

HERRATAGE STATEMENT

TO ACCOMPANY

APPLICATION FOR
PLANNING AND LISTED
PLANNING CONSENT

FOR

THE REMOVAL AND REPLACEMENT OF BROKEN
WALK IN FRIDGE AND WALK IN FREEZER AND THE
ADDITION OF TWO NEW EXTERNAL CONDENSER UNITS.

AT

49 PICADILLY
MANCHESTER
M1 2AP

PN0192

Document Revision

Revision	Description	Date	By
-	First Issue	10.03.2020	JW
A	Updated template and additional info added	14.07.2020	OC

Contents

- 1.0 Introduction
- 2.0 Location
- 3.0 General Description
- 4.0 Assessment of impact
- 5.0 National Planning Development
- 6.0 Conclusion

1.0 Introduction

1.1 Purpose and Format

This assessment has been prepared as part of a listed building consent application for alterations to the subject property.

The assessment has been conducted in accordance with general guidelines set out in the English Heritage publication "Informed Conservation" and in particular responds to policies outlined in the National Planning Policy Framework (NPPF). In terms of local policies. This assessment supplements a Design and Access Statement.

The proposed design has had sufficient assessment and we thoroughly understand the potential impact of the proposal and its significance. The historic environment record has been consulted and the heritage assets assessed using appropriate expertise where necessary.

1.2 Methods of Investigation

Visual inspections of the property carried out in January 2020, were completed with the aid of existing plans and elevations provided by the client. Background research into the building was conducted through consultation with the following main resources:

- City of Manchester Council
- The National Archives
- Historical Texts

Any proposals which may impact upon the special architectural or historic interest of the building will be managed in relation to the Planning (Conservation Areas) Act 1990. This statement assesses the impact of proposals to remove the existing broken fridge and freezer units and replace them with functioning ones. Additionally, it will also assess the impact of two new external condenser units.

Any impact is assessed in relation to the architectural and historic interest of the building.

2.0 Location

2.1 Location

Manchester is a major city and metropolitan borough in Greater Manchester, England, with a population of 547,627 as of 2018. It lies within the United Kingdom's second-most populous urban area, with a population of 2.5 million and third most populous metropolitan area, with a population of 3.3 million. It is fringed by the Cheshire Plain to the south, the Pennines to the north and east, and an arc of towns with which it forms a continuous conurbation.

The proposed site is situated next to Piccadilly Gardens which is a green space in Manchester city centre, England, between Market Street and the edge of the Northern Quarter. Piccadilly runs eastwards from the junction of Market Street with Mosley Street to the junction of London Road with Ducie Street; to the south are the gardens and paved areas. The area was reconfigured in 2002 with a water feature and concrete pavilion by Japanese architect Tadao Ando.

3.0 General Description

3.1 The building History

Built in the mid-19th century, the building has five stories an attic space. Chorlton Brothers, who owned this building, also built 51-53 Piccadilly, which are attached to the right of this building. It was originally used as a Clothier's warehouse but is now in use as a JD Wetherspoon Pub to the ground floor and basement and is separately let out on the upper floors.

3.2 Building services

The Building has Gas, Water and Electric services which are all functional to all levels of the building.

3.3 Listing Description

49 Piccadilly

Grade: II

Date Listed: 06-Jun-1994

English Heritage Building ID: 1246670

National Grid Reference: SJ 84492 98293

Location: 94 Piccadilly

Locality: Manchester

Local Authority: Manchester City Council

County: Greater Manchester

Country: England

Postcode: M1 2AP

GV II Clothiers' warehouse, now Wetherspoons to ground floor. 1846 to 1847; altered. Red brick with sandstone dressings, slate roof. Deep rectangular plan. Simplified palazzo style. Five storeys and attic, a seven window facade, symmetrical, with rusticated quoins, plain frieze, modillioned cornice, brick parapet with stone pilasters and chimneys, large attic dormer. Ground floor altered except for square-headed doorway to right with enriched surround; very regular fenestration to upper floors, all windows of equal height and with moulded architraves, those at first and second floor shouldered, the lower with aprons and pediments (that in the centre swan-necked) and the upper with cornices (except that in the centre which is pedimented), and those at third floor eared (that in the centre with a segmental open pediment); altered glazing to first floor, eight-pane casements to the upper floors. Full-width glazed dormer in slope of roof, with three-span hipped roof.

Rear and interior not inspected.

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

Listing NGR: SJ8449298293



OS Map of the Site

4.0 Assessment of Impact

4.1 Building Fabric Analysis

The interior and rear elevation of the building have been heavily modified from their original design.

The Rear Elevation has historically been heavily modified with the addition of an unsympathetic lift that has divided the original face of the building.

This lift has been constructed out of concrete and masonry and no attempt has been made to make this lift sympathetic to the listed building. As can be seen in photo 1

The rear elevation is already home to several pieces of ductwork and mechanical plant equipment related to the public house the majority of this is housed in a metal cage with limited access for maintenance of the equipment. This can be seen in photo 1&2.

Internally the site bares no original features as can be seen in Photo 3,4. To the basement area

The kitchen walls are all clad in hygienic cladding. The ceiling is a modern grid ceiling, there are no Cornices or skirting boards present. The floor is a modern Altro Safety Floor with welded curved skirting.

The walk ins are installed free standing wedged between the walls,

The existing columns to the space are also clad in the same way as the walls.

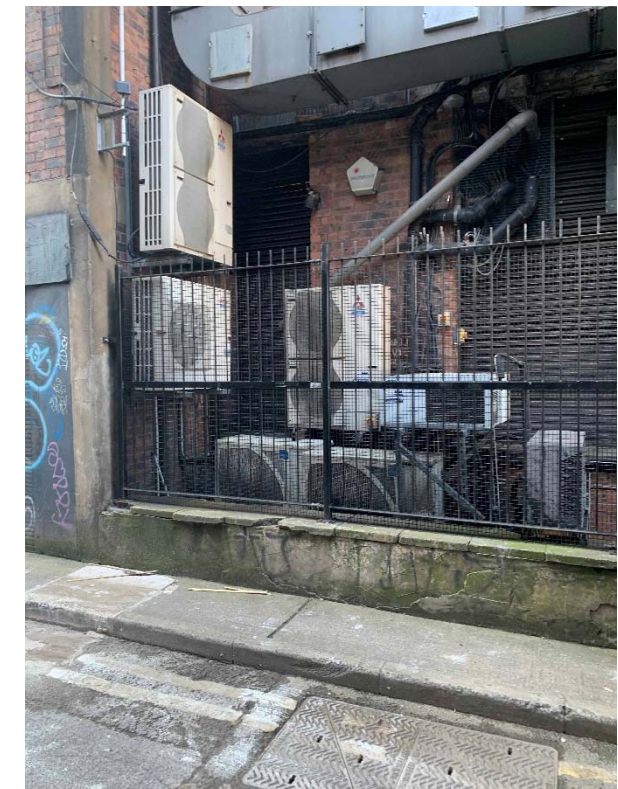
The back of house (BOH) corridor that leads to the Kitchen is also to the same level of decoration with no original features displayed, the ceiling is a mix of modern plasterboard and exposed concrete with a painted finish,

The corridor also houses the condenser pipes for the existing mechanical equipment which are mounted to the ceiling, this is shown on Photos 5 & 6.

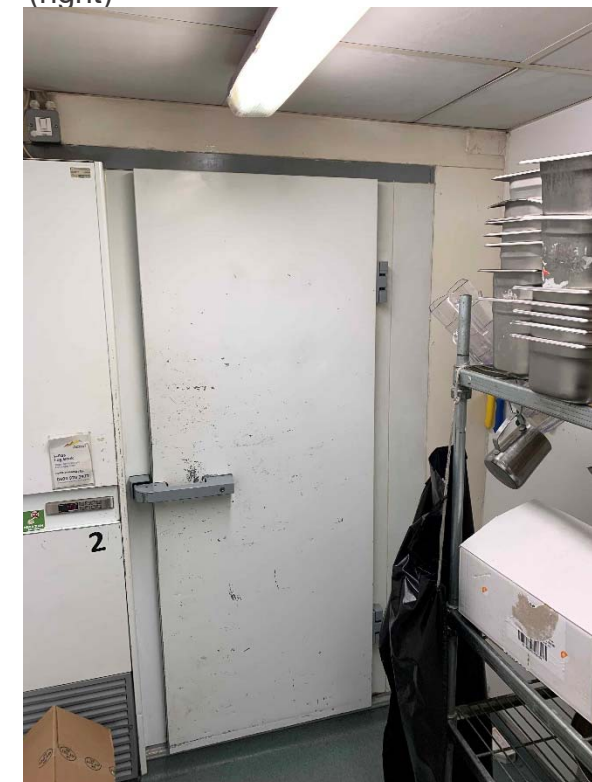
4.2 The Proposed Work

the Proposed works involve the following:

- a) The placement of new external condenser units to power the new walk ins: the new condenser units are required as the current units support built in condensers which are no longer suitable for their current purpose and would not support the larger required walk ins. The position selected for these condensers is to the rear elevation where there are already several pieces of equipment and heavy damage to the façade and the look of the building. The area selected is also free standing away from the building limiting any further damage to this elevation and making the removal possible without damaging the listed building. Careful consideration will be given to the nature of the building and no works will be undertaken that will affect the historic character of the building.
- b) The removal and replacement of a broken walk in fridge and walk in freezer. This will not result in any permanent alterations to the original building fabric, the units are free standing and will only but up against the structure of the building there are no original features that would be affected by this and the walk ins could be removed with no permanent damage to the historic fabric.



1. Rear elevation of the building showing its condition (Left), 2. existing plant enclosure (right)



3. Photograph of the existing walk in (left), 4. photo of existing column in kitchen (right)

- c) the new condenser pipework to the basement: the proposed new pipework will have no damage to the listed building. The existing basement ceiling already has several pipes running across it and with no original features there is no risk of damage to any historic fabric.

5.0 National Planning Policy Framework

5.1 Relevant NPPF Paragraphs

Paragraph 58 considers the general design principals within the built environment and where developments should function well and add to the overall quality of the area, not just for short term but over the life of the development. The proposals will ensure that the stonework will remain in place and safe for the life of the development.

Paragraph 61 stipulates that the visual appearance of the architecture of individual buildings has very important factors securing high quality and inclusive design goes beyond aesthetic considerations therefore planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment. The proposals will have a minimal visual impact to the character of the building

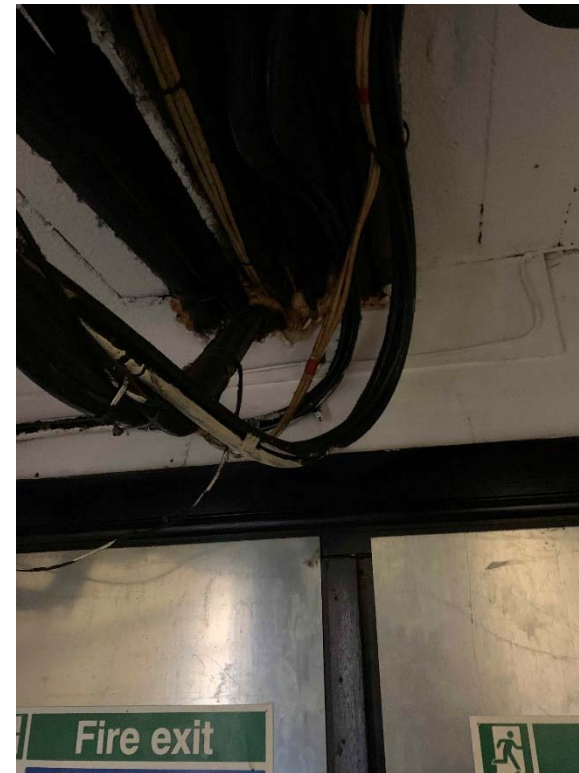
As stated in paragraph 62 the proposal has been reviewed by the local planning authority. Harrison Ince Architects understand and agree that the local Design review arrangement is in place to provide assessment and support high standards of design.

there is often a need to 'intelligently manage change' in order to secure a long term future for heritage buildings. This objective would appear particularly appropriate in respect to the subject building. The modernised facilities will help maintain an active use of the building and therefore the plans should be viewed as epitomizing the objectives laid down in section 16 of the NPPF.

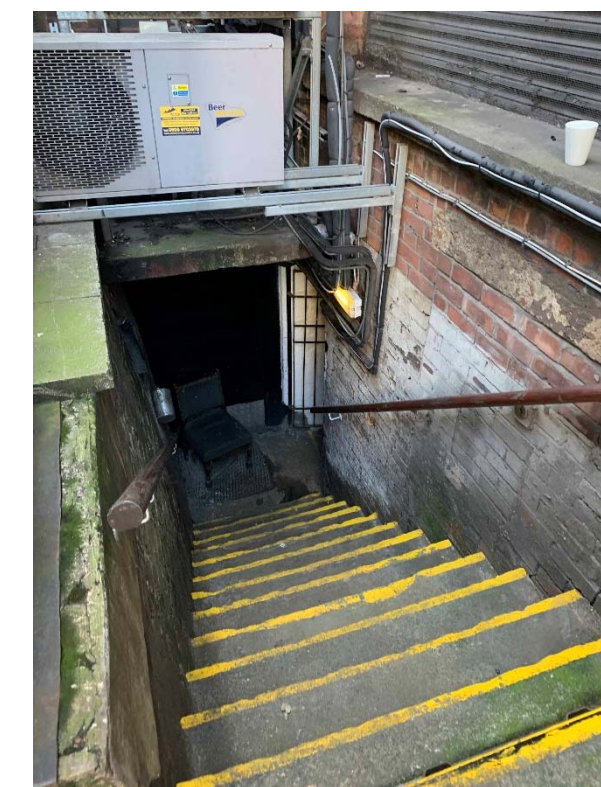
6.0 Conclusions

The proposals above establish the approach taken to the proposed work (Minimum intervention, sympathy to the existing fabric to be considered) alongside an assessment of the buildings architectural and historical interest, which justifies the need to modify the building. The intention of the application is to enhance the building services ensuring continued use of the building. The intention is that the character of the building is retained.

The proposed design has been assessed by relevant built environment professionals to completely understand the potential impact of the work and thereby ensuring only the most appropriate measures are taken. The historic environment record has been consulted and the heritage assets assessed using appropriate expertise where necessary



5 & 6. showing the condenser pipes going through the rear fire door



7 & 8. Additional Photos of rear plant area



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