



Paul Butler Associates
Planning, Development & Heritage Consultants

Junction Manchester Limited

Junction Hotel, Rolls Crescent

Heritage Statement

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Paul Butler Associates, 31 Blackfriars Road, Salford, Manchester M3 7AQ
t. 0161 835 3530 | e. pba@paulbutlerassociates.co.uk | w. www.paulbutlerassociates.co.uk

Professional Planning, Development & Heritage Advisors since 1992.

Members of the Royal Town Planning Institute (RTPI). Recognised by the Institute of Historic Building Conservation (IHBC) as a Historic Environment Service Provider (HESPR).

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	Name and Qualifications	Position	Date
Prepared by:	Don Murphy MPLAN MRTPI	Associate Director	18.08.2020
Checked by:	Tom Flanagan MTCP MRTPI	Director	19.08.2020
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1. Introduction

- 1.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf of Junction Manchester Limited. The statement has been provided in support of a proposed mixed-use development at the former Junction Hotel ('the former hotel') and adjacent surface car park, Rolls Crescent, Hulme, Manchester ('the site'). The site is currently occupied by the vacant two storey former hotel which was most recently in use as a public house before its closure in 2016.



Image 1: The Junction Hotel (1950s)

- 1.2 The proposals comprise the restoration, refurbishment and expansion of the former hotel, the demolition of a single storey extension, and the construction of a connected four storey apartment building with ground floor commercial use. Once complete, the former hotel will comprise a community hub at ground and basement levels, and apartments at first and second floor levels, the second floor being a lightweight rooftop extension.

- 1.3 In total, a mix of 28 one and two bedroom apartments will be provided, together with four commercial units, car parking, amenity spaces, and refuse and cycle stores at ground floor level.
- 1.4 Whilst the former hotel is not nationally or locally listed, it is regarded as a non-designated heritage asset by Manchester City Council. This Heritage Statement has therefore been prepared to consider the significance of the site, and the potential impact of the scheme on the significance and setting of the site, and any other designated and non-designated heritage assets.
- 1.5 This statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF), in addition to an examination, analysis and assessment of available historic records and cartographic sources.
- 1.6 This statement includes:
- A description of the application site's location.
 - A summary of the proposed scheme.
 - A summary of the heritage planning policy guidance context.
 - A review of the relative historical and architectural significance of the application site.
 - An assessment of the impact of the proposed scheme on the historic significance of the application site.
- 1.7 This statement is not intended to be a full or complete record of the site. The proposed scheme is supported by a Design and Access Statement and series of drawings and visuals prepared by Roost Architects.

2. The Application Site and Surrounding Area

Application Site

- 2.1 The site is located at the junction between Rolls Crescent, Old Birley Street, and George Parr Road, in Hulme, approximately a mile to the south of Manchester City Centre. The site accommodates a two storey building which is vacant and in a poor state of repair, and also includes an additional surface level car park. Whilst the building remains clearly identifiable as a former public house, this along with the car parking area has a generally negative impact on the surrounding streetscene.

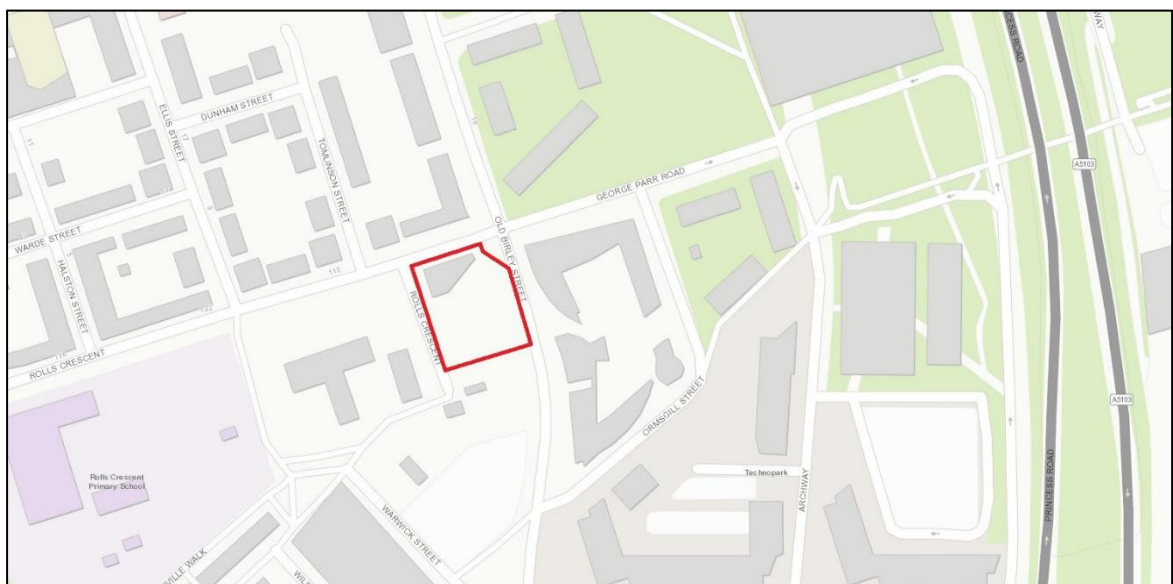


Image 2: Site Location

- 2.2 The Junction Hotel was constructed in about 1865. Reference to an OS Map of 1891 (see Image 8) confirms that at this time the building formed part of a densely packed urban environment, and was located at a key road junction. The building is the only surviving remnant of the 19th Century, with the nearby Hulme Hippodrome constructed in 1900-1901.
- 2.3 A detailed description of the building is included within Section 5.



Image 3: Former Junction Hotel – north elevation

Surrounding Area

- 2.4 The site is located within the Manchester suburb of Hulme. Hulme saw tremendous change and several layers of development between the mid 19th Century through to the present day, and this change is continuing. Further to the demolition of the 'Hulme Crescents' to make way for the regeneration of the area in the 1990s, the most recent significant development to have taken place is the construction of the Birley Fields Manchester Metropolitan University Campus to the immediate north east of the site. The character of the area is therefore a mix of education, residential, as well as some community and commercial uses. Apartment blocks are located to the north and east, whilst a community centre is located to the west, and a community garden centre to the south.
- 2.5 There are no Listed Buildings on or adjacent to the site, and the site is not located within a Conservation Area. The closest Listed Buildings are the connected Hulme Hippodrome (Ref: 1283070) and The Playhouse (Ref: 1293008) both of which are Grade II Listed. These are however geographically and visually separated from the site therefore the proposed development is not regarded as having the potential to materially impact upon them. The historic development of the site and its surroundings is discussed in further detail below.



Image 4: South Elevation



Image 5: West Elevation and single storey extension

- 2.6 The site is within an accessible location, approximately 20 minutes' walk to Manchester City Centre. Hulme High Street which is anchored by an Asda superstore is approximately 500m to the south, and there are multiple bus stops within the area.

Development of the Area

- 2.7 The site is situated in the district of Hulme. A document dated to 1212 indicates that Hulme was held during the 13th century by Henry de Chetham, and that it was assessed as four oxgangs of land (Farrer and Brownbill 1911, 335). Place-name evidence suggests that the origins of Hulme probably date back to the 10th century, although it is not mentioned in the Domesday Survey (Ekwall 1962, 225). The hearth tax for 1666, showed that only 34 properties were taxable, 10 of which were of Hulme Hall, suggesting that the area was not highly populated (Farrer and Brownbill 1911, 335).
- 2.8 As the textile industry boomed in the 18th century, agricultural land beyond the city began to be developed both for industry and housing. The demand for textiles, particularly cotton, rose dramatically, resulting in a rapid increase in mill building in the region as a whole along with the subsequent need for worker housing. The industrial sectors of Manchester continued to develop rapidly with areas on the fringes of Manchester earmarked for industrial expansion (OAN 2005a, 7-8).



Image 6: 1845 OS Map



Image 7: 1851 OS Map

- 2.9 The 1830s saw the population of Hulme boom, as between 1831 and 1841 the population almost trebled, rising from 9624 to 26,982 (Arrowsmith 2010). Hulme became incorporated into the borough of Manchester in 1838, however the subject area still did not see significant development until the 1850s.
- 2.10 Reference to the 1845 OS Map (Image 6) suggests that whilst roads had been set out and some building work had taken place by this time, the site had not been substantially developed. Six years later, by 1851, the road network in the immediate locality had been developed and the plot which the Junction Hotel would subsequently occupy is clearly visible (Image 7). Some terraced housing and other buildings had already been constructed by this time, and street blocks were clearly awaiting development.
- 2.11 At this time, the site was located on the urban frontier, with very low density development around and to the south of the site, with extremely dense development just a couple of hundred meters to the north. The OS Map of 1851 is notable as this appears to reflect a conscious finessing and layout of the street pattern, creating plots for development, of which the site was located on one – a triangular plot overlooking what was now an irregular cross roads junction between Jackson Street, Preston Street and the newly extended Warde Street. Warde Street continued to the east, with properties awaiting clearance visible on the 1851 Map, to make way for this more efficient street layout. There are buildings and ornate gardens to the south side of Preston Street. Whilst much of the

existing car park area would have formed part of Preston Street historically, the site is likely to have extended into these buildings to the south side of Preston Street.

- 2.12 The housing typical of Hulme was terrace housing, and this is what appears to have been on the subject site also. Among the most unhygienic workers' houses erected in Manchester in the early to mid-19th century were 'back-to-backs' which were one room deep and which lacked ventilation. As the housing close to the site was mostly constructed in the 1850s this was after the 1844 police act, which prohibited the construction of such housing, requiring all to have access to adequate sanitary facilities at the rear (Makepeace 1995, 56).



Image 8: 1891 OS Map



Image 9: 1908 OS Map

- 2.13 Narrow alleyways ran behind the houses, originally enabling the collection of 'nightsoil' from the privies. The OS mapping for 1891 (Image 8) shows that the Grand Junction Hotel along with the adjacent building (141 Ward Street) which would later form part of it had been constructed occupying its prominent junction position. The South Hulme Senior Girls School and Naval Brewery are also visible.
- 2.14 The early 20th century saw shrinking world markets, economic depression and the decline of the North West's textile industry. Despite this there was substantial house building particularly in south Manchester. (Manchester Core Strategy) Marr's map of 1904 showed the state of housing across the city with dwellings close to the site being identified as slums, with the site itself being identified as 'complying with earlier by-laws'.



Image 10: T.R. Marr, Housing Conditions in Manchester 1904



Image 11: WW2 Bomb Damage Map (1932 OS Base)

Image 12: 1950 OS Map

- 2.15 The site remained unchanged through the early part of the 20th century, although the area went into decline in the 1920s. Slater's 1911 Directory of Manchester Publicans identifies Edwin Grange as the landlord, and notably identifies his addresses as 141 Warde Street and 2 Preston Street.
- 2.16 The site and area would remain part of a dense street grid, broadly unchanged for over a century, until clearances took place following the Second World War. By the middle of the 20th century it was decided that the inner city housing was obsolete and living conditions unacceptable so 'slum' clearance led to the creation of new inner city housing at Beswick, Miles Platting, Moss Side and Hulme (Manchester Core Strategy).

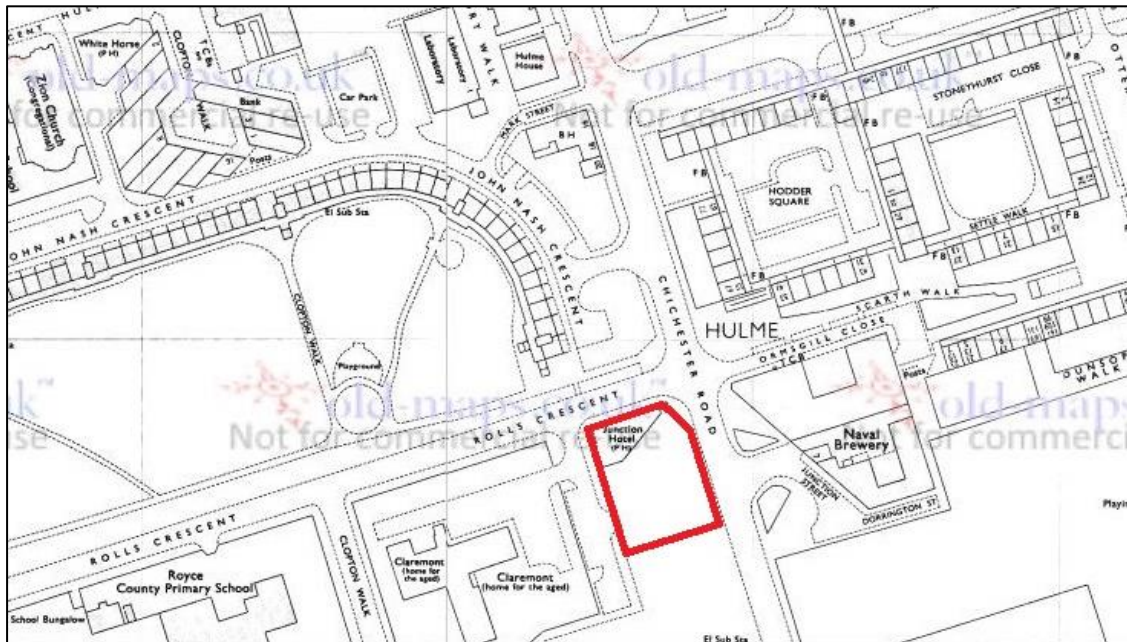


Image 13: 1973 OS Map

- 2.17 The social housing solution for Hulme comprised low rise crescent buildings, the southernmost of which was erected to the immediate north of the site. The section of Preston Street aligning the pub's southern elevation was also lost at this time. The former hotel had expanded into the adjacent two storey 141 Warde Street during the early part of the Century, and would be extended again with the erection of a single storey extension in the 1960s.



Image 13: 1971 Photo of former hotel and John Nash Crescent.



Image 14: 1971 photo of former hotel from Rolls Crescent.

- 2.18 It is understood that the loss of the building's second floor was the result of a fire which took place during the 1960s.

- 2.19 1971 photos (images 13 – 16) of the building suggest that the exterior of the building was refurbished and the building extended following that fire. The extension provided a separate entertainment / games room, with dedicated canopy, entrance, and signage. Aside from the single storey extension to the pub during the 1960s, the remainder of the site has remained undeveloped and been used as a car park ever since.



Image 15: 1971 photo of former hotel's south elevation.

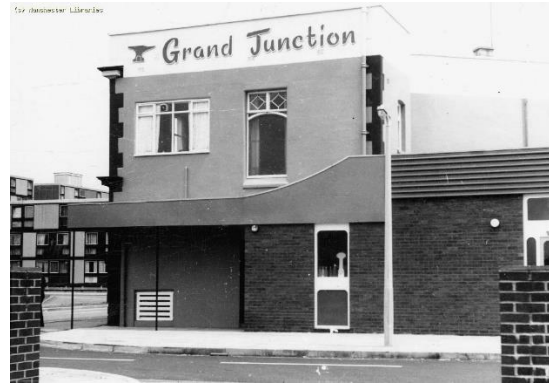


Image 16: 1971 photo of building's west elevation / entrance.

- 2.20 Late 20th century and early 21st century programmes sought to redevelop inner estates suffering from social as well as physical decline in the latter 20th century. (Manchester Core Strategy) This led to the demolition of the Hulme Crescent buildings and their replacement during the mid to late 1990s with the modern housing and apartment buildings present today.

3. The Proposed Scheme

- 3.1 The proposed scheme comprises two main elements, the refurbishment and extension of the former Junction Hotel, and the construction of a linked mixed-use apartment block. The two elements are explained in further detail.

Refurbishment and Extension of former Junction Hotel

- 3.2 The proposals include the refurbishment, restoration, and extension of the former Junction Hotel. This will include the retention of historic internal features where possible, and the ground floor of the building will be brought back into use as a community pub and social hub. Prior to its closure, the pub was popular locally for its live music nights, and these are proposed to be reintroduced, utilising the building's cellar. The cellar will be a flexible space, able to host drama, lectures, seminars, and small conferences.
- 3.3 The first floor of the building will be converted to two 2-bedroom apartments, whilst a roof extension creating a second floor will reinstate this massing, which is understood to have been lost following a fire during the 1960s. The second floor extension will also accommodate two apartments, one 1 bedroom, and one 2 bedroom both of which will be provided with balconies. This is of a contemporary design, and a lightweight construction utilising metal cladding and glass, visually differentiating it from the historic building below.
- 3.4 Externally, the former hotel is proposed to be refurbished to restore its original grandeur. The proposals also include the demolition of a non-original single storey extension to the side and rear, which appears to have been constructed in the 1960s.

Mixed Use Apartment Building

- 3.5 Adjacent and connected to the former hotel's southern elevation, the construction of a four storey residential-led mixed use scheme is proposed. The building comprises an east and west section with semi-private plaza sections in between. At ground floor, in addition to access and plant areas, four commercial units are proposed facing Old Birley Street, along with undercroft car parking for apartment residents.

- 3.6 The apartment building will offer 24 apartments, 21 of which will be 2-bedroom, whilst three will be 1-bedroom. All apartments are of a similar plan form, featuring an open plan kitchen dining / living area, opening out onto balconies.
- 3.7 The commercial units at ground floor level facing Old Birley Street will introduce active frontage to this elevation, creating interest, activity, and enabling natural surveillance. These are designed to be flexible, in which the number and size of units is able to vary from a maximum of four, and will be targeted towards start-up small businesses.
- 3.8 Elevationally, the design of the apartment block is, like the rooftop extension to the former Junction Hotel, distinctly contemporary, but incorporates traditional materials which are reflective of the current and historic vernacular of the area. At ground floor level, a stone cladding will be used visually connecting the building with the Junction Hotel, whilst at upper levels, red brick is used. Stone shadow gaps help to express the verticality of the building, making the building appear as four separate built components. Punched openings within the upper level brick facades, consisting of inset balconies and windows add visual interest.

4. The Heritage Planning Policy Context

- 4.1 Planning policy guidance of relevance to the proposed development, and which provides the context for its assessment, is set out within national and local planning policy guidance.

National Planning Policy Guidance

Town and Country Planning Act 1990

- 4.2 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision making document when considering planning applications.
- 4.3 In this instance the development plan currently comprises the Manchester Core Strategy (Adopted July 2012), saved policies of the Manchester Unitary Development Plan (Adopted July 1995) along with associated guidance. Any policies relevant to the application proposals within these documents are discussed below.

National Planning Policy Framework

- 4.4 The Revised NPPF which was published in July 2018 and most recently updated in June 2019, sets out the Government's planning policies regarding the conservation of the historic environment.
- 4.5 Section 16 'Conserving and Enhancing the Historic Environment' and policies 184-202 of the NPPF sets out the heritage context. The NPPF states that Heritage Assets are '*an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations*'.
- 4.6 Paragraphs 189 and 190 requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting; sets out that the level of detail should be proportionate to the assets' importance and no more than is sufficient to

understand the potential impact of the proposal on their significance; and, states that local planning authorities should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

- 4.7 The site edged red contains no curtilage or formal setting of note, and currently detracts from the wider streetscape setting. This Heritage Statement demonstrates that the information and significance requirements of national policy have been complied with.
- 4.8 Paragraph 192 sets out three considerations which local planning authorities should take account of in determining applications.
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
- 4.9 The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly on non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. (Para 197)
- 4.10 Paragraph 200 states that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance; and, that proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

National Planning Practice Guidance (NPPG)

4.11 The NPPG was published in March 2014 (and updated regularly since). The Guidance includes a section on 'historic environment'. Relevant paragraphs from the Guidance are set out below:

- All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.
- What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.
- Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset.
- Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

Historic England Guidance

4.12 HE has published guidance to assist with the management of the historic environment. This assessment has been prepared having regard to the following HE Guidance.

Historic England Advice Note 2: Making Changes to Heritage Assets

4.13 Published in February 2016, this advice note illustrates the application of the policies set out in the NPPF in determining applications for planning permission and listed building consent.

Historic Environment Good Practice Advice 2: 'Managing Significance in Decision-Taking in the Historic Environment'

- 4.14 This document was published in March 2015 and provides advice to local authorities, planning and other consultants, owners, applicants and other interested parties. It sets out practical guidance to assist interested parties in making an assessment of the impact of proposals on the significance of heritage assets.

Historic England Advice Note 3: The Setting of Heritage Assets (2nd Edition)

- 4.15 Published in December 2017, this document sets out guidance on managing change within the setting of heritage assets, including historic buildings, sites, areas and landscapes. Building on the historic environment provisions of national planning policy, the document provides advice on the definition of 'setting' before setting out key principles for assessing the implications of development proposals on the settings of heritage assets.

Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets

- 4.16 This Guidance was published in October 2019 and covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.

Historic England: Conservation Principles Policies and Guidance

- 4.17 This Guidance was published by Historic England (then English Heritage) in April 2008. The Document is designed to provide a logical approach to making decisions and offering guidance on all aspects of England's historic environment. Guidance is provided on understanding heritage values (evidential, historical, aesthetic, and communal), and assessing heritage significance.

Local Planning Policy Guidance

Manchester Core Strategy Development Plan Document (July 2012)

- 4.18 The Core Strategy, adopted in July 2012, sets out the long term strategic policies for Manchester's future development. Heritage-related core Strategy objectives and policies of particular relevance to the proposed scheme include:
- Spatial Objective SO6 'Environment' seeks to protect and enhance the natural and built environment of the city, and secure a high standard of design in all development proposals.
 - Policy EN 1 'Design Principles and Strategic Character Areas' sets out that opportunities for good design to enhance the overall image of the City should be fully realised.
 - Policy EN 3 'Heritage' states that new developments must preserve or enhance the character and setting of areas and buildings of acknowledged importance.
 - Policy DM 1 'Development Management' sets out various issues that development should have regard to, including: appropriate siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas; effects on amenity; accessibility; community safety and crime prevention; effects relating to built heritage.
- 4.19 Policy EN 3 'Heritage' advises that 'Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.
- 4.20 The detailed assessment of the scheme within Section 6 of this Statement confirms that the proposal accords with the above Core Strategy policies.

5. Description of Site and Assessment of Significance

Description

- 5.1 The building is of a triangular plan, due to its historic location at a fork junction, resulting in a 'flat iron' type appearance, albeit the building's original context and setting has mostly been lost. Two storeys (a further storey has been removed) over cellar. Five bays to main part of building visible to north and south elevations, with an additional connected 2-bay section to north elevation facing Rolls Crescent.

North elevation

- 5.2 Façade designed symmetrical with central doorway featuring arched surround supported by pilasters, with large window to either immediate side, with smaller windows beyond. Original doorway has however had sill added and been turned into window, with doorway now occupying easternmost former window bay. Windows are rectangular with early C20 mullion-and-transom glazing. Horizontal stone jointing detail at ground and first floor level.
- 5.3 First floor level features timber sash windows with corncicing supported by doric-style columns to the central window above former entrance, which also has portico pediment above, with keystone below. The four other first floor windows to primary part of elevation have fluted pilaster corbels to each side supporting projecting sections of the corncicing and are protected by bowed wrought-iron railings. The building now has a flat roof with a parapet added. A convex frieze separates ground and first floors with attached 'JUNCTION HOTEL / HOTEL / ALES and STOUT' lettering.
- 5.4 The design approach to the westernmost bay of the building is slightly different, suggesting that this part of the building was originally separate, or was a separate operation within the pub, such as an off licence. Reference to historic photographs (i.e. Image 1) confirm that this section was only ever 2 storeys. Two smaller windows of a simpler design but still with surround and keystone to each window (right hand window bricked up), with a further ornamental arch incorporated into the frieze with 'OUTDOOR DEPT' lettering. Early 20th century windows survive here too albeit have been in-part modified with extractor fans. The ground floor elevation is subdivided by rounded pilasters into two bays of

differing widths, and there is a variation on the detailing and size of the corbels at second floor level.

South elevation

- 5.5 The architectural design of the south elevation broadly mirrors the north, albeit the central main doorway has been retained (although an additional doorway has been inserted at the right hand most bay where there was formerly a window. At first floor level above, the window has been bricked up. At the western end of this elevation, the single storey 1960s extension, which itself appears to have been heavily modified since construction is visible. This element of the building is of no architectural merit and detracts from the visual appearance of the original building.

East elevation

- 5.6 The east elevation, whilst only being a single bay wide, would when built have been the building's most prominent elevation, situated as it would have been, at the point where Warde Street (now Rolls Crescent) and Preston Street divided. The surviving two storeys of this elevation broadly remain as built, with a single window at ground floor level (with the inserted early C20 mullion-and-transom glazing) with rounded pilasters to either side supporting a frieze with a 'HB' logo (Hyde's Brewery) with decorative arched pediment above. The first floor window is occupied by the pub sign, which has the same rounded pilasters to either side, and pointed pediment above.

West elevation

- 5.7 Reference to the 1891 OS Map (see Image 8) confirms that the building's south elevation would have been blank, due to this abutting the side of an adjacent building. The first floor is rendered and there are two windows, one modern uPVC inserted window, and an earlier window of a similar design to those at ground floor level on the north east and south elevations. The western elevation is dominated by the 1960s single storey extension which is in blue engineering brick. Reference to a photo from 1971 confirms that this was a designed elevation and canopy in a 1960s/70s style, incorporating an alternative entrance to the building, possibly to a disco or other activity separate from the main pub. The

extension and canopy is out of character with the original building, utilises cheap materials in a functional style, and detracts from the visual quality of the original building.

Interior

- 5.8 Whilst no historic internal plans for the pub were found, reference to historic maps and photographs indicate that whilst historic features are visible, it is likely that the pub's interior has changed extensively since original construction. As is noted above, reference to the OS Plan of 1891 (Image 8) identifies the westernmost wing of the building as a separate building (141 Warde Street), which is supported by the alternative design detailing visible on its northern façade, and the fact that this part of the building was only ever 2 storeys. This could however have featured an off licence at ground floor level which was linked internally to the pub.
- 5.9 The public house has at some point extended in to this adjacent building and now provides ladies toilets (which were unlikely to feature in the original bar), a small kitchen, and stairway access to the upper floor. The single storey flat roofed extension sits on what appears from historic maps to have been a yard, and now provides a games room. This section is likely to have been added in the late 1960s, possibly as part of a comprehensive refurbishment and extension to the building which followed the fire, and the loss of the original building's second floor. The main entrances to the pub which previously were located centrally to both the north and south building facades have at some point been relocated to the eastern corner of the building. Fixed seating is now located where the original entrances were located. It is possible that the bar and gents' toilets may be located in their original locations. Some features may be original, or at least may date back to the 19th century, however the majority of the interior is non-original.

Assessment of Significance

- 5.10 Historic England Advice Note 12 (Published 21 October 2019) 'Statements of Heritage Significance' sets out a number of 'interests' which will assist in the recognition of heritage values in the historic environment. The assessment of significance has been carried out in accordance with this guidance, is based on literature and documentary research, and considers what, if any, contribution to the significance is made by setting and views. Historic England Advice Note 12 expands on the guidance within the NPPG.

5.11 Along with any surviving archaeological remains of interest (such as within the adjacent car park), the only structure within the immediate locality which has the potential to be affected by the proposed works is the former Junction Hotel itself. Therefore the following interests relating to the building and site will be described:

- **Archaeological interest** – Where the heritage asset holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and artistic interest** – These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- **Historic interest** – An interest in past lives and events (including pre-historic) which heritage assets can illustrate or be associated with. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

5.12 Following the description of the interests above, the level of the general significance of the former hotel and the particular contribution to that significance of any features which would be affected by the proposal will be assessed, including in terms of its setting if it, too, is affected by the proposal.

Archaeological Interest

5.13 Reference to historic maps suggests that the site remained undeveloped up until the mid-19th Century, immediately prior to which, it was agricultural land. The potential therefore for the site to contain any Roman, Medieval, or Post Medieval deposits is low, and reduced further by the subsequent comprehensive development of the site.

5.14 The key period for the development of the site was the mid-19th Century. Development within Hulme had commenced earlier, with the site sitting on or close to the junction of

Trafford Street and Preston Street. By 1891, the site has been comprehensively developed, with the Junction Hotel, the adjacent two storey building (141 Warde Street - which still stands), and further buildings – the majority of which appear to be residential - on the triangular plot.

- 5.15 It is therefore possible that archaeological investigation would uncover remains of buildings and Preston Street dating back to the 19th Century, including cellars. Such deposits would be limited to being of local or regional significance.

Architectural and artistic interest

- 5.16 The building's architectural interest lies within its three surviving historic facades. Whilst the building's second storey has been lost, and the remaining external facades heavily modified, the original architectural intention and period of construction remains clear. Although the Junction Hotel is the remaining 19th Century piece of architecture within this part of Hulme (with the nearby Hippodrome having opened in 1901), the design approach to the facades is common throughout Manchester. Perhaps the most interesting element of the building's design is its triangular plan form, built as it was to maximise useable floor area on an awkwardly shaped site.



Image 17: 1890 Sketch of Hulme Junction, HT Tidmarsh – The Junction Hotel is just out of view to the right, the sketch being undertaken from directly outside it. From right to left, no.40 Upper Jackson Street, South Hulme Senior Girls School (with tower), and the Naval Brewery are all visible.

- 5.17 Whilst its northern elevation runs parallel to Rolls Crescent, formerly Warde Street, the loss of Preston Street to the south has a significant impact on the building's setting, resulting in a building which appears to sit entirely out of context with its surroundings. Preston Street now only recommences as a small residential street to the south west at the former Hippodrome, and the former Street's path is interrupted by a Community Centre constructed during the redevelopment of the area in the 1960s. The building's historic setting is virtually entirely lost, and its setting therefore adds little to its historic interest. The building is therefore regarded to be of overall low/medium architectural interest.
- 5.18 The building is of some artistic interest, both internally and externally. Original external decorative features survive such as the arched surrounds, pilasters, cornicing, wrought-iron railings, columns, portico pediment, keystones, as well as the pub signage lettering survive. Internal decorative features more likely to date from the early 20th Century also survive. The building is therefore regarded to be of overall medium artistic interest.

Historic interest

- 5.19 The surviving elements of the former Junction Hotel are the remaining link within this part of Hulme, to the area's 19th Century past. Although heavily modified and unsympathetically extended, the building is clearly of the Victorian era, and its unusual plan form greatly assists in our understanding of its original setting, even if that setting is now lost. Until its closure in 2016, the building had more or less remained in its original intended use, and its name has not changed through its entire c.150 year history.
- 5.20 Whilst 19th Century public houses and hotels are common throughout Manchester, the building is none-the-less considered to contribute to the historic understanding of Hulme and its development. Its relatively recent use as a public house, hosting regular live music events, is likely to contribute to the local community's collective experience of Hulme. The building is therefore considered to be of medium historic interest, with the remaining part of the site considered to be of no historic interest.



Image 18: East elevation and wider site – present day



Image 19: East elevation and wider site - 1955

General Significance

- 5.21 The site effectively comprises two parts; the former Junction Hotel and its car park. The former hotel is a remnant of the mid to late 19th Century street layout, which its unusual plan form helps us to understand. The building's second storey and roof have been removed, and it has been unsympathetically extended to the side and rear, albeit with a single storey flat roofed extension, which is at least only prominent from western

viewpoints, where the building's blank rendered façade is also visible (See Image 5). Although not of a period of architecture which itself is uncommon in Manchester, its uniqueness and survival, in its historic use under its retained name is of some significance.

5.22 Whilst the building is of some historic interest, the extent of loss and intrusion dictates that this interest has diminished significantly. The following is noted:

- The loss of the building's second floor and original roof, meaning that as well as the external design and internal features of this floor, its original massing is lost. The original building also appears to have featured chimneys and ornate chimney tops which are of course also lost.
- A single storey flat roofed extension to the building's west and south elevations, are of a design and use of materials which detract from the character of the original building, and also affect internal spaces and features.
- The loss of adjacent buildings, the revealing of the building's western façade and the rendering of this and insertion of uPVC window in this façade has a detrimental impact on the building's appearance and historic significance.
- The relocation of building entrances resulting in alterations to the building's facades, which also has affected internal building layout.
- The removal of ironmongery including original drainpipes and gutters.
- Internally, much of the original interior appears to have been lost, and original features that have survived may be significantly altered / damaged.

5.23 The building has not retained sufficient original exterior and interior for it to be considered of 'national significance', and therefore warrant listing. The surviving parts of the building are considered to be of some limited architectural, artistic, and historic interest. Across the remainder of the site, there is some potential for archaeological deposits from the mid-19th Century to be located below ground, relating to the former Preston Street, and buildings to the north and south of this street, including cellars. There is very little potential for deposits from earlier periods.

- 5.24 Archaeological evaluation prior to development, in accordance with a Written Scheme of Investigation is recommended, in order to ascertain the scope and value of any archaeological deposits.

6. Heritage Impact of the Proposed Scheme

6.1 As has been established above, there are no designated heritage assets or non-designated heritage assets beyond the site perimeter which the proposed scheme would have the potential to impact upon. Any heritage impact resulting from the scheme would therefore relate only to the impact upon the established significance and interest of the former Junction Hotel building. The proposed scheme also has the potential to affect potential below ground archaeology. Two types of impact therefore require consideration within this Section:

- The impact upon the historic fabric of the heritage asset, including the effect on that fabric including loss or concealment of historic features and fabric which contribute to significance.
- The impact upon the setting, and related views, of the heritage asset, including consideration of the impact of the new development within the heritage asset's setting.

6.2 It is recommended that the potential impact of the proposed scheme in archaeological terms; recommendations for any further investigation; and the mitigation of any impact including via a recording exercise should be set out within a Written Scheme of Investigation, which can be undertaken once planning permission is secured.

Evolution of Design and Design Approach

6.3 From the outset of this project, Roost Architects have been aware of the heritage value of the former Junction Hotel, the visual link it provides to the area's past, as well as its potential as a future community hub, and local landmark. Through the intelligent design and future use of the scheme, the architect is seeking to revive the original purpose of the building, and reinstate the context within which it previously existed.

6.4 With regards to the design and massing of the scheme, the most significant intervention to the building is the reinstatement of a second floor. This has been designed 'within the spirit' of the original second floor, but through the use of contemporary design and materials.

- 6.5 The proposed linked apartment building will reintroduce a massing which runs parallel to the former hotel's southern façade, thereby helping to restore the original immediate context and assist an understanding of the unusual plan design. This design responds to the Manchester Metropolitan University Birley Fields landscaping design on the opposite north east corner of the Rolls Crescent / Old Birley Street junction, where the approximate path of Preston Street has been reintroduced as a walkway. The proposed scheme has been designed to continue the sight line from the university campus, across the road junction, with the new public space between the former hotel and new apartment building forming an 'end-piece' to this sight line (see image 20).



Image 20: View towards site from Birley Fields campus

- 6.6 The massing of the proposed apartment block at four storeys is a response to the scale of built development within the local area. Development to the eastern side of Old Birley Street is predominantly 4+ storeys, and also tends to be taller where overlooking the main thoroughfares such as Stretford Road and Old Birley Street with two storey housing behind. At four storeys, the apartment building massing reflects this approach, without appearing incongruous within the setting of the former Junction Hotel building, which is returned to three storeys. The western section of the apartment block is set slightly lower than the eastern section which further emphasises this local character. The design of the apartment

block is distinctively modern both with regards to the ground floor commercial units, and the upper apartment floors, thereby ensuring distinction between the Junction Hotel and the contemporary development. In terms of the external materiality of the apartment block, this is red brick at upper levels to tie in with the current surroundings and to acknowledge the historic built character of the area. At ground floor level, this is in white stone, so as to link the building with the former hotel.

- 6.7 Whilst much of the surviving interior is likely to date from an early 20th Century refurbishment, where possible historic fittings and fixtures will be retained and restored. The single storey 1960s extension at the side and rear of the building will be removed.
- 6.8 The assessment below considers the impact of the proposed scheme on the significance of the former Junction Hotel.

Physical Impact

- 6.9 The proposed scheme will result in a significant physical impact, both internal and external, on the former Junction Hotel building. Whilst the building has been assessed as being of limited historic interest and significance, the proposed scheme includes the restoration of its north, south, and eastern facades. Historic elements of the building's interior will also be repaired and refurbished where possible. These interventions are regarded as having an overall positive impact on the historic interest of the building, and any harm will be less than substantial.
- 6.10 The most significant interventions to the building are the demolition of the single storey extension which was added during the 1960s, and the rooftop extension to provide two apartments, reinstating the built massing of the now-removed second floor of the building. The physical impact of the removal of the extension is regarded to be neutral as this is of no architectural or historic merit. The addition of the rooftop extension is regarded to have a neutral impact upon the building, as the building's original roof has already been lost. Where the proposed apartment block connects with the existing building, this is not to the northern, eastern, or southern facades where some interest lies, so likewise here, physical impact is regarded as being neutral.

- 6.11 Structural analysis should be undertaken prior to works commencing to ensure that the former hotel's fabric and structure is adequately protected during the proposed works. The proposed scheme will not therefore have an adverse physical impact upon the significance of the former hotel building.

Impact upon Setting

- 6.12 The loss of the building's second floor, roof and chimneys, the addition of a poor quality extension to its side and rear, the loss of all surrounding historic built development, and the loss of Preston Street within its immediate context has severely impacted upon the building's setting. Subsequently, the contribution of the building's setting to its historic significance is regarded as negligible.
- 6.13 As is illustrated within historic maps, photos, and sketches, the former hotel's historic and original context would have been as a component of a densely packed street grid, with the building highly prominent due to its positioning overlooking a six-way junction. Whilst this original setting and context is lost, a key design aspiration has been to restore a sense of this historic context via the siting and massing of the proposed apartment building, and the positioning of a public space in between. The apartment block's northern elevation running parallel with the southern elevation of the former Hotel, the retention of a public space in between, and the effect that this has particularly on distant views, is to assist understanding as to the unusual plan form of the former Hotel. This southern elevation currently opens out on to an area of surface car parking, with the building appearing to be of a triangular shape, for no apparent reason.
- 6.14 In reinstating built development at the southern part of the site, and the intelligent siting and relationship of this to the former hotel, the proposed apartment block is regarded as having a positive impact upon the building's setting. The reinstatement of a third storey to the building is also regarded as assisting in reinstating this historic context.

Summary of Impact

- 6.15 Section 6 included a review of the assessment of the historic significance of the application site and existing building. It was concluded that the building was of medium to low architectural and artistic interest, and medium historic interest. Paragraph 197 states

that in weighing applications that affect non-designated heritage assets, 'a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

- 6.16 As per Paragraph 196 of the NPPF, whilst the proposal would have a significant impact on the building, the historic significance of this building is very limited. The building is not a Listed Building and is therefore not a designated heritage asset, but is of some historic interest. Paragraph 197 of the NPPF confirms that 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application'. Due to the building's limited significance, the extent of harm that can be caused is also limited.
- 6.17 The proposed scheme is not considered to result in any harm to the significance of the former hotel, and in fact is considered to have a positive overall impact upon its significance. The scheme will improve the general streetscape, and via the use of intelligent design incorporating traditional materials, the siting of the proposed apartment building, and the contrast between the historic and modern buildings, the setting of the former Hotel will be improved.

7. Conclusion

- 7.1 This Heritage Statement has been prepared in accordance with national and local planning policy guidance and provides a description of the heritage significance of the application site. The site is not within close proximity to any designated heritage assets, however the former Junction Hotel is considered to be of some heritage interest. This heritage interest has helped to inform the design of the proposed scheme.
- 7.2 The application proposals seek permission for the refurbishment, part demolition, part extension, and part change of use of the former hotel building, construction of a four storey residential-led mixed-use scheme, and associated semi-private and public spaces.
- 7.3 The condition of the existing former Junction Hotel currently detracts from the local townscape. The proposed scheme is of an extremely high design quality and will therefore enhance the local townscape, as well as encourage further investment within the local area.
- 7.4 This Statement confirms that overall, the proposals will have a positive impact on the significance of the former Hotel, and that any archaeological impact can be adequately mitigated.
- 7.5 The design team look forward to working further with the Council in progressing the proposals through to the positive determination of the application.

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