



Paul Butler Associates
Planning, Development & Heritage Consultants

Career Makers Recruitment

54 Oldham Street, Manchester, M4 1LE

Heritage Statement

23 March 2020

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.

Our professional staff are Members of the Royal Town Planning Institute (RTPI) or the Chartered Institute for Archaeologists (CIfA)

© Paul Butler Associates Ltd. All Rights Reserved.

Job Number: 20.1409

Project: 54 Oldham Street, Manchester

Client: Career Makers Recruitment

File Name: Heritage Statement

Document Preparation/Checking Record:

	Name and Qualifications	Position	Date
Prepared by:	Ralph Taylor BSc MPLAN MRTPI	Senior Planner	16.03.2020
Checked by:	Tom Flanagan MTCP MRTPI	Director	23.03.2020
Issued by:	Ralph Taylor BSc MPLAN MRTPI	Senior Planner	23.03.2020

Document Revision Record:

Issue No.	Date	Details of Revisions

Contents

1. Introduction
 2. The Site and Surroundings
 3. The Proposed Scheme
 4. National and Local Planning Policy Context
 5. Heritage Context
 6. Heritage Assessment
 7. Conclusion
- Bibliography

1. Introduction

- 1.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf of Career Makers Recruitment in support of a planning application for the change of use and alteration of 54 Oldham Street, Manchester, M4 1LE. The application relates to external alterations to the shopfront and windows on the Oldham Street elevation of the building and a rear extension into the existing courtyard. The purpose of this Heritage Statement is to assess the proposed scheme against relevant heritage legislation, policy and guidance and assist Manchester City Council in determining the application.
- 1.2 This statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF) following a visual and photographic survey of the site (undertaken on 17 March 2020), in addition to an examination, analysis and assessment of available historic records and cartographic sources.
- 1.3 54 Oldham Street is not nationally listed but is located within the Stevenson Square Conservation Area, and adjacent to the boundary of the Smithfield Conservation Area, the boundary of which runs along Oldham Street. This statement appraises the impact of the proposal on the character and appearance of both conservation areas. The subject building may be regarded as a non-designated heritage asset and an assessment of the direct impact of the scheme is provided. There are also a number of nationally listed buildings in relative proximity to the site and the statement considers any potential impact on the setting of these buildings.

2. The Site and Surroundings

The Site

- 2.1 The application site is located in the heart of Manchester City Centre within the Northern Quarter District. The Northern Quarter is located to the northeast within the Manchester City Centre boundary and is surrounded by the Retail Core, Piccadilly Gateway, Ancoats and Victoria areas.
- 2.2 The Northern Quarter is characterised by a rich legacy of historic buildings, a grid-iron street layout and a variety of street widths from narrow alleyways to wider thoroughfares such as Oldham Street. The Northern Quarter District has been the subject of various physical, social and economic transformations since the 18th century. After the decline of retailing in the area through the 1970s and 1980s, regeneration initiatives led by Manchester City Council have helped revive the area as a mixed use area and a focal point for creative and independent businesses. Oldham Street sits within this wider economic context.
- 2.3 Located at 54 Oldham Street, the site is located centrally on the street, part way between Great Ancoats Street to the north and Piccadilly Gardens to the south. The subject site is rectangular in shape and extends to approximately 0.12 hectares in size. The site forms part of an urban block which is bounded by Oldham Street and Spear Street. The building fronts Oldham Street with a cleared/vacant site located to the rear fronting Spear Street. The site location is illustrated by figure 1 below. Oldham Street is a busy commercial thoroughfare; in contrast Spear Street is narrower and functions primarily as a service access.

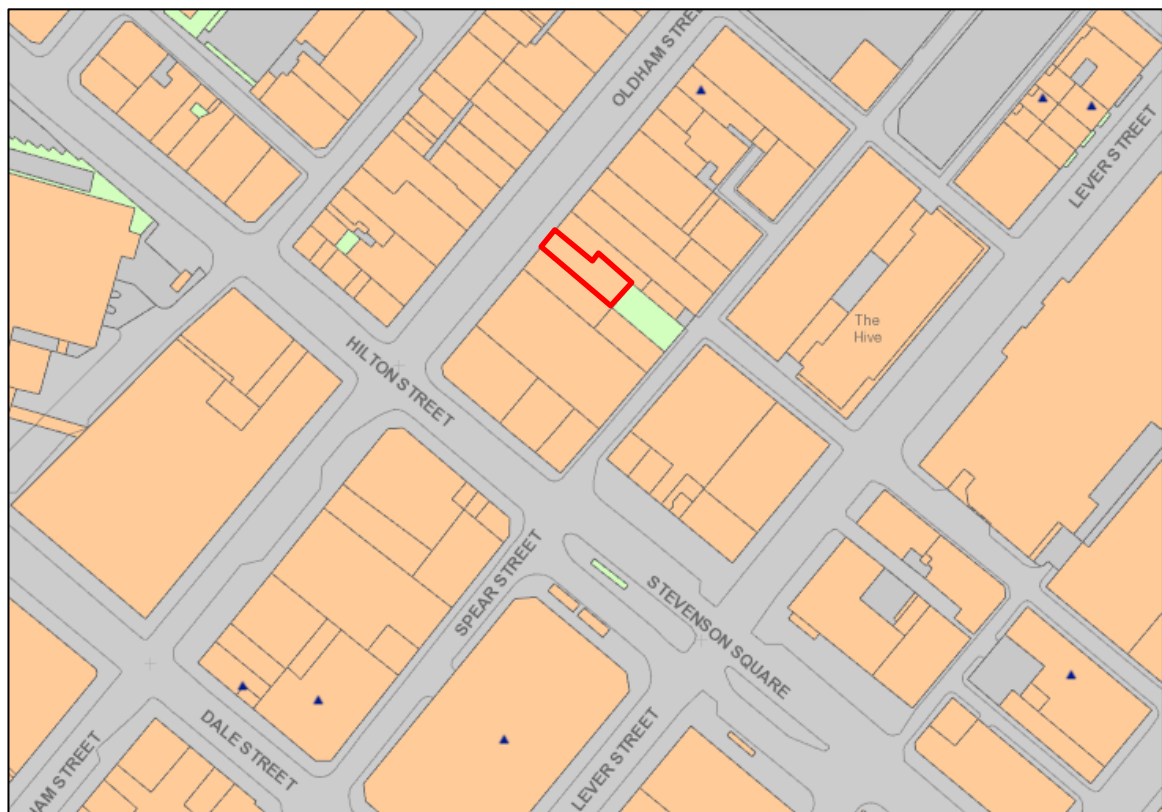


Figure 1: Site Location.

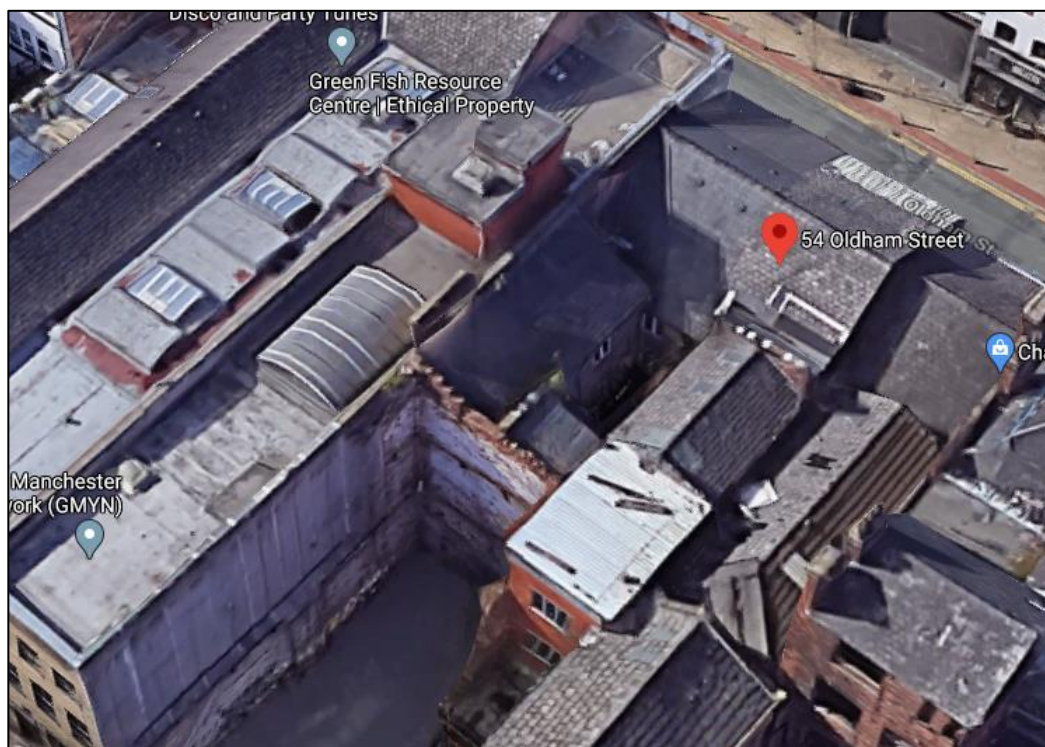


Figure 2: Aerial view showing 54 Oldham Street.

- 2.4 Almost the entire site is occupied by built development with the exception being a small courtyard to the rear. The building is faced in red brick and is three storeys with a pitched slate roof. There is a three storey outrigger to the rear also of brick construction with a slate roof. The building is currently vacant but was last occupied by an adult shop called 'Private Shop'.
- 2.5 The planning history of the site identifies that planning permission 057115/FO/CITY2/99 was approved on 23 August 1999 for 'Alterations to front elevation'. This appears to tie in with the age/appearance of the front elevation of the building, which is characterised by a contemporary timber shopfront at ground floor level with mesh security shutter, and two timber sash windows on the first and second floor levels (figure 3). The building appears in sound condition although would benefit from maintenance and investment particular at ground floor level where there is graffiti and rotting timber etc. (figure 4).



Figure 3: Front elevation of 54 Oldham Street.



Figure 4: Existing shopfront.

- 2.6 The subject building is visible from Spear Street with a cleared site immediately to the rear (figure 5). This comprises a blank brick elevation of three storeys. This cleared site was granted planning permission on 10 January 2018 for 'Erection of five storey apartment building above basement level comprising 4 x 2 bed apartments and 1 x two storey two bed live/work space (ground floor and basement).'



Figure 5: Rear elevation of 54 Oldham Street from Spear Street.

Surrounding Area

- 2.7 The surrounding area is predominantly retail / commercial interspersed with residential and leisure uses reflecting the site's City Centre location. The site is located in a highly sustainable and accessible location due to its proximity to services and facilities within the City Centre and choice of high quality public transport links within a short distance of the site. The central retail core of the City Centre (Market Street and Piccadilly Gardens) is within a few minutes' walk, and the site is close to Manchester Victoria and Piccadilly train stations which are both within a 5-10 minute walk of the site. Piccadilly Gardens bus station and Shudehill interchange are also both within a 5 minute walk of the site.

3. The Proposed Scheme

- 3.1 The planning application relates to the change and use and alteration of 54 Oldham Street. The scheme will allow the building to provide office accommodation for Career Makers Recruitment and meet their operational requirements.
- 3.2 The scheme involves the internal refurbishment and fitout of the building to provide high quality modern office accommodation. At ground floor level it is proposed to extend the building to incorporate the rear courtyard in order to provide additional useable floorspace.
- 3.3 External alterations are proposed to the Oldham Street frontage including replacing the tired shopfront and changes to fenestration at first and second floor levels. Large areas of glazing are proposed to help maximise natural light internally within the offices and ensure a comfortable environment for staff and visitors.

4. National and Local Planning Policy Context

- 4.1 The planning policy of relevance to the future development of the site, 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. In this instance the development plan currently comprises the 'Manchester Core Strategy (2012); saved policies of the Unitary Development Plan for Manchester (1995); and, the Guide to Development in Manchester SPD (April 2007). The relevant provisions of these documents are discussed below.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.3 The application site comprises 54 Oldham Street. Whilst the building is not nationally listed it may be regarded as a non-designated heritage asset by Manchester City Council. There are a number of nationally listed buildings nearby, whilst the site is located within the Stevenson Square Conservation Area. The boundary of the conservation area runs along the centre of Oldham Street and is shared with the Smithfield Conservation Area.
- 4.4 In determining a planning application it is necessary to consider the impact of the proposal on the significance of the subject building, on the setting of any nearby listed buildings and upon the character and appearance of the Stevenson Square and Smithfield Conservation Areas.

National Planning Policy Framework (NPPF)

- 4.5 Detailed guidance about the legislation is given in the National Planning Policy Framework (NPPF). The NPPF was first published on 27th March 2012 with a revised document published in June 2019. The NPPF sets out the Government's planning policies regarding the conservation of the historic environment. The NPPF is a key part of reforms to make the planning system less complex and more accessible; to protect the environment; and to promote sustainable growth. It replaces previous national planning policy guidance and is a material consideration in planning decisions.
- 4.6 The NPPF places great emphasis on the role of decision makers to promote sustainable development. Paragraph 8 advises that sustainable development has three dimensions: 'economic, social and environmental'. Having regard to these factors, the proposed scheme will provide significant economic benefits through investment and job creation; social and cultural benefits through the provision of a high quality scheme that will refurbish the building; and, environmental benefits through improving the appearance of the site, developing a previously developed site and upgrading the energy performance of the building.
- 4.7 In relation to determining planning applications, the NPPF sets out a presumption in favour of sustainable development. For decision taking this means approving development that accords with an up-to-date development plan without delay (Paragraph 11).
- 4.8 Section 16 of the NPPF deals with conserving and enhancing the historic environment. Paragraph 184 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.
- 4.9 Paragraph 189 states that *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should*

have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation’.

- 4.10 Paragraph 190 states that *‘Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.’*
- 4.11 Paragraph 191 states that *‘Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision’.*
- 4.12 Paragraph 192 states *‘In determining applications, local planning authorities should take account of:*
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - c) the desirability of new development making a positive contribution to local character and distinctiveness’.*
- 4.13 Paragraph 193 states *‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’.*

- 4.14 Paragraph 194 states *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
 - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional'.*
- 4.15 Paragraph 195 states that *'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
- a. the nature of the heritage asset prevents all reasonable uses of the site; and*
 - b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
 - c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
 - d. the harm or loss is outweighed by the benefit of bringing the site back into use.*
- 4.16 Paragraph 196 states that *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.*
- 4.17 Paragraph 199 states *'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in*

part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted’.

4.18 Annex 2 of the NPPF provides a glossary of key terms which are relevant to this application. ‘Significance’ is defined as: *‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’.*

4.19 ‘Setting of a heritage asset’ is defined within Annex 2 as *‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’.*

National Planning Practice Guidance (NPPG)

4.20 The National Planning Practice Guidance (NPPG) is a web-based resource which was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars. It provides guidance on many aspects of planning including plan-making and decision taking.

4.21 NPPG advises that *‘In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary.’* (Paragraph: 003 Reference ID: 18a-003-20140306)

4.22 It goes on to state *‘Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of*

the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals’.

- 4.23 In relation to setting of a heritage asset NPPG states ‘A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.

The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.

When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset’s significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation’ (Paragraph 013 Reference ID: 18a-013-20140306).

Historic England Guidance

- 4.24 Historic England has published guidance to assist with the management of the historic environment. This assessment has been prepared having regard to the following Historic England Guidance.

Historic England Historic Environment Good Practice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment.

- 4.25 Published in March 2015, this document provides guidance on assessing the significance of heritage assets, using appropriate expertise and heritage recording.

Historic England Historic Environment Good Practice in Planning Note 3: The Setting of Heritage Assets (2nd edition)

- 4.26 First published in March 2015 and updated in December 2017, this document provides guidance for managing change within the setting of heritage assets, including historic buildings, sites, areas and landscapes.

Historic England Technical Advice Note 2: Making Changes to Heritage Assets

- 4.27 Published in February 2016, this advice note illustrates the application of the policies set out in the NPPF in determining applications affecting heritage assets.

Historic England 'Seeing the History in the View'

- 4.28 Published in May 2011, this document provides guidance for initial baseline analysis of the heritage significance in any selected view, followed by assessment of the impact on that significance of particular development proposals. The guidance explains Historic England's own approach to views assessment and is intended to be of use to local planning authorities, professionals and developers as well as the interested public.

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

- 4.29 Published in October 2019, this document provides information on the analysis and assessment of heritage significance in line with the National Planning Policy Framework (NPPF) to assist owners, applicants, local planning authorities (LPAs), planning and other consultants, and other interested parties in implementing historic environment legislation, the policy in the NPPF and the related guidance given in the Planning Practice Guidance (PPG).

Local Planning Policy Guidance: The Development Plan for Manchester

Manchester Core Strategy Development Plan Document (July 2012)

- 4.30 Manchester's Local Development Framework Core Strategy Development Plan Document was adopted on 11th July 2012. The plan contains various core strategic objectives which seek to encourage employment development in the City Centre. The proposed development is therefore supported in principle by these strategic development plan policies. Any redevelopment proposal will be assessed against the relevant land use and heritage policies of the Core Strategy which are likely to include:
- 4.31 Spatial Objective SO1 'Spatial Principles' - states that the sustainable development of the city can contribute to halting climate change.
- 4.32 Policy SP1 Spatial Principles – the policy sets out the key spatial principles which will guide the strategic development of Manchester to 2027.
- 4.33 Policy CC9 Design and Heritage – explains that the design of new buildings will need to be of the highest standard in terms of appearance and function. The policy also advises that development in the City Centre will need to preserve or enhance the heritage assets such as conservation areas or listed buildings.

- 4.34 Policy EN 3 Heritage – requires that new development should preserve or where possible enhance the historic environment, the character, setting, and accessibility of areas and buildings of acknowledged importance.
- 4.35 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; adequacy of internal accommodation; refuse storage and collection; and effects relating to archaeological or built heritage.

Saved Planning and Heritage Policies of the Unitary Development Plan Review (UDP) for the city of Manchester (adopted 1995)

- 4.36 The UDP was superseded by the Core Strategy. However, a number of UDP policies have been 'saved'. Extant policies contained within the UDP relevant to the proposed development scheme are likely to include:
- 4.37 DC18.1 Conservation Areas – this explains that the Council will seek to preserve and enhance the character of conservation areas by carefully considering the following issues:
- i) The relationship of new structures to neighbouring buildings and spaces;
 - ii) The effect of major changes to the appearance of existing buildings;
 - iii) The desirability of retaining existing structures such as boundary walls, gardens, trees; and
 - iv) The effect of signs and advertisements.
- The policy goes on to state that consent to demolish will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonable beneficial use, or where its removal or replacement would benefit the appearance or character of the conservation area.
- 4.38 DC19 Listed Buildings - states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings. In giving effect to this policy, the Council will seek to preserve and enhance the setting of listed buildings by appropriate control over the design of new development in their vicinity, control over the

use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

Other Relevant Guidance

Guide to Development in Manchester Supplementary Planning Document 2007 (SPD)

4.39 This document aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development that everyone wants to see in Manchester. The sections of the guide that have been considered in the development of the proposed scheme include:

- Section 1 'Creating a Sense of Place' aims to encourage the creation of places which are welcoming, inclusive, neighbourly, interesting and attractive.
- Section 2 'Design' provides guidance under 7 key principles recognised as being urban design characteristics which together create successful places.

5. Heritage Context

- 5.1 As noted in the previous section, the site does not contain any listed buildings. The subject property is of some age, despite having been refaced, and may be regarded as a non-designated heritage asset by Manchester City Council. It is also located within the Stevenson Square Conservation Area. As illustrated by figure 6 below there are a number of listed buildings nearby, the nearest of which are 105 Oldham Street (a grade II listed former town house) and the Castle Hotel, 66 Oldham Street (grade II listed public house).

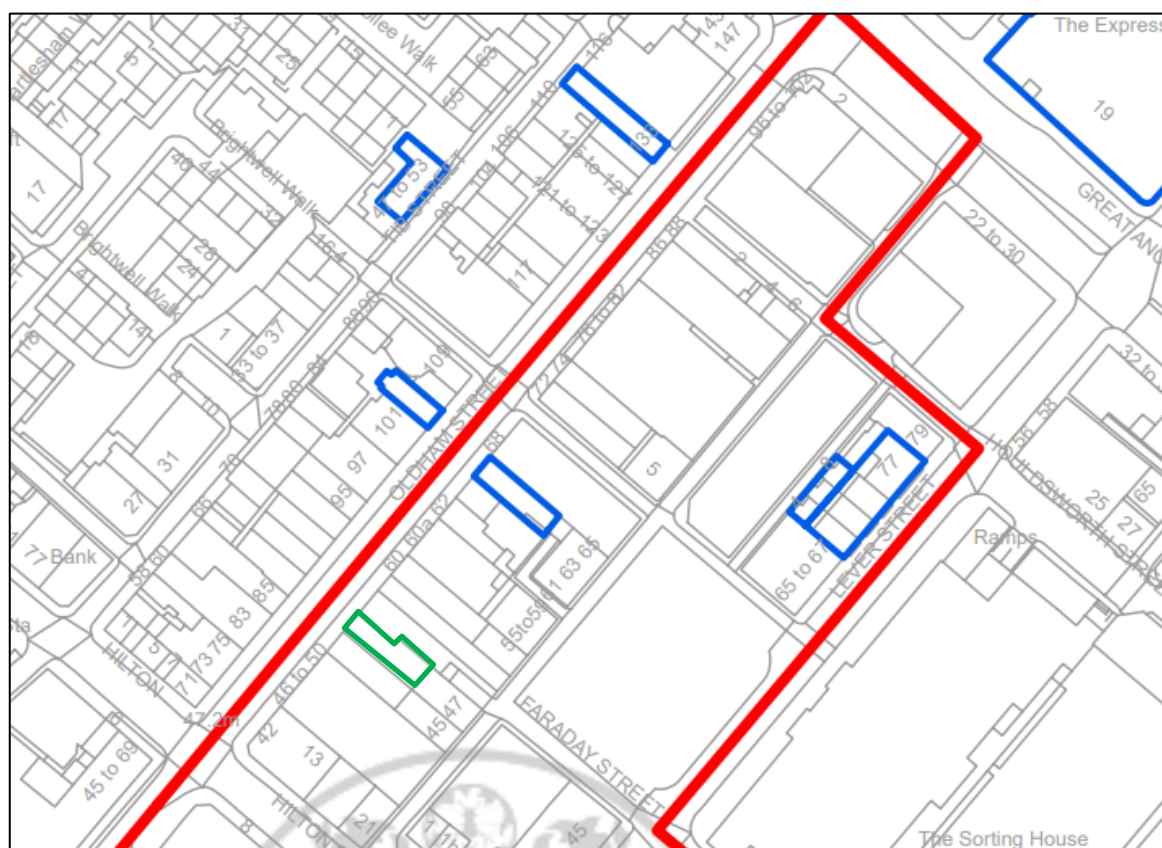


Figure 6: Smithfield Conservation Area outlined red, subject site outlined green, listed buildings outlined blue.

- 5.2 As the site is located within the Stevenson Square Conservation Area and adjacent to the Smithfield Conservation Area, an appraisal should be undertaken as to what contribution the property makes to the character of these areas. In order to understand this, the development of the site/surrounding area must be reviewed, together with identification of the key features which contribute to the special character and appearance.

Development of the Area

- 5.3 The small scale and unplanned development present in this area in the eighteenth century was generally accommodation for domestic weavers and other low rise buildings. In the mid-18th century, Sir Ashton Lever conceded to pressure from local property developers and sold land to William Stevenson. In 1772, a privately owned track was converted to public use and given the name Oldham St, the road taking its name from Adam Oldham.
- 5.4 By the end of the 18th century, a major planned residential development scheme had been drawn up for the area. William Stevenson's residential proposal was for three storey town houses designed to front a grid-iron layout with streets of varying widths surrounding a new public space at Stevenson Square. Whilst the original intention was for the area to become a residential area, instead it became largely commercial as he sold his land on, piecemeal, to others who often went on to develop commercial and industrial buildings which were more profitable.
- 5.5 By the 19th century the Northern Quarter experienced a decline in domestic weaving, although the expansion of commercial and industrial uses (such as the mechanised cotton mills) softened any potential harmful effects to the area's economy. In addition to workers housing, the area developed to accommodate public houses, textile warehouses and engineering and iron works. The development of the Smithfield Market further strengthened the area's role as a central district. The growth of a transient population discouraged higher status residential uses and many of the dwellings built under the Stevenson plan were demolished or converted into commercial premises. Affleck and Brown, a successful drapery firm in the 1850s redeveloped many shops, including 49-61 Oldham Street into a large drapery emporium.
- 5.6 A decline in commercial warehouse building in the area allowed the Northern Quarter to develop as a commercial and retail district instead. Oldham Street with its millinery and clothing-related shops became a popular shopping street up to the last quarter of the 20th century. Marks and Spencer opened their own chain store at 46-50 Oldham Street.

- 5.7 The fortunes of Oldham Street as a retail street suffered a sudden decline with the opening of the Manchester Arndale Centre in 1975. The new centre changed the focus of retailing in the City Centre. After the development of the Arndale, Oldham Street became characterised with a high proportion of under-utilised floorspace and a lack of investment. In the last 30 years, the fortunes of the area have begun to revive with investment in new uses, notably cafés, bars, restaurants, residential and visitor accommodation.

Character and Appearance of Oldham Street (Stevenson Square and Smithfield Conservation Areas)

- 5.8 Oldham Street is the common boundary of the Stevenson Square and Smithfield Conservation Areas. The character of Oldham Street is defined by built development set at back of pavement on either side of the street. Oldham Street is long and straight, which together with the back of pavement setting, restricts long distance views of buildings. The street is relatively narrow comprising a single carriageway in each direction and modest pavement widths. Buildings vary in terms of age and appearance, from 18th Century former dwellings to modern infill development. Buildings typically have a narrow fronted character which provides variety and interest (figures 7 and 8).

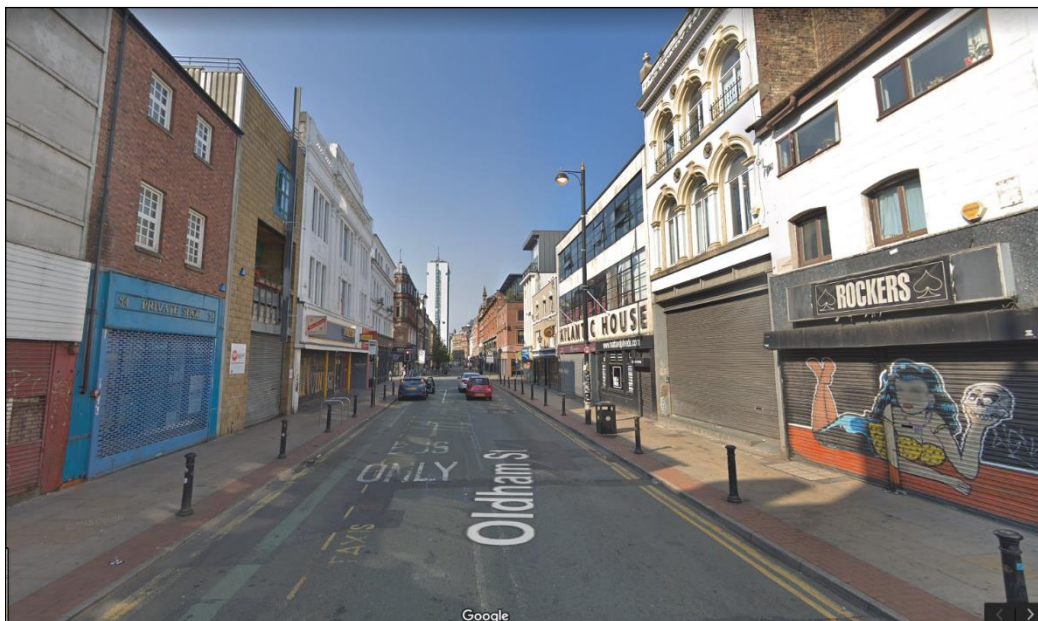


Figure 7: View along Oldham Street towards Piccadilly characterised by a strong built frontage on either side of the street.



Figure 8: Example of historic and modern development and narrow fronted character of the street.

- 5.9 Building heights are variable and generally range from three to six storeys, with taller and smaller buildings sitting side-by-side. There is a variable roofscape including pitched gabled roofs fronting the street, dormers, and other forms of decoration/embellishment at roof level. Roofs of historic buildings are usually slate, although are not generally visible from street level. Materials in the conservation areas include red brick, stone, terracotta, tiles, slate and render/stucco, whilst more contemporary materials including zinc, metal cladding, and glazing are also present. The success of these modern interventions is often down to the quality of the materials and workmanship.
- 5.10 Ground floor 'shopfronts' have typically undergone the greatest level of alteration in the conservation area. The quality of 'shopfronts' varies and unfortunately there are a number of poor examples which have oversized signage areas, incorporate unattractive security shutters and boxings, and inappropriate materials. The general condition and maintenance of buildings is also variable and there are some buildings which are in poor/semi-derelict condition and under-occupancy, with vacancy at upper levels a feature. Such buildings

have a negative impact on the character and appearance of the conservation areas and wider City Centre and should be a priority for investment and improvement.



Figure 9: Poor quality signage/shopfronts and condition of buildings.

Archaeological and Historical Background of 54 Oldham Street

- 5.11 As noted previously it is anticipated that the subject building could be regarded as a non-designated heritage asset. To establish its heritage significance it is necessary to understand its historical background.
- 5.12 Greens map of 1794 shows that the site was not developed at this time and formed a gap in what was otherwise a largely developed frontage to Oldham Street. To the rear of the site is a building is shown fronting Spear Street. The 1850-51 map (figure 10) shows the site

developed. The building is set at back of pavement fronting Oldham Street and appears to have a large rear outrigger and narrow yard area.



Figure 10: 1850-51

- 5.13 The 1892 map (figure 11) appears to indicate a single wider building occupying both 52 and 54 Oldham Street. To the rear a separate building fronts Spear Street.



Figure 11: 1892

- 5.14 The 1908 (figure 12) map shows the same arrangement at the site as per the 1892 map. A historic photograph (figure 13) partly shows the property which features a glazed shopfront and large glazed first floor window. Like the earlier plan the 1922-33 map also shows a wider building occupying both 52 and 54 Oldham Street (figure 14).



Figure 12: 1908



Figure 13: 1910. 54 Oldham Street is visible on the right of the image with the canopy.



Figure 14: 1922-33

- 5.15 The aerial view from the 1930s (figure 15) provides useful detail of the building. It shows a continuous building spanning front to back from Oldham Street to Spear Street. There is a gabled roof aligning the length of the building with a second smaller gabled roof across the front of the building on Oldham Street. The gable roof at the front of the building appears to reflect the existing roof across the front part of the building.

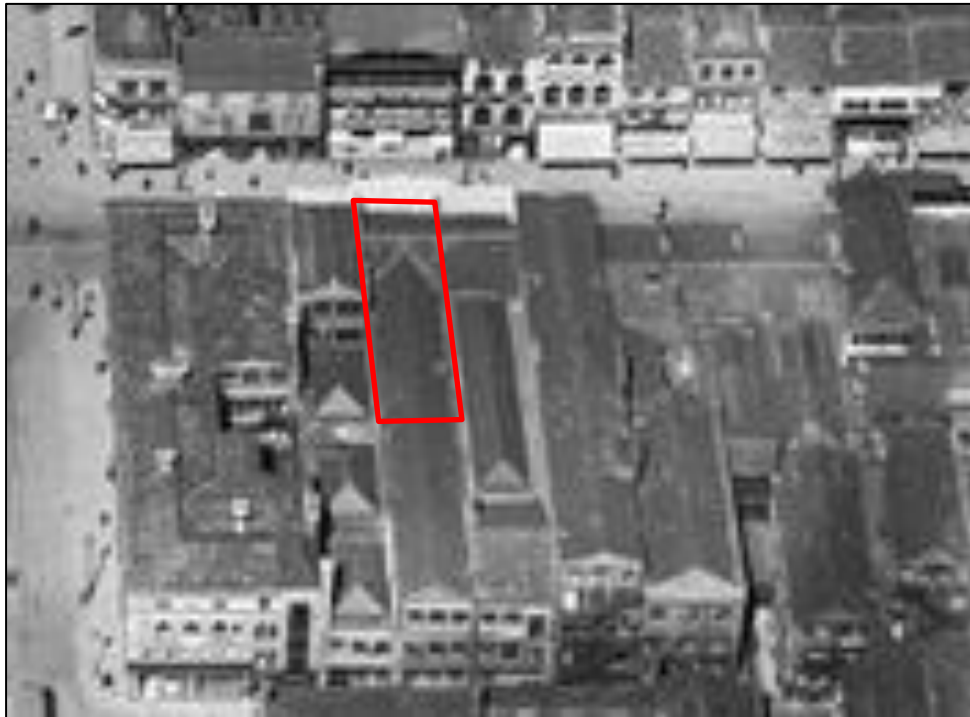


Figure 15: 1930s aerial view

- 5.16 The 1949 and 1958 maps (figures 16 and 17) show 52 and 54 as separate buildings which reflect the current arrangement on site. 57 Spear Street to the rear is occupied by built development on both these maps confirming that this building was demolished and the site cleared during the latter half of the 20th Century.



Figure 16: 1949



Figure 17: 1958

- 5.17 Figure 18 below provides a photograph of the building in 1967 ('Beaverbrooks'). The large window at first floor level that could be seen on the 1910 historic photograph is present as is a large shopfront although covered by a shutter. There appear to be two sash windows at second floor level each having two panes. The elevation appears to comprise a light coloured smooth render finish.



Figure 18: 1967

6. Heritage Assessment

- 6.1 In heritage terms the key impacts which require consideration are the impact on 54 Oldham Street, impact on the character and appearance of the Stevenson Square and Smithfield Conservation Areas, and potential impact on the setting of nearby listed buildings.
- 6.2 This section identifies the current heritage significance of the subject property, before establishing its current relationship with the conservation areas, and its influence upon the setting of nearby listed buildings.

54 Oldham Street

- 6.3 54 Oldham Street forms a minor part of the extensive Stevenson Square Conservation Area and abuts Smithfield Conservation Area. The siting reflects the tightly grained conservation area setting, being set at back of pavement and forming part of a generally consistent, narrow fronted 'street wall'. Historical research has found that the site was developed from at least the mid 19th Century. The building appears to have undergone significant changes with the 1930s aerial view showing a very different arrangement from today. No outrigger is present in the 1930s and instead a single building covers the plot from Oldham Street to Spear Street. The research has also identified that the Oldham Street elevation has been refaced/rebuilt in circa 1999. A planning application was identified for these works whilst the current fabric and appearance of the unit appears to be consistent with this.
- 6.4 The front elevation of the property comprises two pairs of sash-style sub-divided windows at first and second floor levels. These have thick frames and are likely to date from around 1999 when the frontage of the building was altered. The windows have splayed brick headers and stone cills. The ground floor shopfront is also contemporary and likely also dates from around 1999. The brickwork is red brick laid in Flemish bond, with a projecting brick / dentiled cornice feature at eaves level. As noted above, the frontage of the building is not historic as confirmed by the planning history research and old photographs. Existing fabric is only around 20 years old and is not of heritage value.

- 6.5 The rear of the building as viewed from Spear Street is featureless blank brick. This elevation was never intended to be seen from the street and views are only possible due to the clearance of former development which fronted Spear Street. Planning permission for returning built development to this plot was granted in 2018 and will once again prevent any views of the rear elevation of the building.
- 6.6 The proposed works to the front elevation will not affect any historic fabric although will change the appearance of the building including fenestration and the shopfront. Historic photographs (figures 13 and 18) show that previously the building had a large window at first floor level. Large windows at first floor levels of properties are a characteristic feature of traditional properties on Oldham Street, and these historically formed a second 'shop-front' display which would be visible to passengers traveling on the upper deck of trams during the 19th and early 20th Century. Reinstating this characteristic first floor window opening will have a positive impact on the building's appearance and reflect its historic form and use, whilst there is no impact on historic fabric.
- 6.7 At second floor level a large window matching that proposed on the first floor is also proposed. This is an important element of the scheme in order to maximise natural light into the office space and provide a comfortable office environment for staff. The 1967 historic photograph indicates that at this time the second floor windows were two vertically proportioned windows. It is however possible that the building was a weavers cottage and such properties were characterised by large windows at second floor level to maximise natural light internally. The removal of the existing chunky windows and the replacement with slim profiled aluminium framed window is considered a positive visual change whilst there is no impact of historic fabric.
- 6.8 At ground floor level a new shopfront is proposed. Visual inspection and historic photographs confirm that the existing shopfront is not historic. The unit is currently vacant which has a negative impact on Oldham Street, failing to provide activity or interaction. The proposed conversion to a recruitment office will allow the building to be returned to active use. The proposed ground floor plan indicates that the front area will be a reception/waiting area which will be associated with activity and help provide greater animation to the street.

6.9 The old photographs do not clearly show the historic shopfront of the building, however it does appear that there is a large glazed shopfront which is also lower to the ground with a slimmer / less deep stallriser. The proposed shopfront will reflect this characteristic as well as ensuring consistency with the new glazing on the first and second floors above. The new shopfront will have an integrated security roller shutter and appropriately sized signage zone (signage to be applied for as part of future advertisement consent application). The face of the ground floor will be clad with dark grey aluminium cladding which will enable it to be visually distinctive from the upper floors and provide a robust and high quality finish, which will complement the overall aesthetic of the refurbishment. The use of dark grey aluminium cladding has been approved by the Council on a new shop front at 60 Oldham Street (figure 19). A planning condition can be used to ensure the quality of the materials and workmanship, and guarantee that a high quality scheme is delivered. On this basis it is considered that overall the changes to the ground floor shopfront will have a positive visual impact whilst there is no impact on historic fabric.



Figure 19: Dark grey aluminium shopfront at 60 Oldham Street.

6.10 At the rear of the building a small single storey extension is proposed in the location of the existing courtyard. This will not be visible from any public areas whilst it is not anticipated that there will be any views from any surrounding building. To provide access into the

extension an existing ground floor wall will be removed. The wall identified for removal is plain brickwork with a doorway and two windows. The area is not of heritage value as confirmed by the 1930s aerial view which showed a different arrangement at the rear of the building with no outrigger present. The modest extension does not have an adverse impact on the heritage of the building.

Summary of Impact on Heritage Significance of 54 Oldham Street

- 6.11 The heritage value of 54 Oldham Street is low having undergone significant alteration in the early 20th Century (post-1930s) and in circa. 1999. Accordingly the proposed works do not affect any fabric of historic importance.
- 6.12 Although not affecting historic fabric of importance, the proposed scheme will change the appearance of the building and particularly the Oldham Street elevation. The above assessment has concluded that the scheme will improve the visual appearance of the building. The scheme will also allow the building to be brought back into active use and make a positive contribution to the area including providing jobs and footfall. Furthermore, as part of the scheme the building will undergo a wider programme of refurbishment to provide high quality office space which will help ensure the long-term future of the building.

Relationship with Conservation Areas

- 6.13 The property forms part of the Stevenson Square Conservation Area and also affects the Smithfield Conservation Area, the boundary of which runs down Oldham Street. The narrow fronted character of the property reflects the general character of Oldham Street and the conservation areas. This fundamental characteristic is retained with the main changes relating to alterations to the appearance of the Oldham Street elevation.
- 6.14 As noted above, this elevation has been rebuilt/refaced and does not comprise fabric of historic value. Whilst the rebuilt elevation has been designed to have a general traditional appearance, closer investigation / research identifies that this is not authentic and it could be criticised as being pastiche. In contrast the proposed scheme will have a contemporary appearance but with clear reference to historic features of the building which formerly

existed including the large window at first floor level and the larger glazed ground floor shopfront. Subject to the use of high quality materials and good workmanship (which can be secured by planning condition) it is considered that the proposals will improve the appearance of the building and thereby enhance the character and appearance of the conservation areas.

Impact on the setting of nearby listed buildings

- 6.15 The property forms part of the townscape in which nearby listed buildings are experienced. It is therefore generally a positive influence on the setting of listed buildings fronting Oldham Street, reinforcing the tight urban grain of this part of the Northern Quarter. Having said this, the general appearance of the property, which is in need of investment, provides the opportunity to deliver a scheme which will enhance the setting of nearby listed buildings. As discussed above, due to the high quality appearance of the scheme it is considered that the development will have a positive impact on the setting of listed buildings in the vicinity. The proposals also involve the change of use of a vacant former adult shop to a recruitment office use which will have a positive impact on the wider area in which the listed buildings are experienced.

Overview and Policy Appraisal

- 6.16 This section has appraised the impact of the scheme on relevant heritage designations including 54 Oldham Street (a non-designated heritage asset), the Stevenson Square and Smithfield Conservation Areas, and the setting of nearby listed buildings.
- 6.17 The analysis has found that the Oldham Street elevation of the building was refaced/rebuilt in around 1999 and does not possess historic fabric. Old photographs provide an indication of the historic appearance of the building which the proposed scheme seeks to reference but in a contemporary manner whilst reflecting modern day requirements. It is concluded that the proposal will have positive heritage impacts and will be consistent with relevant heritage policies noted within Section 4 of this Statement.

6.18 In addition to these benefits it is considered that the scheme is also associated with positive planning and regeneration benefits including replacing a vacant former adult shop with high quality office space. The scheme will also increase interaction and activity on Oldham Street whilst there will be economic benefits associated with an increase in employment at the premises. Finally, as part of the application works the proposed scheme will undertake general refurbishment, repairs and maintenance of the building helping to ensure its long-term sustainable future. These additional benefits can be regarded as public benefits which should weigh positively in the determination of the application.

7. Conclusion

- 7.1 This Heritage Statement has been prepared to support a planning application for the change of use and alteration of 54 Oldham Street. The application is submitted to allow local recruitment business, 'Career Makers Recruitment' to operate from the premises. The alterations include a rear extension to provide additional office floorspace, in addition to changes to the Oldham Street elevation of the building. These works will give the building a high quality appearance whilst maximising levels of natural light internally. Importantly the works have also been designed with reference to the historic appearance of the building as noted through review of historic photographs.
- 7.2 The proposed works will not affect fabric of historic value whilst they will enhance the visual appearance of the building, whilst also delivering a series of general planning and regenerations benefits which can be regarded as public benefits in support of the application. On this basis the application is judged to be consistent with relevant heritage provisions of the NPPF, Core Strategy Policies SP 1, CC 9, EN 3 and DM 1; Saved UDP Policies DC18.1 and DC19; the Guide to Development in Manchester SPD; and relevant Historic England guidance.
- 7.3 Paul Butler Associates are therefore pleased to provide this Heritage Statement in support of this application and recommend that planning permission is granted.

Bibliography

English Heritage, 2008 'Manchester's Northern Quarter'

Hartwell, 2001 'Manchester'

Manchester City Council

https://www.manchester.gov.uk/directory_record/212403/photographs_and_posters/category/1367/view_all_collections

Manchester City Council

https://secure.manchester.gov.uk/info/511/conservation_areas/1208/stevenson_square_conservation_area

Manchester City Council

https://secure.manchester.gov.uk/info/511/conservation_areas/1156/smithfield_conservation_area