance with the requirements of paragraph 134 of the NPPF) must have regard to the overarching statutory duty imposed by Section 72, which is to preserve or enhance the character or appearance of the designated Conservation Area. Thus, Lord Bridge in South Lakeland emphasised that if a proposed development would conflict with the objective of preserving or enhancing the character or appearance of a conservation area, "*there will be a strong presumption against the grant of planning permission, though, no doubt, in exceptional cases the presumption may be overridden in favour of development which is desirable on the ground of some other public interest*". There is "*strong presumption*" against granting planning permission for development which would harm the character or appearance of a conservation area, precisely because the desirability of preserving the character or appearance of the area is a consideration of, "*considerable importance and weight*."
- xiii) Therefore, the following evaluation considers the contribution of Invicta House to the character and appearance of the Deansgate/Peter Street Conservation Area and evaluates the impact of the redevelopment of its rear volume and the surface car-park which it encloses.
- xiv) It will be noted that the primary legislation does not negate re-development of components of the designated Conservation Area, but requires appropriate evaluation

of the impact on the heritage asset, subject to the provisions of the NPPF. This report demonstrates compliance with this fundamental planning objective.

- xv) Consequently, this report aims to provide the evidence to enable appropriate consideration to be given to the impact of the development on the identified heritage assets, including Invicta House itself as a component of the conservation area.

2.3 NPPF (2012) & Planning Practice Guide (2014)

- i) The policies in the NPPF constitute Government's view of what sustainable development in England means in practice. In these terms, development that fails to adhere to the historic environment policies, because it fails to give proper weight to the appropriate conservation of heritage assets is deemed not to be sustainable development (paragraph 6). This is because one of the key dimensions of sustainability is protecting and enhancing our historic environment (paragraph 7).
- ii) One of the core principles within the NPPF which underpins decision-taking is that planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations (paragraph 17).
- iii) The NPPF does emphasise the need for new development to make a positive contribution to the historic environment's local distinctiveness (paragraphs 126 & 131) and consequently the proposed new-build component will need to complement the character and appearance of the designated area.
- iv) The Government attaches great importance to the design of the built environment, emphasising that good design is a key aspect of sustainable development and is indivisible from good planning.
- v) Consequently, the NPPF emphasises that it is important to plan positively for the achievement of high quality and inclusive design for all development and sets tests in paragraph 58 to ensure that planning decisions are based on an evaluation of the benefits of new development proposals. The following NPPF requirements are relevant to the Invicta House redevelopment.

In accordance with national planning policy the redevelopment of the Invicta House site should:

- a. function well and add to the overall quality of the area,
- b. establish a strong sense of place, by appropriately addressing the enclosing streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- c. optimise the potential of the Invicta House site to accommodate development, create and sustain an appropriate mix of uses and support local facilities;
- d. respond to local character and history in an innovative manner (*i.e. avoiding pastiche*) to reflect the identity of its surroundings;
- e. create a safe and accessible environment supporting community cohesion;

- f. be visually attractive as a result of good architecture and appropriate landscaping.
- vi) The NPPF does not specifically define ‘*good architecture*’ but puts great weight on the delivery of contextual design (paragraph 64) which takes the opportunities available for improving the character and quality of an area and the way it functions.
- vii) The NPPF stresses that ‘*great weight*’ should be given to the objective of conserving designated heritage assets (paragraph 132), emphasising the need to avoid harm to designated heritage assets. Given this conservation objective, any harm, from demolition of listed buildings to harm through development within the setting of a designated heritage asset, requires ‘*clear and convincing justification*’.
- viii) It will be noted that the NPPF establishes a clear hierarchy of significance for heritage assets, derived from their designated status. Consequently, it is important that the implications of the hierarchy of components of the historic environment is understood. Due to the designated heritage asset status of the Deansgate/Peter Street Conservation Area, and the location of Listed Buildings the potential for the development to result in some form of ‘*harm*’ must be balanced against the potential advantages of the development. As this report goes on to establish, the harm in both cases caused by the application proposals is considerably less than substantial harm. It is then necessary to establish whether the public benefits of the redevelopment outweigh any harm, in the context of the statutory duties set out above (paragraph 134).
- ix) The **NPPF Planning Practice Guide (2014)** emphasises that, in general terms, “*substantial harm is a high test, so it may not arise in many cases*”. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed.
- x) Conservation areas are designated heritage assets, so great weight should also be given to the impact of development on their character and appearance. It is noted that the NPPF emphasises that loss of a building that makes a positive contribution to such areas will require clear and convincing justification. However, the NPPF emphasises (para 138) that, “*not all elements of a...Conservation Area will necessarily contribute to its significance*”. Consequently, the NPPF advises that the loss of a building which makes a:

“positive contribution to the significance of the Conservation Area.....should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area.”
- xi) In this instance, the analysis demonstrates that the retention of the much-altered rear elevation of the former warehouse/office (while retaining the Atkinson Street façade and the gable to Scott Place) will result in no substantial harm to the conservation area, and similarly results in a negligible visual impact. Consequently, the relatively modest heritage impact afforded by the proposed development should be weighed against the public benefits of the development, in accordance with NPPF paragraph 134.

- xii) It is noted that Historic England have accepted that the redevelopment of the rear of the retained façade is acceptable in principle. Therefore, it cannot be considered to be a fundamental component of the building group which forms the Deansgate/ Peter Street Conservation Area (i.e intrinsic to its character or appearance). The rear volume of Invicta House must, therefore, make a relatively modest contribution to the Conservation Area.
- xiii) The NPPF Planning Practice Guide, makes it clear that, “*an unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building (paragraph 132 NPPF)*”. As demonstrated below, Invicta House is not a landmark feature within the conservation area. It is not considered to be a particularly significant element of the Conservation Area, nor to make a particular contribution to the significance of the Area in terms of its character or appearance. Consequently, the demolition of the rear section of the building will have no substantial impact on the significance of the conservation area as a whole.
- xiv) However, substantial harm could also arise from inappropriate works within the setting of a listed building, so it has been important to ensure that the proposed development does not. The cumulative impact of the proposed new development (on both the adjacent listed buildings and the conservation area as whole) should, also be evaluated against the positive contribution to local character and distinctiveness, in accordance with the requirements of NPPF paragraphs 132 and 134.

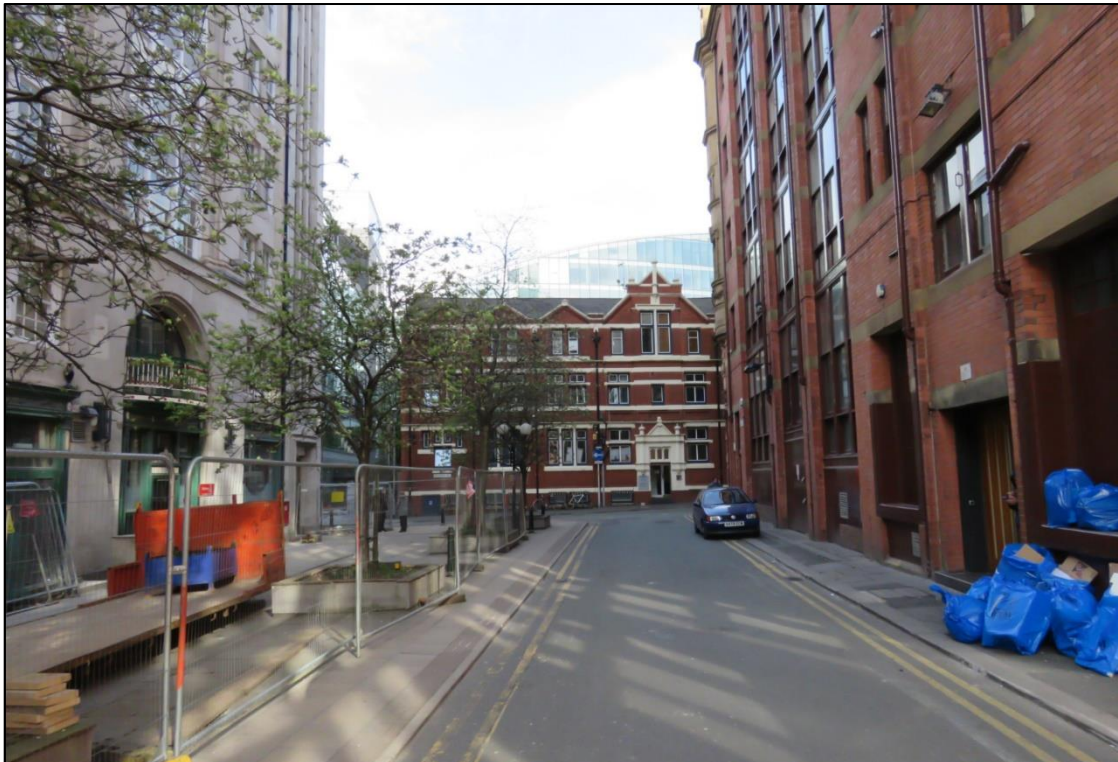


Figure 1: Invicta House looking north along Little Quay Street (April 2017).

2.4 Manchester City Council Core Strategy, 2012

- i) 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 key design objective is to secure a sustainable new use heritage assets which makes a positive contribution to the realisation of the Manchester City Council's Core Strategy aspirations, as set out in Policy EN3.
- ii) In particular, the proposed development positively addresses the following policy objectives, as established in Policy EN3:
 - a) the proposed development complements the distinctly industrial aesthetic and the historic features of the former warehouse.
 - b) the proposed new development is designed to support the Council's objective of preserving or, where possible, enhancing the historic environment, including the architectural character, setting and accessibility of listed buildings,
 - c) the new development will retain the façade of the former industrial building and is consistent with the particular significance of the heritage asset.
 - d) The development will support the wider regeneration of the Deansgate/Peter Street Conservation Area and the wider Spinningfields area.
- iii) 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).
- iv) This evidently also requires development proposals to be sensitive to the inherent values of the heritage asset (i.e the conservation area), with any impact justified by clear, documentary evidence. This report aims to demonstrate how this requirement is met by the current proposal.

2.5 Historic England advice (2015 and 2017)

- i) It will be noted that previous advice from Historic England (see Appendix 3) established that the proposed re-development is acceptable in principle, on the basis that the most significant surviving component of the Invicta House site is retained. This advice was given in the context the published advice and guidance from the organisation.
- ii) Historic England's guidance published in July 2015, ***"Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2"***, has informed the design development.
- iii) Section 7 of the guidance emphasises the importance of properly assessing, *"the nature, extent and importance of the significance of a heritage asset and the contribution of its setting"* in order to conceive a successful development. This will also assist the local planning authority in order to make decisions in line with the (above mentioned) legal requirements, the objectives of the development plan and the policy requirements of the NPPF.
- iv) Consequently, the guidance emphasises the importance of understanding the:
 - ***nature of the significance***, as the best means of conservation.
 - ***extent of the site's significance***, in order to lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long-term conservation.
 - ***the level of significance***, as it provides the essential guide to how planning policies should be applied. This is intrinsic to decision-taking, particularly where there is unavoidable conflict with other planning objectives.
- v) Historic England guidance is embedded within the policy of the NPPF and its guidance remains valid where relevant to assist with the interpretation of the policies. The best practice themes presented by Historic England have been used to guide the design development of the current proposal.
- vi) The proposed development will preserve the remaining valuable element of the heritage asset by retaining the most prominent and significant component of Invicta House, through carefully considered retention of the main façade. An appropriately contextual rear addition will be added. The fundamental conservation objective of the project is to balance the various impacts and demonstrate the positive benefits of the proposal.
- vii) The development will provide a viable use for the enclosed 'void' space which is currently a surface car-park, while retaining the Atkinson Street character and appearance. It will avoid the erosion of the conservation area's heritage significance.
- viii) Reference has been made in the methodology of this report to the latest 'Consultation Draft', ***"Good Practice Advice in Planning Note 3. Setting and Views of Heritage Assets" 2017. (Draft GPA.3)***. This is currently (April 2017) still in the draft stage but aims to supersede existing Historic England advice and provide information on good practice to assist the National Planning Policy Framework (NPPF) and the related guidance in the national Planning Practice Guide (PPG).

- ix) Draft GPA3 acknowledges the primacy of the NPPF and PPG, and does not constitute a statement of Government policy itself, nor does it seek to prescribe a single assessment methodology.
- x) Thus, Historic England's draft Good Practice Advice 3 – "Settings and Views of Heritage Assets," supersedes the 2015 Good Practice Advice 3 – "The Setting of Heritage Assets", and the 2011 advice, "Seeing History in the View: A Method for assessing Heritage Significance within Views".
- xi) The draft Historic England guidance emphasises the following fundamental Planning issues which have informed this Heritage Statement:
 - a) data gathering and analysis should be proportional to the status of the site and the needs of decision taking.
 - b) The concept of 'setting' is not itself a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the identified heritage asset, or to the ability to appreciate that significance.
 - c) By definition, all heritage assets have significance. However, the contribution made by setting varies in proportion to the significance, nature and status of the identified heritage asset.
 - d) An individual heritage asset's setting may be enhanced by development, although not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset (or the ability to appreciate it).
 - e) Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed, change may be positive, for instance where the setting has been compromised by poor development.
- xii) Therefore, the advice and methodology suggested in Historic England's guidance for the analysis of significance and development impact, has been used as the basis for the consideration of 'setting' and the Visual Impact in this report
- xiii) Other key Historic England guidance documents referred to in the development of this proposal include the following:
 - *Conservation Principles Policies and Guidance* (2008),
 - *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011),
 - *The Setting of Heritage Assets* (2015).

3. The site



3 THE SITE – CHARACTER & CONTEXT

3.1 Conservation Area overview.

- i) The much-altered property now known as Invicta House is located within a backstreet in the Deansgate/Peter Street Conservation Area. The designated area is focused on the linear street of Deansgate. Deansgate is one of Manchester's most historic streets and includes the line of the Roman road leading between two river crossings, and the fords of the River Medlock to the south and the River Irwell to the north. The name Deansgate probably emerged in Anglo Saxon times and applied to that section of road between the present junctions of Cateaton Street and Peter Street.
- ii) The Deansgate/Peter Street Conservation Area is located at the northern area of Deansgate (see Fig.2) and bounded by John Dalton Street to the north and Windmill Street/Artillery Street to the south. It encompasses smaller side streets such as Tivoli Street and Bootle Street to the east and west with busier thoroughfares such as Bridge Street to the north and Peter Street to the south. It is located roughly centre of Manchester City centre, and is adjoined by four further conservation areas; St John Street to the south, Parsonage Gardens to the north and both Albert Square and St Peters Square to the east.

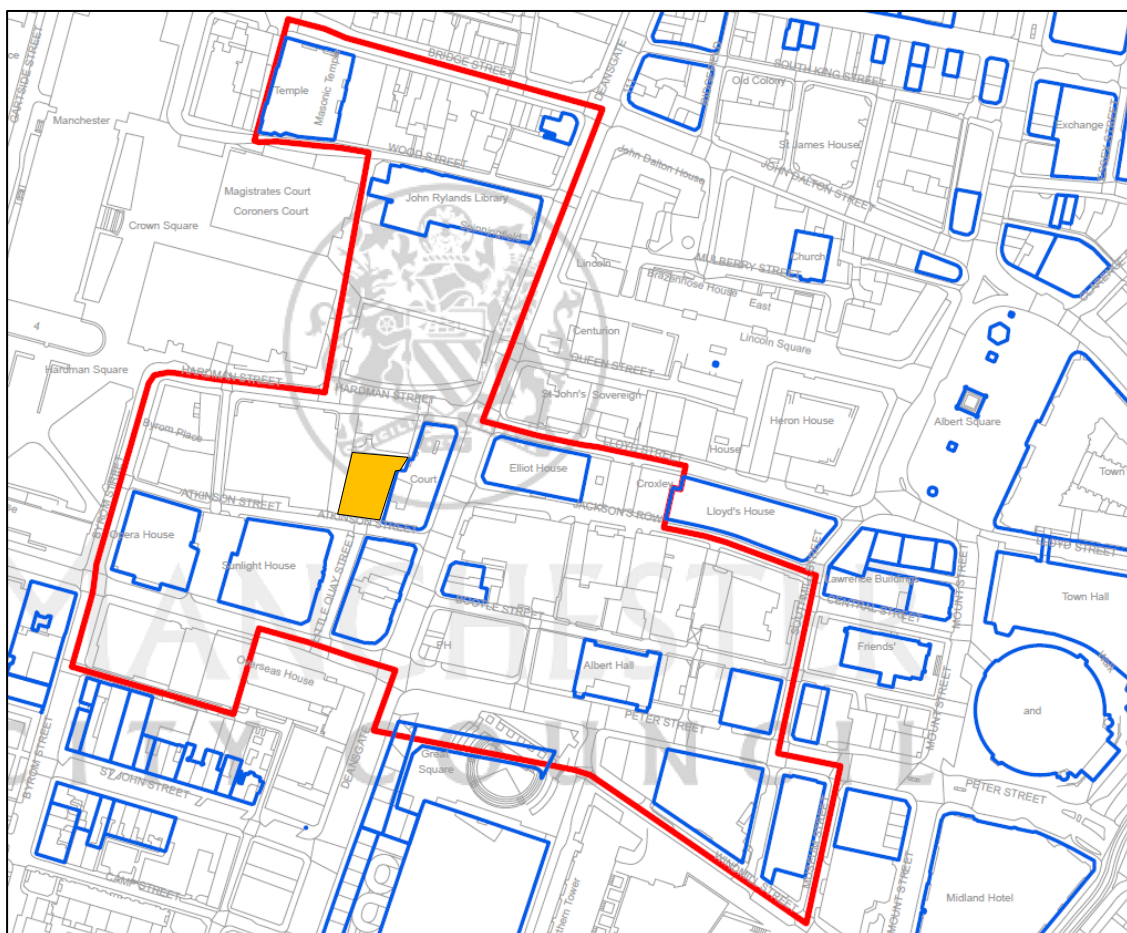


Fig 2 – Deansgate/Peter Street Conservation Area, showing the approximate location of the site.

- iii) The designated area focuses primarily on part of the commercial heart of the City along Deansgate, with its streets largely lined with shops, bars and restaurants to the lower floors with offices/store rooms to the upper floors. Invicta House is a relatively modestly scaled and much-altered building, located in a side-street, off Deansgate.
- iv) Public and governmental buildings are located primarily to the east of the Conservation Area such as St Peters Square Conservation Area and Albert Square Conservation Area. The four adjoining conservation areas surrounding Deansgate/Peter Street Conservation Area are centred around public squares and/or gardens with Deansgate/Peter Street Conservation Area acting as the main thoroughfare between the flanking areas. The much-altered Invicta House forms a minor component of the conservation area.
- v) Atkinson Street was previously laid out as a side road leading off Deansgate from the early-C18th leading to collection of large residential buildings. By the mid-C18th the side street was populated with tenements and known as Cupid's Alley. The street became transformed into an industrial area during the C19th, with the site of Invicta House being developed as a Silk Finishing works, adjoining a Hat Factory (see below).
- vi) The contemporary character of the Deansgate/Peter Street Conservation Area is enhanced by the fourteen listed buildings located within the area, including a diverse range of historic buildings from places of assembly such as the Grade I listed John Rylands Library and the Grade II listed Opera House and Albert Memorial Hall to office buildings such as the Grade II Onward Buildings and the Grade II Elliot House.
- vii) The present character of this part of the Deansgate/Peter Street Conservation Area is generally one of continuing transformation, and includes parts of the Spinningfield redevelopment which is focused on high quality, large floorplate, commercial buildings, though still interspersed with a mixture of smaller buildings on a well-defined early street grain. The conservation area terminates at the point where the grain and density has been destroyed due to bomb damage during the Second World War.
- viii) However, as Manchester's conservation statement reveals the primary focus of the Deansgate/Peter Street Conservation Area is largely derived from the fine Victorian and Edwardian buildings erected primarily along its main thoroughfares such as Peter Street and Deansgate. Deansgate forms the ancient 'backbone' to the area creating a long, broad, built-up stretch of mainly five and six-storey office buildings with shops and bars occupying the lower floors.
- ix) The conservation area includes smaller side streets which transverse the area to form more intimate streets, such as Bootle Street and Jackson's Row, which are typically lined with former warehouses and the rear elevations of buildings. It will be noted (see section 4.0) that Invicta House has been much altered (both internally and externally) as it adapted to accommodate a range of uses. Consequently, the origins, workshop areas and original elevational details of the building have been obscured or lost, to the extent that the contemporary version of the building is (at best) an architecturally modest example of its type. Nevertheless, the façade of Invicta House makes a positive contribution to its immediate streetscape, as the terminus of views along Little Quay Street.
- x) Peter Street arterially joins Deansgate at Great Northern Square creating a contemporary open space in a much built-up area. Peter Street, with the exception of

part of the western end, is totally built up with former warehouses and office buildings creating an almost totally built up street wall.

- xi) The Conservation Area today remains largely as it appeared in the late 19th century with Deansgate still one of the main thoroughfares through Manchester City centre. Many of the original shops and offices remain with some c1960/70s additions and modern development taking the form of infill or replacement of structures since removed.
- xii) Atkinson Street has been much altered and remains a minor, tightly enclosed side street within the designated area, rather than a character defining streetscape. Invicta House encloses the street and faces Little Quay Street, leading from Deansgate via a gentle slope away from the Court House down Peter Street/Quay Street in a westerly direction.
- xiii) Deansgate is the longest and straightest street in the City Centre providing distant views along the street. In contrast Atkinson Street is tightly enclosed providing more intimate views, focused on the elevation to Invicta House from Little Quay Street. Since land in the City Centre has always been at a premium, the earlier buildings totally cover their site and as a result more interesting plan forms and elevations occur, many with corner entrances and decoration which are typical of the Manchester street scene.



Fig 3

Atkinson Street & Invicta House are dominated by the adjacent listed buildings (April 2017).

3.2 Character of the existing building – Invicta House.

- i) Invicta House is a relatively modestly scaled, and unremarkable building, the façade of which has latterly been afforded a degree of prominence by the opening up of Little Quay Street. It has evolved in form due to a series of changes of use and reconstruction, not least following the post-WWII reconstruction. Nevertheless, it is acknowledged that the façade makes a modest, but positive contribution to the streetscape in this part of the conservation area, and is a partial reflection of the C19 development, scale and grain of this part of the city. Hence the intention to retain the frontage as a positive contributor to the enclosure Atkinson Street and Little Quay Street, and thus the character and appearance of the conservation area. The historical development of the site is discussed in detailed below (section 4) to demonstrate the series of changes to the building, while the significance of the existing building is discussed in section 5 below. This section focuses on the description of the building's character as found today.
- ii) The focus of the building's architectural expression is the Atkinson Street façade which is rather roughly-bonded into the older building. The Atkinson Street frontage presents a three-storey, red-brick building, with (modern) painted stone cills and mullions. The elevation reveals a half-basement, with the basement lights enclosed by modern railings. The elevation is arranged in five bays: three bays at the western end each surmounted by a small gable containing pairs of windows.
- iii) The focus of the street elevation is the raised door entrance with a decorative, Tudor-style pediment, flanked by a rather crudely infilled wagon entrance, which has been adapted to become a porch, enclosed by modern railings and gives a side entrance to the basement rooms. The prominent hopper heads and downpipes embedded into the brick façades create a strong vertical rhythm to the elevation, emphasising the individual bays. The cohesion of the elevation is disrupted by the alteration to the window on the Scott Place gable-end and the enclosure and compression of the proportions of the former carriage access at the opposing end of the façade. The front elevation makes a moderate but positive contribution to the enclosure of Atkinson Street.



Fig 4. The altered Atkinson Street elevation (April 2017) makes a modest but positive contribution to the streetscape.

- iv) The rear elevation and outriggers have been subject to extensive alteration (see below) and present functional, common brick elevations with concrete cills and lintols.

- v) The exposed west gable is a much altered, common brick with traces of blocked in window openings. This gable adjoined commercial building which is understood to have been demolished in the late-1980s. Hence the functional and non-decorative detailing of this now exposed elevation. The rear elevations open onto a car-park and are enclosed by contemporary buildings and the rear of the former Magistrates' building.



Fig 5. The view from Tivoli Street (Nov.15): enclosed by contemporary buildings and has no street frontage.

- vi) The architectural focus of the building is thus the elevation on Atkinson Street frontage, which sits on the pavement edge and presents a busy elevation, compromised by the latter-day alteration to the fenestration. All the windows in the building have been altered in the late-C20th. The basement windows were the most recently formed, following the opening of the basement in the 1980s, accessed via the altered carriage archway. It is possible that the beam across the carriage archway.
- vii) Internally the building has been comprehensively modernised, compartmentalising the spaces, and removing any historic fabric to the extent that it retains no architectural details which might indicate its earlier uses. This is probably as a result of the post-WWII redevelopment (following fire-damage) and subsequent modernisation of the office spaces.
- viii) The interior of the building has been extensively altered and retains no substantial features of architectural interest (see also section 5 below). The interior has been both heavily compartmentalised and modernised following a series of alterations removing any residual heritage value.



Fig 6. The interior of the building has been extensively altered and is no heritage value.

3.3 Building context and existing contribution to the conservation area.

- i) Invicta House is located in the centre of the Deansgate/Peter Street Conservation Area, as indicated below (approximate location). It is, therefore, important to consider the contribution of the building to the designated heritage asset (i.e the conservation area).
- ii) Therefore, the following sections (3.3a – 3.3h) consider the contribution of Invicta House as a component of the designated area, and specifically its visual value as helping to define the character and appearance of the conservation area.
- iii) The following assessment has been undertaken using the methodology set out below in the Visual Impact Assessment (Section 7.5) as it relates to the streets which enclose the site (see Fig 7 below). Hardman Street has not been considered as the site is completely obscured by the modern building which fronts the street and which flanks Sydney Street.

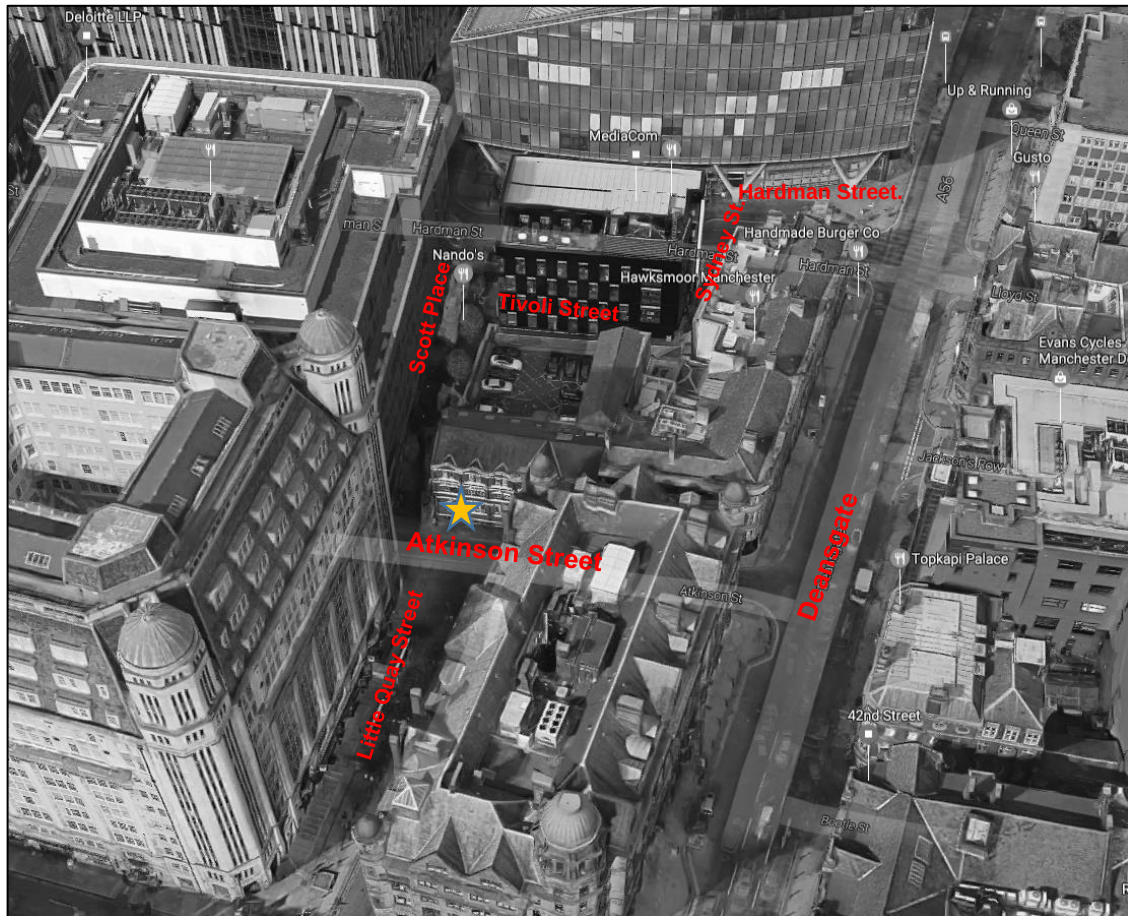


Fig 7. Invicta House (marked as ★ above) viewed from the south.

3.3a Little Quay Street (looking north).

- i) Invicta House terminates the view along Little Quay Street and is dominated by the scale of the enclosing listed buildings which line the street. The relatively domestic scale of the office building is increasingly anonymous as the street landscaping encloses the view.
- ii) The Deansgate/Peter Street Conservation Area is largely characterised by substantial commercial buildings, but it also contains a significant number of land-mark places of assembly, including a church, theatre, concert hall, opera house, synagogue and Masonic temple. The area also includes the Rylands Library on Deansgate which is a building of international status.
- iii) However, the red-brick and painted stone of the Invicta House façade holds the view along Little Quay Street, with its discreet slate roof indicating the narrow depth of the building. To the rear of the building the contemporary form of 2 Hardman Street rises above the roof-line to emphasise the scale of the redevelopment of Spinningfields. The façade obscures the surface car-park at the rear and provides a relatively modest, visual interlude in the streetscape from this particular perspective.
- iv) This view of the subject site is of **Medium heritage value**, as defined by the Visual Impact Assessment criteria including in Section 7.5 below, as Invicta House is the terminus and focus of a streetscape which is enclosed by designated heritage assets.

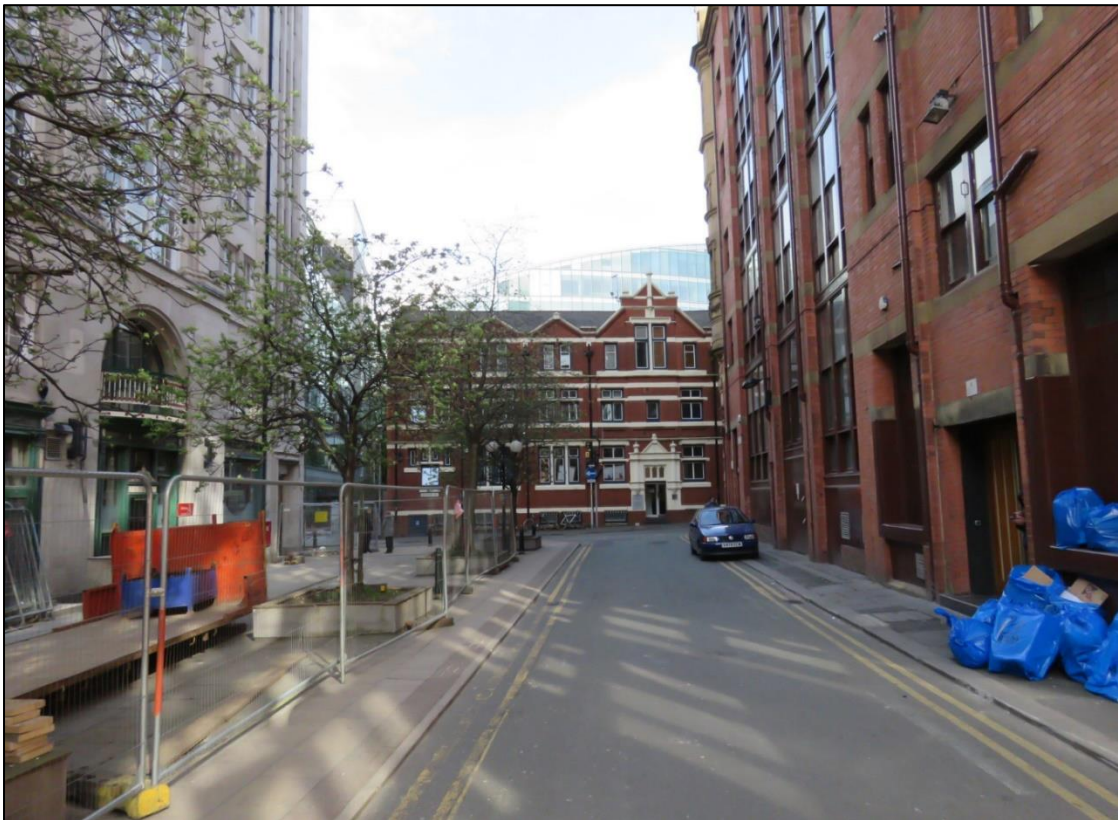


Fig 8: Invicta House looking north along Little Quay Street (April 2017).

3.3b Atkinson Street (looking west from Deansgate).

- i) Atkinson Street leads off Deansgate, which is the focus of the conservation area. The street frontage is dominated by the pair of grade-II listed commercial properties at 188-202 Deansgate (Royal London House) and 184-186 Deansgate (former Inland Revenue and High Court Registry building). The grand scale and architectural strength of the frontage focuses streetscape views onto the designated heritage assets. The view emphasises the nature Atkinson Street as a minor side street, with Invicta House being a modest but intriguing component of the ancillary street.
- ii) Invicta House is not well represented in the existing streetscape, or even the view along Atkinson Street, and thus is a minor contributor to the character and appearance of the conservation area from this perspective. Consequently, this view of the subject site is of **low heritage value**, as defined by the Visual Impact Assessment criteria including in Section 7.5 below. Invicta House is only glimpsed within the view and Atkinson Street makes a negligible contribution to the existing streetscape which is focused on the designated heritage assets which front onto Deansgate.



Fig 9: Atkinson Street viewed looking west from Deansgate.

3.3c Atkinson Street (looking west)

- i) The facade of Invicta House contributes to the 'street-wall' along Atkinson Street from within the street and makes a modest contribution to the enclosure of the side street, given greater emphasis by the contrasting colour of the materials.
- ii) However, the narrow proportions of the street and its enclosure by series of landmark buildings means that Invicta House is not well represented in this view. The focus of the streetscape is the enclosing stone walls of the grade-II listed frontage blocks and the corner tower of the imposing, grade-II listed Sunlight House.
- iii) Consequently, this view of Invicta House is of **low heritage value**, as defined by the Visual Impact Assessment criteria including in Section 7.5 below. This is because Invicta House is only glimpsed within the view and makes a negligible contribution to the existing streetscape which is focused on the designated heritage assets which dominate the narrow streetscape and front onto Deansgate.



Fig 10: Atkinson Street viewed looking west (April 2017).

3.3d Atkinson Street (looking east from Jodrell St).

- i) The redevelopment of the former hat factory and chemical works to the north of Atkinson Street (*left of picture*) has transformed the streetscape, while maintaining the character of the enclosed street.
- ii) The gable of Invicta House has become more prominent following the creation of Scott Place and the demolition of the building which previously abutted its west gable. The slight widening of the street at the junction with Little Quay Street also gives a modest degree of emphasis to the façade as a focal point in the eclectic architecture of the street.
- iii) This is a **low heritage value view** of Invicta House, as defined by the Visual Impact Assessment criteria including in Section 7.5 below. This is because Invicta House is only glimpsed within the view as a minor component of the streetwall, and makes a modest contribution to the streetscape which is dominated by the scale of the enclosing buildings, and the terminus of the view at the exit to Deansgate.



Fig 11: Atkinson Street viewed looking east (2016).

3.3e Scott Place (looking south).

- i) The rear and gable of Invicta House is viewed from Scott Place. This is a recently formed pedestrian lane created by the comprehensive redevelopment of Hardman Street and the Spinningfields. The narrow lane is flanked by the C21st properties fronting Hardman Street, including the striking MediaCom building and leads into Atkinson Street. The car park at the rear of Invicta House is enclosed by a timber boundary fence, with trees in the pavement and planters and faces the flank of the modern office building, which has a restaurant facing into Scott Place.
- ii) The streetscape is currently unbalanced by the apparent void created by the fence-line, which has a temporary appearance. The view along Scott Place provides a partial and artificial view of the rear of Invicta House, as the opening of the pedestrianised passage exposes the historically tightly enclosed rear elevations of the building.
- iii) The narrow proportions of the pedestrian passage and its enclosure by series of landmark buildings means that the character of Invicta House is not well represented in this view. The focus of the pedestrian streetscape is the corner tower of the imposing grade-II listed Sunlight House which terminates the view along Scott Place. The tower provides a local landmark which guides the pedestrian through the tightly-grained commercial area. The car park boundaries at the rear of Invicta House are of no heritage or architectural value and are simply read as a gap in the streetscape.
- iv) Consequently, this is a **low heritage value view** of Invicta House (in terms of the Visual Impact Assessment criteria including in Section 7.5 below). The rear of Invicta House is only partially viewed with the streetscape and makes a negligible contribution to the character of the Deansgate/Peter Street Conservation Area from this perspective. The anonymous nature of the fenced-in site focuses views on the designated heritage assets which terminate the narrow pedestrian passage.

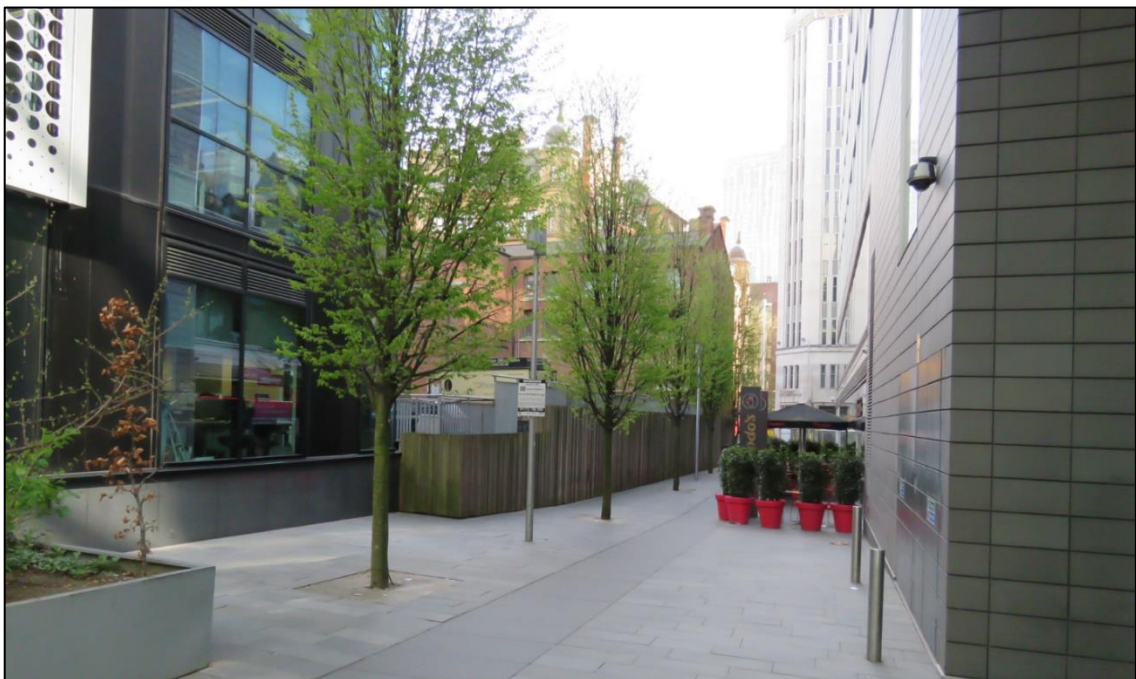


Fig 12: Scott Place looking south (2017).

3.3f Tivoli Street (looking west from Sydney St.)

- i) Tivoli Street is accessed off Sydney Street and provides the access to the car park. located at the rear of the car park. The street was named in the post-WWII period following the reconstruction of war damaged properties which flanked the narrow access (see also Section 4 below). The street now terminates with a low wall and fence, with the land levels dropping below to Scott Place below.
- ii) The view along the street is functional and describes Tivoli Street's current ancillary role as a service access road, providing access to the surface car park. The view is partially flanked by the gable extension of Invicta House and the rear of the MediaCom building.
- iii) Tivoli Street has been effectively truncated by the redevelopment of Spinningfields and retains no heritage value as a place. The street also presents a partial view of Invicta House and thus, is of **no heritage value**, as defined by the Visual Impact Assessment criteria including in Section 7.5 below. The rear of Invicta House is only partially glimpsed within the streetscape, and the street makes a negligible contribution to the character of the Deansgate/Peter Street Conservation Area. The anonymous nature of the street focuses views on the flank of the C21st buildings which terminate the view along the service road.



Fig 13: Tivoli Street looking west from Sydney Street (2017).

3.3g Sydney Street (looking south from Hardman St.)

- i) Sydney Street is accessed from Hardman Street. Having been truncated by new development the remnant back-street simply provides access to the service entries of the enclosing buildings and the car park at the rear of Invicta House.
- ii) The view along the street is dominated by the flanking buildings (the side and rear of the Courthouse and the MediaCom building) and clearly express describes the ancillary character of the back-street as a service access road. The view along the street terminates in a view of the C21st extension to the rear of the Courthouse and offers a glimpsed view of the gable of Royal London House but is entirely dominated by the frontage building on Hardman Street.
- iii) Sydney Street has been effectively truncated by the redevelopment of Spinningfields and retains no heritage value as a place. The street originated as a service access and makes no significant contribution to the character and appearance of the Deansgate/Peter Street Conservation Area, other than providing space between the C19th former Courthouse and the C21st MediaCom building.
- iv) Invicta House is imperceptible from this location and thus this view is of **no heritage value**, as defined by the Visual Impact Assessment criteria including in Section 7.5 below. The street makes a negligible contribution to the character of the Deansgate/Peter Street Conservation Area. The anonymous nature of the street focuses views on the contrasting architectural styles of the buildings which front onto Hardman Street.



Fig 14. Sydney Street looking south from Hardman Street. Invicta House is not viewed from Hardman Street.

3.3h Deansgate (looking South-west)

- i) The proposed development site is not currently viewed from Deansgate as it is obscured by the grade-II listed, former Courthouse at 184 and 186 Deansgate. However, as the new-build component of the proposed Hotel development will be located to the rear of the recently constructed media building, it is considered relevant to consider the value of this view to the Deansgate/Peter Street Conservation Area. The towers of the grade-II listed Sunlight House are viewed in the distance (beyond Invicta House) but make a minor contribution to the streetscape composition.
- ii) This view from the north-east corner of the Deansgate and the Lloyd Street junction, is dominated by the Grade-II listed former Inland Revenue and High Court Registry building in the foreground. Its materials, massing, height, detailing and horizontal linear formal arrangement all contribute to the streetscape of this historic main route through Manchester.
- iii) This is a **medium value view** (in terms of the Visual Impact Assessment criteria including in Section 7.5 below) which is some importance to the character of the Deansgate/Peter Street Conservation Area. The view is focused on the grade-II heritage asset which is well represented in the view, revealing its significance, and benefits from being seen in combination with other Deansgate -frontage listed buildings. The viewpoint also includes a suggestion of the grade-II listed Sunlight House in the backdrop to the view, which is barely readable and not best represented in this view.

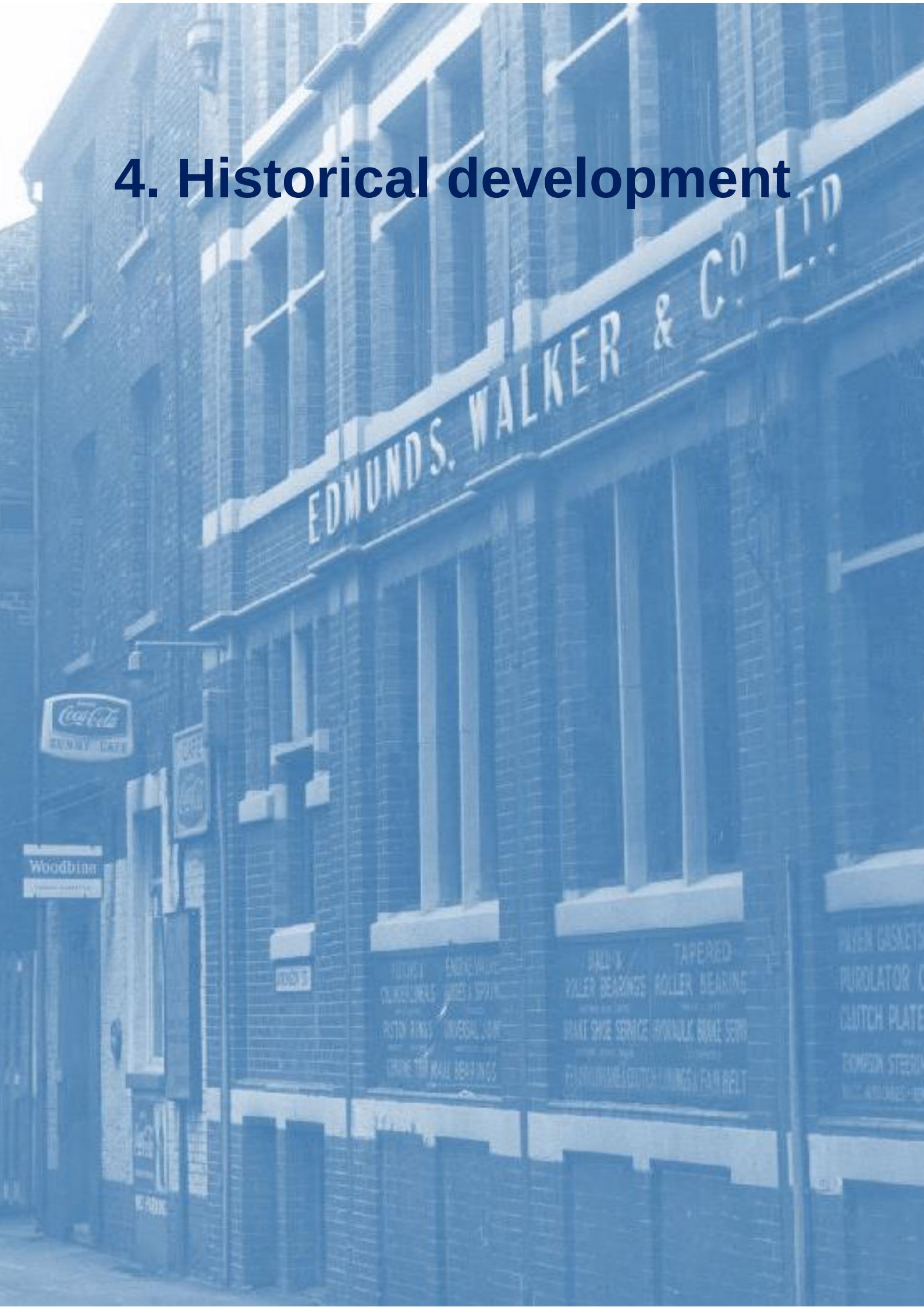


Fig 15: Looking toward the Invicta House site (SW) from Deansgate .

3.4 Conclusions – existing character and appearance

- i) Invicta House is a modest building which creates a relatively minor architectural interlude in a side-street within the Deansgate/ Peter Street Conservation Area. The Atkinson Street façade terminates the views along Little Quay Street, although the street itself is dominated by the monumental scale of the enclosing listed buildings which flank the street, including the grade-II listed Sunlight House. In contrast, the modest elevation of Invicta House is an architecturally unremarkable and compromised enclosure of the side street, which despite alteration retains some interest as part of the street-edge (as outlined above – see in particular paragraph 3.1 – 3.3a to 3.3h).
- ii) The much-altered building is heavily enclosed on all sides, as has been the case during the evolution of the site (see section 4 below) and makes no streetscape contribution to Tivoli Street to the rear, or Scott Place, the newly created pedestrian rout into Spinningfields. It derives its streetscape merit by accident of location, remaining part of the street-edge along Atkinson Street and latterly having developed a particular role, in urban design terms, drawing views along Little Quay Street towards Spinningfields.
- iii) The building retains hints of its previous use and the former industrial character of the street in the façade. The historic development of the area is discussed in Section 4 below, demonstrating the fabric changes to both Invicta House and Atkinson Street. However, it will be recognised that the character of the building has been obscured by alteration and amendment.
- iv) The extant building is a much-altered hybrid, which retains limited remnants of its previous uses. The current building is neither read as a residential, nor were former industrial building, as its mass, form and detailing regularly adapted in the late-C19th and C20th. The transformation of both the location and Invicta House itself is discussed below. Tracing the evolution of the building demonstrates that this is not a rare survivor of a particular building type, but (in common with this part of the Deansgate/Peter Street Conservation Area) but a modest contributor to the streetscape which has been in a regular state of consistent evolution since construction.
- v) The rear of the building, behind the Atkinson Street façade was historically (and is currently) of evidently lesser architectural pretension and importance, which was always (and remains) embraced by the functional and service areas of the enclosing buildings. While the rear, brick-built volume of Invicta House retains traces of its former use in the reused materials, these do not define the character of the building as a remnant of the C19th development of the conservation area, not least as they have been subject to a series of adaptations and alterations in both the C19th and C20th (see 4.2 below).
- vi) Thus, Invicta House is considered to be a **low value contributor** to the city centre's historic environment and the Deansgate/Peter Street Conservation Area. Value. Consequently, architecturally Invicta House is primarily characterised as making an unassuming, although pleasing two-dimensional contribution to the views along Little Quay Street and Atkinson Street. The heritage significance of the building is further evaluated below (section 5).

4. Historical development



4 HISTORICAL DEVELOPMENT

4.1 Introduction

- i) In order to understand the heritage significance of the area of analysis it is first necessary to understand its historical development.
- ii) This section of the report analyses and interprets historic maps and primary and secondary information in order to:
 - Provide a sound evidence base highlighting the main periods of development;
 - Inform assessment of the survival and significance of the buildings, open spaces and landscape features; and
 - Describe character areas and assess their relative historic and architectural importance.

4.2 Historical development

- i) The site of Invicta House lies on a side street leading from Deansgate and known as Cupid's Alley in the C18. This was an up-market residential Street leading to open ground adjacent to the river Irwell. Its character in the 1770s was described by C.Francis as being on the outskirts of the township of Manchester,

“suburban in character, with fields and gardens stretching to down to the River Irwell: elegant town houses were inhabited by people of utmost respectability.”

The earliest reference to the street which became Atkinson Street is in 1741 when 9 households were recorded as paying the 'lamp tax', indicating the wealthy character of the street. The plan of 1745 shows the site of Invicta House having been developed as part of the street frontage. This mid-C18 dwelling was subsequently redeveloped for commercial purposes.

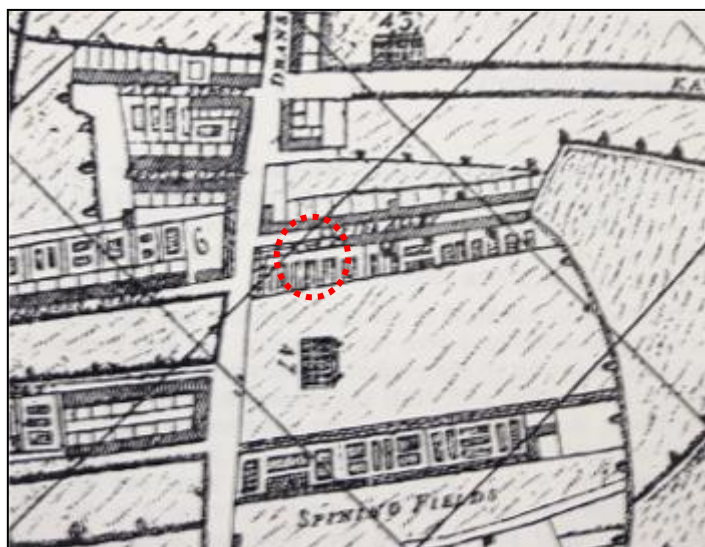


Fig. 16
Cupids Alley 1745 showing a line of Town Houses leading to the River Irwell (right of picture) and the approximate location of Invicta House.



Fig 17: Tinker's 1772 Map of Manchester, identifies Cupid's Alley

- ii) However, the area enclosing Cupids Alley, and the street itself, was in state of rapid change. By 1788 Cupid's Alley (later renamed Atkinson Street) had already transformed into a mix of houses and commercial premises, most prominently a soda water factory, and substantial hat factory adjacent to the Invicta House site.
- iii) The Hat Factory was owned by the Burton family who retained a substantial house and gardens to the north of Cupids Alley, which enclosed the rear of the Invicta House and was later developed as Spinningfields (see Fig 19 below)
- iv) Invicta House itself had been established as a silk finishing works by the end of the C18th, removing the traces of the former town house which preceded its industrial development. However, Cupids Alley was dominated by the major industrial site Bowers Hat Works, which adjoined Ashley's Silk Finishing works (the subject site) until the end of the C19th.
- v) The area enclosing the subject site was excavated by archaeologists during the earlier stages of the redevelopment of Spinningfields, unearthing considerable industrial heritage at the site of the development of the area.
- vi) The excavation to the rear of Invicta House and encroaching on Tivoli Street revealed the buried remains of the C18th chemical works, the hat-making works, a silk finishing mill and an array of old tenements.



Fig 18: Cupids Alley in 1795 showing the rapid enclosure and changing character of the street and site of Invicta House.

- vii) The exposed archaeological remains related to properties owned by Samuel Thompstone, a manufacturing chemist at 20 Cupid's Alley, and Sarah Richardson a hat manufacturer at No 21 Cupid's Alley. Joseph Atkinson was also noted work in the street as a milliner. He rose to wealth and some local importance, eventually taking over the hat factory, so that the street was renamed after the industrialist in 1865 by which the time the street was essentially comprised on commercial uses, intermingled with squalid tenements cellar dwellings.
- viii) To the rear (north) of the Invicta House, the site of the recent development at 2 Hardman Street was part of the substantial house belonging to the influential Bowers family, the owners of the largest hat factory on Cupid's Alley and adjoining the site of Invicta House. These two brothers laid the foundations for Manchester Infirmary in 1775 and were notable citizens. The newly erected No.2 Hardman Street, was completed by 2007 became the of a range of media companies, including the Manchester Evening News, the northern operation of the Guardian, Diverse Media, who publish magazines including City Life and also GMG Regional Digital, who control Manchester Online.
- ix) The archaeological investigation revealed that Cupid's Alley (later renamed as Atkinson Street) was already in the process of transformation during the C18th, and a hive of commercial activity before the major industrialisation of the city. The below maps show how the residential area transformed to become dominated by Thompstone's Chemical Works, Hampson's Hat Factory and Ashley's Silk Finishing Mill in areas once occupied by the romantically named Cupid's Alley and Joddrell Street.



Fig 18a Cupids Alley in 1821, showing the early development of the Invicta House site.

- x) The hat factory grew to dominate the street and appears to have passed to a Joseph Atkinson who was listed in the Manchester trade directory of 1788 as a hat manufacturer on Cupid's Alley, the location of Bower's premises (Lewis 1788). It is this Joseph Atkinson, who died in 1818, after whom the street was later renamed. Documentary and map evidence indicates that the hat factory was still in production in 1849.
- xi) The site of Invicta House appears to have been developed after 1816 following sale of the plot stretching to Tivoli Street, as recorded in a conveyance dated 4 December 1816, for land between: (1) Thomas Barrow (2) William Marriott and John Garton (3) Daniel Potter and (4) James Wilson.
- xii) The hat factory buildings (which adjoined the site of Invicta House) appear to have survived into the later twentieth century, when photographic evidence shows the two ranges on Atkinson Street which flanked the entrance to the works' yard as brick-built and of a tall three storeys, typical of finishing works. These buildings were demolished to facilitate the redevelopment of Spinningfields in the late C20th.
- xiii) The factory site of the former Silk Finishing works is not 2-4 Atkinson Street (Invicta House), although the existing building group appears to contain much-altered remnants of the earlier buildings on the site. The current building is consequently an extensively hybrid resulting from its continuing evolution. The much-altered building has emerged from the substantial loss of the majority of the C19th factory buildings to currently accommodate a surface car-park.

- xiv) The current building retains some remnant evidence of its earlier domestic origins in the gable return to Scott Lane but the rear walls were largely rebuilt in the mid-C20th, following war damage. It does retain part of the capped and reduced chimney stack from the earlier C19th (see Fig 5) which until the mid-1960s projected above the roof (see Fig 27a below). However, the now exposed of Invicta House gable was attached to the adjacent commercial property until the 1980s (see Fig 26 below) and consequently has also been subject to a series of rebuilding exercises, traceable in the brickwork.



Fig 19: 1851 Adsheds map. Atkinson Street is still named Cupid's Alley and the map shows Ashley's Silk Mill extending to abut residential properties to the rear (north).

- xv) The rear walls of Invicta House appear to date from the late-C19th when the former Silk Finishing mill was rebuilt, with the front elevation dating from around 1900. The surviving built form suggests that the C18th building was probably of three-storeys and may have pre-dated the adjacent Hat Factory which subsequently expanded to dominate the streetscape.
- xvi) The 1851 Adsheds map (see Fig 15) records Ashley's Silk Mill, enclosed by tenements and appears to have survived into C20th, before the building was adapted for alternative commercial uses. The silk finishing works is still named on the 1889 OS map and had clearly undergone considerable expansion since the mid-C19th.
- xvii) In fact, the residential parts of the area which had deteriorated into poor quality back-to-back tenements by the latter-quarter of the C19th had also been considerably redeveloped, following housing inspection reports which cleared the most squalid of the properties by 1881. Cupid's Alley had then changed its name to Atkinson Street, and the

flanking rear street of Parliament Street into Hardman Street, as the poor reputation of the streets required the change of names.



Fig 20: 1851 The Silk Finishing works is recorded as extended towards Deansgate with an access to the rear part of the complex which abuts the rear of the Thompson Street properties.

- xviii) By 1889 the former Silk Mill has expanded to the rear with new wing which ran the length of the east side of the yard and remains extant as the projecting wing of Invicta House, accessed through the former wagon-entry from Atkinson Street.



Fig. 21: OS 1891 shows the expanded Silk Finishing works site, now covering the rear yard and with a new wing flanking the rear of cleared site fronting Deansgate (site of Court and Tax offices).

- xix) A further wing was laid out at this time to the north-west of the yard. This was subsequently filled, so that by 1894 additional infilling meant that the western part of the yard was entirely covered. These buildings at the rear of the façade on Atkinson Street were taken down by the late-C20th, although a section of the chimney stack survives in much reduced height.
- xx) The frontage of the building appears to have been rebuilt around 1900 to accommodate the new use as a Warehouse by the then owner and mineral water manufacture, J.H.Cuff, to the designs of local architects Darbyshire & Smith (*see reference xxii below*). The company of J.H.Cuff was established in 1801 and manufactured Soda Water and soft-drinks, located further along Cupids Alley. They were a long-established and successful business by the time they acquired the site of Invicta House and remodelled the frontage to act as office and warehousing.
- xxi) Alfred Darbyshire was born in Salford in 1839, establishing his own architectural practice in 1862. Frederick Bennett Smith joined him as a partner from about 1885 to 1905. Darbyshire & Smith are perhaps most noteworthy for being the architects of the Marble Arch Pub on Rochdale Road, but also built a number of churches, including St. Ignatius Ordsall in an Italian Romanesque style. Darbyshire was president of the Manchester Society of Architects from 1901 to 1903. Darbyshire died in Manchester in 1908 and was buried at Flixton Church.



Fig 22: OS 1908 showing the clearance of tenements along Thompson Street, exposing the rear of the site of Invicta House and the enclosure by the High Court Registry and Tax offices.

- xxii) The cartographic and architectural evidence show that the current façade to Atkinson Street was built at a slightly different angle, set back from the (as yet unformed) pavement edge. The front elevation was thus rebuilt by 1905 to accommodate a carriage access to the east end, while the west gable was attached to the adjoining commercial building.

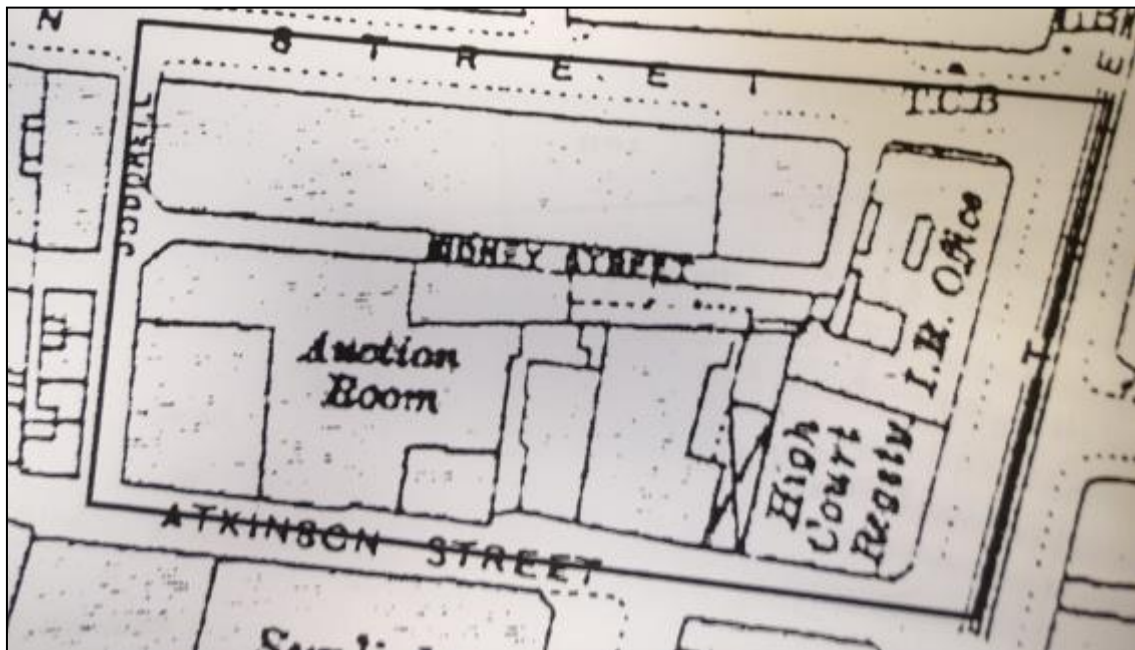


Fig 23: OS 1933. The Invicta House site has undergone further adaptation with an addition to the out-rigger adjoining the Tivoli Street properties.

- xxiii) The former industrial complex located on the site of Invicta House was hit by three incendiary bombs during WWII, during a raid which caused considerable damage around the site. It is assumed that the damage necessitated the extensive post-war alterations to the building, as well as large scale clearance around the site (see Fig 20 below).



Fig 24: Bomb Map 1941 (based on OS 1935). Annotated with: **red circles for fire bombs**; blue circles for high explosives; pink shading for damaged buildings; red shading for demolished buildings; green marks: line mines, indicating bomb damage by the Luftwaffe during the Blitz. Invicta House hit by 3 fire bombs.



Fig 25: OS 1948. Further adaptations to the Invicta House site, prior to more substantial alterations undertaken in the late 1950s by Messrs Edmund Walker & Co. to clear the yard of dilapidated out buildings (planning permission 1953).

- xxiv) The post-war period has seen a series of adaptations to the former Silk Finishing works, with the remaining workers' housing which bordered onto the site to the rear facing Tivoli Street vacated and demolished during the 1950s. The complex on the Invicta House site had been subdivided into smaller units.
- xxv) The remaining workers' housing which bordered onto the site at the rear and Tivoli Street was vacated and demolished during the 1950s.
- xxvi) Invicta House was converted to become a branch of the car-component and spares company, Edmunds Walker and Co Ltd, in the immediate post-war period with the adjacent former Hat Works having been redeveloped as auction rooms.
- xxvii) Edmunds & Walker undertook a series of alterations to the former industrial buildings to convert them for the use of warehousing and sales for vehicle parts. These included major alterations to the interior of the main buildings and the addition of a toilet block following planning approval in 1949 (*Plan Number 29911 Dated 1949 – see reference no. xxiii below*).
- xxviii) Having previously demolished the majority of the out-buildings covering the rear yard, the car-parts company Edmunds and Walker undertook further alterations in 1953. These comprised further alterations to the offices (fronting Atkinson Street) and the erection of a roof over the yard space to the rear, to act as car-parking, accessed via Tivoli Street (*plan no. GB127.M900/1/2/2/Box 30 - see reference xxi and Appendix 2 below*).



Fig. 26: Invicta House in 1968, looking west along Atkinson Street. The building was used as an office and car-parts warehouse for Edmunds, Walker & Co. Note the attached property on the west gable and the blocked basement lights. The former Hat Factory was located in the Pemberton Auction rooms, while the former J.H.Cuff Soda Works would have been located further east along Atkinson Street.



Fig 26a View looking east along Tivoli Street 1965, toward the rear of the Tax Office. The rear yard of Invicta House is indicated on the right-hand side of the picture, the former garages fronting Hardman Street are on the left of the view.

- xxix) Further alterations were undertaken to the building group in the late 1970s to convert the ground floor for the sale and auction of Fine Arts and Chattels and adapt the upper floors for offices connected to that use (*planning reference F04522, approved 17 May 1976*).
- xxx) A further series of alterations were undertaken in the late 1980s to extend the rear of the building to form additional accommodation and insert a new staircase (*planning reference 25827, approved 24 Jan 1986*).

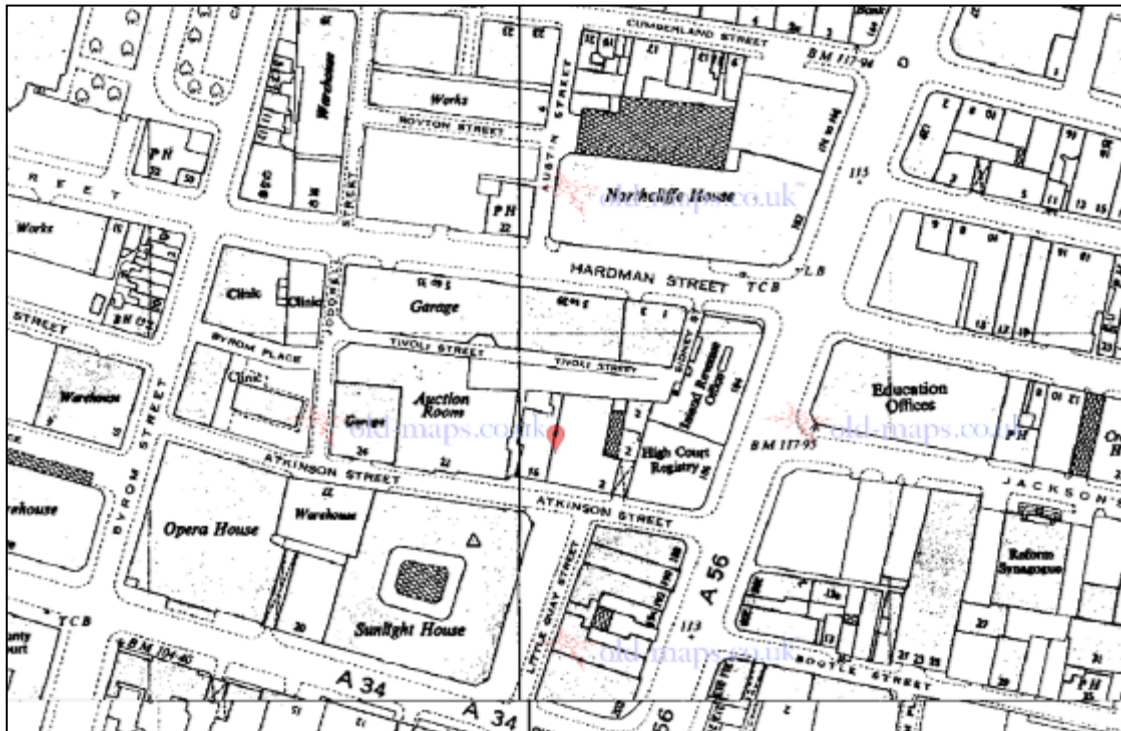


Fig 27: OS. 1965 The site of Invicta House site following remodelling for Edmunds, Wallker & Co. but prior to the demolition of the adjoining building.



Fig 27a

View from the junction of Longworth Street and Artillery Street, 1965, showing Invicta House in the distance, including its square chimney stack which partially survives, embedded within the re-modelled rear elevation (see Fig 5 above).

4.3 Evolution and transformation of Invicta House.

- i) The site of Invicta House, extending from what is now Atkinson Street to Tivoli Street (formerly known as Cupid's Alley and Thompson Street respectively) has been subject to constant evolution and change since the site was first developed in the C18th. The transformation of the street resulted in what was planned as an up-market early C18th residential street evolving through a series of reconstructions into the eclectic streetscape of today.
- ii) The impact on the Invicta House site was redevelopment from small mill complex, to warehousing and offices, and later car-parts accommodation in the C19 and C20. The current building form results from its final remodelling to accommodate its use as new-media studios and offices. The result of the series of physical alterations of the Invicta House site, has been a retraction from the former site coverage to the current footprint. The surviving section of the building comprises the remodelled façade and the early C20th workshop and offices, which incorporate some evidence of the earlier site use in the rear and side elevations. The historic fabric of the current building is thus obscured by alteration and loss of detailing, as such the hybrid nature of Invicta House has eroded and obscured its industrial character and architectural integrity to the extent that the building is neither an intact survivor of the early C19th industrial development of (what was then) Cupid's Alley, nor a representative example of the commercial buildings which enclose the conservation area's key frontages.
- iii) It will be noted (from the above) that the rear yard area of Invicta House has changed as its coverage has altered (see figs above). The rear yard is now exposed as a surface car-park which contributes nothing to the built character and appearance of the conservation area and, as an enclosed semi-private space (over-looked by the contemporary redevelopment of Hardman Street) this is not a view point which contributes to the character or appearance of the Deansgate / Peter Street Conservation Area which is defined by the frontage blocks. The view afforded of Sunlight House from the rear car-park is a result of the adaptation of Invicta House, rather than a designed or cherished view, and again is entirely incidental to the appreciation of Sunlight House as a monumental commercial building which dominates this part of the city.
- iv) The setting of Sunlight House is neither defined, nor contributed to, by the view afforded of the building from the enclosed surface car-park which is accessed from the narrow lane at the side and rear of the Mediacom building. It will be evident that the visual juxtaposition of Sunlight House with Invicta House along Atkinson Street helps define their relationship, as part of the eclectic character of the conservation area. However, even along the publicly accessible highway (Atkinson Street and Little Quay Street) the focus remains on the monumental scale and distinctive architectural form of Sunlight House, with Invicta House a relatively undistinguished neighbour which remains dominated by its impressive neighbour.
- v) Therefore, the most significant component of the Invicta House site, which makes a modest but demonstrably positive contribution to the character and appearance of this part of the Deansgate / Peter Street Conservation Area, is the (altered) façade to Atkinson Street which dates from around 1900. The gable of the building (on the return to the newly created passage) was rebuilt following the demolition of the adjacent auction rooms (originally the Hat Factory and Silk works at 16 Atkinson Street). Despite

alteration and loss of detailing during the latter part of the C20th and early C21st, the Atkinson Street façade retains its deference to the adjoining grade-II listed 184 – 186 Deansgate and Sunlight House , and maintains a modest street presence, principally as the terminus to views along Little Quay Street and the enclosure of the street-frontage.



Fig 28: View east along Atkinson Street (April 2017) showing the 1900 façade. Note the number of blocked openings on the gable and the contrasting brickwork.

4.4 Archaeological potential of the site.

- i) The above assessment of the character and historical development if the site references archaeological records and studies of the adjacent sites which are recorded in the Historic Environment Record, held by Greater Manchester Archaeological Advisory Services (GMAAS).
- ii) As noted above (see section 1.2) this Heritage Statement combines desk-based historic environment research with on-site building recording to provide a comprehensive analysis of the site as currently presented. Given the extent of redevelopment and adaptation of the Invicta House site, and the evidence of the below-ground excavation reports of the adjoining sites, it is considered that the archaeological potential of the site will be low. There are no records on the Greater Manchester Historic Environment Record (GMHER) which directly relate to the Invicta House site, although the redevelopment of the adjoining properties has resulted in a number of nearby GMHER records, as shown below.

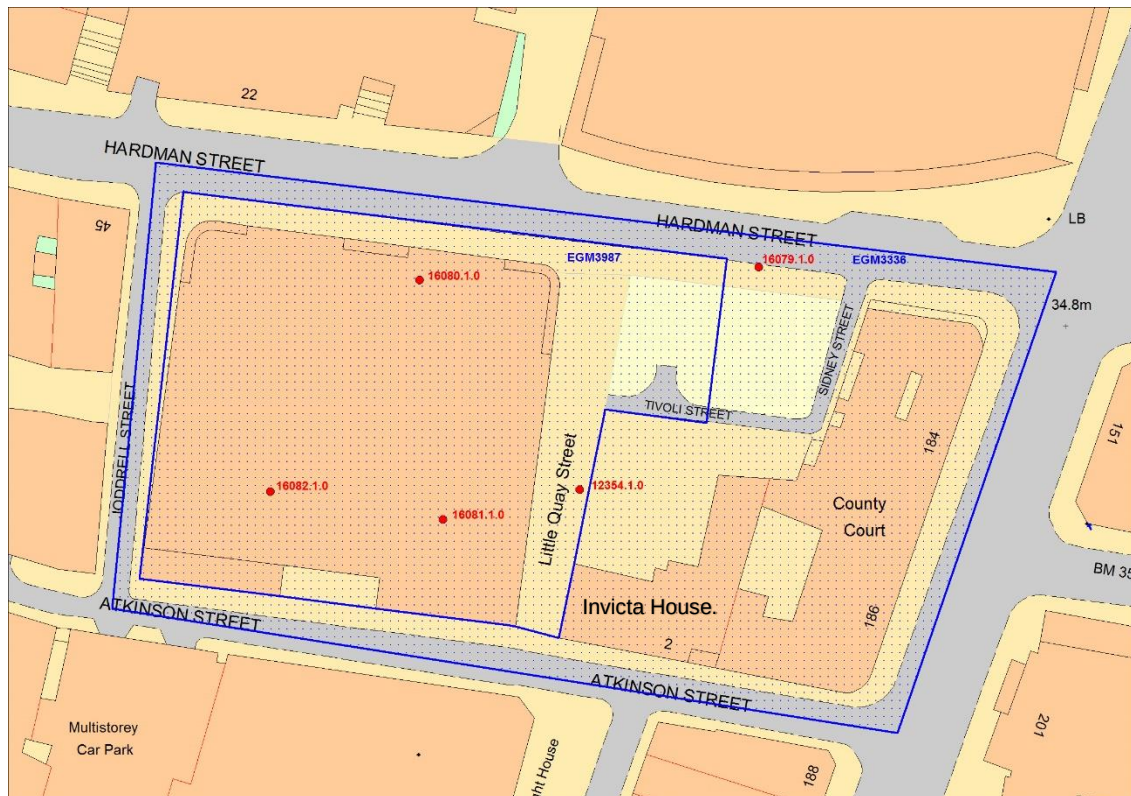


Figure 28a. The location of GMHER records relating to archaeological investigations enclosing Invicta House. The details of the site records are included as Appendix 3 and have informed the above site analysis.

- iii) It will be noted that the excavation reports of the adjoining sites (see Appendix 3) revealed little, other than the remains of the C19th dwellings and former industrial works which are referred to above (see sections 4.1– 4.3). It will be noted that the Invicta House site has been subject to considerably greater number of redevelopment than the adjacent sites, hence the assumption that the potential below-ground excavation would

simply confirm details which have already been revealed in the above desk-based evaluation.

- iv) However, it is accepted that, it may be desirable to undertake *below-ground* site investigations to complete the site record, following removal of the existing buildings on site. It will be evident that further information regarding the historic development of the site could only be revealed post-demolition. It is, therefore, assumed that the management of such archaeological investigations will be best framed by the requirements of a suitably worded Planning condition, as per the previously approved development of this site (Planning Reference: 111302/FO/2016/C1).
- v) It is, therefore, understood that (in accordance with saved policy DC20.1 of the Unitary Development Plan for the City of Manchester, and Section 12, Para. 141 of the NPPF) an appropriate archaeological condition may require the following.
 - a) a phased programme and methodology of site investigation and recording, including targeted field evaluation trenching and (subject to evaluation results), a strip map and record exercise and targeted open area excavation
 - b) a programme for post-investigation assessment, to include publication of a finds report on the significance of the archaeological and historical interest represented.
 - c) dissemination of the analysis and report on the site investigation.
 - d) deposition of the report, finds and records of the site investigation on the Greater Manchester Historic Environment Record, held by GMAAS.

5. Assessing significance



5 ASSESSING HERITAGE SIGNIFICANCE

5.1 Introduction

- i) As stated it is of importance to evaluate the heritage value of Invicta House itself as well as its contribution to the setting of the adjacent listed buildings and the wider conservation area. This section provides this evaluation.
- ii) The assessment is based on the criteria established by Historic England to appraise a building's inherent significance and its contribution as a streetscape component. The statutory criteria for listing is set out in the '*Principles of Selection for Listing Buildings*', DCMS, 2010, which provides basis for assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest. This is complemented by Historic England's criteria outlined in '*Conservation Principles, Policies and Guidance*,' which partially overlaps with the statutory criteria and is based on the following values. The following have consequently been considered in this evaluation:
 - Evidential Value – relating to the potential of a place to yield primary evidence about past human activity;
 - Historical Value – relating to ways in which the present can be connected through a place to past people, events and aspects of life;
 - Aesthetic Value – relating to the ways in which people derive sensory and intellectual stimulation from a place;
 - Communal Value – relating to the meanings of place for the people who relate to it, and whose collective experience or memory it holds.
- iii) The heritage values are considered as either of **high, considerable, some/low** or **no significance** in this report. This is in order to enable a reasonably objective assessment of the cumulative significance of Invicta House and thereby subsequently test the proposed development's impact on the effected designated heritage assets (i.e the special interest of the adjoining listed buildings and the character and appearance of the Conservation Area).

5.2 Listed buildings

- i) Statutory listing of buildings means that a building is of special architectural or historic interest and is, therefore, of heritage significance. Grading of listed buildings reflects their architectural and historic interest; Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings are of special interest.
- ii) The listed buildings identified within the Section 3.3 (the setting of which could be affected by development within the subject site) will be discussed here in order of grading, so that the nature of interest or significance can be understood (see **Table 1**). A general description of key architectural qualities in the area is outlined above (section 3.1). The following description of significant buildings that are statutorily protected and which by definition make an important contribution to the character of the area and are shown in Fig 25 below.
- iii) The following summary assessment considers the contribution of the existing building to the setting of these listed buildings as a measure of the significance of Invicta House and its contribution to the wider historic environment. The below impact assessment then considers the potential impact of the proposed development on the setting of these buildings

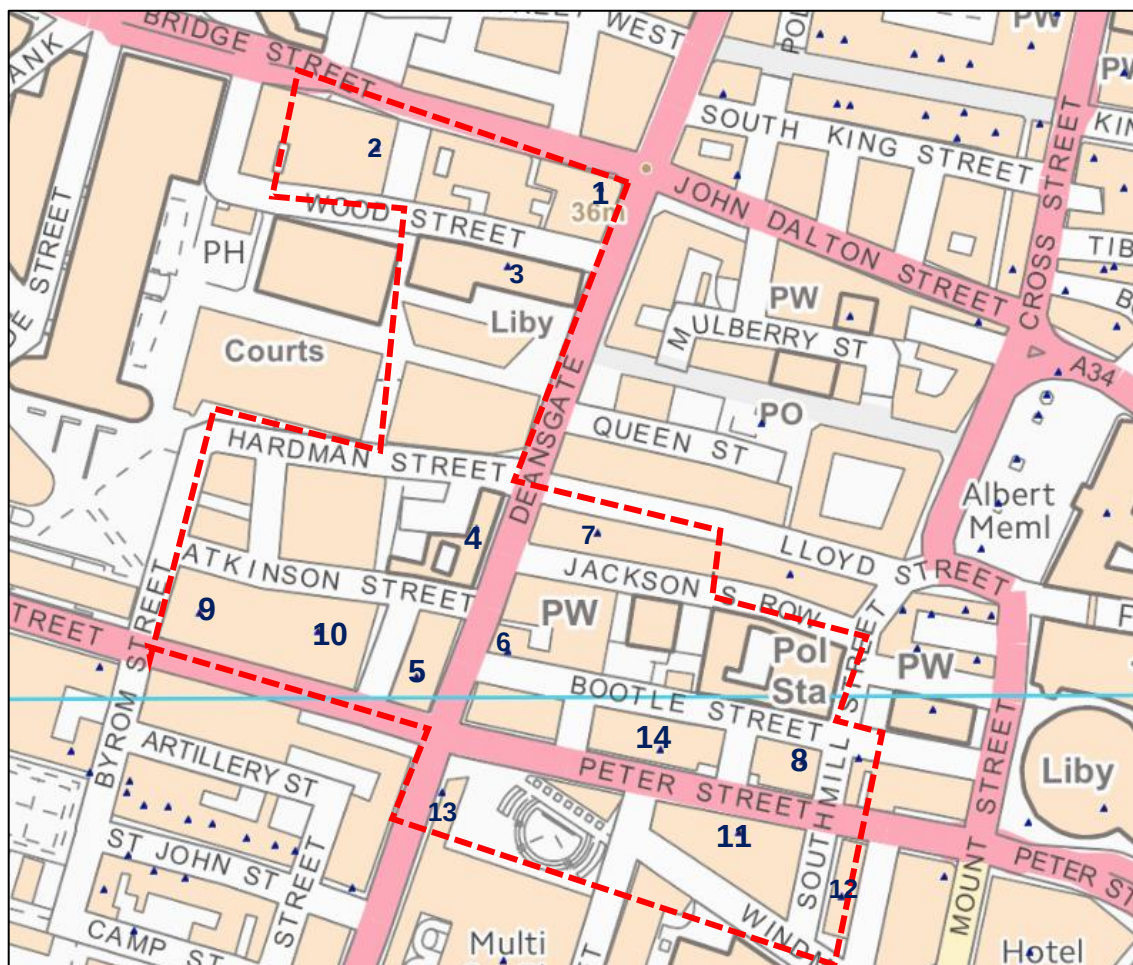


Fig. 29. Location of enclosing listed buildings within the Deansgate/Peter Street Conservation Area.

Table:1 Listed Buildings within the Deansgate/Peter Street Conservation area and adjacent to Invicta House (potential impact on setting).	Contribution to significance of setting made by Invicta House.
1. No.138. Sawyers Arms Public House. Grade-II example of a late Victorian stucco fronted public house with glazed terracotta embellishments on a prominent corner position.	No contribution. The Invicta House site is considerably detached from Deansgate and screened by Spinningfields.
2. Masonic Temple. Grade II uses both an Art Deco and Classical style to ornament this large limestone fronted building.	No contribution. The Invicta House site is considerably detached from Deansgate and screened by Spinningfields
3. Rylands Library. Grade I is perhaps the most important of listed buildings within the Conservation Area, showing a high level of craftsmanship and design on its Victorian High Gothic red sandstone façades and interiors.	No contribution. The Invicta House site is considerably detached from Deansgate and screened by Spinningfields .
4. Nos.184 and 186. Grade II was formerly the Inland Revenue office and No 186 the High Court Registry building. The three storied building is classical in style, using stone ashlar.	Low contribution. Invicta House adjoins the Courthouse and completes the tight street enclosure to the rear of the building.
5. Nos.188 to 202 (even). Royal London House. Grade II listed and rising to six storeys. It was built in 1904 in a Free Baroque style and occupies a corner position surmounted by a large corner drum and cupola.	Low contribution. Invicta House faces the rear of the building and completes the tight street enclosure to the rear backcloth of the listed building. The rear of the Royal London House building encloses Little Quay Street and is a dominant feature on this part of the street which over-shadows Invicta House.
6. Nos.205 to 209. Onward Buildings. Grade II is situated on the corner of Deansgate and Bootle Street. The building was built 1903-05 using red brick and yellow terracotta in a Free Baroque style.	No contribution. Invicta House site considerably detached by Deansgate and screened by the Courthouse.
7. Elliot House. Grade II was built in 1878 on the corner of Deansgate and Jackson's Row in a Queen Anne style using red brick and red sandstone.	No contribution. The Invicta House site is considerably detached by Deansgate and screened by the Courthouse.
8. No.37. Harvester House. Grade II was built in 1868 in an Italian Palazzo style using buff sandstone ashlar.	No contribution. The Invicta House site is considerably detached by Deansgate itself and screened by the Courthouse.
9. Opera House Theatre. Grade II was built in 1912 on Quay Street using painted stucco in a classical style.	Low contribution. Invicta House faces the rear of the building and completes the tight street

	enclosure to the rear backcloth of the listed building.
10. Sunlight House. Grade II listed office block was built in 1932 and uses a steel frame clad with Portland stone in an International Modern style with classical elements. The building is of monumental scale, and rises to 14 storeys, creating a prominent landmark across this part of the city.	Some contribution. Invicta House encloses the end of Little Quay Street and remains a modest neighbour against the substantial scale and mass of Sunlight House which dominates the streetscape of Quay Street, Little Quay Street and Atkinson Street. The contrast of scale between the neighbouring buildings is evident, projecting the dominance of Sunlight House in the streetscape.
11. Free Trade Hall. Grade II* was built in 1853-6 as a public assembly hall in a Renaissance style. The building was badly damaged by enemy bombing during The Second World War and largely rebuilt 1950-1.	No contribution. Invicta House is considerably detached from this building.
12. Former Theatre Royal (now listed as Royale Club). Grade II was built in 1845 in a Classical style using sandstone ashlar.	No contribution. Invicta House is considerably detached from this building.
13. Former Entrance to Deansgate Goods Station, Including numbers 223 to 233, Deansgate. Grade II was built in 1899 as the entrance and range of shops concealing the former goods station situated behind.	No contribution. Invicta House is considerably detached from this building.
14. Albert Memorial Hall. Grade II was built in 1910 for the Manchester and Salford Wesleyan Mission with large meeting hall to the upper floor. The building is constructed of buff glazed terracotta in an Eclectic style with Baroque and Gothic elements.	No contribution. Invicta House is considerably detached from this building.

5.3 Deansgate/ Peter Street Conservation area.

- i) As Deansgate/Peter Street Conservation Area is deemed to be a designated heritage asset in their own right, it is important to consider the contribution of Invicta House to its significance. Conservation areas are designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as areas that are deemed to have, “*special architectural or historic interest*,” consequently the local planning authority is charged with aiming to preserve or enhance its character or appearance.
- ii) Historic England (HE) guidance on *Understanding Place: Conservation Area Designation, Appraisal and Management (2011)*, states:

“Most buildings in a conservation area will help to shape its character. The extent to which their contribution is considered as positive depends not just on their street elevations, but also on their integrity as historic structures and the impact they have in three dimensions, perhaps in an interesting roofscape, or skyline”.
- iii) In order to determine the contribution of Invicta House to the special interest of the Deansgate /Peter Street Conservation Area the checklist provided within the above mentioned guidance has been utilised in **Table 2** below.
- iv) The Historic England guidance states that a positive response to one or more of the items on the checklist may indicate that a particular element within a conservation area makes a positive contribution, provided that its historic form and values have not been eroded.

Table 2: Checklist to identify elements in a conservation area which define contribution to the special character and interest of the Deansgate / Peter Street conservation area.	
Checklist issue.	Evaluation / response:
Is it the work of a particular architect or designer of regional or local note?	The designer of the original building complex on the site is unknown, although the façade appears to have been remodelled by local architects Darbyshire & Smith in 1900. The subsequent alterations have dates from various periods, having been continually adapted over the years, particularly in the post-WWII period.
Does it have landmark quality?	The scale of the adjoining building precludes any landmark status, although the Atkinson Street façade is the termination of views along Little Quay Street.
Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?	The conservation is focused on the larger scale commercial buildings on Deansgate, the side street maintain a few of the smaller former industrial buildings of which the face of Invicta House is one.
Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?	The continual redevelopment of the site has meant that it is currently composed of a variety of materials and form. The street façade is almost contemporary to the Courthouse to which it is attached.
Does it contribute positively to the setting of adjacent designated heritage assets?	See Table 1 above. The building makes a relatively anonymous contribution to the adjacent Sunlight House.

Does it contribute to the quality of recognisable spaces including exteriors or open spaces with a complex of public buildings?	The building is located on a narrow side street, but does terminate Little Quay Street at the junction. The public space is formed at the base of Sunlight House.
Is it associated with a designed landscape e.g. a significant wall, terracing or a garden building?	Not applicable, the townscape layout is incidental.
Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?	The building has been much adapted and the site continually redeveloped since the C18th. The façade remains the latest iteration of the streetscape and the change from residential to industrial and onto its commercial use. The rear of the building makes only very limited contribution to the understanding of this part of the city, due to the extent of its adaption and demolition.
Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?	The building frontage was realigned when rebuilt around 1905 but continues to enclose Atkinson Street. The street was renamed from Cupid's Alley following redevelopment of the former tenements. The line of the road remains from that which led to the river in the C17th but the link is obscured by the redevelopment to the northwest.
Does it have historic associations with local people or past events?	None of particular significance. The site was developed as Ashley's Silk Finishing works in the C19th and, therefore, has associations with this company, although as a minor component of their expansive business based outside Manchester.
Does it reflect the traditional functional character or former uses in the area?	Archaeological investigations on the adjacent site and the rear of the building revealed the remains of an 18th century soda-water factory, a hat-making works, a silk finishing mill and many houses of varying standard. The excavations show that in the C18th the area was a hive of commercial activity, with the uncovered foundations as Thompstone's Chemical Works, Hampson's Hat Factory and Ashley's Silk Mill in the area known ironically as Cupid's Alley. The surviving building retains connection to this period but the functional character of the building has been obscured by alteration and removal.
Does its use contribute to the character or appearance of the area?	The much-altered building retains an intimate relationship to the immediate streetscape of Little Quay Street, as a terminus to the views along the street (by virtue of the junction) and Atkinson Street itself by reason of the tight enclosure. The enclosed rear and side of the building make no substantial contribution to the understanding or appreciation of the character and appearance of the Deansgate / Peter Street Conservation Area.

- v) Using the above Historic England assessment checklist it is evident that Invicta House makes a modest contribution to the special character and interest of the Deansgate / Peter Street Conservation Area.

5.4 External fabric significance.

- i) As has been established above, Invicta House is much-altered and has been continually added to and altered, particularly in the late C19th and C20th. The building's current facade was designed to enclose Atkinson Street, screening the operational works and various industrial and commercial uses behind the street-frontage. The construction of the façade is clearly read in the Scott Place gable and the abutment to the former Magistrates' Court and remains of some significance as a positive contributor to the views along Atkinson Street and Little Quay Street.



Fig 30: View looking west along Atkinson Street showing the altered 1900 façade.

- ii) The building today is thus a collection of remodelled components which are individually compromised by its evolution, reducing the former industrial/warehouse complex to its current L-shaped form. The building fabric is discussed below.
- iii) The **Atkinson Street elevation** is composed of redbrick and banded painted stone. The elevation is simply constructed with an English Garden wall bond of 3:1, with the stone used as a decorative element for string course and copings.
- iv) The architectural style adopts modest Tudor-style details to the door surround but is best described as eclectic and is typical of commercial developments of the early C20th. The elevation is understood to have been refaced completed in 1900, but has since been altered. The former wagon-entry survives to the east end (right of picture) and the central main entrance remains prominent.
- v) The fenestration has been completely altered throughout the building, with a number of the former window openings reduced in size or blocked.
- vi) The cleaned and bright red-brick and the white banding contrast with the adjacent buildings, which are composed of buff-coloured sandstone, glass or white tiles. The façade makes a positive contribution to the streetscape, not least by the retention of the domestic scale and the by virtue of being the focus of views from Little Quay Street.



Fig 31: Details of the east and west gables of the façade, showing the abutment to the court house and the series of alterations to the Scott Place gable.



Fig 32: The infilled former carriage entrance to Atkinson Street.

- vii) The **Scott Place** gable shows the contrast in materials resulting from the re-facing of the frontage. Prior to the creation of Scott Place this gable was attached to 16 Atkinson Street, so was enclosed.
- viii) The gable is constructed using common brick to an English garden wall bond of 5:1 and reveals a number of blocked openings as well as the capped chimney stack.
- ix) The removal of the building which previously abutted Invicta House has resulted in the exposure of the gable and further alterations to the common brick elevations. The need to protect the gable has required a rough rendered finish to the eaves, and has exposed the refaced frontage elevation which is built in a contrasting, standard sized brick and consequently is roughly bonded into the gable.



Fig 33: The exposed gable to Scott Place.

- x) The gable makes a modest contribution to the newly created Scott Place pedestrian route, despite being a part of the building which not intended to be exposed. The slight widening of the street along Atkinson Street, as it opens out to the junction, also exposes the gable within the streetscape, giving it greater emphasis than intended. The Scott Place gable is of no intrinsic architectural value other than possibly being a surviving component of the mid-C19th development of the former Silk Mill site. The use of English Garden wall bond was prevalent for such industrial and commercial buildings and is of modest historic interest.
- xi) The **rear elevation to Tivoli Street** has been much-altered, having been subject to a series of post-war alterations, following fire-bomb damage and remodelling to accommodate new uses. but does contain some indication of previous uses in the blocked up openings. This elevation was originally enclosed by the workshops adjoining the silk finishing works. The fenestration is all modern, with concrete window cills, as well as addition and reconstruction of the brickwork. The remains of the chimney stack forms part of the elevation, although now capped and sitting below ridge height.
- xii) This elevation has been artificially exposed due to the clearance of the yard to create the car-park but is now enclosed by the new media building fronting Hardman Street.
- xiii) The rear elevation of Invicta House is only viewed from Tivoli Street and has been extensively altered and rebuilt over the years, and is such is very limited architectural significance. It makes no townscape contribution due to its enclosure on all sides. The rear wing projecting to Tivoli Street was constructed around 1889 as an extension covering the former wagon entry and running the length of the east side of the workshop yard. This was one of a number of additions to the rear workshop which continued the evolution of the complex into the C20th. Nevertheless, as a component which makes a minor contribution to the appreciation of the altered building, the elevations are considered to be of low significance (see section 5.6 below).



Fig 34: Rear elevation showing the collection of mid-C20 extensions and alterations.



Fig 35: The mid-C20th altered rear outrigger adjoin the Magistrates' Court building.

- xiv) The projecting gable abuts the grade-II listed, former Courthouse building and exhibits a shallow-pitched roof and a common brick construction in an English Garden Wall bond of 3:1. The simple and altered form is of no architectural significance, and the gable makes no townscape contribution, not least as it is screened by the recent Mediacom building which fronts onto Hardman Street. Nevertheless, as a component which makes a minor contribution to the appreciation of the altered building, the elevations are considered to be of low significance (see section 5.6 below).

5.5 Boundaries to Scott Place & Tivoli Street.

- i) The current boundary enclosures to both Scott Place and Tivoli Street are artificially created by the redevelopment of the rear of the site and the formation of Scott Place.
- ii) The surface of Tivoli Street is partially setted but the surface appears to have been re-laid following re-development of the flanking sites (compare with Fig 26a above) and thus of limited heritage significance. The truncated street contributes nothing to the character or appearance of the Deansgate/Peter Street Conservation Area in its current form.
- iii) The boundary wall to Scott Place is of modern construction and enclosed by a recent fence and is of no heritage value.



Fig 36:

Tivoli Street looking west from Sydney Street is of no heritage value.

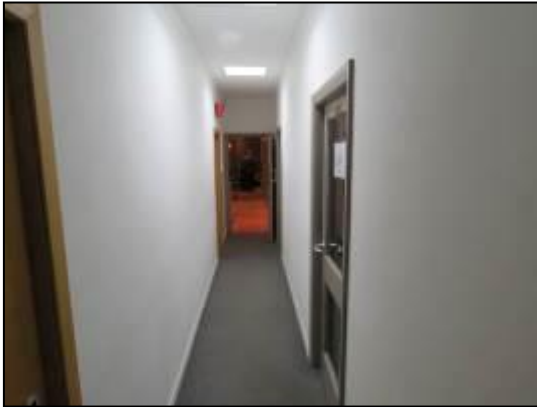


Fig 37

The boundary with Scott Place is of no heritage value.

5.6 Interior fabric significance

- i) The interior of the building has been subject to extensive alterations during the latter C20th and C21st which have removed any internal features and which obscure the plan form and fabric of the building.
- ii) The interior fabric and spaces are consequently considered to be of no heritage significance



Typical internal corridor. First-floor - No significance



Basement room with inserted ceiling. No significance.



Typical internal office spaces – 2nd floor all modern fittings of no significance.



Open plan second floor office – mid-C20 roof trusses of no significance.



Corridor & replacement stairs – first floor. No significance.



Typical office – ground-floor (outrigger) modern ceilings, walls and walls. No significance.



Altered window opening ground-floor - No significance



Ground-floor with inserted ceiling and partitions. Exposed steel beam spans space. No significance.



Exposed mid-C20th roof structure and lighting units – 2nd floor all modern fittings of no significance.



Roof lights and modern ceiling/roof - second floor office – no significance.

5.7 Summary significance plans

- i) The following plans summarise the relative significance of the fabric component and spaces in Invicta House. The below **Table 3** describes how the colour coding has been devised to record the particular significance of the components and spaces of the much-altered building. The tables and plans are specifically tailored to the circumstances of Invicta House.

Green = No significance are those components/spaces that are of no interest, as modern later or alterations to the building.

Table 3: Range of heritage significance – refer also to Summary Significance plans	
Assessment grade	Explanation and relevance to Invicta House
High heritage significance	This grading relates to components of the building that components/spaces which are deemed to be of particularly special interest, and which survive in an authentic, unaltered form to make a substantial contribution to the conservation area.
Considerable heritage significance	This grading relates to components/spaces within Invicta House which are deemed to be of some architectural or historic significance, despite previous alterations which may have diminished their special interest. Development works should seek to avoid further compromise of such components or spaces where they make a positive contribution to the character and appearance of the conservation as a whole.
Low heritage significance	This grading relates to those components/spaces within Invicta House which components/spaces which are deemed to be of modest significance due to the extent of alteration or loss of features. Such components/spaces will make a minor contribution to the understanding of the building and the designated Conservation Area due to the extent alteration and erosion of their historic interest and appearance. It is assumed that development opportunities would be focused on such compromised, low significance buildings.
Negligible / No heritage significance	This grading relates to those components/spaces that are of no interest, as modern alterations or additions to Invicta House, which are of no architectural or historic interest and obscure the origins of the building. Such components or spaces make no contribution to the building or the character and appearance of the Conservation Area. It is assumed that development opportunities would be focused on modern or substantially compromised components or spaces.

5.8 Statement of significance

- i) **Evidential Value.** This is essentially a test of the potential of the place to yield primary evidence about past human activity. The existing building has been determined to be of no evidential value as it is a modest example of a common type of commercial unit much altered to accommodate new media and commercial uses. The building is essentially a remnant workshop and office.
- ii) As noted above, the site has been subject a series of re-developments during the C19 and C20th. Therefore, it is likely that the evidence of previous site occupation and use will be modest. The evidential value of the site is thus considered to be **moderate to low**. It is assumed that the redevelopment of the site will require a proportionate archaeological investigation, following demolition of the rear of the existing building.
- iii) **Historical value.** This issue relates to the ways in which the present can be connected through a place to past people, events and aspects of life. As described above the site has been through a lengthy period of development and is associated with a Silk Finishing works and warehouse use. However, the use of the site has always remained peripheral to both the dominant development of the street, from its original residential use to the later industrial development of the area. The late-C19 use as a warehouse appears to have been an extension of the established Soda Water manufactory use established further along Atkinson Street. This use was superseded by its use as warehousing and latterly car components sales.
- iv) The building complex was further changed as new uses required its adaption to accommodate new requirements. In common with much of the built fabric of the conservation area, Invicta House has been adapted and altered during its lifetime. The conservation area was designated to enclose part of the commercial core and grandeur of the city centre, and is focused on the Deansgate and Peter Street frontages, with enclosing side streets generally presenting more modest use, as defined by the architectural expression. These include more intact and cohesive former warehouse and workshop units which have been subject to less alteration than Invicta House. The surviving form of Invicta House is thus of limited historical value as a compromised and much-altered component of its particular streetscape.
- v) The history of the site is thus one of constant evolution, typical of this area of the city, which transformed from a C18th suburb of upmarket residences to a cramped industrial area and latterly office and commercial uses. This is not considered to be particularly remarkable in the context of Manchester, or have a major influence on the economic or social development of the City. While it is acknowledged that buildings do not need to be remarkable to be of historical interest, they are required to exhibit some special characteristics in terms of their architectural or historic interest in order to make a defining or substantially positive contribution to the character of the designated heritage asset (i.e the Deansgate / Peter Street Conservation Area).
- vi) The surviving components of the Invicta House site are physically compromised and not associated with any notable persons or events which influenced the evolution of the character of this part of the conservation area. Consequently, Invicta House is considered to be of **low historical value** as a component of the city centre and conservation area.

- vii) **Aesthetic value.** This value focuses on the ways in which people derive sensory and intellectual stimulation from a place or building. It relies substantially on the authenticity of the surviving design features, as well as the coherence of the design concept.
- viii) It has been demonstrated above that the building is a much-altered, modest example of late C19th and early-C20th commercial development. The majority and volume of the building is deemed to be limited architectural interest, with only the façade retains some modest architectural design expression and acts as the terminus to local views along Little Quay Street. The building is dwarfed by the adjacent listed buildings and so remains a modest contributor to the streetscape.
- ix) The impact of the simple architectural expression is further eroded by substantial alteration, including the alteration of entrances and the complete change to the fenestration pattern.
- x) The building group as a whole is not an example of the work of noted designer. The later-added 1900 façade to Atkinson Street is minor example of the work of a local architectural practice (Darbyshire & Smith), but this was essentially a re-facing of the earlier complex and this frontage was also altered in the post-WWII period. The façade is of unremarkable design, which benefits from its location at the head of Little Quay Street and as an interlude in views along Atkinson Street. The impact of Invicta House on the setting of the adjacent Sunlight House is relatively anonymous, as the building is dominated by its landmark scale neighbour.
- xi) The interior of the building has been comprehensively altered, due to changes of use and post-war reconstruction and consequently does not retain any examples of fine craftsmanship. Thus the existing building is considered to be of **low aesthetic value** as a whole, although the façade retains some significance as a streetscape contributor.
- xii) **Communal value.** This relates to the meanings of a particular place for the people who relate to it, and whose collective experience or memory it holds. Despite the long associations of the site with industrial commercial uses, the building does not embody any notable associations as a functional workspace or as a contributor to the social and economic life of Manchester city centre. Thus the existing building is considered to be of **low communal value**.

6. Contextual Design



6 CONTEXTUAL DESIGN

6.1 Introduction

- i) The NPPF (2012) and the associated Planning Practice Guide (2014) emphasise the need for a thorough understanding of the significance of Heritage Assets, to form the basis for the assessment of any development impact.
- ii) Given the modest status of the site components, it has been established in accordance with national and local planning policy, that the development's focus on the preservation of the façade only Invicta House (as a minor component of the Deansgate/Peter Conservation Area) is appropriate.
- iii) The design objective must, therefore, be to minimise any potential negative impact on the adjacent significant heritage assets, and ensure that the overall impact is appropriately balanced to achieve a demonstrably positive outcome.
- iv) The significance appraisal has informed the following guiding design principles. These have influenced the design solution, which has been tailored to meet the identified sensitivity of Invicta House to determine the extent of change that the subject site can absorb without eroding its modest significance.

6.2 Development design parameters

- i) Fundamentally, it is important that the proposed development complements the distinctly industrial aesthetic and the historic features of the former warehouse and its context. In addition, the proposed new development must meet the Council's objective of preserving or, where possible, enhancing the historic environment, including the architectural character, setting and accessibility of listed buildings,
- ii) Thus, it is considered important to retain the historic building line along Atkinson Street providing coherence to the streetscape. The current building line results from the re-facing of the former mill complex in the early C20th to create a frontage to Atkinson Street during its conversion to warehouse and office use. The development will need to retain this alignment of the building to the back of the pavement in order to enhance the most significant part of the site.
- iii) Overall the re-development will need to demonstrably support the regeneration of the Deansgate/Peter Street Conservation Area and the wider Spinningfields area. Therefore, the new development should maintain an active frontage at street-level to Atkinson Street, enlivening the wider public realm along Little Quay Street.
- iv) The key design objectives for the new development, are therefore, to address the following design issues.
 - a) The development should broadly remain within the existing site footprint, as defined to the south by Atkinson Street, the north by Tivoli Street and west by Scott Place.
 - b) Particular respect needs to be given to the height and established dominance of the adjacent buildings, especially to maintain the expression of the streetscape

relationship with the adjacent grade-II listed Sunlight House to ensure it continues to visually dominate Atkinson Street and Little Quay Street.

- c) Emphasis needs to be given to the elevation proportions and rhythms, differentiating between the ground floor, middle and top of the building in order to create interest and a varied skyline.
- d) Vertically proportioned windows, set back from the façade, will assist in harmonising the proportions of elevations within the historical context, creating movement in the facades.
- e) It is important to create well-articulated entrances at street-level.
- f) The presence of signs and canopies etc. should be designed and positioned so as not to compete with the architectural details and features of the building's context.
- g) The design, rhythm of fenestration and openings, choice of finishes materials of the proposed building should broadly complement the existing, contemporary architectural character of the area.
- h) The new build element should be subservient to the expression of the designated heritage assets in the immediacy (particularly the grade-II listed Sunlight House) and retain the façade to Atkinson Street. Whilst reinterpretation of the stylistic cues given by the retained façade could result in successful expressions of contemporary design. Nevertheless pastiche architecture, heavily and directly influenced by old building styles should be avoided.
- i) The historic precedent for the use of materials, colours and textures, such as brick and stone should be considered. The employment of similar materials, albeit in a modern manner, should be adopted.
- j) The colour of the facing materials is particularly important as the proposed materials must avoid conflict with other nearby buildings.
- k) The new-build design should take account of the whole area, including views from Deansgate across the roofscape, to preserve and enhance the character of the Conservation Area.
- l) The design form should be demonstrably tailored to the site rather than adopting a design which could be located anywhere in the City, or any other city.
- m) The cumulative result of the development should express an architectural coherence and a clear vitality of its own, so as to minimise any physical and visual harm to the character and appearance of the adjacent designated heritage assets.

7. Heritage Impact



7 HERITAGE IMPACT ASSESSMENT

7.1 Scope of physical impact.

- i) This assessment of the proposal's Heritage Impact is intended to support the current planning application to develop a hotel. The significance assessment has influenced the design development to ensure that the proposal meets local and national planning expectations. The impact assessment is informed by the understanding of the modest heritage significance of the site components as set out above. It identifies the impact of the proposed development on the character and appearance of the Deansgate/Peter Street Conservation Area, and the setting of the adjacent listed buildings.
- ii) The key purpose of the impact assessment is to allow a proper understanding of whether, and to what extent, the proposed development balances the degree of change brought about by the proposals against the public benefits of the proposal (including delivery of a sustainable use which meets the broad regeneration and conservation objectives of Manchester City Council). The assessment is carried out in the context of the statutory duties as outlined in explained in 2.1 of this report. The basic objective is to provide the evidence to facilitate clear, transparent and practical planning decisions by Manchester City Council.
- iii) The assessment of the degree of impact has regard to the need for considerable and proportionate weight to be placed on any findings of harm to the setting of identified listed buildings, or the character or appearance of the Deansgate/Peter Street Conservation Area. The methodology used for the appraisal of impact on listed buildings or conservation areas is a synthesis of the Historic England guidance set out in "*Conservation Principles*", 2008 and their 2015 guidance on "Setting" (noting that a 2017 update of the latter is currently in the consultation process).
- iv) The development will effectively involve the clearance of the part of the Invicta House site which is behind the Atkinson Street facade, and the erection of a new landmark scale building. The principle for this development approach was established by the previous development proposal (reference:111302/FO/2016/C1). This impact assessment, therefore, considers how the architectural form of the proposed hotel development similarly avoids/minimises any compromise of heritage significance, by responding positively to the characteristics of the particular place.
- v) Table 4 describes the **physical impact** of the proposed development on the integrity and authenticity of the heritage assets (and/or their significant components) simply measured as follows:

Table 4: Measurement of physical impact.	
Adverse.	Where the degree of physical impact would result in an appreciable <i>negative material change</i> to the values of an identified heritage asset.
Neutral	Where the degree of physical impact would result in <i>no material change</i> to the values of an identified heritage asset.
Beneficial.	Where the degree of physical impact would result in an appreciable <i>positive material change, or enhancement</i> of the values of an identified heritage asset.

Mitigation measures will normally be identified in the development proposals, to reduce or balance any potential harm to the heritage assets.

- vi) The below **Table 5** outlines the **scale of the overall impact** of the proposed works on the significance of the heritage assets, which is evaluated as follows.

Table 5. Scale of the overall impact.	
Imperceptible.	These are where the changes <i>do not affect</i> the character or special interest of the heritage assets to any appreciable level.
Minor.	These are changes that only make a <i>small difference</i> to the ability to appreciate the Deansgate/Peter Street Conservation Area, or the setting of adjacent listed buildings (i.e the designated heritage assets), and may be either adverse or beneficial. Such changes will impact on components which are of modest significance and sensitivity which are exposed to change of a slight to minor magnitude.
Moderate.	These will be changes which make an <i>appreciable difference</i> to the ability to understand the heritage assets or their setting, either adverse or beneficial. Such changes will impact on components of moderate significance and sensitivity which are exposed to alteration of a large magnitude, or highly sensitive receptors exposed to change of a minor magnitude
Substantial.	These will be <i>fundamental changes</i> in the appreciation of the adjacent heritage asset, or its setting, either adverse or beneficial. A substantial impact may be defined as the result of highly sensitive components, exposed to change of a large magnitude.

- vii) The over-arching aim of the proposed development is to ensure that the hotel scheme avoids any unmitigated negative impact on the significant components of the streetscape, and contributes to the enhancement of the Deansgate/ Peter Street Conservation Area as a whole, in accordance with the requirements of both national and local planning policy.

7.2 The proposed development.

- i) The application seeks permission for an 9-storey hotel development, set behind a retained existing elevation of the existing Invicta House building. The description of development is as follows:

'Redevelopment of Invicta House for Use Class C1 hotel development comprising 145no. guestrooms, with ground floor ancillary facilities. Partial demolition of existing building with retention and refurbishment of main facade and erection of eight storey building (Use Class C1) to the rear.'

- ii) Thus, the development seeks to retain the main two facades facing Atkinson Street and Scott Place, while removing the main volume of the buildings, as shown below. This requires the demolition of the majority of the building's less-significant mass, retaining only the Atkinson Street elevation and the gable return to Scott Place.
- iii) The development will alter, consolidate and retain the main façade which dates from around 1900, along with the much-altered gable to Scott Place. The Atkinson Street frontage is to be remodelled retaining the depth and elevation proportions of the existing building, with the new-build component extending from Tivoli Street at the back of the existing surface car-park into the retained façade. The roof structure will be remodelled, retaining the existing painted stone, gable parapets, but concealing a flat roof.
- iv) The gable facing Scott Place will be consolidated and retained, capped with a new stone coping, with the elevation re-modelled to form the main entrance from Scott Place. A new pedestrian access is formed from Tivoli Street and outdoor seating to Scott Place.

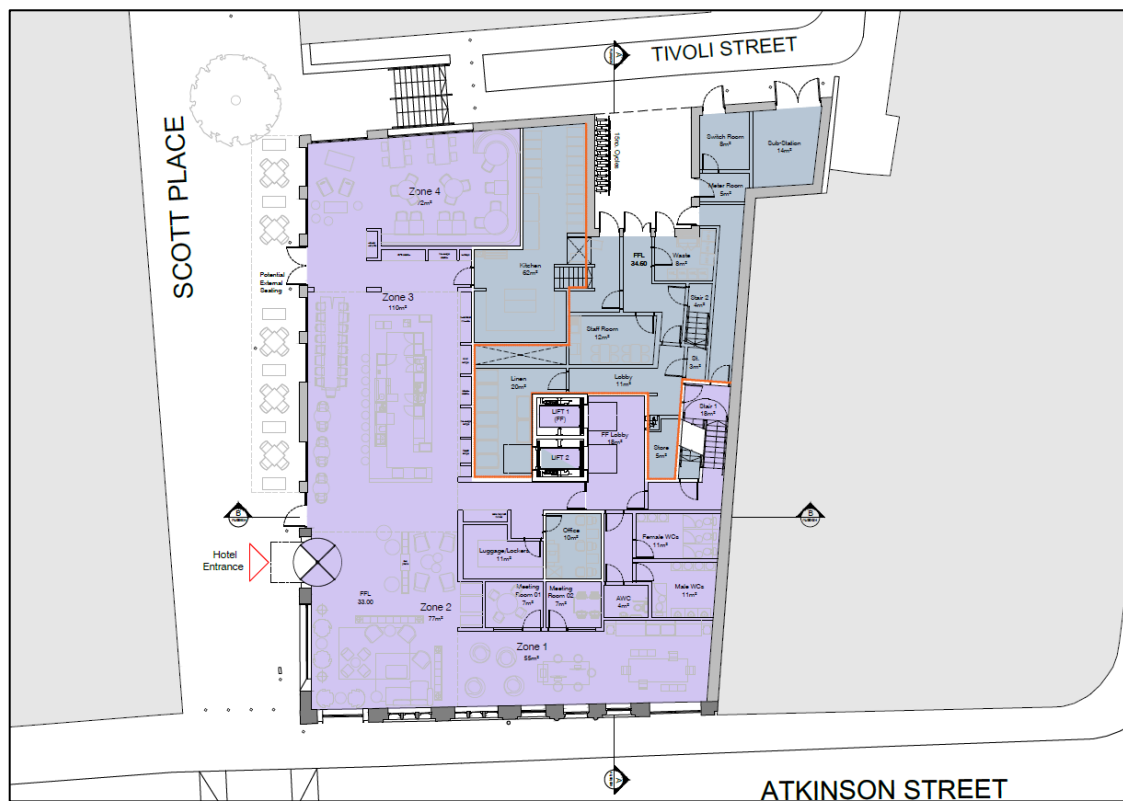


Fig 38. The proposed ground-floor plan, showing the retained façade and relocated entrance. Extract from ICA Architects Ground Floor Plan, Drg. No.: 781 / PL(00)011.

- v) Reference should be made to the plans and drawings presented by ICA architects, and their Design & Access Statement.



Fig 39. Indicative view from Atkinson Street, looking east showing the retained façade.



Fig 40. Indicative view of Scot Place and Tivoli Street, both animated by street-level/external activity.

7.3 Physical impact assessment.

- i) The physical impact on Invicta House will result in the demolition of the much-altered and compromised components of the building while retaining those of some significance (the main façade and the return to Scott Place).
- ii) The proposed development will then cover the existing site with a new hotel building, removing the surface car-park which detracts from the character of Spinningfields and animating both Tivoli Street and Scott Place. Tivoli Street would then be connected to Scott Place to provide a pedestrian access.
- iii) The gable and main Atkinson Street façade will be retained by the development, as well as the gable return to Scott Place.



Fig. 41: Extract from Drg. L(01) 100_Rev.P2A. The proposed partial demolition (in red) of Invicta House.

- iv) The demolition of the rear volume of the existing building group will facilitate the proposed hotel development, which is designed to support the retained facades. The proposal will integrate the significant parts of the existing building into the new development, and retain the streetscape enclosure and character of Atkinson Street.
- v) The impact will be a fundamental physical change to the much-altered Invicta House. However, the two elevations which contribute to street-views within the conservation area will be retained, and the development will remove an existing detractor.
- vi) The demolition and the redevelopment will only make a small difference to the character of the Deansgate/Peter Conservation Area (i.e the designated heritage asset), as the components of the rear volume are of low and/or no significance and currently enclosed behind the retained façade. The Atkinson Street façade and the gable to Scott Place are retained and will make a positive contribution to the streetscape of this part of the conservation area (and the wider Spinningfields area).
- vii) The physical impact of the development is, therefore, considered to be moderate adverse. This is because, despite the loss of the rear volume, the changes will only make a small difference to the ability to appreciate the character and appearance of the

Deansgate/Peter Street Conservation Area, or the setting of adjacent listed buildings (i.e. the designated heritage assets). The physical changes will impact on components which are of modest significance and sensitivity which are exposed to change of a large magnitude.

- viii) The development will require some alteration to the retained Atkinson Street façade. The alterations are essentially the same as those previously approved in November 2016 (ref- 111302/FO/2016/C1), although the access is now relocated to Scott Place. The proposed alterations involve the adaptation of a previously-altered window opening on the west end (left hand side of illustration) of the elevation (see Fig 42 below). The existing cills will be lowered to ground level to create a direct, level access into the entrance lobby. In addition the existing, narrow door-opening, which is accessed via steep steps, will be retained as a glazed opening (as previously consented).

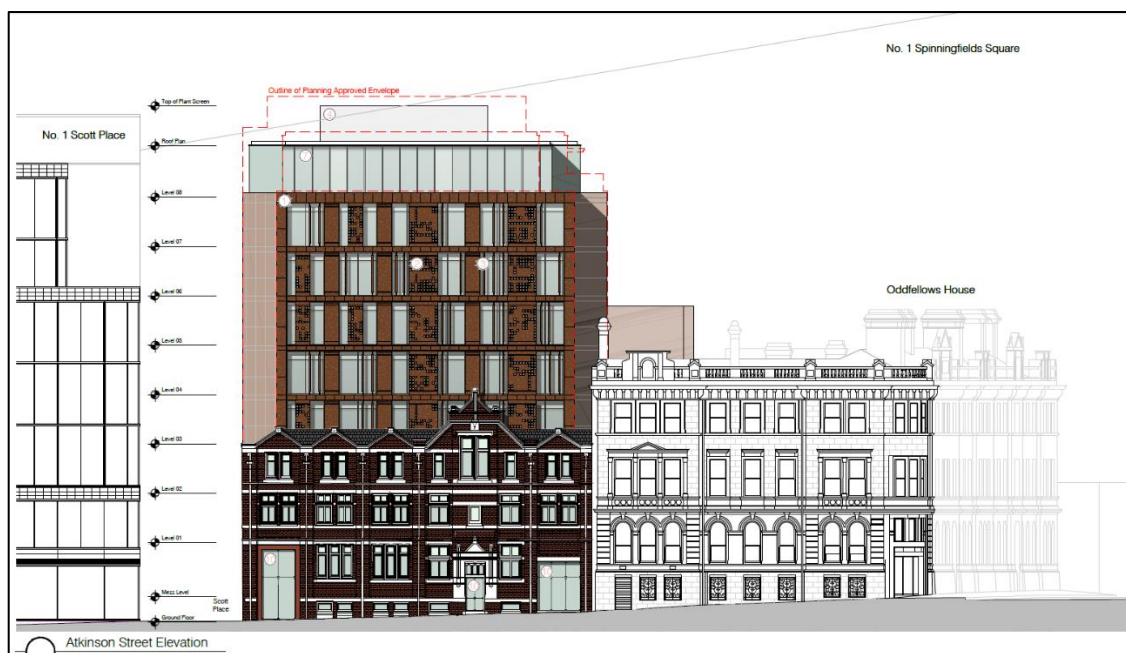


Fig 42: The alterations to the Atkinson Street will modify previously altered opening, while retaining the rhythm and character of the façade and streetscape (above extract from ICA Architect's drg.no.:781 PL(00)040, Proposed Elevations).

- ix) The impact of the alterations to the façade will result in some change to its architectural significance, as the alterations will make an appreciable difference to the retained façade. The material alterations will be balanced by the increased pedestrian accessibility of Scott Place and the potential for direct views into the building from Atkinson Street, affording views of the active internal spaces. However, despite the interventions to the façade the coherence and fundamental architectural expression of the elevation will remain readable.
- x) Thus, the moderately adverse impact on the retained facade is balanced by the benefits of securing an active pedestrian entrance onto Scott Place. In these terms, the moderate adverse physical impact on the retained façade is justified and partially mitigated by the public benefit of accessibility of the frontage.

- xi) The proposed alterations of the Scott Place gable will insert a tall, glazed opening into the gable to become the main hotel entrance from Scott Place, as well as long horizontal window. These openings will require precision cutting of the much-altered, common brickwork, with the edges then clad with a moulded, textured steel to protect the edge of the openings and enhance the door-jambs and cill.
- xii) The brick gable was embedded in a three-storey property until the 1980s (see Fig 26 above). The proposal will also remove the pike from the gable.
- xiii) The alterations to the gable will have a moderately adverse impact as they will result in change which will make an appreciable difference to the retained gable. This is a component of low significance and sensitivity (see plans above section 5.6 and section 4), which was attached to an industrial building until the re-development of Spinningfields. The artificially exposed, common-brick gable will be subject to alteration of a relatively large magnitude, by inserting the entrance and window and removing the pike. The physical impact on the gable is justified by the relatively low significance of the component and the contribution the alterations will make to the animation of Scott Place.
- xiv) In common with the previously approved development (Ref: 111302/FO/2016/C1), the removal of the rear volume will also result in the loss of the existing shallow roof slope which is located behind the gables on the parapet. The design of the façade partially screens the existing roof slope, with the visual focus evidently on the red-brick and white-painted gables. The loss of the existing roof structure and ridge-line will have a moderate adverse impact as the changes which make an appreciable difference to the façade by removing its backcloth. The retained faced will be supported by the replacement roof upstand which will reflect the form of the roof, as shown on the ICA Architects' elevation drawing no.: 781 PL(00)041 (see Fig 43 below).



Fig 43: The altered gable to Scott Place - Extract from ICA Architects' drawing no.: 781 PL(00)041

- xv) Thus, in these terms, the development will result in a moderate adverse physical impact on the fabric and appearance of the Scott Place façade, while maintaining its enclosure of Atkinson Street and Scott Place.

7.4 Impact on the setting of the adjacent listed buildings.

- i) Historic England's 2015 guidance on the assessment of impact on *Setting* has been used to assess the impact on the adjacent designated heritage assets. A revised version of the guidance is currently subject to consultation with the expectation of being published in 2017. However, the methodology proposed in the revised guidance is essentially that used in the adopted 2015 guidance. The methodology uses a process 'stepped tests' to evaluate impact as follows:
 - Step 1: identification of which heritage assets and how their settings are affected (see sections 3,4,5 above which describes the enclosing heritage assets and summarises their existing relationship with Invicta House in Table 1 and Table 2).
 - Step 2: assessment of whether, how and to what degree the defined settings make a contribution to the significance of the identified heritage assets (see Section 3 above).
 - Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance of the identified heritage assets (this section, informed by sections 3,4,5, and 6).
 - Step 4: explore the way to maximise enhancement and avoid or minimise harm
 - Step 5: make and document the decision and monitor outcomes.
- ii) The cumulative impact of the development discussed above can thus be summarised using the following table as a check-list (derived from **Step 3** of the 2015 Setting Guidance) which identifies attributes relevant to the Invicta House site which help reveal its particular contribution to the setting of the immediately adjacent listed buildings.
- iii) The following **Table 6** is a (non-exhaustive) check-list of the potential attributes of the proposed hotel development as it would affect the appreciation of the heritage values of the adjacent heritage assets (i.e their Setting). This table/methodology is derived from Historic England's 2015 guidance which has the specific purpose of aiming to "elucidate" the implications of a development on the significance of the adjacent listed buildings (i.e Sunlight House, Royal London House, and 184-186 Deansgate). The conclusions are framed respectively in the terminology set out in paragraphs 7.1v **Table 4** and 7.1vi **Table 5** above for the sake of consistency.

Table 6: Criteria tests in Historic England's Assessment Step 3: Assessing the effect of the proposed development on setting.	Impact of the proposed development on the setting of the adjacent heritage assets. <i>(see also para.s: 7.1.v Table 4 and 7.1 vi Table 5 above).</i>
Location and siting of development?	The development is located to the rear of Royal London House, and 184-186 Deansgate which are both focused on Deansgate. The proposed hotel development will have no demonstrable negative impact on their street-frontages and will result in no harm to the appreciation of these designated heritage assets.

	The existing building is dominated by Sunlight House along Little Quay Street. The development will retain this dominance and continue to defer to the monumental scale of Sunlight House. Invicta House was designed to be an interval in a narrow streetscape, which has become visually dominated by the adjacent buildings and is located in the background of the townscape and the setting of the adjacent listed buildings. The hotel development will thus cause no demonstrable harm to the setting of the adjacent listed buildings in these terms. Conclusion: <i>the effect of the development on the setting of identified heritage assets, resulting from its location and siting will be neutral / imperceptible.</i>
Proximity to asset?	The proposed hotel development removes a void at the heart of the conservation area and maintains the existing frontage to Atkinson Street. Despite the increased scale of the new-build component and its proximity to three listed buildings, the development avoids inappropriate intrusion into their streetscape views. The hotel design thus avoids any loss of appreciation of these frontage buildings and maintains the primacy of the heritage assets in this part of the conservation area. The development impact will thus be minimal and will not cause any demonstrable harm to the setting of the adjacent listed buildings. Conclusion: <i>the effect of the development on the setting of identified heritage assets resulting from the proximity of the new hotel will be neutral / imperceptible.</i>
Degree to which location will physically or visually isolate the designated heritage asset?	The proposed development will retain the tightly grained character of this part of the conservation area, which forms the setting of the adjacent listed buildings. Conclusion: <i>the development will not isolate the adjacent listed buildings and thus will have no impact on the setting of the identified</i>

	<i>heritage assets. The impact will thus be neutral / imperceptible.</i>
Position in relation to key views?	The scale and design of the proposed development of the hotel ensures that it will have a minimal impact on the key views along Little Quay Street, Atkinson Street or Deansgate (see also Key Views 1-6 below). In addition, the proposed hotel will enhance views along the newly created Scott Place and Tivoli Street. The cumulative development impact will thus be positive as it will animate the side streets, and will not cause any demonstrable harm to the setting of the adjacent listed buildings in these terms. Conclusion: <i>the effect of the development on the key views of the identified heritage assets will be beneficial / minor.</i>
The form and appearance of the development?	The form, colour and elevation texture of the proposed new-build component has been designed to be carefully contextual, reflecting the architectural rhythms of its eclectic context. The range of building colours and textures are expressed by the contrasting materials of the Portland Stone of Sunlight House, the red-brick of the former court house, and the pressed steel of the C21st Mediacom building. The proposed new-build component will project above the retained c1900, red-brick façade and its early common-brick gable, but is clearly read as the backdrop to the appearance of Invicta House from Little Quay Street. The new build component will be read as contemporary addition to the Spinningfields group from Hardman Street and will thus be integrated as a positive contemporary addition to tightly-grained city centre context. The form and appearance of the proposed hotel development thus avoids any visual competition or distraction from the setting of the adjacent listed buildings in these terms. Conclusion: <i>the effect of the form and appearance of the development on the setting of the identified heritage assets will be neutral / imperceptible.</i>

Prominence, dominance, or conspicuousness?	The scale and mass of the newbuilding has been designed to ensure that it is carefully integrated into the diverse Deansgate / Peter Street Conservation Area, which includes parts of the Spinningfields development. The hotel development will animate the streetscape along Scott Place, Atkinson Street and partially open access to Tivoli Street, but will make no substantial difference to the appreciation of the adjacent listed buildings on Little Quay Street or Deansgate. The development impact will thus avoid dominating the listed buildings and will not cause any demonstrable harm to the setting of the adjacent listed buildings in these terms. Conclusion: <i>the effect of the development on the prominence and setting of identified heritage assets will be neutral / imperceptible.</i>
Competition with or distraction from the asset?	The development will be set in the background of all the views of the adjacent listed buildings, and will have no intrusive impact on any of the key views of these designated heritage assets which currently dominate Invicta House. The proposed development will retain this deferential characteristic along Atkinson Street, and thus avoid any visual distraction, or demonstrable harm to the setting of the adjacent listed buildings. Conclusion: <i>the proposed hotel development will not visually compete with the adjacent listed buildings. Therefore, in these terms, the effect on their setting of identified heritage sets will be neutral / imperceptible.</i>
Dimensions, scale and massing?	The scale and mass have been designed to sit comfortably within its conservation area context, without attempting to dominate any views of its listed neighbours. The increased scale of the hotel's new-build element will or enhance its prominence along Scott Place, particularly by animating this pedestrian street. The new-build component will be rise above the rear of the adjacent court-house building but will be only glimpsed from the public realm in the background to the listed building. The

	new hotel will continue to be dominated by Sunlight House and Royal London House from Little Quay Street and Atkinson Street. The development impact will thus be more prominent from Scott Place but its dimensions, scale and mass will avoid dominating the listed buildings. In these terms the development will not cause any demonstrable harm to the setting of the adjacent listed buildings, while the enclosure Conclusion: <i>the impact of the proposed development's scale and mass on the appreciation of the identified heritage assets will be neutral / minor.</i>
Proportions?	The proportions of the hotel development component have been designed to be carefully contextual, and defer to the architectural rhythms and proportions of the Deansgate / Peter Street Conservation Area and Spinningfields context. The proposed hotel scheme thus carefully integrates the retained façade with the contemporary development to become its key frontage. The development is considered to complement the scale and proportions of its context, while its proportions will avoid any jarring juxtaposition with the listed buildings. It will thus will not cause any demonstrable harm to the setting of the adjacent listed buildings in these terms. Conclusion: <i>the effect of the proposed development's proportions on the setting of the identified heritage assets will be neutral / minor.</i>
Materials (texture, colour, reflectiveness, etc)?	The form, colour and elevation texture of the new build component has been designed to be carefully contextual, reflecting the architectural rhythms of its context (including the retained façade) while presenting a positive contemporary addition to the town centre. The views of the proposed development demonstrate that its materials are appropriate to its conservation area location, and avoid any jarring contrast with the enclosing listed buildings. It will thus will not cause any

	demonstrable harm to the setting of the adjacent listed buildings in these terms. Conclusion: <i>the materials proposed for the hotel development will complement its context and thus have a beneficial / minor impact on the setting of the identified heritage assets.</i>
Architectural style or design?	The proposed office building will present a positive contemporary addition to the Spinningfields area, removing an unfortunate void (car-park) and carefully retaining the significant frontage component, while deferring to the adjacent landmark-scale listed buildings. The architectural form is driven by the integration of the retained façade and the relationship with the enclosing listed and contemporary buildings. The design retains the Atkinson Street frontage and will avoid any jarring architectural contrast with the enclosing heritage assets. The new-build component is intended to complement the contemporary form of its context. The design thus retains the most significant parts of the existing Invicta House building and uses the focus on Scott Place to better animate this part of the conservation area. The design will cause no demonstrable harm to the setting of the adjacent listed buildings. Conclusion: <i>the effect of the design of the proposed development on the setting of the identified heritage assets will be complementary and have beneficial / minor impact.</i>
Introduction of movement or activity?	The proposed entrance to the hotel from Scott Place will generate increased activity in this side-street at the junction with Little Quay Street. The glazed openings into the hotel from Atkinson Street will also enhance the focus on the activity generated by the hotel. The result will be to add further vitality to this part of the Deansgate/Peter Street Conservation Area, without any compromise of its commercial character, or the appreciation of the adjacent listed buildings.

	The development will thus will not cause any demonstrable harm to the setting of the adjacent listed buildings in these terms. Conclusion: <i>the cumulative effect of the activity and movement generated by the hotel development on the setting and character of identified heritage assets will be beneficial / minor.</i>
Change to built surroundings and spaces?	The proposed hotel use will facilitate enhanced use of the newly created Scott Place, Tivoli Street and Atkinson Street, better connecting with the pedestrian environment, while tightening the grain of the area. The new build block will clearly add a considerable volume to the vacant space but has been designed to reflect both the contemporary development of Spinningfields and retain the Atkinson Street frontage. The change to the urban context would be thus complementary and appropriate and will not cause any demonstrable harm to the setting of the adjacent listed buildings in these terms. Conclusion: <i>the effect of the proposed hotel on the character of its context and the setting of the identified heritage assets will be beneficial / minor.</i>
Change to skyline?	The new-build component will be viewed above the retained Invicta House façade, but will have no substantial impact on the setting or appreciation of the adjacent listed buildings. The partial retention of the depth of the frontage block helps limit the projection of the block into views along Little Quay Street. When viewed from Deansgate (see key views below) the new building component will form a part of a busy composition at the rear of the former courthouse, without appearing intrusive. The proposed change to the complex urban skyline at the rear of 184–186 Deansgate would thus be modest and will not cause any demonstrable harm to the appreciation of the adjacent listed buildings in the foreground.

	The skyline would continue to be dominated by the monumental presence of Sunlight House in the background of the view. Conclusion: <i>the effect of the proposed development on the skyline and thus the setting of the identified heritage assets will be neutral / imperceptible.</i>
Change to general character (e.g. suburbanising or industrialising)?	The proposed hotel development will complement the diverse character of its context. The removal of the surface car-park and void at the heart of the densely developed Deansgate / Peter Street Conservation Area (which incorporates parts of Spinningfields) will enhance the grain of this commercial area, while also improving the pedestrian use of the two side streets (Scott Place and Atkinson Street). The retention of the Atkinson Street façade will limit the change to the character of Atkinson Street (as a component of the conservation area) while avoiding any negative imposition on the adjoining listed buildings. The change to the setting of the adjoining listed building and the commercial character of the conservation area will be negligible. The change to the complex urban character of this part of the historic environment resulting from the proposed hotel development will thus be managed, proportionate and appropriately positive. In these terms, the change will not cause any demonstrable harm to the setting of the adjacent listed buildings. Conclusion: <i>the effect of the development on the general characteristic of this part of the conservation area, and the setting of the identified heritage assets will be beneficial / minor.</i>
Longer term or consequential effects of the development?	The positive investment to create a new hotel in the heart of the conservation area (and city centre) will help strengthen the economic focus of the area. The changes to the fabric of the conservation area are considered to be appropriate, and should not result in any long-term negative consequences for the setting of the adjoining listed buildings.

	The change will thus neither threaten nor cause any foreseeable long-term harm to the setting of the heritage assets. Conclusion: <i>the long-term effect of the hotel development on the character and/or setting of identified heritage assets will be neutral / imperceptible.</i>
Economic and social viability?	The proposed hotel development will neither threaten nor cause any demonstrable harm to the economic or social viability of the adjacent listed buildings (or the conservation area). The increased social activity resulting from the development should result in enhanced activity in this part of the conservation area. Conclusion: <i>the economic effect of the hotel development on the vitality of the streetscape and thus the economic setting of identified heritage assets will be beneficial / minor as it offers the potential to stimulate further investment in the area's heritage assets.</i>

- iv) Therefore, using the above tests (as encouraged by Historic England), it is revealed that the cumulative impact of the development (as described in Table 6 above) will overall have a **beneficial, although minor physical impact** on the *setting* of the adjacent heritage assets, and the character and appearance of the Deansgate / Peter Street Conservation Area.
- v) However, as noted above, Section 66(1) of the 1990 Act does not make a distinction between substantial impacts or lesser ones. Instead it places a general duty on the City Council as respects listed buildings in the exercise of its planning functions to, “*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*” and therefore to give considerable importance and weight to any identified harm in determining the planning application. The relatively modest but positive impact of the proposed development on the identified heritage assets must, therefore, be considered in the context of Paragraph 134 of the NPPF 2012.
- vi) The following visual impact assessment further considers the impact of the proposed development on the wider character and appearance of the Deansgate / Peter Street Conservation Area.

7.5 Visual Impact Assessment

- i) The following assessment aims to: appraise the heritage significance of identified views and the potential visual impact of the proposed development on the above identified individual assets, as well as the townscape as a whole.
- ii) The Visual Impact Assessment (VIA) utilises the guidance and evaluation criteria set out in English Heritage's, *"The Setting of Heritage Assets"* (2015) and adapts the methodology outlined in their document, *"Seeing the History in the View: A Method for Assessing Heritage Significance Within Views"* (May 2011). These guidance documents are proposed to be merged into a single advisory document by Historic England, entitled, *"Good Practice Advice in Planning Note 3, Settings and Views of Heritage Assets"* (2017).
- iii) It is important to note the guidance in Paragraph 2 of Historic England's 2017 Consultation draft of, *"Settings and Views of Heritage Assets"* that the assessment information should be objective but, **"no more than is necessary to reach an informed decision"** and crucially, **"proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets"**.
- iv) The below assessment criteria, therefore, utilises the 2017 methodology recommended by Historic England to determine overall visual impact, identifying the importance of the assets and the proposed development's impact on the view.
- v) The detailed visual appraisal of the impact of proposed development has been made using photomontage *"verified view"* perspectives. A description of the baseline is provided to identify the importance of the assets and the view.
- vi) 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 designated listed buildings (i.e the designated heritage assets). The purpose is to evaluate the comparative visual impact likely to result from the proposed development, focusing on these identified heritage assets.
- vii) Key view-points were established with the key stakeholders and maintain the views considered in the previously consented development (ref; 111302/FO/2016/C1), following an analysis of the baseline conditions and the zones of visual impact.
- viii) The value/importance of individual heritage assets identified within the view, and the value/ importance of the view as a whole, are measured as being: high, moderate, or low in accordance with the May 2017 guidance.
- ix) **It is important to note that**, in accordance with Historic England's guidance, the measurement being considered below is the visual impact on the heritage values of defined assets. A change to the composition of the view may not affect such heritage values, and thus **change does not necessarily equate to either harm or benefit**.

7.5a VIA – Comparative value of the view.

- i) **The comparative value of the view** as a whole is determined by means of: its designated status, overall heritage significance in the view, and the extent to which the view exhibits a number of heritage assets seen in combination.
- ii) The value of such views are defined in the above Historic England guidance and in this analysis as follows :

Table 7.5a Comparative heritage value of the view	
Relative value of the view as a contributor to heritage significance.	Description/definition of heritage value.
High heritage value views	Nationally or regionally identified views, or those in a World Heritage Site management plan, or designed views within grade I or II* historic parks or gardens. They may also be accorded this status if the view contains heritage assets such as grade I or II* listed buildings which are well represented in the view.
Medium heritage value views	These are views which are likely to be of importance at the district level and maybe defined in local plans. The views will focus on heritage assets such as: grade-II listed buildings, grade-II historic parks or gardens, conservation areas, or other locally identified heritage assets whose heritage significance is well represented in the view, and which benefit from being seen in combination with each other. Medium value views may also contain grade-1 or grade-II* listed buildings where their heritage significance is clearly readable but not best represented.
Low heritage value views	These are usually associated with locally-valued views which contain heritage assets such as: grade-II listed buildings, conservation areas, or other locally identified heritage resources whose heritage significance is clearly readable, but not best represented, in this particular view.
Views of negligible or no heritage value	These are usually associated with viewpoints within the townscape in which the composition does not contain any clear views of grade-II listed buildings (where their special architectural or historic interest is well represented), or contribute to the defined character or appearance of a conservation area, or other locally identified heritage resources whose significance is best represented, in this particular view.

7.5b VIA – Assessing the magnitude of the visual impact.

- i) The comparative magnitude of the development can be evaluated using the following tests and attempts to be objective and quantifiable, as far as possible. Descriptions are given in the assessment to demonstrate the reasons for arriving at the level of impact. The extent to which heritage significance within a view may be changed or affected by the proposal, as a result of its location and/or design has also been considered.
- ii) The extent to which specific design parameters influence the impact of the proposal on the heritage significance within a view is considered to be relevant. This is because aspects of design, such as: scale, mass, silhouette, materiality, and reflectivity may impact on heritage significance within a particular view.
- iii) Impacts may be positive, imperceptible/neutral or negative. Where the proposed changes are considered to enhance the setting or appreciation of an affected heritage asset, the impact on its significance within the view will be deemed to be positive. Conversely, where the proposed development is considered to fail to sustain existing heritage values, the impact on significance within the particular view is deemed to be negative.
- iv) Therefore, the magnitude of the visual impact on the historic environment is recorded as follows:

Table 7.5b The magnitude of visual impact.	
Scale of impact.	Description / definition of visual impact.
Highly positive	where the development considerably enhances the heritage assets in the view or the view as a whole, or the ability to appreciate those values.
Moderately positive	where the development enhances to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Low positive	where the development enhances to a minor extent the heritage values of the heritage assets in the view, the view as a whole or the ability to appreciate those values.
Imperceptible	where the development does not affect the values of the heritage assets in the view the view as a whole, or the ability to appreciate those values. It will be noted that as the measurement is on the visual impact on the heritage values of defined assets. A change to the composition of the view may not affect such values and thus change does not necessarily equate to either harm or benefit.
Low negative	where the development erodes to a minor extent the heritage values of the assets in the view, or the view as a whole, or the ability to appreciate those values.

	Such <i>less-than-substantial</i> harm will need to appropriately mitigated.
<i>Moderately negative.</i>	where the development erodes to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values. Such <i>less-than-substantial</i> harm will need to demonstrably mitigated and justified by clear public benefits
<i>Highly negative</i>	where the development severely erodes the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values. <i>Substantial harm</i> of this nature, which fundamentally affects the significance of the setting should be avoided by the development proposal.

- x) The assessment of magnitude of impact attempts to be objective and quantifiable as far as possible and descriptions are given to demonstrate the reasons for arriving at the level of impact. The extent to which heritage significance within a view may be changed or affected by the proposal as a result of its location and/or design is also considered.
- xi) The extent to which specific design parameters influence the impact of the proposal on the heritage significance within a view is relevant. Aspects of design such as: scale, mass, silhouette, materiality and reflectivity may be relevant in terms of the impact on heritage significance within a particular view.

7.5c VIA – Defining the overall visual impact.

- i) The visual impact on the defined heritage assets (and heritage significance within views) will be defined by a calculation of the value of the view (as defined in Table 7.5a above) against the magnitude of the impact in heritage values (Table 7.5b). The balance of these view factors determines the overall impact of the proposed development in visual terms.
- ii) Thus, determining the **overall visual impact** simply measures the existing value of the view (i.e Table 7.5a above) against the magnitude of impact (i.e Table 7.5b above). The overall visual effect is described as: beneficial, adverse, negligible or neutral, evaluated as: a major medium, minor, or negligible effect.

Table 7.5c Defining the overall visual impact.

- 1) Visual impacts defined in the **red zone** should be assumed to amount to *Substantial Harm* to the values of designated heritage assets and thus subject to NPPF para 133.
- 2) Visual impacts defined in the **amber zone** should assumed to amount to *less-than-substantial* harm to the values of designated heritage assets and thus subject to NPPF para 134.
- 3) Visual impacts in the **blue zone** would not result in any demonstrable harm to the values of affected designated heritage assets.
- 4) Visual Impacts in the **green zone** would result in the enhancement of the values of the affected designated heritage assets.

Magnitude of impact (see Table 7.5b)	Low heritage value views. (see Table 7.5a)	Medium heritage Value views (see Table 7.5a)	High heritage Value views. (see Table 7.5a)
Highly positive	Medium beneficial	Major beneficial	Major beneficial
Moderately positive	Minor beneficial	Medium beneficial	Medium beneficial
Low positive	Negligible	Minor beneficial	Minor beneficial
Imperceptible	Neutral	Negligible	Negligible
Low negative	Negligible	Minor adverse	Minor adverse
Moderately negative.	Minor Adverse	Medium Adverse	Medium Adverse
Highly negative	Medium adverse	Major adverse	Major adverse

- iii) The design objective is to avoid any visual impacts which would result in substantial harm, as defined in the red zone of **Table 7.5c above**, as this would erode the heritage values of heritage assets in a fundamental manner and would be subject to the requirements of NPPF para 133.
- iv) Impacts defined in the amber zone should assumed to amount to less-than-substantial harm to the values of designated heritage assets and thus subject to NPPF para 134.
- v) Impacts in the green zone would enhance the values of designated heritage assets, while those in the blue zone would have a neutral impact on the heritage values of designated heritage assets.
- vi) **Mitigation.** The impact assessment, alongside the design development of the proposed scheme, is an iterative process in order to avoid harm to heritage significance of individual assets, as well the erosion of key views. Where feasible and necessary mitigation may be presented to temper or balance any negative impact upon the setting of listed buildings and the conservation area. The quality of the architectural design is not usually offered in mitigation for the erosion of heritage values, as this is assumed to be a given requirement.

7.6 Plan of key view-points

- i) The Key viewpoints assessed below evolved from discussions with the local planning authority, the design team and key stakeholders, following an analysis of the baseline conditions and assessment of the area of visual impact.
- ii) The following analysis includes indicative baseline views to be compared to the proposed views which are based on CGIs. These cover all the principal views of the development and the city centre location.

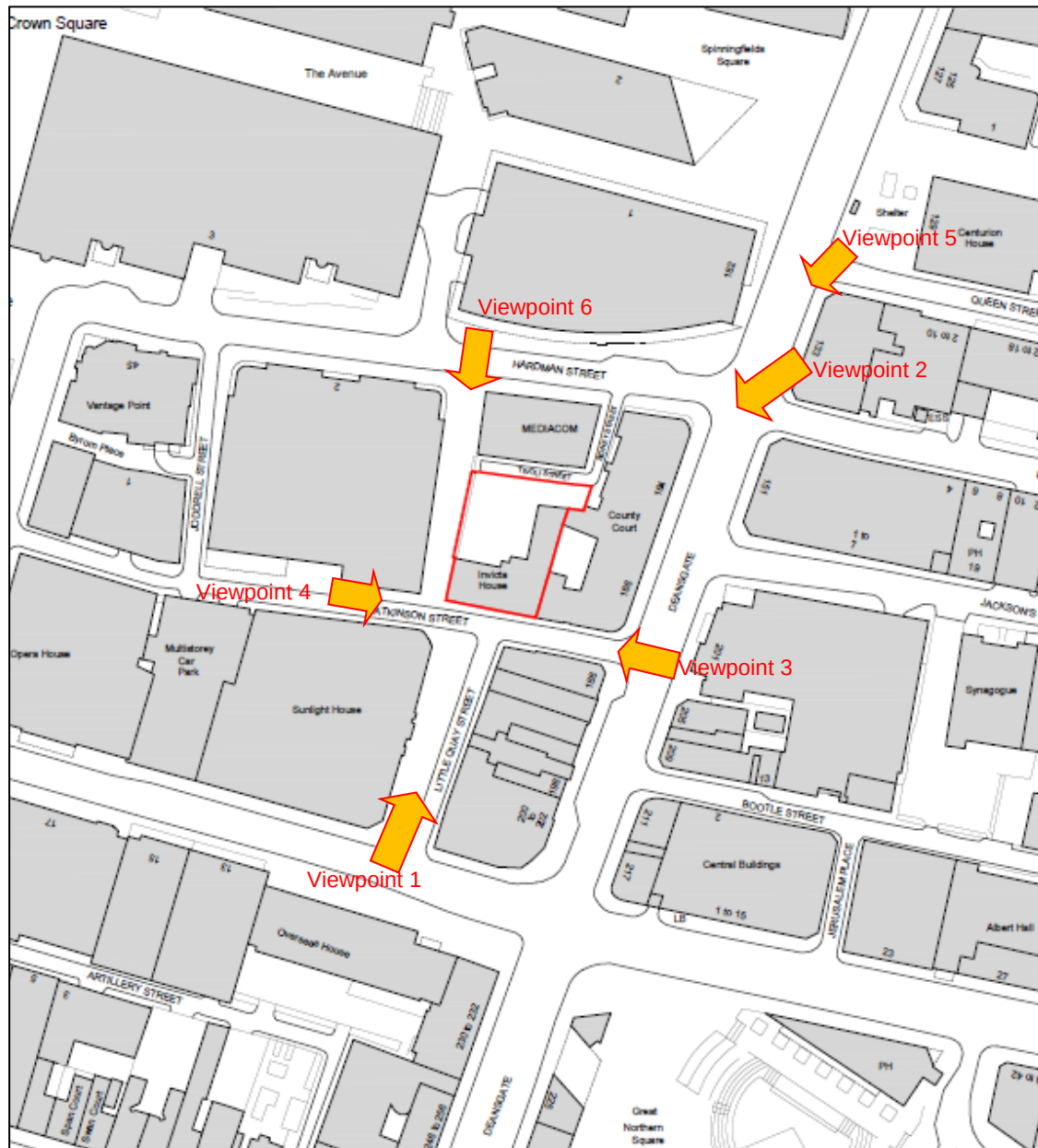


Fig 44. Location of assessed views.

View point 1 – looking north along Little Quay Street.

Baseline - viewpoint 1.

- i) This view looks north into the conservation area, from its edge along Quay Street. The view along Little Quay Street is flanked and over-looked by the landmark-scale, C19 and C20th listed buildings on both sides of the viewpoint.
- ii) The viewpoint terminates with the frontage of Invicta House at street-level, with the early-C21st glazed building clearly evident in the backdrop of the view despite its relatively distant location.
- iii) The pedestrian-level view is active, due to the over-spill into Little Quay Street from the ground-floor bar within Sunlight House and the on-going landscaping.
- iv) The east side of the street (right of view) is literally overshadowed by the rear elevation of the Royal London building. This is located on an island site and presents its ancillary/service elevation to Little Quay Street, with its main frontage out of view along Deansgate.
- v) Invicta House is a pleasing, although relatively anonymous focus at street-level, with its modest scale, proportions and architectural ambitions clearly expressed in this view.



Impacted heritage assets - viewpoint 1.

- i) The west side of the view (LHS) is dominated by the Portland-stone clad, grade-II listed Sunlight House. This building dominates the townscape by virtue of its: scale, mass, proportions, and contrasting materials, as well as providing the street-level activity which spills into Little Quay Street. In contrast, the east side of the street (RHS) is flanked by the dark-red brick, inactive, rear service elevation of the grade-II listed Royal London House.
- ii) The massive scale of Sunlight House is best viewed from the junction with Quay Street and Deansgate where its corner tower is capable of being read at street-level. The list

description (Appendix 1) notes that it forms a group with Royal London House, although the latter is best viewed from Deansgate. Both listed buildings tower over Invicta House which consequently makes no significant impact on the architectural appreciation of its much larger neighbours.

Comparative value - viewpoint 1.

- i) This is a **low heritage value** view, as it is very-locally experienced and valued, as an interlude in the wider streetscape of the Deansgate / Peter Street Conservation Area.
- ii) Despite forming part of the conservation area's townscape this street composition does not best represent any of the (clearly readable) designated heritage assets within the view. The façade of Invicta House makes an positive but relatively minor contribution to the view.

Indicative proposed viewpoint 1.

- i) The proposed hotel development maintains the perspective of the view along Little Quay Street, retaining the red-brick and stone façade and the apparent depth of the frontage block. The main body of the hotel will rise above the retained frontage block, and thus the new building will have a more assertive impact on the streetscape.
- ii) However, the visual dominance of Sunlight House and the rear of Royal London House remains evident in the streetscape, with the new development a feature of the background to their setting. The visual relationship with Royal London House is on the rear elevation of the building. The visual impact of the proposed development from this perspective on the pair of grade-II listed buildings is thus considered to be negligible.



- iii) The new-build component of the proposed hotel is set into the background of the view, and complements the colours and vertical movement of the retained façade, and the rear of Royal London House. The contrast with Sunlight House remains intact in both scale and materiality.
- iv) The proposed new hotel clearly contributes to defining the permeability of the area, suggesting a route by defining Scott Place at high level, and continuing to enclose the end of Little Quay Street.
- v) The **overall visual impact** of the development on the heritage values of this streetscape (Viewpoint 1) is considered to be **minor adverse** (see Table 7.5c above). This is because the new red-clad building will replace the existing depth of the view of this part of the conservation area (i.e the view across the roof to the glazed-office block in the background). The new hotel building will be projected forward into the streetscape composition and would thus appear taller than the background building, as well as compressing the enclosure of the streetscape.
- vi) While the body of the proposed hotel will project further into the streetscape, the definition of the Atkinson Street frontage (as defined by the retained façade) will remain unaltered, and the new-build unit will have no demonstrable impact on the character of the listed buildings which flank Little Quay Street in the foreground of the view.
- vii) Thus, while the proposed hotel development will appear of greater scale and mass than the more distant glazed block it will remain as a background component of the the streetscape composition and will not affect appreciation of the: scale, mass, or appearance of the designated heritage assets in the foreground of the view (i.e Sunlight House and Royal London House). Similarly, the impact on the character of the conservation area is modest, despite the change to the depth and balance of the streetscape.

Conclusion: Viewpoint 1

The proposed hotel development will have a **minor adverse** impact on the **low heritage values of Viewpoint 1**. However, the impact will not harm the character of the Deansgate / Peter Street Conservation Area, or the setting of the adjacent listed buildings.

View point 2 – looking South-west from Deansgate.

Baseline - viewpoint 2.

- i) This view looks across Deansgate from the east side of the road towards the recently converted, grade-II listed former Inland Revenue office at 184-186 Deansgate and into the entrance to Spinningfields at Hardman Street. The view is flanked by the Royal Bank of Scotland building and defined by the pedestrian and vehicular activity along the road.
- ii) The streetscape composition is focused at this point on the late-C19th, sandstone, ashlar building (184-186 Deansgate) and the space created by the opening up of the Hardman Street entrance to the contemporary redevelopment of Spinningfields. Adjoining the listed former office is the recently built Media-com building which is clad in a punctured steel cladding and contrasts with the materiality and form of the historic street-frontages located along Deansgate



- iii) A glimpse of Sunlight House appears in the background, without intruding into the view of the listed frontage blocks, while Royal London House is viewed in further down Deansgate.
- iv) The Invicta House development site is not currently viewed from this location as it is enclosed on all sides by the existing built form.

Impacted heritage assets - viewpoint 2.

- i) The focus of the views is the grade-II listed former Inland Revenue and High Court Registry building (184-186 Deansgate) which holds the foreground views and elegantly turns the corner from Deansgate in to Hardman Street. The integrity of this designated heritage asset is an essential component of the diverse streetscape.

- ii) Royal London House encloses the streetscape along Deansgate but is only a peripheral component of this particular view, as is the glimpsed view of Sunlight House in the background.

Comparative value - viewpoint 2.

- i) This is a **medium value** view at the heart of the conservation area which is of some importance in defining the commercial character of the Deansgate/Peter Street Conservation Area.
- ii) The view is focused on the grade-II listed, former Inland Revenue offices on the corner of Deans gate and Hardman Street which is well represented in the view. Royal London House in the backdrop to the main subject of the view. Sunlight House is a minor component of the composition, set very much in the background. The façade of Invicta House makes no contribution to this view.

Indicative proposed viewpoint 2.

- i) The proposed hotel development will be partially viewed in the backdrop to the views of the designated heritage assets from Deansgate. The perspective of the view will ensure that the focus of the streetscape remains on the frontage buildings on Deansgate, which are currently flanked by the Media-com building. The bold transition from C19th street front to the C21st transformation of Spinningfields will still be clearly read in the streetscape.



- ii) The top section of the enclosed, new-build component of the hotel development will be an addition to the skyline. However, the recessive nature of its materials and the subtle contrast with the sandstone-ashlar frontage (184-186 Deansgate) will ensure that the new block will appear incidental to the background setting of the grade-II listed frontage

block. The tower of Sunlight House is retained in the background to the streetscape view, indicating the depth to the development area and the substantial nature of the grade-II Portland stone building.

- iii) The **overall visual impact** of the proposed hotel development on this streetscape (Viewpoint 2) is considered to be **neutral** (see Table 7,5c above).
- iv) This is because the proposed hotel development would become a minor component of the background of the streetscape composition which would does not affect the dominance or ability to read the designated heritage assets in the foreground, or the distant background. The materiality of the new red-clad hotel building means that it will have a limited impact in the background of the streetscape, with apparently a modest visual relationship with the more assertive Mediacom building which flanks the listed building along Hardman Street.
- v) Therefore, despite being read as a minor addition to the background of the composition, the proposed hotel development would not affect the values of the heritage assets in the view, or have a substantial impact on the view as a whole, or the ability to appreciate the values of the heritage assets in the view.

Conclusion: Viewpoint 2

The proposed hotel development would have **negligible** impact on the **Medium heritage values** of Viewpoint 2. Therefore, the impact will not result in any definable harm to the character of the Deansgate / Peter Street Conservation Area, or the setting of the adjacent listed buildings.

View point 3 – looking west along Atkinson Street.

Baseline viewpoint 3

- i) This view is taken from the heart of the conservation area on Deansgate showing the glimpsed view of the Invicta House frontage along Atkinson Street, to the rear of 184-186 Deansgate.
- ii) The view along the narrow side-street is flanked by the former High Court Registry and focused clearly on the frontage blocks on Deansgate. Invicta House is dominated by the adjoining properties. The adjoining properties extend above its roof-line, to the extent that the façade is read as no more than an intriguing interlude in the street-wall of the side street.
- iii) This view along Atkinson Street is a minor visual component of the Deansgate/Peter Street Conservation Area and makes a modest contribution to the character and appearance of the streetscape of the designated area.



Impacted heritage assets - Viewpoint 3.

- i) The re-development of the Invicta House site will have a limited impact on the background of the grade-II listed, former High Court Registry component of 184–186 Deansgate. There would be no substantial visual impact on Royal London House from this perspective, as the proposed development site would remain an incidental feature of the side street to its rear which makes no contribution to the architectural appreciation of the grade-II listed frontage block.
- ii) The façade of Invicta House makes a modest but positive contribution to the character of the streetscape from this location.

Comparative value - viewpoint 3.

- i) This is a **medium heritage value** view which is focused on the grade-II listed buildings which front onto Deansgate.
- ii) The frontage composition gives a good representation of the C19th commercial character of the Deansgate / Peter Street Conservation area which is characterised by a collection of impressive commercial buildings enclosing the city's prime street-frontages.

Indicative proposed viewpoint 3.

- i) The proposed hotel development will retain the enclosure of the side-street while projecting above Invicta house's frontage to its rear. The set back from the frontage avoids any imposition of the scale and mass of the new-build element on the Atkinson Street frontage, maintaining the modest but positive contribution of Invicta House's façade to the side-street.
- ii) The increased scale of the new-build block to the rear will rise above the grade-II listed former High Court Registry building, creating an incidental view of the top section of the new hotel from this view along the side-street. The earth-coloured materials proposed to be used the new build would temper the visual impact.
- iii) The new addition to the skyline will have no substantial impact on the architectural appreciation of the designated heritage asset in the foreground, which would remain the focus of views from and along this section of Deansgate.



- iv) The location of the new build block will ensure that it recedes into the background of the view of the Deansgate frontage, and consequently will have only a minimal impact on background to the former Court building and, therefore, would not compromise the significance of the grade-II listed frontage building or its setting.

- v) The proposed hotel development will retain the prominence of the frontage block which encloses Deansgate. However, it will have a minor visual impact on the backdrop to the foreground composition, when viewed along Atkinson Street.
- vi) The **overall visual impact** of the development on the heritage values of this streetscape (Viewpoint 1) is considered to be **minor adverse** (see Table 7.5c above).
- vii) The proposed hotel development will result in low negative impact on the background view of the grade-II listed building, when viewed along Atkinson Street, as it will be enclosed to a minor extent by the upper-floors of the new hotel development. Thus, the prominence of the former High Court Registry would be marginally affected by the background development to a low magnitude.
- viii) However, the significance of the listed building in the foreground of the view, and the streetscape composition of Deansgate will remain unaffected. Nor will the development affect our ability to appreciate the prominence of the listed buildings which enclose Deansgate (the key characteristic of the conservation area), nor will it compromise their key heritage values (which are focused on the enclosure of Deansgate). Thus, the overall impact of the development will have an minor visual impact on the setting of the listed building which encloses this part of Deansgate.

Conclusion: Viewpoint 3.

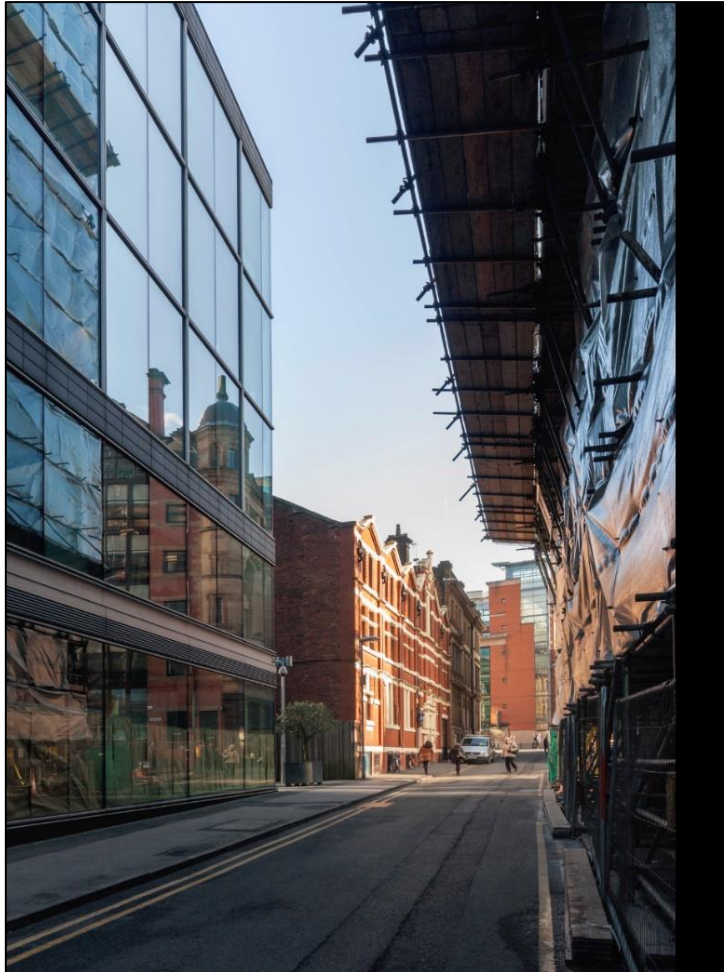
The proposed hotel development will have a **minor adverse** impact on the **medium heritage values** of Viewpoint 3.

The impact will not significantly affect the character or appearance of the Deansgate / Peter Street Conservation Area, but will have a low negative impact on the background setting of the grade-II listed former High Court Registry, when viewed from this perspective along Atkinson Street. The visual result will be (at most) less-than-substantial harm to the setting of the altered grade-II listed building.

View point 4 – looking east along Atkinson Street.

Baseline viewpoint 4

- i) This view looks east and defines the narrow, enclosed character of Atkinson Street. The streetscape terminates with the tower of the contemporary commercial block fronting Deansgate.
- ii) Invicta House appears to project into the streetscape by virtue of the removal of the former property which abutted its partially exposed gable, and the creation of Scott Place.
- iii) The development site is flanked towards Deansgate by the former High Court Registry (which is relatively imperceptible from this perspective) and overlooked by the mass of Sunlight House.
- iv) The frontage of Invicta House appears more domestic in scale and proportion than the enclosing properties, giving it a higher profile in the narrow streetscape.
- v) The exposed gable and planting invites exploration of Scott Place and emphasises the increased permeability of the streetscape, as a result of the demolition of the adjoin block.



Impacted heritage assets - Viewpoint 4.

- i) The focus of the oblique streetscape is the façade of Invicta House, due to its more modest proportions and the opening of Scott Place. The view emphasises the relative importance of the façade of the much-altered property within this narrow streetscape, as well as the scale of the enclosing properties.
- ii) The rear elevation of the grade-II listed Royal London House is currently (April 2017) obscured from this view by the scaffolding enclosing Sunlight House, but would otherwise makes a positive contribution to the streetscape. However, the side-street is dominated by the sheer scale and mass of Sunlight House.

Comparative value - viewpoint 4.

- i) This is considered to be a **medium heritage value** view because it represents a collection of designated heritage assets which are all partially viewed, but are read as components of the street-wall.
- ii) The facade and gable of Invicta House is well represented in the view, emphasising its enclosure of the street edge and as a remnant of the C19th scale of the streetscape.

Indicative proposed viewpoint 4.

- i) The proposed hotel development would result in the retention of the street-edge and the façade and gable of Invicta House, with a new emphasis on the gable and entrance on Atkinson Street and Scott Place.
- ii) The proposal thus retains the streetscape character and enhances the pedestrian permeability and attraction of the side-street (Scott Place) as a public place, adding vitality to the street.
- iii) The new-build component rises almost imperceptibly to the rear of the retained, projecting façade, with the frontage block retaining the visual focus in the channelled view along the street.
- iv) Despite the scale of the new-build component of the proposed hotel, its location in the background of the composition means that it avoids dominating the retained façade, or imposing itself on the views along Atkinson Street.
- v) The rear elevations of Royal London House and Sunlight House are unaffected by the development from this key perspective.
- vi) The development will retain the scale and apparent mass of the frontage block, with the increased ground-floor glazed opening enhancing its engagement with the side-street. The new-build component to the rear of the composition would have an almost



imperceptible impact on the street-view, as the narrow width of the street focuses pedestrian views at street-level.

- vii) The development will not affect the significance or heritage values of any of the listed buildings which are partially viewed, and has a limited impact on the streetscape as a whole. However, the proposed changes will enhance the visual permeability of Invicta House onto Atkinson Street.
- viii) In these terms, the **overall visual impact of the development** on View Point 4 will be **negligible**, as it will not affect the significance of the heritage assets in the view, and would not compromise the focus of the view as a whole. (see Table 7.5c above).

Conclusion: Viewpoint 4

The overall visual impact of the development will have a **negligible impact** on this medium heritage values of Viewpoint 4.

The impact will not significantly affect the character or appearance of the Deansgate / Peter Street Conservation Area, nor will it have any demonstrable impact on the background setting of the adjacent grade-II listed buildings when viewed from this perspective along Atkinson Street.

Therefore, the development's impact will not result in any definable harm to the character of the Deansgate / Peter Street Conservation Area, or the setting of the adjacent listed buildings.

View point 5 – looking south-west along Deansgate.

Baseline viewpoint 5

- i) This view is taken from the heart of the conservation area, from Queen Street, a little further along Deansgate than Viewpoint 2). The viewpoint steps away from the former Inland Revenue office to give a clearer view of Sunlight House emerging in the background of the busy composition (currently covered by scaffolding – April 2017).
- ii) The view gives an improved perspective of the contrast between Royal London House (in the background along Deansgate) and the relatively modest, 3-storey scale of the grade-II listed, former Inland Revenue office.



- iii) The view reveals more of the enclosure of Deansgate than viewpoint 2, and shows how the contemporary RBS complex which returns into Hardman Street frames the views along the street. The focus remains on the grade-II listed former Inland Revenue building which is clearly expressed and contrasts in material, scale and form to the glimpsed views of the adjoining properties. The proposed hotel development site does not feature in this view.

Impacted heritage assets - viewpoint 5.

- i) The view is focused on the grade-II listed former Inland Revenue and High Court Registry building. This building holds the foreground views and elegantly turns the corner into Hardman Street. The designated heritage asset is an essential component of the diverse streetscape along Deansgate.

- ii) Royal London House further adds to the visual enclosure of the views along Deansgate, but is only a peripheral component of the view. Sunlight House is read as a peripheral feature which merges into the background of the view from this point (junction of Queen Street).

Comparative value - viewpoint 5.

- i) This is a **medium heritage value** view at the heart of the commercial street which defines the architectural richness of the Deansgate/Peter Street Conservation Area.
- ii) The view is focused on the grade-II listed, former Inland Revenue offices (which is consequently well represented in the view) with Royal London House in the backdrop to the view. Sunlight House is a lesser component of the composition, set very much in the background.
- iii) The façade of Invicta House makes no contribution to this view. The early C21st RBS complex intrudes into the streetscape, adding to the diversity of the Deansgate/Peter Street Conservation Area's architectural composition.

Indicative proposed view 5.

- i) The proposed development will be partially revealed in the backdrop to the views of the designated heritage assets from Deansgate. However, the glimpsed view of the upper-floors of the proposed hotel, set within the background of a busy composition, would ensure that main perspective remains focused on the frontage buildings on Deansgate. Thus, the streetscape focus would remain on the C19th street-frontage, despite the C21st transformation of Spinningfields and the juxtaposition of the background buildings.



- ii) The top section of the enclosed new build component of the development will be an anonymous addition to the skyline, further tempered by the depth of perception. The partial view and its material contrast with the sandstone ashlar frontage block would ensure that the proposed hotel will remain incidental to the background setting of the grade-II listed frontage building.
- iii) A partial view of the two towers of Sunlight House is retained in the views, emphasising the depth to the development area and the richness of the streetscape composition.
- iv) In these terms, the **overall visual impact** of the development on View Point 5 will be **negligible**, as it will not affect the significance of the heritage assets in the view, and would not compromise the focus of the view as a whole. (see Table 7.5c above).
- v) The materials proposed for the hotel building would retain its recessive appearance in the background composition, and would not compromise the values of the heritage assets in the view, or have a substantial impact on the view as a whole, or the ability to appreciate those values. The frontage listed courthouse remains the focus of the view and the towers of Sunlight House are still glimpsed in the background.

Conclusion: Viewpoint 5

The overall visual impact of the development will have a **negligible impact** on this medium heritage values of Viewpoint 5.

The impact will not significantly affect the character or appearance of the Deansgate / Peter Street Conservation Area, nor will it have any demonstrable impact on the background setting of the adjacent grade-II listed buildings when viewed from this perspective.

Therefore, the proposed development's impact would not result in any definable harm to the character of the Deansgate / Peter Street Conservation Area, or the setting of the adjacent listed buildings.

View point 6 – looking south from Hardman Street, along Scott Place.

Baseline – viewpoint 6.

- i) This view is taken from the edge of the Deansgate/Peter Street Conservation Area, looking south along the newly created pedestrian route through Scott Place.
- ii) The view along Scott Place is terminated by Sunlight House (clad in scaffolding – April 2017) and Beetham Tower in the far distance,. The pedestrian side street is framed by the C21st development of the Mediacom building and 1 Hardman Street, Spinningfields which encloses Hardman Street.
- iii) The recent Mediacom building (LHS picture) screens the surface car-park which is proposed as the proposed hotel development site. The focus is on the foreground Spinningfields building (RHS picture).
- iv) The rear elevation of Invicta House is a minor component of the background and currently contributes little to the streetscape.
- v) The rear of Royal London House is partially viewed in the distance, across the roof of Invicat House, but is not well represented in the view.
- vi) The over-arching visual character is of a contemporary cityscape, with little heritage interest.



Impacted heritage assets - viewpoint 6.

- i) The view is focused on the recently formed pedestrian passage and only includes incidental and partial views of any heritage assets, none of which, make a defining contribution to the composition.
- ii) The partial view of the grade-II listed Royal London House makes no substantial impact on the streetscape, due to the confusing nature of the view and its distance from the viewpoint. The rear view of Invicta Hose is glimpsed but does nothing to define the historic character of the deansgate/Peter Street Conservation Area.

Comparative value of the viewpoint 6

- i) This is a **low heritage value** view, associated with the recently defined pedestrian route from the contemporary commercial development of Spinningfields.
- ii) The locally valued view is primarily important only for enhancing the permeability of the new commercial area, rather than the expression of any special architectural or historic interest of the area. There are no heritage assets in the view which are clearly readable, or well represented from this perspective.

Indicative proposed view 6.

- i) The proposed hotel development will be clearly expressed as a component of the C21st development of Spinningfields, enclosing and reinforcing the pedestrian route along Scott Place.
- ii) Sunlight house remains the focus of the channelled view, which also indicates the rear of Royal London House.
- iii) The retained front section of Invicta House is barely viewed but the evident drop in scale indicates the entrance to the new premises and a destination along the pedestrian passage.
- iv) The impact of the proposed development on this streetscape is considered to be positive as the proposed red-clad building will sit comfortably in the background of the diverse, contemporary architecture which defines Spinningfields.
- v) The appearance of the proposed new hotel will not compromise any of the aesthetic values of any heritage assets, nor will it have a substantial impact on the streetscape view as a whole.
- vi) However, the proposed new building will help to reinforce the use and permeability of Scott Place as a component of the Spinningfields area, and will thus enhance the connectivity, attraction and interest of this part of the conservation area.



- vii) In heritage terms the **overall visual impact** on the low heritage values of Viewpoint 6 would be **negligible**, as it will not affect the significance of the heritage assets in the view, and would not compromise the focus of the view as a whole. (see Table 7.5c above).
- viii) The proposed hotel development visually complements the enclosing C21st buildings and fills a void space within the tightly grained streetscape. The development does not compromise any heritage assets in the view and is evidently a contemporary addition to the background of a narrow pedestrian streetscape which is defined by the C21st commercial buildings.

Conclusion: Viewpoint 6

The overall visual impact of the development will have a **negligible impact** on the medium heritage values of Viewpoint 6.

The impact will not significantly affect the character or appearance of the Deansgate / Peter Street Conservation Area, nor will it have any demonstrable impact on the background setting of the adjacent grade-II listed buildings. Therefore, the proposed development's impact would result in not demonstrable harm to the character of the Deansgate / Peter Street Conservation Area, or the setting of the adjacent listed buildings.

8. Conclusions



8 CONCLUSIONS

8.1 Established development principle.

- i) The principle of the proposed redevelopment of Invicta House, retaining its Atkinson Street façade has been established by the previous Planning Permission, reference 111302/FO/2016/C1.
- ii) The currently proposed hotel development is similar in architectural form, scale and mass, with minor changes at street-level. The proposed hotel development will thus maintain the heritage values of the designated heritage assets which are the subject of this report. The following conclusions consider the subtle changes to the impact of the proposed development to demonstrate that the effect on the significance of heritage values has been appropriately considered in the design process.

8.2 Significance and impact

- iii) Historic England's guidance on Understanding Place: Conservation Area Designation, Appraisal and Management (2011), emphasise that, "*most buildings in a conservation area will help to shape its character*". However, it is evident that the extent to which buildings make a positive contribution to the streetscape or a particular heritage asset depends on their integrity as historic structures and the impact they have in three dimensions. Invicta House makes a very modest contribution to the Deansgate/Peter Street Conservation Area, and one which is defined by its enclosure of Atkinson Street.
- iv) Thus, the proposed hotel development maintains the modest significance of the much-altered façade of Invicta House, while securing a sustainable and contextual development to complement the character of its architecturally diverse context.
- v) It has been demonstrated above that the special interest of the adjacent grade-II listed buildings (Sunlight House, Royal London House and 184-186 Deansgate), as well as the diverse character and appearance of the Deansgate/Peter Street Conservation Area will not be compromised by the proposed development.
- vi) The preservation objectives of the conservation area's designation (which focus on the main commercial streets and the diverse character of the built form) would not be compromised by the loss of the rear volume of the considerably-altered, former industrial/commercial complex. The retention of only the 1900 façade and earlier west-end gable will result in the loss of the rear, enclosed volume of Invicta House, but the streetscape character along Atkinson Street and Little Quay Street will be relatively unaltered. The less tangible contribution of the building to the appreciation of the historic development of this part of the Deansgate / Peter Street Conservation Area will continue to be represented by the frontage façade and its return to Scott Place.
- vii) The development will not compromise or cause any demonstrable harm to the architectural integrity or appreciation of the adjacent listed buildings.
- viii) Therefore, the cumulative impact on the character and appearance of the Deansgate/Peter Street Conservation Area will be negligible.

8.3 Appropriately informed development

- i) It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of “*sustainable development*” (NPPF. Para. 7). In order to meet this key planning objective, it is clearly essential that the proposed development secures the preservation of the character and appearance of the Deansgate/Peter Street Conservation Area, as well as the setting of the adjacent listed buildings, while avoiding any substantial detrimental impact on the wider historic environment. This requires a clear and proportionate evaluation of the significance and impact on the affected heritage assets, as has been outlined above.
- ii) The design development for the proposed hotel has been informed by the evaluation of the relative value of the defined heritage assets and the potential impact on their significance. This has enabled the design to focus and justify the preferred option, which is similar to that of the previously approved development of Invicta House (ref:111302/FO/2016/C1). Analysis of the context has also informed the resultant detailed design, balancing impacts to accommodate the requirements of the new use.
- iii) The development proposals would clearly result in the loss of the rear volume of Invicta House. However, it has been demonstrated that the rear of the building has been subject to series of reconstruction works, not least following war-damage. The development thus minimises conflict with the conservation of the significance of heritage assets, in accordance with the requirements of the NPPF, paragraphs 128 and 129.

8.4 Positively addresses the core planning policy principles

- i) The development design is detailed in the ICA Architects' Design & Access Statement, specifically, which notes the evolution of the design for the site. The resultant plan and elevation treatment was strongly influenced by the previously approved scheme (ref: 1113023/FO/2016/C1) which followed extensive consultation with key stakeholders.
- ii) The design objective remains to demonstrate that the redevelopment will make a positive contribution to the: appearance, character, quality and local distinctiveness of the conservation area, despite the loss of the rear volume of the much-altered building. In terms of the heritage impact the proposed development will both retain the visual focus and streetscape character of Atkinson Street and Little Quay Street, as well as setting of the adjacent heritage assets.
- iii) Consequently, the proposed hotel development will be integrated into its city centre context without compromising any adjacent designated heritage assets. The development would remove an unfortunate void at the heart of the tightly grained area, while utilising a brownfield site to complement the character, scale, and massing of both the enclosing heritage assets and the contemporary development of Spinningfields.
- iv) Consequently, the proposed development positively addresses the core planning principles set out in paragraph 17 of the NPPF.

8.5 Balanced impact on the historic environment

- i) It has been demonstrated that the proposed hotel would present a carefully considered, contemporary design which protects and enhances key views and complements the character, quality and local distinctiveness of this part of the conservation area. The development has thus been designed to respond to the constraints of the character of the Deansgate/Peter Street Conservation Area.
- ii) The proposed development has been evaluated as having a negligible heritage impact which cumulatively results in considerably less than substantial harm to the character and appearance of the Conservation Area, and a neutral impact on the setting or fabric of the adjacent listed buildings. Consequently, the balance of the various heritage impacts clearly also meets the requirements of the NPPF, paragraph 132.
- iii) Thus, “great weight” has been afforded to the conservation of the defined heritage assets, and the proposed development consequently responds positively to its context in terms of its: massing, scale, alignment and the materiality. The proposed hotel also appropriately addresses the local character and historical development of the designated area, positively reflecting the diversity of the Spinningfields area.
- (i) The proposed contemporary design consequently responds positively to the local character, history and the fabric of the immediate surroundings, in accordance with NPPF paragraph 58.
- (ii) In the above terms, the proposed development will meet the historic environment and requirements of the NPPF and local planning policy, and is consistent with good development design and conservation practice.

9. References



9. REFERENCES

9.1 References used in the report

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

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 - EGM3987 *Excavation at Hardman Street, Spinningfields, Manchester. Excavation 01/04/2004 – UMAU 31/05/2004.*
 - 16082.1.0 Manchester, SJ 8346 9808. Soda Water Manufactory (site of).
 - 16081.1.0 Manchester, SJ 8349 9807. Hat Manufactory (site of).
 - 16080.1.0 Manchester, SJ 8348 9810. Housing Hardman St & Tivoli St (site of)
 - 16079.1.0 Manchester, SJ 8353 9811. Bowers' House (site of).
 - 12354.1.0 Manchester, SJ 8351 9808. Desk-based assessment. Hatters Workshop.

10. Appendices



10. APPENDICES

Appendix 1 - List descriptions of buildings referred to in the study.

Name: SUNLIGHT HOUSE

List entry Number: 1270915

Location SUNLIGHT HOUSE, QUAY STREET

Grade: II Date first listed: 20-Jun-1988

Date of most recent amendment: Not applicable to this List entry.

UID: 456846

Asset Groupings: This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

SJ8398 QUAY STREET 698-1/16/347 (North side) 20/06/88 Sunlight House

GV II

Office block. 1932, by Joseph Sunlight. Steel frame with cladding of Portland stone, slated 3-tier mansard roof with glazed centre. Large square plan with central light-well. International Modern style with classical elements. Ten storeys plus 4 attic storeys successively set back, 8 bays plus wide canted corner to right rising to octagonal turret with domed lantern and apex finial; ground and 1st floors treated as plinth, 6-storey 5-bay pilastrade to centre, with moulded frieze over 7th floor and enriched cornice over 8th floor, plain parapet over 10th floor. Very regular fenestration with casements of 3 lights to the 5-bay centre and 2 lights to the end bays, metal panels between floors; 3-light attic windows, those of the first 3 tiers set in individual projected rectangular dormers. Shop windows and a round-headed archway at ground floor. Canted corner treated as tower, given strong vertical emphasis by narrow 3-light mullioned windows in each face tiered continuously from 2nd to 10th floors, with carved decoration over 10th floor, a 1-storey drum over this, set-back 2-storey continuation, and set-back lantern; square-headed doorways to entrance porch at ground floor. Return to right and rear elevation similar, but with slated attic and extruded dormers. Forms group with Royal London House to right (Nos 188-202 Deansgate, q.v.).

Listing NGR: SJ8347398031

Name: ROYAL LONDON HOUSE

List entry Number: 1200852

Location: ROYAL LONDON HOUSE, 188-202, DEANSGATE

Grade: II Date first listed: 03-Oct-1974

SJ8398SE DEANSGATE 698-1/27/107 (West side) 03/10/74 Nos.188 TO 202 (Even)
Royal London House

GV II

Insurance office. 1904, by Charles Heathcote. Iron frame with cladding of sandstone ashlar, ground floor of dark brown polished granite; slate roof. Large rectangular plan on island site. Free Baroque style. Five storeys and attic, 15 bays, with 3-bay centre and 2-bay ends breaking forwards slightly; plus set-back chamfered corner to left forming hinge to Quay Street facade and surmounted by octagonal 2-stage turret; banded pilasters to ground and 1st floors, a frieze over each (swagged in the 2-bay ends), giant segmental-headed arcades to 2nd and 3rd floors with chamfered pilasters and modillioned segmental cornices with voluted keystones, prominent modillioned cornice, and vernacular-style triangular gables over the centre and ends, with small segmental dormers between them. Ground floor has central doorway with projected pedimented architrave, and large windows with modern plate-glass; 1st floor has a cross-window above the doorway with blocked semi-columns and open-segmental pediment, and casements in the other bays; 2nd floor has casements with triple keystones, 3rd floor has round-headed 3-light casements; top floor has casements set in colonnades, which form screens to the windows between the centre and ends; attic gables have 3-light casements. Corner to left has 1-light windows with different architraves on each floor, and cupola lantern with small round-headed windows between pairs of blocked colonnettes, stepped modillioned cornice, and domed roof. Right-hand corner has domed cupola. Six-bay return end to Quay Street in matching style. Interior not inspected.

Listing NGR: SJ8352298008

Name; 184 AND 186, DEANSGATE

List entry Number: 1210068

Location 184 AND 186, DEANSGATE

Grade: II

Date first listed: 03-Oct-1974

UID: 388090

SJ8398SE DEANSGATE 698-1/27/106 (West side) 03/10/74 Nos.184 AND 186

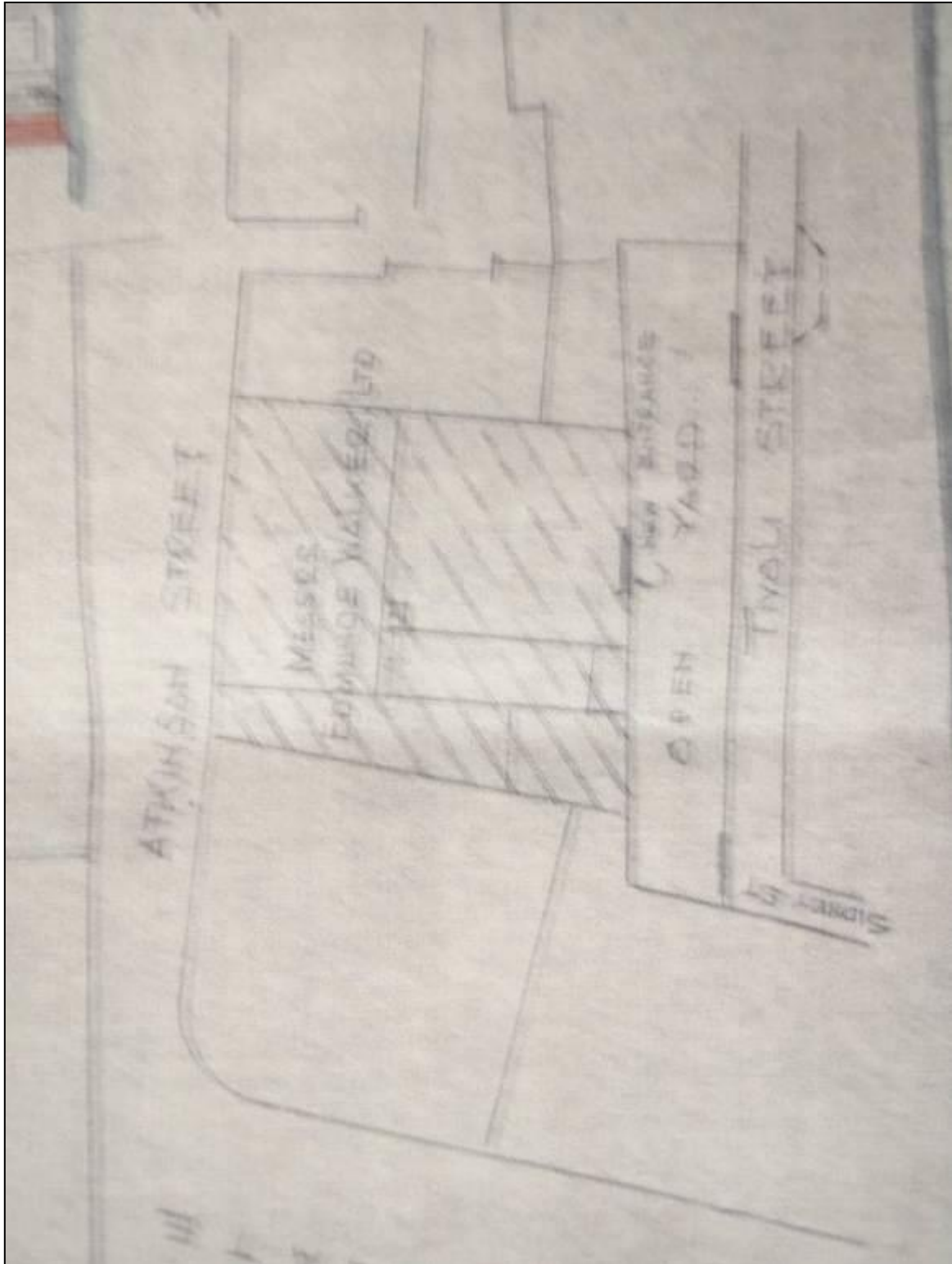
GV II

No.184 was formerly the Inland Revenue office and No.186 the High Court Registry (renovation or conversion in progress at time of survey). 1896. Ashlar, with slate roof. Trapeziform plan on end-of-block site. Three storeys and basement, 18-window range; with sill-bands, modillioned cornice surmounted by balustrading and small pediments, one with carved Royal Arms; ground floor has arched windows with hoodmoulds and rusticated pilasters, doorway to left with voluted pediment on consoles within arched recess, and doorway to right with coupled pilasters and entablature surmounted by blind balustrade. Upper floors have sashed windows with moulded architraves. Interior not inspected.

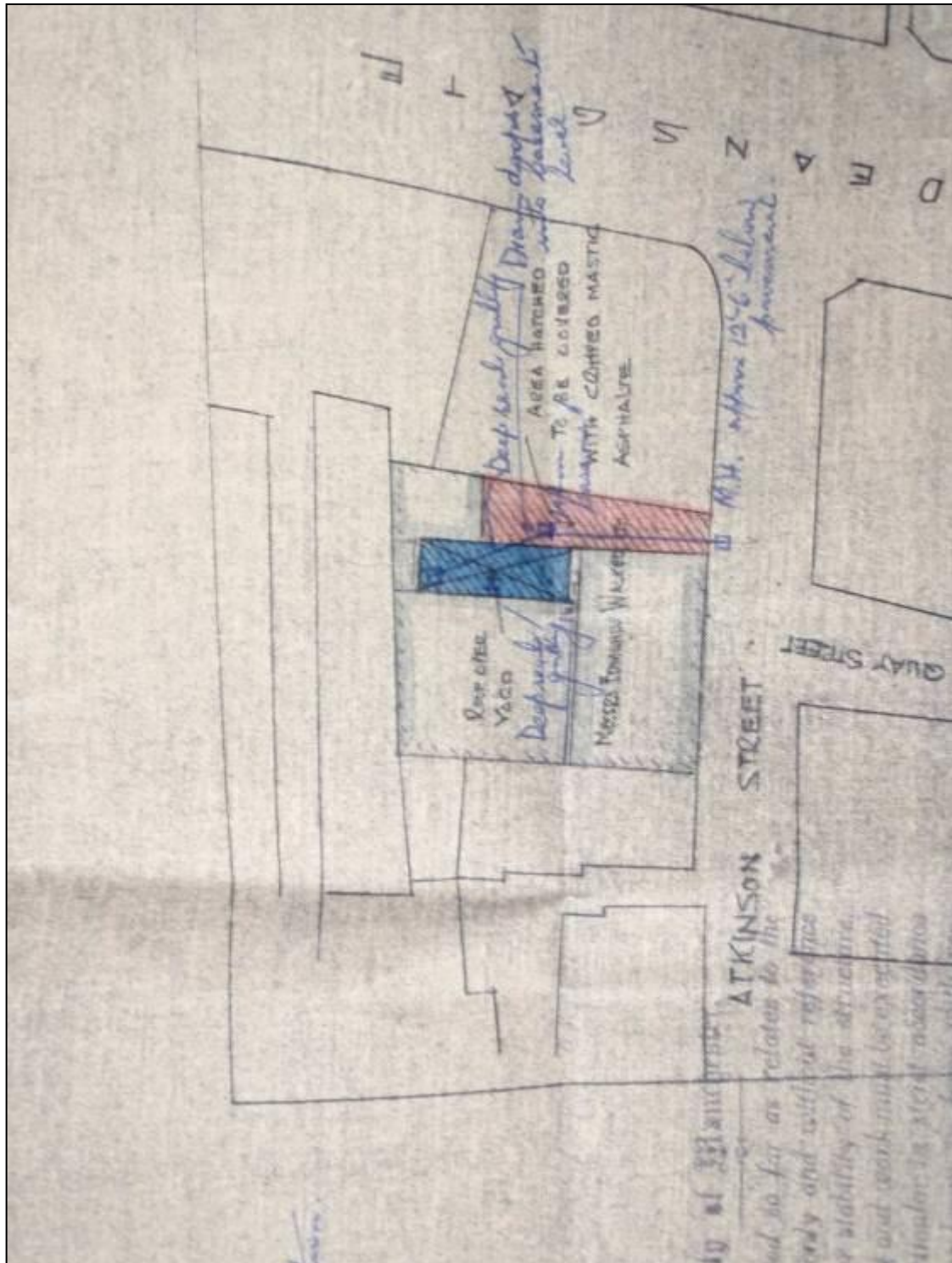
Listing NGR: SJ8355298082

Appendix 2 – Extracts from plans of alterations 1953

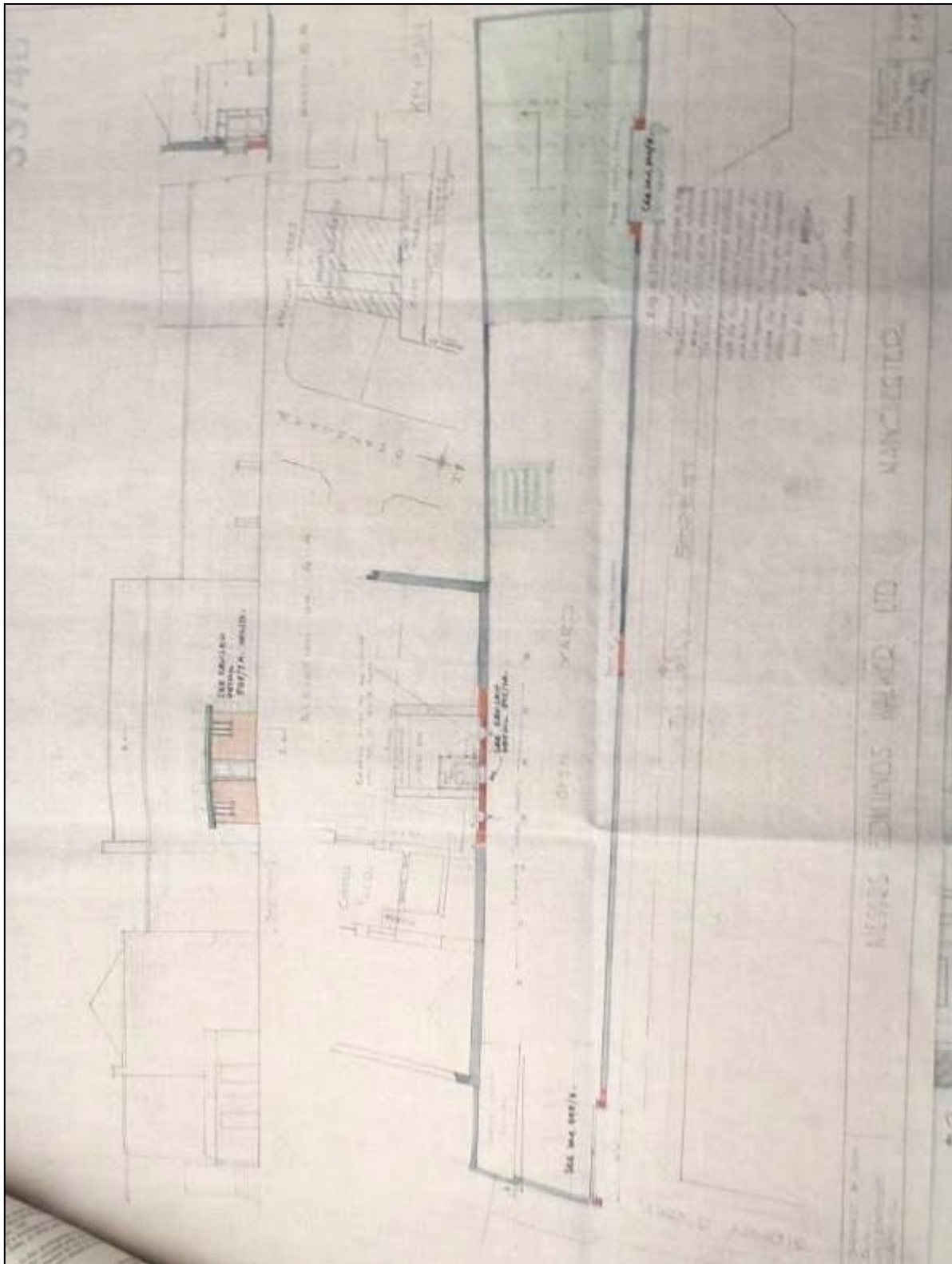
- i) Site plan showing the extent of the yard coverage in 1953 and location of proposed new entrance (see also reference xxiv above).



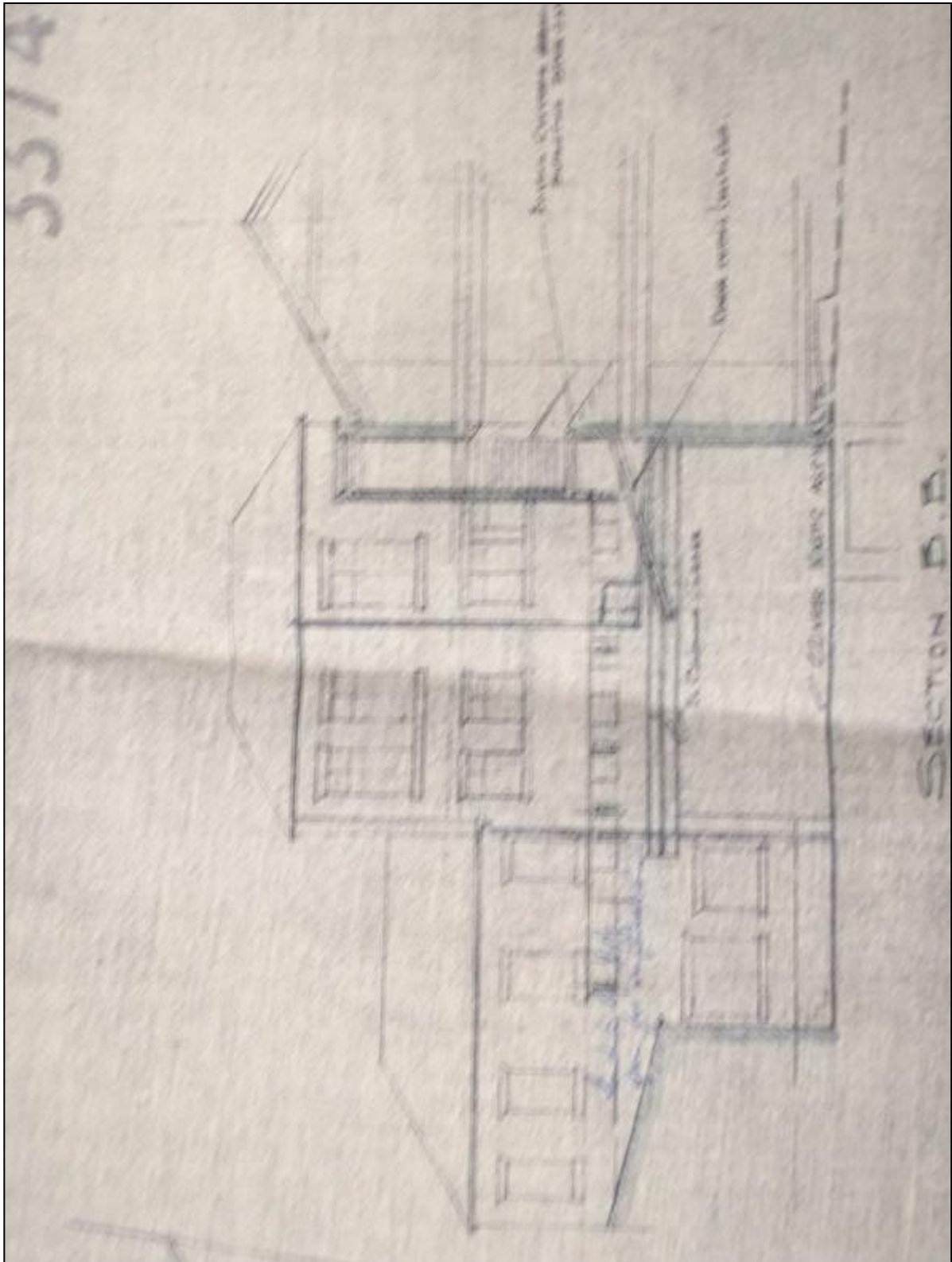
- ii) Generic site plan showing the extent of existing site coverage in 1953 and proposed further alterations (see also reference xxiv above).



- iii) Elevation and plans showing the proposed alteration to the Edmunds & Walker & Co complex 1953 (see also reference xxiv above).



- iv) Details of the alterations to the Edmunds, Walker & Co. 1953, showing the extent of site coverage and alteration proposed to the complex. (see also reference xxiv above).



Appendix 3 – HER records relating to the study area (see section 4.4)

- i) The following are extracts from the Greater Manchester Historic Environment Record, sites and events references which have partially informed the site appraisal and analysis of the Invicta House site.
- ii) None of the records refer directly to the Invicta House site, and the excavation reports relate to the below-ground investigation of the adjoining sites, undertaken during the redevelopment of these sites. The location of the sites referenced in the record is shown in Section 4.4 above.
- iii) Greater Manchester Archaeological Advisory Service (2017). *GM Historic Environment Records*
 - **EGM3336** *Spinningfields, Hardman Street, Manchester. Desk Based Assessment UMAU 01/02/2002.*
 - **EGM3987** *Excavation at Hardman Street, Spinningfields, Manchester. Excavation 01/04/2004 – UMAU 31/05/2004.*
 - **16082.1.0** Manchester, SJ 8346 9808. Soda Water Manufactory (site of).
 - **16081.1.0** Manchester, SJ 8349 9807. Hat Manufactory (site of).
 - **16080.1.0** Manchester, SJ 8348 9810. Housing Hardman St & Tivoli St (site of)
 - **16079.1.0** Manchester, SJ 8353 9811. Bowers' House (site of).
 - **12354.1.0** Manchester, SJ 8351 9808. Desk-based assessment. Hatters Workshop.

Greater Manchester Archaeological Advisory Service Event/Activity Full Report

08/06/2017

Number of records: 2

Hardman Street, Manchester: HER Event records for the 2002 DBA and 2004 excavation

Event ID	Event Name	Event Type
EGM3336	Spinningfields, Hardman Street Site, Manchester	Desk Based Assessment

External Reference:

Dates: 01/02/2002, pre

Project Details:

Event/Activity Types

Archive interpretation/documentary research

Thesaurus Event Types

DOCUMENTARY RESEARCH

Event/Activity References - None recorded

Organisation: UMAU

Associated Individuals

UMAU,

Associated Organisations

UMAU

Location

Hardman Street

Grid Reference

Centred SJ 8351 9808 (131m by 79m) SJ89NW Area

Administrative Areas

District Manchester, Greater Manchester

Township Manchester, Manchester, Greater Manchester

Address

Hardman Street, Manchester, Greater Manchester

Description and Sources

Description

An Archaeological Desk-Based Assessment

Sources

Unpublished document: UMAU. 2002. Spinningfields, Hardman Street Site, Manchester. Arrowsmith, P.

Associated Monuments

12354.1.0 Spinningfields, Hardman Street (desk-based assessment) (Monument 12354.1.0)

Event ID: EGM3987 **Name:** Excavation at Hardman Street, Spinningfields, Manchester

Event ID	Event Name	Event Type
EGM3987	Excavation at Hardman Street, Spinningfields, Manchester	Excavation

External Reference:

Dates: 01/04/2004 - 31/05/2004

Project Details:

Event/Activity Types

Arch intervention/excavation/area excavation
Arch intervention/excavation/trial trench

Thesaurus Event Types

OPEN AREA EXCAVATION
TRIAL TRENCH

Event/Activity References - None recorded

Organisation: UMAU

Associated Individuals - None recorded

Associated Organisations - None recorded

Location

Grid Reference

Centred SJ 8349 9809 (81m by 61m) SJ89NW Area

Administrative Areas

District Manchester, Greater Manchester
Township Manchester, Manchester, Greater Manchester

Address - None recorded

Description and Sources

Description

Trial trenches revealed evidence for 18th/19th century residential and industrial activity. This work was followed by open-area excavation of two adjacent industrial complexes, which functioned as a hat works and a chemical/soda works.

Sources

Unpublished document: UMAU. 2005. Hardman Street, Spinningfields, Manchester. Archaeological excavation of an eighteenth century hat factory and late eighteenth/early nineteenth century chemical/soda works. Gregory, R.

Associated Monuments

16080.1.0 Housing on Hardman Street & Tivoli Street (site of) (Monument 16080.1.0)
16081.1.0 Hat Manufactory (site of) (Monument 16081.1.0)
16082.1.0 Soda Water Manufactory (site of) (Monument 16082.1.0)

Greater Manchester Archaeological Advisory Service Monument Full Report

08/06/2017

Number of records: 5

Hardman Street, Manchester: HER entries relating to 2002 DBA and 2004 excavation

SMR Number	Site Name	Record Type
12354.1.0	Spinningfields, Hardman Street (desk-based assessment)	Monument

Monument Types and Dates

HOUSE (AD 18th Century - 1700 AD to 1799 AD)

BUILDING (AD 19th Century - 1800 AD to 1899 AD)

HAT FACTORY (AD 19th Century - 1800 AD to 1899 AD)

HATTERS WORKSHOP (AD 19th Century - 1800 AD to 1899 AD)

Description and Sources

Description

This report presents the results of an archaeological desk-based assessment of land at Hardman Street, Spinningfields. It is possible that the study area is crossed by the line of the Roman road to the north gate of the fort at Castlefield. There is also the potential, although perhaps slight, for evidence of prehistoric activity. In the 18th century, the study area included part of the Bower's House, one of the largest mansions in Manchester at this period, set in its own grounds. On the southern side of the study area, on Atkinson Street, were a group of three building complexes also of 18th-century date, which in the 19th century are firmly documented as having an industrial use. One, a hat works, may have been associated with the owners of the Bower's House. Remains of another of these three buildings are still evident in the fabric of the present Nos. 2 and 4 Atkinson Street, Invicta House. The study area also includes the site of the 18th and 19th-century workers' housing and, at its eastern end, the late 19th-century county court building, Nos. 184 and 186 Deansgate, Listed Grade II. (1)

Sources

- (1) Unpublished document: UMAU. 2002. Spinningfields, Hardman Street Site, Manchester. Arrowsmith, P.

Location

National Grid Reference

SJ 8351 9808 (point)

SJ89NW

Point

Administrative Areas

District

Manchester, Greater Manchester

Township

Manchester, Manchester, Greater Manchester

Address/Historic Names

Hardman Street, Manchester, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Conservation Area -

Deansgate/Peter Street

Active

DGM1604

Deansgate is one of Manchester's most historic streets. During the Roman occupation it formed the route between two river crossings, the fords of the River Medlock to the south and the River Irwell to the north. The name Deansgate probably emerged in Anglo Saxon times and applied to that section of road between the present junctions of Cateaton Street and Peter Street.

Aldport Lodge, situated just south of Peter Street, was the manor house of the old town, and that part of present day Deansgate was originally known as Aldport Lane. The present name was not adopted for this stretch until Victorian times. From this manor house Lord Strange's Royalist forces fired cannon along Aldport Lane in 1642, against the Parliamentarians, who were strongly supported by the people of Manchester. The siege of Manchester brought about some of the earliest bloodshed in the Civil War. Land on either side of the road was used for agricultural purposes until the encroachment of urban development, which accelerated in the 1730s, around the time when Edward Byrom built a substantial quay on the River Irwell. Quay Street was built to allow access between the quay and Aldport Lane, and was extended eastwards in 1794 to link with Mosley Street. The new street was called Peter Street, named after St. Peter's church which was being constructed at that time on Mosley Street. St. Peter's Square, which also took the name of the church, came into being when the church was demolished in

Greater Manchester Archaeological Advisory Service Monument Full Report

SMR Number 12354.1.0

Site Name Spinningfields, Hardman Street (desk-based assessment)

1906.

Well into the 19th century, this part of Manchester still bordered upon open countryside. On 16 August 1819, at St. Peter's Field (just off the present day St. Peter's Square), Henry Hunt addressed a meeting of 60,000 people to demand radical reform of the House of Commons. The size of the crowd so alarmed the City Magistrates that troops were called in to disperse it. Eleven people were reported killed and 140 injured in the resulting chaos. The incident is now remembered as the 'Peterloo Massacre', and is commemorated in a plaque located on the Free Trade Hall, which was built on the site. This event, one of the most important in the City's history, undoubtedly paved the way for the 1832 Electoral Reform Act.

Townscape

The area is situated on ground which is mostly flat, although there is a gentle slope down Peter Street in a westerly direction towards the river. Deansgate is the longest and straightest street in the city centre and consequently there is a distant view to the north showing the tower of the cathedral framed by buildings on either side. To the south, railway viaducts in Castlefield cross Deansgate and terminate the view.

Peter Street, and its continuation into Quay Street, is the most important junction in the area. There is a slight change of direction in these two streets, neither of them forming an exact right angle with Deansgate. Although the Deansgate junction with John Dalton Street is a right angle, its continuation to Bridge Street is not. These slight changes of direction mean that most sites in the conservation area are not exactly rectangular. Acute and oblique angles affect the plan form of buildings; since land in the city centre is at a premium, buildings totally cover their site and as a result more interesting buildings occur, many with corner entrances which are typical of Manchester.

Materials

The carriageway surfacing of almost all roads in the area is asphalt, while a few minor streets retain the earlier stone setts.

Footways have been replaced over the years with either tarmacadam or concrete flags, although stone flags remain, particularly in Little Quay Street, which has been extended to form a forecourt for the Grapes hotel. Few original stone kerbs remain, most having been replaced by concrete. Street lighting is provided by modern fittings, e.g. tall steel columns.

Walls of buildings are constructed from a wide range of high-quality materials such as stone, red-orange brick, terracotta and faience. Some of the stone buildings are intricately carved with fine sculptural detail. These heavy, solid materials are fenestrated by predominantly vertically-proportioned openings with sliding sash windows set back from the external face of the building.

Roofs of buildings, where they can be seen, are clad in slate which is usually blue-grey but occasionally green. The skylines of some buildings are made interesting by cornices and balustrades.

Building heights vary from fourteen-storey office developments such as Sunlight House on Quay Street, to the three-storey shops on Bridge Street and the properties backing on to them in Wood Street. Generally, streets in the area are totally built up, presenting a complete street-wall frontage even though occasionally some buildings are set back behind the building line. At road junctions, buildings have traditionally 'held' the corner by some form of architectural emphasis.

Generally, buildings in the area display the Manchester characteristic of a tri-partite subdivision of the elevations, consisting of an over-large ground floor, a less highly modelled middle section and a varied top level seen against the sky.

Deansgate/Peter Street and its buildings today

The area is predominantly one of commercial buildings, but it also contains a significant number of places of assembly, such as a church, theatre, concert hall, opera house, synagogue and Masonic temple. The Rylands Library on Deansgate is a landmark building, not only because its architectural quality but also for its important collection of historic books and manuscripts. Recognised as a Grade I listed building, it was designed by Basil Champneys, constructed from 1890, and opened in 1899. Since its merger with the Library of Manchester Victoria University in 1972, it makes available to readers more than five million books and manuscripts.

The library was built and endowed by Enriqueta Augustina Rylands in memory of her late husband John Rylands. Constructed in red sandstone, the interior contains some fine spaces adorned with excellent stone carvings. Especially interesting are the four levels of glass floors supported from the metal book-cases at the rear of the building.

The present Free Trade Hall (Grade II*) on Peter Street is the third or fourth building on the site, and was designed by Edward Walters between 1853 and 1856. The first was a temporary timber structure and the second burned down. The present building was almost completely destroyed during the Blitz of 1940 to 1941, and was reconstructed with a completely new interior, roof and rear elevations in the 1950s. The monumental front facade is an Italianate masterpiece in Renaissance style with Ionic

Greater Manchester Archaeological Advisory Service Monument Full Report

SMR Number 12354.1.0

Site Name Spinningfields, Hardman Street (desk-based assessment)

columns, balustrades and very fine carvings in the arched recesses. The Free Trade Hall was home to the Hall, Orchestra since its first concert in 1858, but that changed when the orchestra moved to a new, purpose-built concert hall in 1996.

The classical-style Opera House (Grade II) on Quay Street was originally built as the New Theatre in banded, rusticated stucco, a form of render scored to imitate stone. The facade includes fluted Ionic pilasters supporting a pedimented gable with a sculpture in the central arched recess representing 'The Dawn of the Heroic Age.'

Manchester's oldest surviving theatre building is the Theatre Royal of 1845 (Grade II) on Peter Street, which has a monumental portico and a statue of Shakespeare in a central recess. It has been used for various activities in the recent past and is currently used as a night club. The original building was designed by Irwin and Chester, but was altered by the prominent architect Edward Salomons in 1875. Also on Peter Street, the Albert Hall (Grade II) was designed in eclectic style with Baroque and Gothic elements for the Wesleyan Mission by W. J. Morley in 1910, and after a long period of inactivity is now being utilised once again. A meeting hall is located on the first floor, with a horseshoe gallery, sloping floor and coloured glass rooflights. The finely detailed buff terracotta is formed into large traceried windows at gallery level, and the interior has a wealth of detail and floral decoration in plaster work and glazed tiles.

The Masonic temple on Bridge Street (Grade II) was designed by Thomas Worthington and Son and constructed in 1929 of Portland stone. It was designed in the fashionable stripped classical style, devoid of ornament, during the 'Art Deco' period. Still with its original faience inn front, the Savyers Arms on Deansgate has been totally altered internally, but it remains a contrasting and interesting building on the street wall.

Many other buildings of architectural interest lie within the conservation area, most of them being offices, and Bridge Street in particular is a well preserved example of a Victorian and Edwardian shopping street. The completeness of the 'street wall' with individual buildings of architectural quality, e.g. Wood Street Mission, creates a memorable piece of urban design.

Other Statuses and Cross-References

Sites & Monuments Record - 12354.1.0

Active

Ratings and Scorings

Condition

Uncertain

Land Use

Associated Historic Landscape Character Records

HGM11701 Commercial - Offices (Type Code: COM-COOFF)
North of Hardman Street, Manchester

Other Land Classes

Landuse

Built over

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities

EGM3336 Spinningfields, Hardman Street Site, Manchester (Desk Based Assessment)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Advisory Service Monument Full Report

SMR Number 16079.1.0 Site Name Bowers' House (site of)

SMR Number	Site Name	Record Type
16079.1.0	Bowers' House (site of)	Monument

Monument Types and Dates

HOUSE (AD 18th Century to AD 19th Century - 1700 AD? to 1819 AD)

Description and Sources

Description

Site of a large house in the 18th and early 19th centuries. This house was one of the largest mansions in Manchester during the 18th century. It is depicted in an engraving by Robert Whitworth dated 1734. On a map published in the 1740s by Casson and Berry a vignette also depicts the building's façade, and denotes it as 'Messrs Miles Bower and Son. Houses.' From the pictorial and cartographic evidence, the building is known to have been of three storeys, with a symmetrical façade, and to have comprised a main central block with a wing, set back, on either side. The façade of the main block was divided into two halves, defined by a central pilaster, with others at the corners and with a parapet running across at roof level. Each of the two halves had a symmetrical arrangement of a central doorway at first floor level, with a classical surround and fronted by a flight of steps, with two windows to either side of this doorway and five windows on the floor above. The wings each appear to have been of five bays, with an entrance at first-floor level in the angle with the main block, and with the endmost two bays in each wing projecting slightly forward. A boundary wall fronted the property on Deansgate. Two gateways with piers capped by ball finials, corresponding with the two halves of the main block, opened onto a drive which led around a central lawn. Flanking this drive, Greens map dating to 1787-94 shows two large detached buildings, not indicated on the 1741 map and vignette. To the rear of the house, Green's map also shows a circular lawn bordered by a path, and flanked by trees or gardens. Later cartographic evidence indicates that the house had been demolished by 1818-19.

The presence of the Bower family in a house at this location is significant, as an industrial complex immediately to the south [HER 16081.1.0] is known to have functioned as a hat factory by the late 18th century. Miles Bower senior and Miles Bower junior were prominent figures in 18th century Manchester who derived their wealth from, and were closely associated with, the town's role as a centre of hat manufacture. Moreover, the Bower family appears to have been connected to hat manufacturing from a relatively early date and it seems quite possible that they might have established a hat manufactory close to their house. (1)

See also HER 11240.1.0.

Sources

- (1) Unpublished document: UMAU. 2005. Hardman Street, Spinningfields, Manchester. Archaeological excavation of an eighteenth century hat factory and late eighteenth/early nineteenth century chemical/soda works. Gregory, R. pp3-4

Location

National Grid Reference

SJ 8353 9811 (point) SJ89NW Point

Administrative Areas

District Manchester, Greater Manchester
Township Manchester, Manchester, Greater Manchester

Address/Historic Names

Hardman Street, Spinningfields, Manchester, Greater Manchester

Designations, Statutes and Scorings

Associated Legal Designations

Conservation Area	Deansgate/Peter Street	Active	DGM1604
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Deansgate is one of Manchester's most historic streets. During the Roman occupation it formed the route between two river crossings, the fords of the River Medlock to the south and the River Irwell to the north. The name Deansgate probably emerged in Anglo Saxon times and applied to that section of road between the present junctions of Cateaton Street and Peter Street.

Aldport Lodge, situated just south of Peter Street, was the manor house of the old town, and that part of present day Deansgate was originally known as Aldport Lane. The present name was not adopted for this stretch until Victorian times. From this manor house Lord Strange's Royalist forces fired cannon

Greater Manchester Archaeological Advisory Service Monument Full Report

SMR Number 16079.1.0

Site Name Bowers' House (site of)

along Aldport Lane in 1642, against the Parliamentarians, who were strongly supported by the people of Manchester. The siege of Manchester brought about some of the earliest bloodshed in the Civil War. Land on either side of the road was used for agricultural purposes until the encroachment of urban development, which accelerated in the 1730s, around the time when Edward Byrom built a substantial quay on the River Irwell. Quay Street was built to allow access between the quay and Aldport Lane, and was extended eastwards in 1794 to link with Mosley Street. The new street was called Peter Street, named after St. Peter's church which was being constructed at that time on Mosley Street. St. Peter's Square, which also took the name of the church, came into being when the church was demolished in 1906.

Well into the 19th century, this part of Manchester still bordered upon open countryside. On 16 August 1819, at St. Peter's Field (just off the present day St. Peter's Square), Henry Hunt addressed a meeting of 60,000 people to demand radical reform of the House of Commons. The size of the crowd so alarmed the City Magistrates that troops were called in to disperse it. Eleven people were reported killed and 140 injured in the resulting chaos. The incident is now remembered as the 'Peterloo Massacre', and is commemorated in a plaque located on the Free Trade Hall, which was built on the site. This event, one of the most important in the City's history, undoubtedly paved the way for the 1832 Electoral Reform Act.

Townscape

The area is situated on ground which is mostly flat, although there is a gentle slope down Peter Street in a westerly direction towards the river. Deansgate is the longest and straightest street in the city centre and consequently there is a distant view to the north showing the tower of the cathedral framed by buildings on either side. To the south, railway viaducts in Castlefield cross Deansgate and terminate the view.

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Materials

The carriageway surfacing of almost all roads in the area is asphalt, while a few minor streets retain the earlier stone setts.

Footways have been replaced over the years with either tarmacadam or concrete flags, although stone flags remain, particularly in Little Quay Street, which has been extended to form a forecourt for the Grapes hotel. Few original stone kerbs remain, most having been replaced by concrete. Street lighting is provided by modern fittings, e.g. tall steel columns.

Walls of buildings are constructed from a wide range of high-quality materials such as stone, red-orange brick, terracotta and faience. Some of the stone buildings are intricately carved with fine sculptural detail. These heavy, solid materials are fenestrated by predominantly vertically-proportioned openings with sliding sash windows set back from the external face of the building.

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Building heights vary from fourteen-storey office developments such as Sunlight House on Quay Street, to the three-storey shops on Bridge Street and the properties backing on to them in Wood Street.

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Deansgate/Peter Street and its buildings today

The area is predominantly one of commercial buildings, but it also contains a significant number of places of assembly, such as a church, theatre, concert hall, opera house, synagogue and Masonic temple. The Rylands Library on Deansgate is a landmark building, not only because its architectural quality but also for its important collection of historic books and manuscripts. Recognised as a Grade I listed building, it was designed by Basil Champneys, constructed from 1890, and opened in 1899. Since its merger with the Library of Manchester Victoria University in 1972, it makes available to readers more than five million books and manuscripts.

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Greater Manchester Archaeological Advisory Service Monument Full Report

SMR Number 16079.1.0

Site Name Bowers' House (site of)

Rylands. Constructed in red sandstone, the interior contains some fine spaces adorned with excellent stone carvings. Especially interesting are the four levels of glass floors supported from the metal book-cases at the rear of the building.

The present Free Trade Hall (Grade II*) on Peter Street is the third or fourth building on the site, and was designed by Edward Walters between 1853 and 1856. The first was a temporary timber structure and the second burned down. The present building was almost completely destroyed during the Blitz of 1940 to 1941, and was reconstructed with a completely new interior, roof and rear elevations in the 1950s. The monumental front facade is an Italianate masterpiece in Renaissance style with Ionic columns, balustrades and very fine carvings in the arched recesses. The Free Trade Hall was home to the Hall, Orchestra since its first concert in 1858, but that changed when the orchestra moved to a new, purpose-built concert hall in 1996.

The classical-style Opera House (Grade II) on Quay Street was originally built as the New Theatre in banded, rusticated stucco, a form of render scored to imitate stone. The facade includes fluted Ionic pilasters supporting a pedimented gable with a sculpture in the central arched recess representing 'The Dawn of the Heroic Age.'

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The Masonic temple on Bridge Street (Grade II) was designed by Thomas Worthington and Son and constructed in 1929 of Portland stone. It was designed in the fashionable stripped classical style, devoid of ornament, during the 'Art Deco' period. Still with its original faience inn front, the Sawyers Arms on Deansgate has been totally altered internally, but it remains a contrasting and interesting building on the street wall.

Many other buildings of architectural interest lie within the conservation area, most of them being offices, and Bridge Street in particular is a well preserved example of a Victorian and Edwardian shopping street. The completeness of the 'street wall' with individual buildings of architectural quality, e.g. Wood Street Mission, creates a memorable piece of urban design.

Other Statutes and Cross-References

Sites & Monuments Record - 16079.1.0

Active

Ratings and Scorings - None recorded

Land Use

Associated Historic Landscape Character Records

HGM11701 Commercial - Offices (Type Code: COM-COUFF)
North of Hardman Street, Manchester

Other Land Classes

Landuse

Built over

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Advisory Service Monument Full Report

SMR Number 16080.1.0 Site Name Housing on Hardman Street & Tivoli Street (site of)

SMR Number	Site Name	Record Type
16080.1.0	Housing on Hardman Street & Tivoli Street (site of)	Monument

Monument Types and Dates

BACK TO BACK HOUSE (AD 19th Century to AD 20th Century - 1800 AD to 1932 AD)

TERRACE (AD 19th Century to AD 20th Century - 1800 AD to 1932 AD)

Description and Sources

Description

Hardman Street (originally known as Parliament Street) had been constructed by 1824. More detailed mapping of the mid-19th century shows terraced housing on the south side of Hardman Street and, to the south of these, back-to-back housing fronting onto Back Hardman Street and Thompson Street (later named Tivoli Street). A covered passageway between houses of the terrace on Hardman Street gave access to Back Hardman Street, itself a narrow passage running along the back of those houses. In the late 19th century the back-to-back houses were converted into through houses, which was in line with late 19th century improvements in housing. Cartographic evidence indicates that all of the housing that once fronted Hardman Street and Tivoli Street had been demolished by 1932.

An evaluation of the area in 2004 revealed a stretch of handmade brick wall which probably formed the front wall of one of the back-to-back houses (Trench 1), and a further series of handmade brick walls that were interpreted as likely to represent privies, house and yard walls associated with the early 19th century housing (Trench 3). (1)

Sources

- (1) Unpublished document: UMAU. 2005. Hardman Street, Spinningfields, Manchester. Archaeological excavation of an eighteenth century hat factory and late eighteenth/early nineteenth century chemical/soda works. Gregory, R. pp5-6, 7

Location

National Grid Reference

SJ 8348 9810 (point) SJ89NW Point

Administrative Areas

District Manchester, Greater Manchester
Township Manchester, Manchester, Greater Manchester

Address/Historic Names

Hardman Street, Spinningfields, Manchester, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Conservation Area	Deansgate/Peter Street	Active	DGM1604
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Deansgate is one of Manchester's most historic streets. During the Roman occupation it formed the route between two river crossings, the fords of the River Medlock to the south and the River Irwell to the north. The name Deansgate probably emerged in Anglo Saxon times and applied to that section of road between the present junctions of Cateaton Street and Peter Street.

Aldport Lodge, situated just south of Peter Street, was the manor house of the old town, and that part of present day Deansgate was originally known as Aldport Lane. The present name was not adopted for this stretch until Victorian times. From this manor house Lord Strange's Royalist forces fired cannon along Aldport Lane in 1642, against the Parliamentarians, who were strongly supported by the people of Manchester. The siege of Manchester brought about some of the earliest bloodshed in the Civil War. Land on either side of the road was used for agricultural purposes until the encroachment of urban development, which accelerated in the 1730s, around the time when Edward Byrom built a substantial quay on the River Irwell. Quay Street was built to allow access between the quay and Aldport Lane, and was extended eastwards in 1794 to link with Mosley Street. The new street was called Peter Street, named after St. Peter's church which was being constructed at that time on Mosley Street. St. Peter's Square, which also took the name of the church, came into being when the church was demolished in 1906.

Greater Manchester Archaeological Advisory Service Monument Full Report

SMR Number 16080.1.0

Site Name Housing on Hardman Street & Tivoli Street (site of)

Well into the 19th century, this part of Manchester still bordered upon open countryside. On 16 August 1819, at St. Peter's Field (just off the present day St. Peter's Square), Henry Hunt addressed a meeting of 60,000 people to demand radical reform of the House of Commons. The size of the crowd so alarmed the City Magistrates that troops were called in to disperse it. Eleven people were reported killed and 140 injured in the resulting chaos. The incident is now remembered as the 'Peterloo Massacre', and is commemorated in a plaque located on the Free Trade Hall, which was built on the site. This event, one of the most important in the City's history, undoubtedly paved the way for the 1832 Electoral Reform Act.

Townscape

The area is situated on ground which is mostly flat, although there is a gentle slope down Peter Street in a westerly direction towards the river. Deansgate is the longest and straightest street in the city centre and consequently there is a distant view to the north showing the tower of the cathedral framed by buildings on either side. To the south, railway viaducts in Castlefield cross Deansgate and terminate the view.

Peter Street, and its continuation into Quay Street, is the most important junction in the area. There is a slight change of direction in these two streets, neither of them forming an exact right angle with Deansgate. Although the Deansgate junction with John Dalton Street is a right angle, its continuation to Bridge Street is not. These slight changes of direction mean that most sites in the conservation area are not exactly rectangular. Acute and oblique angles affect the plan form of buildings; since land in the city centre is at a premium, buildings totally cover their site and as a result more interesting buildings occur, many with corner entrances which are typical of Manchester.

Materials

The carriageway surfacing of almost all roads in the area is asphalt, while a few minor streets retain the earlier stone setts.

Footways have been replaced over the years with either tarmacadam or concrete flags, although stone flags remain, particularly in Little Quay Street, which has been extended to form a forecourt for the Grapes hotel. Few original stone kerbs remain, most having been replaced by concrete. Street lighting is provided by modern fittings, e.g. tall steel columns.

Walls of buildings are constructed from a wide range of high-quality materials such as stone, red-orange brick, terracotta and faience. Some of the stone buildings are intricately carved with fine sculptural detail. These heavy, solid materials are fenestrated by predominantly vertically-proportioned openings with sliding sash windows set back from the external face of the building.

Roofs of buildings, where they can be seen, are clad in slate which is usually blue-grey but occasionally green. The skylines of some buildings are made interesting by cornices and balustrades.

Building heights vary from fourteen-storey office developments such as Sunlight House on Quay Street, to the three-storey shops on Bridge Street and the properties backing on to them in Wood Street.

Generally, streets in the area are totally built up, presenting a complete street-wall frontage even though occasionally some buildings are set back behind the building line. At road junctions, buildings have traditionally 'held' the corner by some form of architectural emphasis.

Generally, buildings in the area display the Manchester characteristic of a tri-partite subdivision of the elevations, consisting of an over-large ground floor, a less highly modelled middle section and a varied top level seen against the sky.

Deansgate/Peter Street and its buildings today

The area is predominantly one of commercial buildings, but it also contains a significant number of places of assembly, such as a church, theatre, concert hall, opera house, synagogue and Masonic temple. The Rylands Library on Deansgate is a landmark building, not only because its architectural quality but also for its important collection of historic books and manuscripts. Recognised as a Grade I listed building, it was designed by Basil Champneys, constructed from 1890, and opened in 1899. Since its merger with the Library of Manchester Victoria University in 1972, it makes available to readers more than five million books and manuscripts.

The library was built and endowed by Enriqueta Augustina Rylands in memory of her late husband John Rylands. Constructed in red sandstone, the interior contains some fine spaces adorned with excellent stone carvings. Especially interesting are the four levels of glass floors supported from the metal book-cases at the rear of the building.

The present Free Trade Hall (Grade II*) on Peter Street is the third or fourth building on the site, and was designed by Edward Walters between 1853 and 1856. The first was a temporary timber structure and the second burned down. The present building was almost completely destroyed during the Blitz of 1940 to 1941, and was reconstructed with a completely new interior, roof and rear elevations in the 1950s. The monumental front facade is an Italianate masterpiece in Renaissance style with Ionic columns, balustrades and very fine carvings in the arched recesses. The Free Trade Hall was home to

Greater Manchester Archaeological Advisory Service Monument Full Report

SMR Number 16080.1.0

Site Name Housing on Hardman Street & Tivoli Street (site of)

the Hall, Orchestra since its first concert in 1858, but that changed when the orchestra moved to a new, purpose-built concert hall in 1996.

The classical-style Opera House (Grade II) on Quay Street was originally built as the New Theatre in banded, rusticated stucco, a form of render scored to imitate stone. The facade includes fluted Ionic pilasters supporting a pedimented gable with a sculpture in the central arched recess representing 'The Dawn of the Heroic Age.'

Manchester's oldest surviving theatre building is the Theatre Royal of 1845 (Grade II) on Peter Street, which has a monumental portico and a statue of Shakespeare in a central recess. It has been used for various activities in the recent past and is currently used as a night club. The original building was designed by Irwin and Chester, but was altered by the prominent architect Edward Salomons in 1875. Also on Peter Street, the Albert Hall (Grade II) was designed in eclectic style with Baroque and Gothic elements for the Wesleyan Mission by W. J. Morley in 1910, and after a long period of inactivity is now being utilised once again. A meeting hall is located on the first floor, with a horseshoe gallery, sloping floor and coloured glass rooflights. The finely detailed buff terracotta is formed into large traceried windows at gallery level, and the interior has a wealth of detail and floral decoration in plaster work and glazed tiles.

The Masonic temple on Bridge Street (Grade II) was designed by Thomas Worthington and Son and constructed in 1929 of Portland stone. It was designed in the fashionable stripped classical style, devoid of ornament, during the 'Art Deco' period. Still with its original faience inn front, the Sawyers Arms on Deansgate has been totally altered internally, but it remains a contrasting and interesting building on the street wall.

Many other buildings of architectural interest lie within the conservation area, most of them being offices, and Bridge Street in particular is a well preserved example of a Victorian and Edwardian shopping street. The completeness of the 'street wall' with individual buildings of architectural quality, e.g. Wood Street Mission, creates a memorable piece of urban design.

Other Statutes and Cross-References

Sites & Monuments Record - 16080.1.0

Active

Ratings and Scorings - None recorded

Land Use

Associated Historic Landscape Character Records

HGM11701 Commercial - Offices (Type Code: COM-COIFF)
North of Hardman Street, Manchester

Other Land Classes

Landuse

Built over

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities

EGM3987 Excavation at Hardman Street, Spinningfields, Manchester (Excavation)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Advisory Service Monument Full Report

SMR Number 16081.1.0 Site Name Hat Manufactory (site of)

SMR Number	Site Name	Record Type
16081.1.0	Hat Manufactory (site of)	Monument

Monument Types and Dates

FACTORY (AD 18th Century to AD 20th Century - 1700 AD? to 1990 AD)

HAT FACTORY (AD 18th Century to AD 20th Century - 1700 AD? to 1990 AD)

INDUSTRIAL SITE (AD 18th Century to AD 20th Century - 1700 AD? to 1990 AD)

Description and Sources

Description

An 18th century engraving (by Whitworth) indicates that by 1734 a street had been laid out in this area and was flanked on its northern side by a number of properties with gardens or yards and also ancillary structures to the rear. The presence of these buildings is confirmed by Casson and Berry's 1740s map, which denotes the street as Cupid's Alley (later renamed Atkinson Street), and suggests that by this date properties had been established on either of its sides. By the time of the publication of Green's 1787-94 map, all three of the buildings depicted on the 1734 engraving are plotted with irregular-shaped extensions to their rear and their street frontage is indicated as broken by passageways, suggestive of cart entrances. This arrangement is also shown on a map of 1831 [Bancks & Co] and is suggestive of an industrial or commercial rather than domestic use. This is confirmed by the large-scale OS map of 1849, which shows these buildings as comprising at this date a 'Soda Water Manufactory' and a 'Hat Manufactory', with an adjacent 'Silk Finishing Works'. On Adshead's map of the following year, these properties are named as 'Thompstone's Chemical Works' and 'Hampson's Hat Factory'. It is possible that the hat factory dates to the earlier part of the 18th century as Bradshaw notes that the Bower family had a hat works close to their Deansgate residence [HER 16079.1.0]. The hat factory buildings appear to have survived into the later 20th century, when photographic evidence shows the two ranges on Atkinson Street which flanked the entrance to the works yard as brick-built and of a tall three storeys. However, between 1916 and 1932 much of the yard of the former hat works was covered over, and was incorporated within a single complex. This is named on the 1932 and later maps as an auction room, which also incorporated the former soda water manufactory/chemical works. The auction room complex was demolished during the 1980s.

The remains of the hat manufactory and the soda water/chemical works were investigated by an excavation in 2004. The foundations of buildings and other structures dating predominantly to the 18th century were exposed. These remains embodied a fairly dynamic structural history, which involved different phases of modification, rebuilding and refurbishment over the course of at least 250 years. Six main phases of construction were identified. Phase 1 dated to the early-mid-18th century and witnessed the construction of two 3-storey buildings fronting Cupid's Alley. An ancillary building, which appears to have functioned as a dyeing house, was also constructed to the rear of one of the buildings and this suggests that hat manufacturing was occurring on the site during the early-mid-18th century. Phase 2 dated to the mid-18th century and saw the remodelling and expansion of the ancillary building. Phase 3 dated to the mid-late-18th century, and it was during this period that a 'planking room' was added to the hat works. During Phase 4, dating to the late 18th century, further additions and modifications were made to the hat works, whilst a chemical/soda works was established in the adjacent premises. Phase 5 and Phase 6 dated to the early 19th and late 19th/early 20th century respectively and saw further alterations to the hat and soda works.

The investigation of these premises represents the first comprehensive archaeological investigation of both a hat and a soda works, and also the first archaeological investigation of an early 18th century industrial complex within the City of Manchester. (1)

Sources

- (1) Unpublished document: UMAU. 2005. Hardman Street, Spinningfields, Manchester. Archaeological excavation of an eighteenth century hat factory and late eighteenth/early nineteenth century chemical/soda works. Gregory, R. pp4-6,8,1

Location

National Grid Reference

SJ 8349 9807 (point) SJ89NW Point

Administrative Areas

District Manchester, Greater Manchester
Township Manchester, Manchester, Greater Manchester

Address/Historic Names

Hardman Street, Spinningfields, Manchester, Greater Manchester

Greater Manchester Archaeological Advisory Service Monument Full Report

SMR Number 16081.1.0

Site Name Hat Manufactory (site of)

Designations, Statuses and Scorings

Associated Legal Designations

Conservation Area	Deansgate/Peter Street	Active	DGM1604
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Deansgate is one of Manchester's most historic streets. During the Roman occupation it formed the route between two river crossings, the fords of the River Medlock to the south and the River Irwell to the north. The name Deansgate probably emerged in Anglo Saxon times and applied to that section of road between the present junctions of Cateaton Street and Peter Street.

Aldport Lodge, situated just south of Peter Street, was the manor house of the old town, and that part of present day Deansgate was originally known as Aldport Lane. The present name was not adopted for this stretch until Victorian times. From this manor house Lord Strange's Royalist forces fired cannon along Aldport Lane in 1642, against the Parliamentarians, who were strongly supported by the people of Manchester. The siege of Manchester brought about some of the earliest bloodshed in the Civil War. Land on either side of the road was used for agricultural purposes until the encroachment of urban development, which accelerated in the 1730s, around the time when Edward Byrom built a substantial quay on the River Irwell. Quay Street was built to allow access between the quay and Aldport Lane, and was extended eastwards in 1794 to link with Mosley Street. The new street was called Peter Street, named after St. Peter's church which was being constructed at that time on Mosley Street. St. Peter's Square, which also took the name of the church, came into being when the church was demolished in 1906.

Well into the 19th century, this part of Manchester still bordered upon open countryside. On 16 August 1819, at St. Peter's Field (just off the present day St. Peter's Square), Henry Hunt addressed a meeting of 60,000 people to demand radical reform of the House of Commons. The size of the crowd so alarmed the City Magistrates that troops were called in to disperse it. Eleven people were reported killed and 140 injured in the resulting chaos. The incident is now remembered as the 'Peterloo Massacre', and is commemorated in a plaque located on the Free Trade Hall, which was built on the site. This event, one of the most important in the City's history, undoubtedly paved the way for the 1832 Electoral Reform Act.

Townscape

The area is situated on ground which is mostly flat, although there is a gentle slope down Peter Street in a westerly direction towards the river. Deansgate is the longest and straightest street in the city centre and consequently there is a distant view to the north showing the tower of the cathedral framed by buildings on either side. To the south, railway viaducts in Castlefield cross Deansgate and terminate the view.

Peter Street, and its continuation into Quay Street, is the most important junction in the area. There is a slight change of direction in these two streets, neither of them forming an exact right angle with Deansgate. Although the Deansgate junction with John Dalton Street is a right angle, its continuation to Bridge Street is not. These slight changes of direction mean that most sites in the conservation area are not exactly rectangular. Acute and oblique angles affect the plan form of buildings; since land in the city centre is at a premium, buildings totally cover their site and as a result more interesting buildings occur, many with corner entrances which are typical of Manchester.

Materials

The carriageway surfacing of almost all roads in the area is asphalt, while a few minor streets retain the earlier stone setts.

Footways have been replaced over the years with either tarmacadam or concrete flags, although stone flags remain, particularly in Little Quay Street, which has been extended to form a forecourt for the Grapes hotel. Few original stone kerbs remain, most having been replaced by concrete. Street lighting is provided by modern fittings, e.g. tall steel columns.

Walls of buildings are constructed from a wide range of high-quality materials such as stone, red-orange brick, terracotta and faience. Some of the stone buildings are intricately carved with fine sculptural detail. These heavy, solid materials are fenestrated by predominantly vertically-proportioned openings with sliding sash windows set back from the external face of the building.

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Building heights vary from fourteen-storey office developments such as Sunlight House on Quay Street, to the three-storey shops on Bridge Street and the properties backing on to them in Wood Street.

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Generally, buildings in the area display the Manchester characteristic of a tri-partite subdivision of the

Greater Manchester Archaeological Advisory Service Monument Full Report

SMR Number 16081.1.0

Site Name Hat Manufactory (site of)

elevations, consisting of an over-large ground floor, a less highly modelled middle section and a varied top level seen against the sky.

Deansgate/Peter Street and its buildings today

The area is predominantly one of commercial buildings, but it also contains a significant number of places of assembly, such as a church, theatre, concert hall, opera house, synagogue and Masonic temple. The Rylands Library on Deansgate is a landmark building, not only because its architectural quality but also for its important collection of historic books and manuscripts. Recognised as a Grade I listed building, it was designed by Basil Champneys, constructed from 1890, and opened in 1899. Since its merger with the Library of Manchester Victoria University in 1972, it makes available to readers more than five million books and manuscripts.

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The present Free Trade Hall (Grade II*) on Peter Street is the third or fourth building on the site, and was designed by Edward Walters between 1853 and 1856. The first was a temporary timber structure and the second burned down. The present building was almost completely destroyed during the Blitz of 1940 to 1941, and was reconstructed with a completely new interior, roof and rear elevations in the 1950s. The monumental front facade is an Italianate masterpiece in Renaissance style with Ionic columns, balustrades and very fine carvings in the arched recesses. The Free Trade Hall was home to the Hall, Orchestra since its first concert in 1858, but that changed when the orchestra moved to a new, purpose-built concert hall in 1996.

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Manchester's oldest surviving theatre building is the Theatre Royal of 1845 (Grade II) on Peter Street, which has a monumental portico and a statue of Shakespeare in a central recess. It has been used for various activities in the recent past and is currently used as a night club. The original building was designed by Irwin and Chester, but was altered by the prominent architect Edward Salomons in 1875. Also on Peter Street, the Albert Hall (Grade II) was designed in eclectic style with Baroque and Gothic elements for the Wesleyan Mission by W. J. Morley in 1910, and after a long period of inactivity is now being utilised once again. A meeting hall is located on the first floor, with a horseshoe gallery, sloping floor and coloured glass rooflights. The finely detailed buff terracotta is formed into large traceried windows at gallery level, and the interior has a wealth of detail and floral decoration in plaster work and glazed tiles.

The Masonic temple on Bridge Street (Grade II) was designed by Thomas Worthington and Son and constructed in 1929 of Portland stone. It was designed in the fashionable stripped classical style, devoid of ornament, during the 'Art Deco' period. Still with its original faience inn front, the Sawyers Arms on Deansgate has been totally altered internally, but it remains a contrasting and interesting building on the street wall.

Many other buildings of architectural interest lie within the conservation area, most of them being offices, and Bridge Street in particular is a well preserved example of a Victorian and Edwardian shopping street. The completeness of the 'street wall' with individual buildings of architectural quality, e.g. Wood Street Mission, creates a memorable piece of urban design.

Other Statutes and Cross-References

Sites & Monuments Record - 16081.1.0

Active

Ratings and Scorings - None recorded

Land Use

Associated Historic Landscape Character Records

HGM11701 Commercial - Offices (Type Code: COM-COOFF)
North of Hardman Street, Manchester

Other Land Classes

Landuse

Built over

Greater Manchester Archaeological Advisory Service Monument Full Report

SMR Number 16081.1.0 Site Name Hat Manufactory (site of)

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities

EGM3987 Excavation at Hardman Street, Spinningfields, Manchester (Excavation)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Advisory Service Monument Full Report

SMR Number 16082.1.0 Site Name Soda Water Manufactory (site of)

SMR Number	Site Name	Record Type
16082.1.0	Soda Water Manufactory (site of)	Monument

Monument Types and Dates

FACTORY (AD 18th Century to AD 20th Century - 1750 AD? to 1990 AD)

INDUSTRIAL SITE (AD 18th Century to AD 20th Century - 1750 AD? to 1990 AD)

MINERAL WATER FACTORY (AD 18th Century to AD 20th Century - 1750 AD? to 1990 AD)

Description and Sources

Description

An 18th century engraving (by Whitworth) indicates that by 1734 a street had been laid out in this area and was flanked on its northern side by a number of properties with gardens or yards and also ancillary structures to the rear. The presence of these buildings is confirmed by Casson and Berry's 1740s map, which denotes the street as Cupid's Alley (later renamed Atkinson Street), and suggests that by this date properties had been established on either of its sides. By the time of the publication of Green's 1787-94 map, all three of the buildings depicted on the 1734 engraving are plotted with irregular-shaped extensions to their rear and their street frontage is indicated as broken by passageways, suggestive of cart entrances. This arrangement is also shown on a map of 1831 [Bancks & Co] and is suggestive of an industrial or commercial rather than domestic use. This is confirmed by the large-scale OS map of 1849, which shows these buildings as comprising at this date a 'Soda Water Manufactory' and a 'Hat Manufactory', with an adjacent 'Silk Finishing Works'. On Adshead's map of the following year, these properties are named as 'Thompstone's Chemical Works' and 'Hampson's Hat Factory'.

Documentary evidence suggests that the chemical works may have been in operation from at least 1813 when a trade directory lists Samuel Thompstone as a 'chymist' at no. 20 Cupid's Alley. By 1888-89, mapping appears to show that the 'Soda Manufacturing Works' had been provided with a wing on the north, giving the site a new L-shaped plan. The wing partly covered the open yard previously on this site and a photograph of 1920 shows that it also incorporated a row of three early 19th century houses on Joddrell Street.

Between 1916 and 1932 much of the yard of the former hat works was covered over, and was incorporated within a single complex. This is named on the 1932 and later maps as an auction room, which also incorporated the former soda water manufactory/chemical works. Photographic evidence of the later 20th century shows a building of two or three storeys on Atkinson Street that can be identified as the former chemical/soda works. The auction room complex was demolished during the 1980s.

The remains of the hat manufactory and the soda water/chemical works were investigated by an excavation in 2004. The foundations of buildings and other structures dating predominantly to the 18th century were exposed. These remains embodied a fairly dynamic structural history, which involved different phases of modification, rebuilding and refurbishment over the course of at least 250 years. Six main phases of construction were identified. The chemical/soda works appears to have been established in the premises adjacent to the hat works during Phase 4, in the late 18th century. Phase 5 and Phase 6 dated to the early 19th and late 19th/early 20th century respectively and saw further alterations to the hat and soda works.

The investigation of these premises represents the first comprehensive archaeological investigation of both a hat and a soda works, and also the first archaeological investigation of an early 18th century industrial complex within the City of Manchester. (1)

Sources

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Location

National Grid Reference

SJ 8346 9808 (point) SJ89NW Point

Administrative Areas

District Manchester, Greater Manchester
Township Manchester, Manchester, Greater Manchester

Address/Historic Names

Hardman Street, Spinningfields, Manchester, Greater Manchester

Designations, Statuses and Scorings

Greater Manchester Archaeological Advisory Service Monument Full Report

SMR Number 16082.1.0

Site Name Soda Water Manufactory (site of)

Associated Legal Designations

Conservation Area	Deansgate/Peter Street	Active	DGM1604
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Deansgate is one of Manchester's most historic streets. During the Roman occupation it formed the route between two river crossings, the fords of the River Medlock to the south and the River Irwell to the north. The name Deansgate probably emerged in Anglo Saxon times and applied to that section of road between the present junctions of Cateaton Street and Peter Street.

Aldport Lodge, situated just south of Peter Street, was the manor house of the old town, and that part of present day Deansgate was originally known as Aldport Lane. The present name was not adopted for this stretch until Victorian times. From this manor house Lord Strange's Royalist forces fired cannon along Aldport Lane in 1642, against the Parliamentarians, who were strongly supported by the people of Manchester. The siege of Manchester brought about some of the earliest bloodshed in the Civil War. Land on either side of the road was used for agricultural purposes until the encroachment of urban development, which accelerated in the 1730s, around the time when Edward Byrom built a substantial quay on the River Irwell. Quay Street was built to allow access between the quay and Aldport Lane, and was extended eastwards in 1794 to link with Mosley Street. The new street was called Peter Street, named after St. Peter's church which was being constructed at that time on Mosley Street. St. Peter's Square, which also took the name of the church, came into being when the church was demolished in 1906.

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Townscape

The area is situated on ground which is mostly flat, although there is a gentle slope down Peter Street in a westerly direction towards the river. Deansgate is the longest and straightest street in the city centre and consequently there is a distant view to the north showing the tower of the cathedral framed by buildings on either side. To the south, railway viaducts in Castlefield cross Deansgate and terminate the view.

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Materials

The carriageway surfacing of almost all roads in the area is asphalt, while a few minor streets retain the earlier stone setts.

Footways have been replaced over the years with either tarmacadam or concrete flags, although stone flags remain, particularly in Little Quay Street, which has been extended to form a forecourt for the Grapes hotel. Few original stone kerbs remain, most having been replaced by concrete. Street lighting is provided by modern fittings, e.g. tall steel columns.

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Greater Manchester Archaeological Advisory Service Monument Full Report

SMR Number 16082.1.0

Site Name Soda Water Manufactory (site of)

top level seen against the sky.

Deansgate/Peter Street and its buildings today

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Other Statutes and Cross-References

Sites & Monuments Record - 16082.1.0

Active

Ratings and Scorings - None recorded

Land Use

Associated Historic Landscape Character Records

HGM11701 Commercial - Offices (Type Code: COM-COOFF)
North of Hardman Street, Manchester

Other Land Classes

Landuse

Built over

Related Monuments - None Recorded

Greater Manchester Archaeological Advisory Service Monument Full Report

SMR Number 16082.1.0 **Site Name** Soda Water Manufactory (site of)

Finds - None recorded

Associated Events/Activities

EGM3987 Excavation at Hardman Street, Spinningfields, Manchester (Excavation)

Associated Individuals/Organisations - None recorded



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