



47 Peter Street

Manchester

M2 3NG

HERITAGE STATEMENT: Significance Appraisal and Impact Assessment



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Prepared for

Peter Street

Developments Ltd.

Date:

May 2020



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47 PETER STREET, MANCHESTER: HERITAGE STATEMENT

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Document production © Heritage Architecture Ltd 2019.

DRAFT ISSUED: 15th May 2020

ISSUED: 18th May 2020

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EXECUTIVE SUMMARY

- i) This heritage statement assesses the impact of the proposed scheme to convert the upper floors of 47 Peter Street, a grade II listed warehouse, into a boutique hotel. The aim of the assessment is to outline the impact of the proposals on the heritage asset and identify whether the works would cause such impact that the building's special historic and architectural interest would be altered significantly.
- ii) The statement places the relevant planning and conservation policy to the building alongside the proposals in context, ensuring that the heritage statement is proportionate to the building's significance and to the degree of change.
- iii) Therefore, the assessment included a physical impact assessment only, and not a visual impact assessment. This is due to the nature of the proposed works having negligible impact or alteration on the external historic fabric or appearance of the building and the setting of the conservation area.
- iv) Part 1 of this report consists of a Heritage Significance Appraisal, that covers the site's historical background and development before a description of the building fabric, providing a record of the current surviving elements of historic and architectural interest.
- v) The appraisal concludes with an assessment of the significance of the building's fabric for the impact assessment to be made.
- vi) Part 2 covers the impact assessment and itemises the impact of the proposed scheme on the character and fabric of the heritage asset; the method is a synthesis of the Historic England's guidance on "*Conservation Principles*" (2008), the policy requirements of the NPPF (which requires that new development should be demonstrably 'sustainable') and the ICOMOS methodology for evaluating impact.
- vii) The impact assessment concluded that the proposed scheme has an overall beneficial impact on bringing the grade II listed building back into use. It is clear that some alteration will be required to convert the open plan warehouse into hotel accommodation, but the proposals have been designed to minimise impact to historic fabric where possible and enabling the majority of interventions to be reversible where they do have minor impact.

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PART 1: HERITAGE SIGNIFICANCE APPRAISAL



INTRODUCTION

1.1 Purpose of the Heritage Statement

- i) This **Heritage Statement** has been prepared on behalf of **Peter Street Developments Ltd.** by Stephen Levrant Heritage Architecture Ltd (SLHA), an architectural practice specialising exclusively in the historic environment.
- ii) The purpose of this report is to provide a Heritage Statement for the Grade II listed 47 Peter Street (also known as Lancashire House), Manchester (the subject site), comprising an appraisal of significance and an assessment of the development impact. The Heritage Statement is intended to inform an application for planning permission and a Listed Building Consent application for proposals to convert the upper floors (1-4) to hotel use and integrate the existing restaurant (ground and lower floors) as part of the hotel reception.
- iii) The building was constructed in c.1870s as a warehouse. Having been used for a variety of commercial uses throughout the 20th century, it is now in use as a restaurant on the ground and lower ground floor; the upper floors are vacant and in a poor condition.
- iv) This statement, and the preceding conservation advice to the project team, has been prepared in the context of relevant national and local heritage planning policy. Section 7 of the Planning (Listed Buildings and Conservation Area) Act 1990 states that *“any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest”* require authorisation in the form of Listed Building Consent. The National Planning Policy Framework (NPPF, 2019) sets out the framework for both plan-making and decision-taking to ensure that heritage assets are conserved, and where appropriate enhanced in a manner that is consistent with their significance and thereby achieving sustainable development.
- v) Paragraph 189 of the NPPF states that applicants are required to, *“describe the significance of any heritage assets affected, including any contribution made by their setting.”* Section 3 of the Planning Policy Guidance: Conserving and Enhancing the Historic Environment (Paragraph: 009 ID: 18a-009-20140306) furthers this requirement by stressing that; *“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”*.
- vi) In order to understand the capacity for change within the Site, and inform proposals, this assessment has been prepared to accord with the above requirements.

- vii) In the interests of proportionality, this heritage statement focuses only on the areas subject to the proposed alterations. Although the subject site is within the St Peter's Square Conservation Area and within the setting of adjacent Listed Buildings, because the current proposals do not include any external works that would affect the architectural or historic character of the listed building, detailed assessment of the wider historic environment is not included in this report.
- viii) The purpose of this Heritage Statement is, therefore, to define the heritage significance of the subject site and its setting (**HSA. Part 1**) and then evaluate the heritage Impact on the fabric, character and experience of the identified heritage asset (**HIA.Part 2**).

1.2 General Methodology – focus on proportionality.

- i) This Heritage Statement is framed by the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, **sections 66(1)**. This is necessary because the 1990 Act requires that the local planning authority must treat the desirability of preserving the character, fabric and settings of designated heritage assets (including conservation areas) as issues which are afforded great weight (rather than simply as material considerations) as defined by NPPF paragraph 193.
- ii) The Local Planning Authority's assessment of potential harm to the character, fabric or setting of a listed building, or to the character and appearance of a conservation area, must be an evidence-based planning judgment. This is because the weight which the authority applies to determine the degree of direct or indirect impact must be *proportionate* to the relative significance of the identified heritage asset. Thus, '*less-than-substantial*' harm should not be afforded the same weight as that defined as being '*substantial*'. The NPPF also stresses that all analysis and evidence must be **proportionate** to the relative significance of the heritage asset and the impact of the proposed development. This fundamental requirement informs the methodology uses in this Heritage Statement (both Part 1 and Part 2).
- iii) Therefore, the analysis of heritage significance and impact in this Heritage Statement accords with the requirements of the paragraphs 189 and 193 of the NPPF and Historic England's October 2019 guidance, as it presents sufficient and proportionate evidence to enable the Council, "*to reach an informed decision*". The conclusions of this Heritage Statement are thus based on the, "*need to be proportionate to the significance of the heritage assets [potentially] affected, and the impact on the significance of those heritage assets*".
- iv) The Heritage Statement provides evidence to enable an appropriate and proportionate consideration of the direct and indirect heritage impact of the proposed development on the relevant, identified heritage assets. These essentially fall into the following categories: (refer to the hierarchy of heritage significance **Table 1** below) and:
 - The statutorily protected listed buildings.
 - Buildings and structures recorded on the HER as being of potential heritage merit.
 - The setting of the St Peter's Square and adjacent Deansgate / Peter Street Conservation Areas.
- v) The Heritage Statement assessment is based on the definition of '**heritage assets**' defined in the NPPF:

"a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)".

- vi) It is important to distinguish '**designated heritage assets**' from '**non-designated heritage assets**' as they are subject to different legislative and policy evaluation requirements at both national and local level. Designated Heritage Assets are defined as:
"World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or a Conservation Area designated under the relevant legislation".
- i) The Heritage Impact Assessment (Part 2) comprises an assessment of the **direct heritage impacts**, defined as follows by ICOMOS in its 2011 guidance:
- **Direct heritage impacts** are physical alterations to the fabric or character of the subject site arising as a primary consequence of the proposed development. They result in a degree of change to the subject site, or alterations to the surroundings in which the heritage asset is experienced (i.e. its setting). The overall effect these impacts is defined in this Heritage Statement by **Table 3** below, having considered the relative significance of the heritage asset (as defined in **Table 1** below) against the change to its key heritage values.
- vii) Therefore, the significance of the identified heritage assets considered in this Heritage Statement have been evaluated against their particular national or adopted local policy definition as defined in the following **Table 1** below. This is derived from the above definitions and the guidance prepared by ICOMOS.
- viii) The assessment of relative significance is a comparative process, and for this reason it relies heavily on the analysis of a range of information, including local knowledge. It aims to establish whether a component of the area is of local, regional, national or international significance, and therefore merit appropriate consideration in the Planning process.
- ix) The following determination of the importance/significance of the identified heritage assets is thus based on existing statutory designations and, in the case of non-statutory designations, professional judgement.

Table 1: Heritage Spectrum used in this report. The hierarchy and definition of heritage significance relevant to the redevelopment of the subject site (tailored from ICOMOS & Historic England guidance).		
Heritage status / hierarchy	Description.	Status
High heritage significance. <i>National architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Scheduled Ancient Monuments, - Grade-I and II* listed buildings, - grade-I and II* historic parks/gardens, - and battlefields, defined by statute, where the particular site is well represented in the impacted historic environment.	Designated heritage assets.
Considerable heritage significance. <i>Regional architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II listed buildings (dependant on character), - grade-II historic parks/gardens and battlefields, - designated Conservation Areas, where the fabric and character of the site is well represented in the impacted historic environment.	
Moderate heritage significance. <i>Local architectural and historic heritage importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Locally Listed Buildings (as formally identified by the Council and defined by an adopted Local Planning Policy), - Site's identified and recorded as being of heritage interest on the Historic Environment Record, which retain a definable heritage interest as a component of the historic environment.	Non-Designated heritage assets.
Low heritage significance. <i>Local architectural and historic heritage interest as a record.</i>	This heritage grading relates to sites which may be: - recorded on the Historic Environment Record, but retain minimal original fabric or definable character, as a component of the historic environment. - unrecorded buildings, structures, or designed landscape features, which demonstrably retain a degree of heritage value due to their: architectural design, historic, communal, or townscape interest.	
Negligible heritage significance. <i>Buildings or fabric components which have been extensively altered, eroding or compromising their architectural and historic interest.</i>	This heritage grading relates to sites which may be: - recorded on the Historic Environment Record in record form or as 'Find Sites' but retain minimal or no original fabric or definable character. - buildings, structures, or designed landscape features, which detract from the architectural design, historic, communal, or townscape interest of the principal heritage asset.	

Unknown heritage potential. <i>Buildings/sites where the potential importance interest requires determination.</i>	This heritage grading relates to sites which may be locally identified as meriting recognition but have not been previously recorded or investigated so that their origins and fabric significance have yet to be objectively defined.	Unknown potential
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1.2 Proposals

- i) The proposed scheme is to refurbish / convert the upper floors of the Grade II listed building into a boutique hotel, creating a total of 32 rooms / suites. The description of the development is:

Internal and external alterations, including installation of mezzanine floor at third floor level, partial removal of staircase, reconfiguration of ground floor entrance area to facilitate hotel use, installation of skylights and new stairs, creation of internal bin store at ground floor~~removal of chimney stack~~, refurbishment and other associated works, in association with the change of use of upper floors from office (Use Class B1) to hotel (Use Class C1).

- ii) To facilitate the proposed layouts, localised alterations to the existing building fabric are required. In summary these are proposed as follows:

- Removal of non-original altered brick walls at first, second and third floors that run perpendicular to Southmill Street. These walls are later additions evidenced by existing timber beams that cantilever beyond the supporting column and redundant pad stones in the external wall. The walls are to be replaced by new timber beams fixed via fitch plates as per the structural engineers proposed detail.
- The removal of the rear staircase from above first floor.
- The removal of the existing chimney stacks at second and third floor internally, but retention of these above roof level.
- The existing pitched slate tiled roof is in a very poor condition as a result of neglect over a long period of time prior to the client's ownership. It is therefore proposed to re-roof to enhance the thermal performance and reduce the amount of heat lost due to air leakage, re-using where possible existing slates, supplemented with matching new like-for-like slates.
- Renewal and repair of the two most southernly existing rooflights.
- Replacement of one roof light with a roof hatch to provide roof access.
- Infilling the most northernly rooflight with slate to match the rest of the roof.
- The creation of new openings within the existing roof to accommodate roof lights to the proposed mezzanine floors.
- Externally, the reduction in height of the former lift overrun adjacent to No. 49 Peter Street to enable the construction of a rooftop plant deck that is necessary to accommodate the air handling equipment.
- The maintenance / refurbishment of the existing sash windows to ensure that there is adequate draught proofing, improving thermal efficiency, reduction in external noise levels. These works will include installing secondary glazing.

- Removal of redundant steelwork above the main stair well.
 - The reinstatement of the main staircase and accessible lift utilising the openings within the existing floors which will reinstate the historic plan form.
 - Making good / reinstating the damage caused by several fires.
 - Miscellaneous works to enable the conversion of the upper stories of the building to a hotel, such as the formation of openings for services.
 - Alteration of rear ground floor service entrance to accommodate an internal bin store.
 - The removal of modern non-significant fabric to improve the appreciation of the historic building such as the primary entrance doors and half height partitions to the entrance.
 - Creation of a new dry riser inlet cabinet to Bootle Street.
- iii) For further details of the proposals please refer to the drawings, Design and Access Statement and information by TRACT Architecture, Renaissance structural engineering drawings and information and the Window Refurbishment Schedule by TRACT Architecture.

1.4 Authorship

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

- ii) Authors:

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2 THE SITE

2.1 Location and statutory designations

- i) 47 Peter Street is located in the city centre of Manchester. It is bound by Peter Street to the south, Southmill Street to the west and Bootle Street to the north.



Figure 1: A view of 47 Peter Street looking north-east

2.2 Listed buildings

- i) Statutory listing means that a building is of special architectural or historic interest and is therefore of heritage significance. Grading of listed buildings reflects their architectural and historic interest; Grade I buildings are of “exceptional interest”; Grade II* buildings are particularly important buildings of “more than special interest”; and Grade II buildings are of “special interest”.

- ii) The subject site was Grade II Listed on the 3rd October 1974. The list description is as follows:

*SJ8397NE PETER STREET 698-1/31/275 (North side) 03/10/74 No.47 Lancashire House
(Formerly Listed as: PETER STREET (North side) No.47 Lancaster House (in error))*

GV II

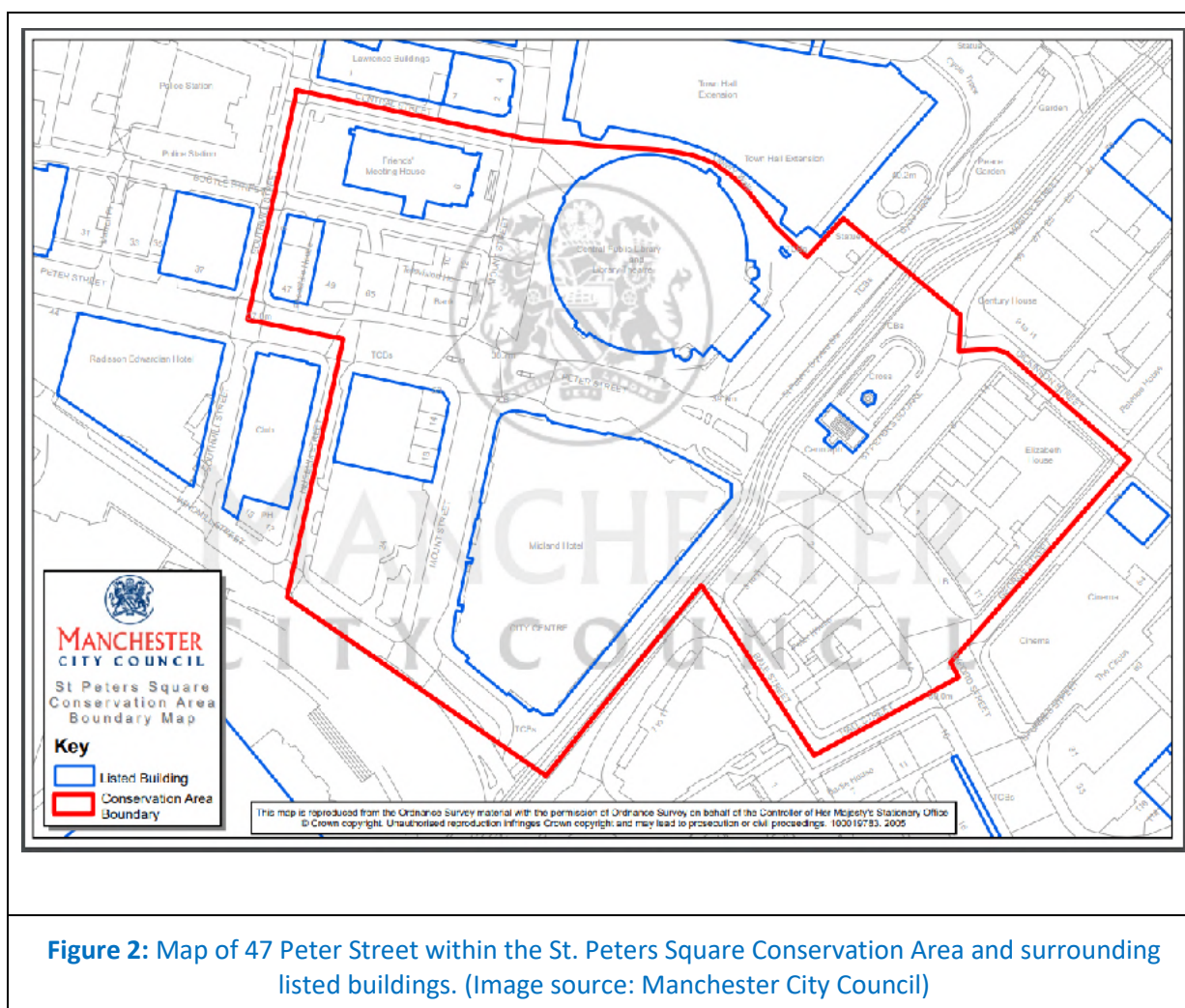
Includes: No.9 SOUTHMILL STREET. Probably merchant's warehouse, now betting shop and offices. C.1860-70, altered. Sandstone ashlar at ground floor, red brick with sandstone dressings above (roof not visible). Rectangular plan on corner site. Four storeys and basement, 4 bays to Peter Street and 9 bays to Southmill Street; basement and ground floor of front and of 1st bay of return side altered as shop, but Southmill Street I otherwise of sandstone ashlar, with plinth, raised rusticated bands and plain frieze; sashed windows without glazing bars, and segmental-headed doorway to 3rd bay with enriched surround. Upper floors: bracketed cornice over 1st floor, sill- and head-bands to 3rd floor, dentilled and modillioned cornice, all carried round; all windows sashed without glazing bars, those at 1st and 3rd floors with moulded architraves, and those at 2nd floor round-headed with hoodmoulds and linking impost band carried round. Narrow chamfered corner, slightly set back. Interior not inspected. Forms group with No.37 (Harvester House) on opposite corner of Southmill Street (q.v.).

Listing NGR: SJ8374397967

- iii) This report considers the significance of the existing building and the potential impact of the proposals on its “special interest”.

2.3 Conservation Areas

- i) The site is located within the St Peter's Square Conservation Area and is adjacent to the Deansgate Conservation Area.
- ii) It is considered that the proposals will not affect the character or appearance of the Conservation Area, therefore no impact assessment has been made with regard to this designated heritage asset.



3 POLICY CONTEXT

3.1 Introduction

- i) In accordance with the 2011 guidance of the International Council on Monuments and Sites (ICOMOS) on ‘Heritage Impact Assessments’, it is important to test development proposals *“against existing policy frameworks and the management plan for the property and surrounding area”* (para.5-11). Therefore, this section outlines the legislative and Planning policy framework within which the proposals for the Site are based and will be subsequently tested.
- ii) The Site is a Grade II Listed Building situated within the St. Peter’s Square Conservation Area and adjacent to the Deansgate Conservation Area. The Council is thus, required, by legislation and national/ local planning policy, to have regard to both the physical impact of the development upon the Grade II listed Site and any potential impact upon the character and appearance of the Conservation Areas. In accordance with Historic England’s Guidance, consideration needs to be proportionate to the relative significance of the identified heritage assets, and the actual impact of the proposed development. The methodology outlined below is one derived from guidance set out by ICOMOS to ensure objectivity.
- iii) The key planning policy documents are respectively, the Planning (Listed Building and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF) 2019, and associated local and national conservation area guidance. The relevance of the policy framework to the development of the Site is discussed below.
- iv) The scheme is informed by Historic England’s guidance on Conservation Principles (2008). This guidance is consistent with the legislative framework and local planning policy is focused upon the need to understand the heritage value of a site and apply policy in a manner proportionate to its significance.
- v) The below evaluation of significance and subsequent conclusions have thus been framed by the methodology outlined in Conservation Principles, and the following:
 - the relevant legislation relating to both planning and heritage designations.
 - the objectives and policies for the historic environment stated in the National Planning Policy Framework (NPPF), Planning Practice Guidance.
 - British Standard 7913 (2013) *Guide to the Conservation of Historic Buildings*.
 - The methodologies for the assessment of physical and visual heritage impact as defined in Historic England Guidance (see below).

The relevance of the above legislation and planning policy is considered below.

3.2 The Planning (Listed Building and Conservation Areas) Act 1990

- i) The Planning (Listed Buildings and Conservation Areas) Act 1990, is of relevance to the proposals to undertake works to the Listed Building as it provides specific protection for buildings and areas of special architectural or historic interest, over and above that provided by development management.
- ii) **Section 66** of the Act is of relevance as the Site is a Listed Building. It therefore requires the Local Planning Authority too *“have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses,”* when considering whether to grant planning permission.
- iii) Fundamentally, the legislation requires decision-makers to apply proportionate weight to the desirability of preserving the significant fabric, architectural character and historic interest of designated heritage assets when determining planning proposals, balanced against identifiable public benefits. This requires appropriate analysis of the building as a whole, and its physical and visual relationship to any neighbouring designated heritage assets (including conservation areas). The key Planning consideration is thus whether the proposed development would cause any demonstrable, unmitigated ‘harm’ or erosion of the values of the identified heritage assets.
- iv) The Council must, therefore, use its judgement (based on relevant material evidence) to understand and objectively define the impact on the affected designated heritage assets, noting that change does not necessarily equate to ‘harm’. Therefore, the weight to be applied by the Council must be proportionate to the status of the affected heritage asset and the nature of the proposed change.

3.3 National Planning Policy Framework (NPPF) (2019)

- i) The NPPF forms the Government’s policy guidance to local authorities as to how the primary planning legislation should be implemented and how applications for planning permission and other consents (such as Listed Building Consent) should be determined. It replaces planning guidance on a wide range of topics, including heritage, within a single standalone document.
- ii) The policies in the NPPF constitute the Government’s view of what sustainable development in England means in practice. In these terms, development proposals which fail to give due weight to the conservation of heritage assets are deemed not to be sustainable development, and

consequently should not be supported. This is because one of the key dimensions of sustainability is protecting and enhancing our historic environment (NPPF paragraph 8).

- iii) The NPPF stresses that “great weight” should be given to the conservation of designated heritage assets (NPPF paragraph 193), emphasising the more important the asset, the greater the weight should be. The need to avoid “substantial harm” to such assets is outlined in terms of demolition, alteration, or the compromise of its setting.
- iv) The NPPF Planning Practice Guide emphasises that, in general terms, *“substantial harm is a high test, so it may not arise in many cases”*. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s *significance* rather than the scale of the development that is to be assessed.
- v) Section A of Paragraph 194 goes on to state that any harm or loss made to *“grade II listed buildings, or grade II registered parks or gardens, should be exceptional;”*
- vi) The fundamental design objective is to ensure that the balance of the change to the fabric of the listed building will minimise any negative impact on its significance. Consequently, the Proposals are informed by the evidence set out in this report.

3.4 National Planning Practice Guidance (NPPG) (2014 and as subsequently amended)

- i) The National Planning Practice Guidance (NPPG) is an online document which is amended as required by the Government. It provides current advice to assist with the interpretation of the NPPF. The section “Historic Environment” of the current iteration of the NPPG has been reviewed and referenced in the course of producing this Heritage Statement.
- ii) Of particular relevance in this instance is the NPPG’s commentary upon the importance of “significance” in decision taking (Paragraph 007). This section advises that *“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.”* This report aims to provide such information.
- iii) Paragraph 018 of the NPPG discusses the assessment of proposals in order to establish whether “substantial harm” is being caused to a heritage asset. It is emphasised that *“...in determining whether works to a listed building constitute substantial harm, an important consideration*

would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting."

- iv) Finally, Paragraph 008 of the NPPG is noted in this context as it identifies the importance of pre-empting or minimising potential harm to heritage assets or their settings by obtaining *"Understanding the significance of a heritage asset and its setting from an early stage in the design process can help to inform the development of proposals which avoid or minimise harm. Analysis of relevant information can generate a clear understanding of the affected asset, the heritage interests represented in it, and their relative importance. Early appraisals, a conservation plan or targeted specialist investigation can help to identify constraints and opportunities arising from the asset at an early stage. Such appraisals or investigations can identify alternative development options, for example more sensitive designs or different orientations, that will both conserve the heritage assets and deliver public benefits in a more sustainable and appropriate way."* This approach has been adopted during the development of the Proposals by offering early heritage advice throughout the design development process and through the research carried out for the present Heritage Statement.

3.5 Local Planning Policy

- i) Manchester's Core Strategy was adopted on the 11 July 2012 and is the key document in the Manchester Local Plan. The relevant, local heritage planning policy maintains the same focus as the NPPF. Manchester City Council's (MCC) heritage policies focus on the fundamental importance of *"preserving or, where possible, enhancing the historic environment"*. The following policies from Manchester's Core Strategy are of importance to the heritage assets considered within this statement.
- ii) Policy CC9 (**Design and Heritage**) states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including Listed Buildings, Conservation Areas and Scheduled Ancient Monuments. The policy also establishes that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.
- iii) **Policy EN3 (Heritage)** states that throughout the City, MCC 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 to support MCC in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

- iv) The Council's key regeneration objective is tempered by the need to ensure that: *"historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced for their own heritage merits and as part of wider heritage regeneration proposals"* (paragraph 12.21, **Policy EN3**). The policy thus evidently requires development proposals to be sensitive to the inherent values of the designated heritage asset, with any impact justified by clear, documentary evidence. This report aims to demonstrate how this requirement is met by the current Development Proposals.

3.6 Historic England's Good Practice Advice Notes

- i) In 2015 Historic England released three Good Practice Advice notes supporting the implementation of national policy and the related guidance in the PPG. The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology or particular data sources. **Good Practice in Planning Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment, 2015)** and **Good Practice Advice Note 2 (Making Changes to Heritage Assets, 2016)** were both utilised as part of this assessment in order to gain a full understanding of the relevant issues, alongside the NPPF and NPPG.
- ii) In particular, this report takes account of the advice contained within the revised version of Advice Note 2 on understanding how to address changes to a Listed Building. The advice note states *"the best way to conserve a building is to keep it in use, or to find it an appropriate new use, either that for which it was designed or an appropriate new use which would see to its long-term conservation."*
- iii) The advice note also outlines that *"if alteration is justified on other grounds then reversible alteration is preferable to non-reversible."*
- iv) As regards the approach to the impact assessment itself, the report takes account of Historic England's revised advice to the effect that *"as setting and views are matters of qualitative and expert judgement [...] technical analyses [...] should be seen primarily as material supporting a clearly expressed and non-technical narrative argument that sets out 'what matters and why' in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them."*

- v) This report utilises the updated and re-published Historic England Advice Note *12 Statements of Heritage Significance: Analysing Significance in Heritage Assets* as of October 2019.

4 HISTORICAL BACKGROUND AND DEVELOPMENT OF THE SITE

4.1 Introduction

- i) In order to understand the heritage significance of the former commercial subject site, as a component of the surrounding historic environment, it is first necessary to understand its historical development and the impact it made on the development of this part of the city.
- ii) This section of the report analyses and interprets historic maps and primary and secondary information in order to provide a sound evidence base, placing the site in the context of the development of central Manchester.

4.2 Historical Background and Development of the Site and Surrounding Area

- i) No.47 Peter Street was constructed in 1868 as a commercial office and warehouse by architects Walters, Barker and Ellis. Prior to 1868 the site consisted of two commercial premises fronting Peter Street and 15 back-to-back residential dwellings, bisected by a small alley called Goodwins Court (or Goodwins Buildings, as seen in Adshead's map of 1850, Figure 3).

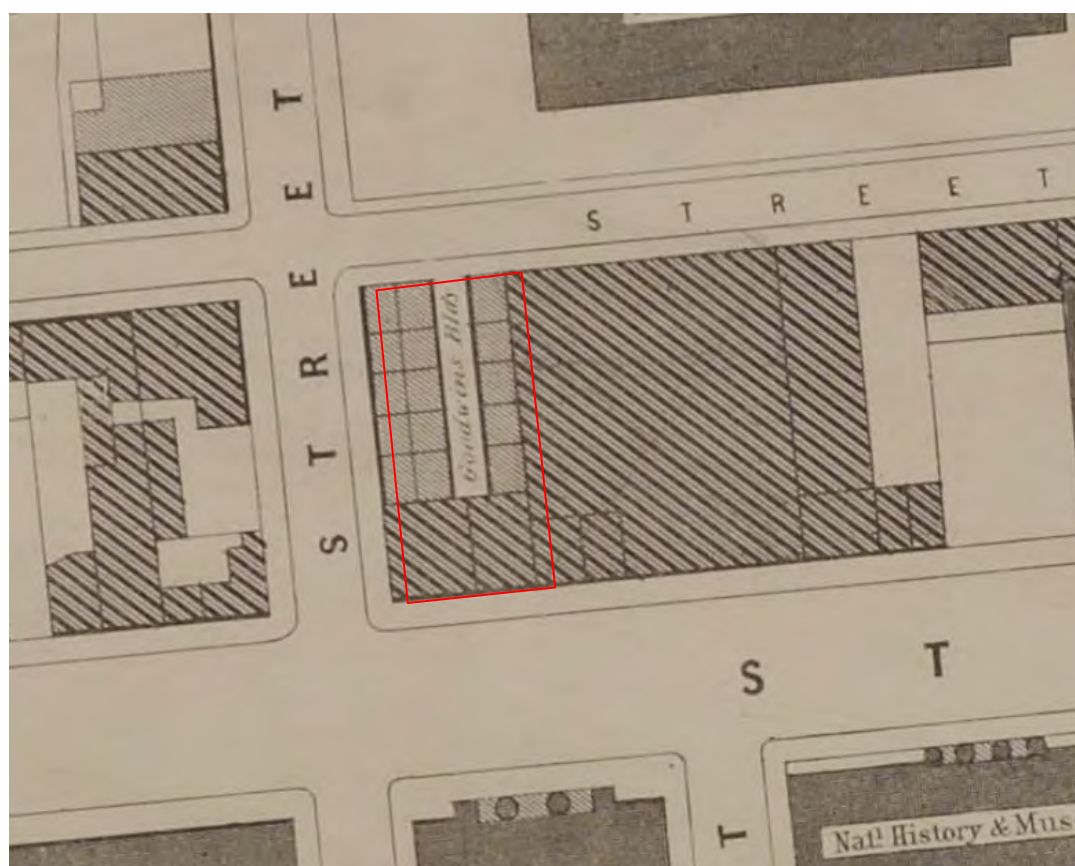


Figure 3 – Adshead's map 1850 illustrating the subject site prior to development in 1868

- ii) The OS map of 1891 illustrates the footprint of the newly developed building (Figure 4).
- iii) Manchester Central Library's Archives+ have a record that plans were submitted for the subject site in 1868 but that they no longer exist. However, plans from 1896 do exist that illustrate alterations to the building were undertaken to create a new entrance and staircase to the Southmill Street side of the building (see Figures 5 & 5a). The 1896 alterations were undertaken by architect James Redford (1836-1911) for the owner Joseph Robert Heaven. Redford was primarily known for designing breweries and this small alteration job on No.47 may well have come about through being an acquaintance of Heaven who was an extremely wealthy and prolific businessman and philanthropist.



Figure 4 – OS map 1891 illustrating the footprint of the building as built in c.1868 – note the loading bay areas to the rear (north side) of the building.

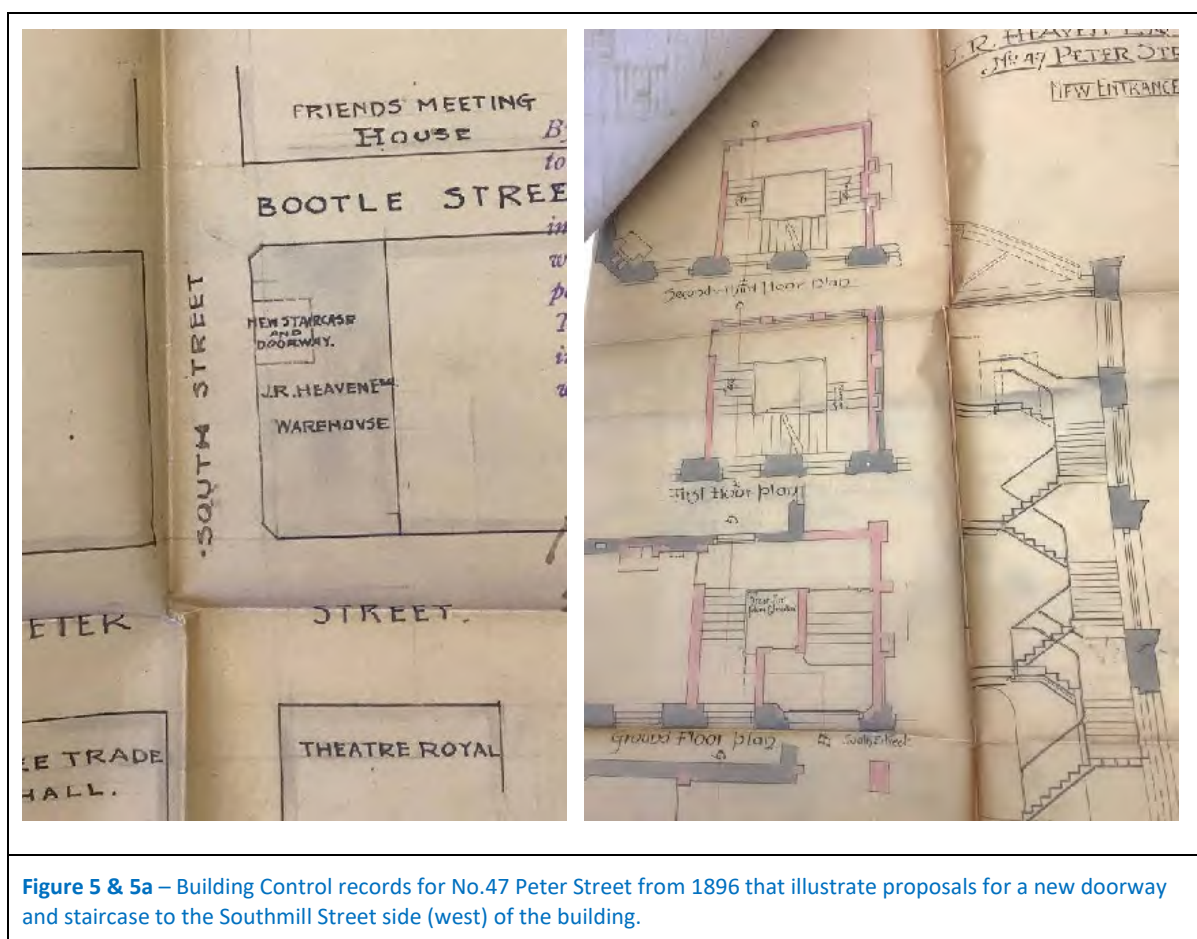


Figure 5 & 5a – Building Control records for No.47 Peter Street from 1896 that illustrate proposals for a new doorway and staircase to the Southmill Street side (west) of the building.

- iv) The next significant part of the building's history came in the 1940s as a result of bomb damage. Bomb damage maps (Figure 6) illustrate that the building was hit by an incendiary bomb on the 12th June 1941; the map illustrates the high number of bombs that were dropped along Peter Street and highlights the resultant damage that must have been caused.
- v) From photos taken of the building in the 1950s (Figure 7), and survey of the building today, it is clear that the principal elevations of the building were not significantly damaged by bomb damage. However, review of the building internally suggests the damage was localised to the roof and rear of the building; this is evidenced by the style of the replacement timber staircase to the rear of the building and the alterations that are evident within the roof coverings/ structure.
- vi) Post-War, it is clear that the building changed use/ ownership; the OS map of 1956 illustrates the building has been divided into different units (Figure 8). Unusually, the sub-division of the building at this time illustrates a long, narrow footprint to the east side of the building, in line with the location of the historic entrance; it is suggested that this may denote a separate lease of the upper floors to the building. In 1963 plans were submitted to alter the ground floor of the building (Figure 9). Although the plans for these works do not exist, the index card recording the submission is still on file within Manchester Central Library Archives and notes that the building was already in office use at this time. The works in the 1960s,

for the Temperance Permanent Building Society included the cladding of the Peter Street elevation and return to Southmill Street in granite and altering openings.



Figure 6 – Post WW2 bomb damage map illustrating that No.47 and the buildings adjacent were damaged in the bombing raids between 1904-41. Damage to No.47 is likely to have been to the roof and rear part of the building.



Figure 7 – c.1955 photo of Peter Street – note original ground floor elevation of No.47 and what appears to be new brickwork to the parapet (denoted by red arrow). The building next door to No.47, the Café Royal, still has scaffolding to its upper levels, presumably in light of bomb damage the building suffered.

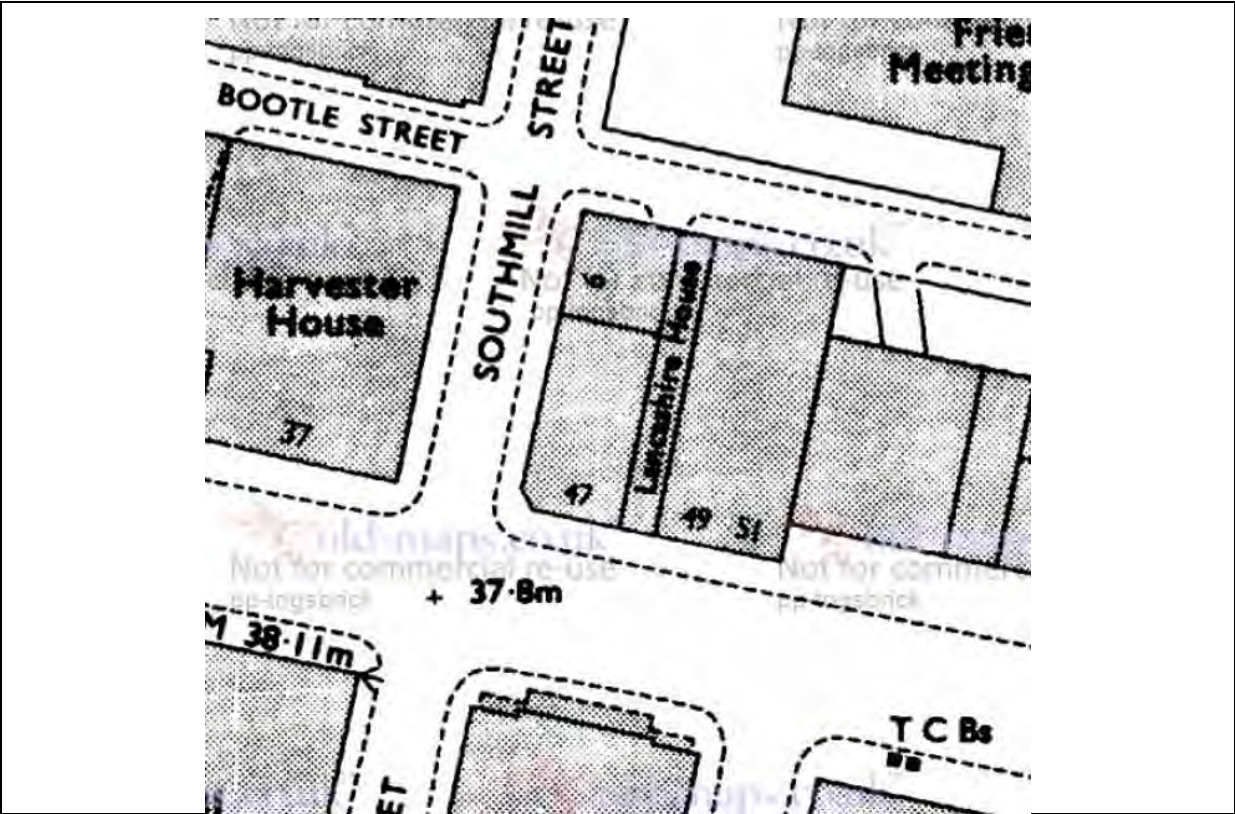


Figure 8 – OS map 1956 This map illustrates, for the first time, the later sub-division of the building following changes of use from Warehouse to mixed commercial. Note the building is labelled as Lancashire House and appears to have a long narrow internal subdivision/ demise – this may relate to separate access to the upper parts of the building.

47 PETER STREET, MANCHESTER 2.	
ALTERATIONS TO FRONT OF GROUND FLOOR OF OFFICE BUILDING	59109 4B
THE TEMPERANCE PERMANENT BUILDING SOCIETY	16.10.63
c/o, THURLOW, LUCAS AND JAMES, 4 BERKELEY STREET, LONDON. W.1.	
12 NOV 1963	APP. BLS. & T.P 4B
ITEM 2 - STEELWORK DETAILS TO ALTERATIONS TO FRONT OF GROUND FLOOR OF OFFICE BUILDING	16.10.63
10 DEC 1963	APP. BLS. PD
(107)	

Figure 9 – Record card of building control works for No.47 from 1963 when the ground floor elevation to Peter Street was altered for use as a Building Society.

- vii) The building was listed at Grade II in 1974. The list description for the building notes that at this time it was in use as a betting shop and offices. In recent history, the building suffered a small internal fire in 2012 and around this time the interior, including the principal staircase, plaster finishes, cornices, skirtings, floor coverings etc were stripped out. In 2014 the ground and lower-ground floors of the building were converted into a high-quality restaurant.
- viii) The next section of the report describes the internal areas subject to the current proposals.

5 BUILDING DESCRIPTION

6.1 Ground Floor



Figure 10: internal view of the side entrance to Peter Street, illustrating the steps up to the raised ground floor level. The entrance doors date to the 1963 alterations to the principal façade – all other historic fixtures and fittings have been lost.



Figure 11: view from the side entrance off Peter Street looking up the internal entrance stairs to the raised ground floor. Modern plasterboard partitions were inserted as part of the refurbishment works for the restaurant. The pink plasterboard marks the location of a lift core. There are not historic fixtures or fittings of note in this space.

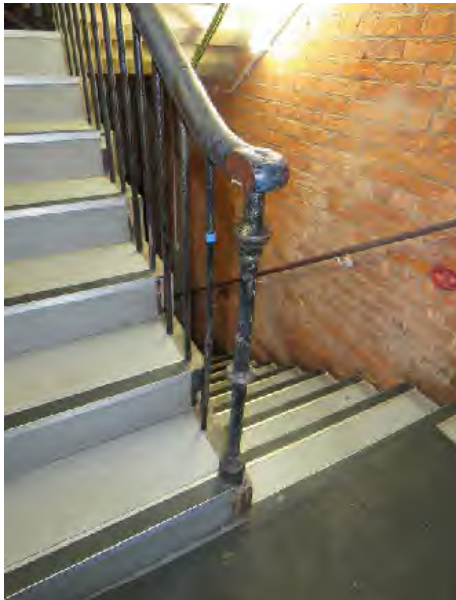


Figure 12: This is the former back/ service stair to the building, at the north-east corner. At lower ground-to-ground and ground-to-first floors the original stone staircase survives; the original cast-iron bannister and railings remain up to the first rise

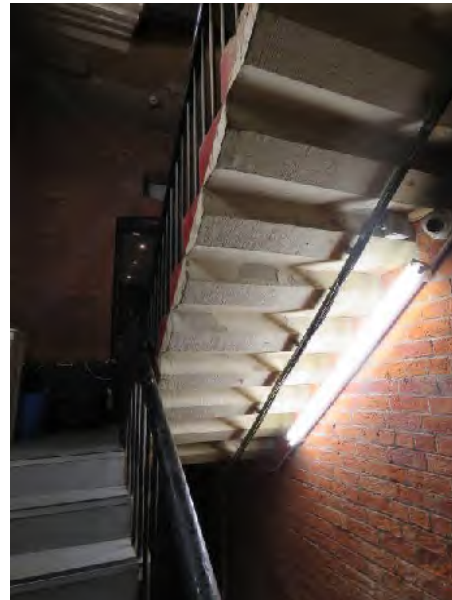


Figure 13: this photo illustrates the underside of the original stone staircase to the rear of the building.

of the ground-to-first floor stretch. Note modern floor covering for hygiene reasons (restaurant area/ access)	
	
Figure 14: this photo illustrates the half-landing on the stairs between the ground and first floors and illustrates how the original bannister and railings have been cut and replaced with timber ones.	

6.1 First Floor

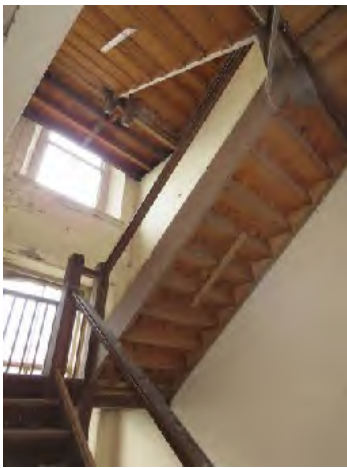
	
Figure 15: this is a photo of the back/ service staircase at first floor level, illustrating how the original stone staircase has been replaced with a timber staircase structure. Stylistically, this appears to date from the c.late 1940s-early 1950s and aligns with the time when works may have been undertaken to the building to address bomb damage.	Figure 16: this photo illustrates more clearly the replacement timber staircase structure.



Figure 17: view of the first floor looking south. Later lightwell structure (now used as a riser) seen to the left. A row of columns to the centre of the open-plan floor plate is the only notable original feature left internally. Remains of an altered brick wall, possibly marking the former location of the 1896 inserted staircase is seen to the right.



Figure 18: view of the first floor looking north. The area where the principal staircase for the building was once located can be seen to the right.

6.1 Second Floor



Figure 19: View of the second floor looking south, as per Figure 17.

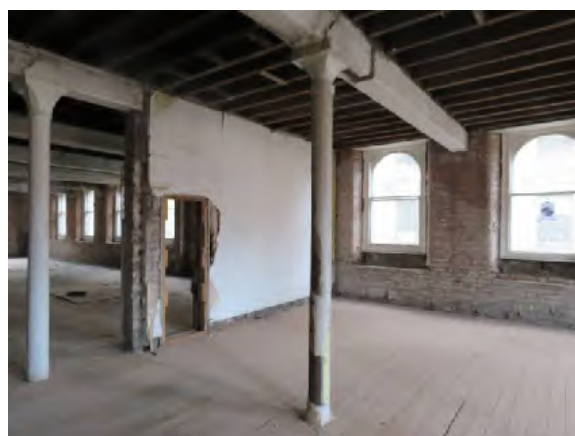


Figure 20: view of the west side of the building; note altered remnant of brick cross-wall and loss of historic wall linings, window sills etc.



Figure 21: View back towards the rear/ service staircase – note alterations to the opening



Figure 22: detailed view of the typical condition of the windows illustrating loss of internal dressings/ sills and wall coverings.



Figure 23: photo illustrating the damage to the ceiling caused by a fire in 2012



Figure 24: view down to the ground floor illustrating the location of the former principal staircase.

6.1 Third Floor



Figure 25: view of the third floor looking south illustrating the timber roof structure.



Figure 26: view of the former lightwell structure (later addition, possibly post-bomb damage), now used as a dry riser. This photo also illustrates the various rooflights to this side (east) of the roof.



Figure 27: photo of the damage caused by the 2012 fire to the floor.



Figure 28: south-east corner of the third floor, illustrating former fireplace and chimney flue. Note various coverings to the roof.

6.1 The Roof



Figure 29: External view of the roof looking north illustrating the pitched form of the roof, the remains of 3 chimney stacks to the left (west) side, and the remaining chimney stacks and flues to the right (east).



Figure 30: External view of the roof looking south which provides a clearer view of the west side of the roof with its existing roof lights and flues.

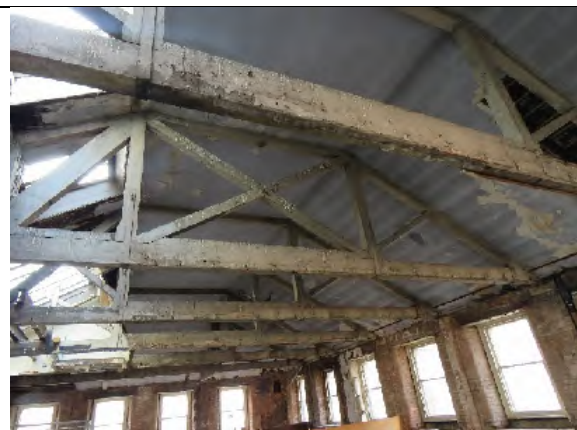


Figure 31: internal view of the timber roof structure; note roof lights to the left (east) side.



Figure 32: internal view of the roof structure and covering; note former opening has been covered.

6. ASSESSING HERITAGE SIGNIFICANCE

6.1 Introduction and methodology

- i) This section will specifically assess the heritage values and significance of the parts of No.47 Peter Street that are subject to the proposed refurbishment works.
- ii) Historic England's guidance *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*, 2008, describes a range of heritage values, arranged in four groups, which may be attached to place. These are:
 - **Evidential Value** – relating to the potential that the building has in yielding primary evidence about past human activity;
 - **Historical Value** – relating to ways in which the present can be connected through No. the building to a place to past people, events and aspects of life;
 - **Aesthetic Value** – relating to the ways in which people derive sensory and intellectual stimulation from the building;
 - **Communal Value** – relating to the meanings of place the building has for the people who relate to it, and whose collective experience or memory it holds.
- iii) Statutory criteria, as set out in the 'Principles of Selection for Listing Buildings', DCMS, 2018, provides a list of principles for assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest.
- iv) The key criteria for listing is special historic or architectural interest. Consequently, in order to determine the significance of a certain component of a heritage asset the sum of its architectural, historic, artistic or archaeological value needs to be disaggregated and determined.
- v) The analysis of the significance and condition of the fabric allows for an assessment of the current integrity and authenticity of the building. This has been used to inform and justify the capacity for change. The focus is on providing necessary and proportional amount of information, in order to understand the impact any proposed alterations may have, based on the perceived level of heritage significance.
- vi) The assessment of the significance is based on both desktop research and on-site visual surveys and defined in the table below:
- vii)

Table 2. Definition of significance terms used in this Heritage Statement related to fabric.
High heritage significance relates to those parts or elements of the structure deemed to be of particularly special interest. These components are <i>fundamental</i> to the understanding of 47 Peter Street’s design concept and play a major role in reflecting their archaeological, architectural, artistic or historic interest. The loss of such elements (through demolition removals or alterations) could potentially cause a major adverse impact on the special interest of the building.
Considerable heritage significance relates to those components of the structure deemed to be of special interest. They are <i>important</i> to the understanding of 47 Peter Street’s design concept and play a considerable role in reflecting their archaeological, architectural, artistic or historic interest. The loss of such elements (through demolition removals and/or alterations) could potentially cause a moderate adverse impact on the special interest of the buildings.
Moderate heritage significance relates to those components of 47 Peter Street deemed to be of some interest. They will make a modest contribution to the understanding of subject site’s design concept and play a minor role in reflecting their archaeological, architectural, artistic or historic interest. The loss of such elements (through demolition removals and/or alterations) could potentially cause a moderate or low adverse impact on the special interest of the buildings.
Low heritage significance relates to those components of 47 Peter Street deemed to be of more modest interest. They make a relatively insignificant contribution to the understanding of the architectural design concept and retain a slight role in revealing the building’s evidential historic aesthetic or communal values. The loss of such elements (through demolition, removal or alteration) may cause a minor adverse, negligible adverse or neutral impact on the special interest of the building.
No significance /Detrimental features and elements that do not contain any special interest. These can <i>detract from the significance</i> of the building and maybe evidence of poor craftsmanship or ad-hoc refurbishments. The loss of such elements (through demolition removal or alteration) could potentially have a neutral or beneficial impact on the special interest of the building.
Unknown heritage significance. features or components where the relative importance or interest requires determination by further investigation.

6.2 Statement of significance

- i) The special architectural and historic interest of No.47 Peter Street is recognised by its Grade II Listed designation. The significance of the building, as a whole, lies in the architectural and historic interest of the mid-Victorian Palazzo design and former warehouse use and its group value.
- ii) The building was designed in 1868-70 by a well-known architectural practice, Walter Barker Ellis, and is a good example of the Palazzo style Warehouse design that was popular in Manchester in the mid-19th Century. Save for the altered shop front, which is of high-quality but of contrasting materials to the original building palette, the architectural expression is as original and of high townscape value. Consequently, the building is of **high aesthetic value/ significance**.

- iii) The building's original function as a commercial warehouse can still be appreciated externally, with the presence of the former loading/ service area to the north elevation. Internally, despite being substantially altered, the open plan floorplates still allow for an understanding and appreciation of this original use.
- iv) The remaining original internal features are: exposed timber beams, joists and floor boards, single rows of cast iron columns to the first and second floors, a chimney stack and an exposed timber roof structure at third floor level. Whilst these features are original to the building, they are all of typical, standard, utilitarian detail for the time but do play a **considerable role in reflecting the buildings' historic, aesthetic and communal values significance**.
- v) The former service stair to the rear (north) of the building has been altered from first floor level. Whilst the original stone stairs and cast iron bannister/ railing section are of **considerable significance**, the altered c.mid 1940-50s section is in timber and typical of its time; this section of the stair is considered to be of **low significance**.
- vi) The insertion of the lightwell/ riser structure, and the altered brick wall partition to the 1st and 2nd floors are from alterations to divide the buildings in the mid 20th century, although these form part of the buildings later evolution, they do not have any special interest and are of **no significance** in regard to the buildings history.
- vii) Although the roof structure is largely intact and is of **considerable significance**, the roof itself has been re-covered locally, and has had a number of rooflights added; these appear to date from the mid-20th Century onwards. Chimney stacks have also been removed at roof level. The roof covering is considered to be of **low significance** due to its altered state and because it is not visible from street level.

PART 2. HERITAGE IMPACT ASSESSMENT.



7 IMPACT ASSESSMENT

7.1 Scope of Potential Impact

- i) This assessment of the Heritage Impact on the internal areas subject to the current proposals, of the Grade II Listed No.47 Peter Street, is intended to evaluate the Listed Building Consent application for the proposed internal refurbishment works facilitating the buildings conversion to a hotel.
- ii) The aim of this assessment is to demonstrate the cumulative impact of the proposed alterations to the building as a whole. Thus, the key purpose of the impact assessment is to consider individual changes and the cumulative impact that the proposals will have on significance. In accordance with planning policy the proposals aim to balance the degree of change, to deliver both a continued and sustainable use while contributing to wider conservation objectives established in national and local policy.
- iii) The proposals are necessary to ensure the viable use of the heritage asset, including regular maintenance and upkeep. A summary of the potential impact of the proposals on the Grade II Listed building is provided below (Section 7.3).
- iv) There is no recognised standard methodology for the appraisal of physical impact on listed buildings. Therefore, the method used below is a synthesis of the Historic England's guidance on "*Conservation Principles*" (2008), the policy requirements of the NPPF (which requires that new development should be demonstrably 'sustainable') and the ICOMOS methodology for evaluating impact. The development is to secure the protection or enhancement of the historic environment.
- v) The current proposals aim to minimise the loss or compromise of the building's significance. However, it is evident that (in accordance with Historic England guidance) the sustainable re-use of the building requires a degree of intervention and change. Consequently, in evaluating the overall impact of the works, careful consideration has been given to the balance of benefits in order to reach a proportionate and justifiable conclusion.
- vi) The proposals are designed to put the upper floors of the Grade II listed building into active use. These works will see the minimal amount of alterations and ensure the areas which contain architectural features of interest are preserved and or enhanced.

7.2 Assessment methodology

- i) The impact of the proposals on the **individual components** and the overall integrity and significance of building's components may be measured as: adverse; negligible; or beneficial. The key objective has been to minimise any adverse impact, and, where necessary, to ensure that it is outweighed by the overall beneficial impact on the building.

- ii) The scale of the overall impact of the proposed works on the significance of the fabric of the building and its grounds are evaluated as:

Table 3: Criteria for defining the effect and degree of direct and indirect heritage impact.		
Definition of magnitude and nature of heritage impact.	Direct heritage impacts <i>(physical alteration or change to the site's character)</i>	Indirect heritage impact <i>(visual change to the experience or setting of the site and its context).</i>
Major adverse Impact. <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage values of the identified heritage assets in the view, or the view as a whole, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse Impact. <i>Such less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Minor Adverse Impact. <i>The negative impact on the setting or overall character will need to be clearly balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage values of the assets in the view, or the

		view as a whole, or the ability to appreciate those values.
Negligible adverse impact. <i>This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.</i>	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.
Neutral Impact. <i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.</i>	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	Imperceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the values of the heritage assets in the view, the townscape as a whole, or the ability to appreciate its significance.
Negligible beneficial impact. <i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i>	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial Impact. <i>The proposed change would result in a demonstrable improvement to the overall</i>	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or	Minor enhancement to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets.

<i>character or setting of a heritage asset.</i>	enhancement of the site's special interest.	Where the development enhances to a minor extent the values of the heritage assets in the view, the view as a whole, or the ability to appreciate its significance.
Moderate Beneficial Impact. <i>The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage values.</i>	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage values. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate its significance.
Major beneficial Impact. <i>The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage values.</i>	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage values.	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage values. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage values of the heritage assets in the view, the view as a whole, or the ability to appreciate its significance.

iii)

7.3 Direct heritage impact (physical and character change)

- i) The following section sets out in tabular form each of the proposed interventions/works to each part of the building, setting out the proposed impact of each intervention and any mitigating circumstances.

Building element	Proposal	Impact/Explanation
Ground Floor		
Entrance Lobby	Reconfigure south-eastern entrance lobby to integrate it with the main hotel/restaurant entrance lobby. Works involve reconfiguring existing stairs (south-east side), replacing modern partition boards with glazed screens and inserting new lift and stairs to existing opening.	Moderate Beneficial Impact – these proposals will result in an appreciable difference in understanding the historic plan form of the building i.e. by reinstating the principal stair/lift core.
Waste bin store to Bootle Street	Create new door opening from rear staircase to the bin store. Remove and reconfigure ground floor to enable the construction of a new floor level with the external ground level. Construct new internal partitions and new external doors to Bootle Street to accommodate the internal bin store.	Neutral Impact – The proposal will remove historic fabric to introduce a new door opening whilst altering the plan form of the building at ground floor level to partially reinstate the loading bay of the original warehouse on the plan form. The modern infill to the loading bay will be altered to provide external access to the bin store.
First Floor		
Brick Cross wall and wall to rear stair	Remove	Negligible Adverse Impact – walls are mid-20 th century and altered.
Timber floor structure	Floating floor	Negligible Adverse Impact – existing timber floor will be preserved in situ. Works are reversible and required to meet fire and acoustic requirements to facilitate the buildings new sustainable use.
Ceilings	Under drawing with plasterboard	Moderate Adverse Impact – the proposal will remove the ability to read the ceiling structure, however the existing ceiling will be preserved in situ. Works are reversible and required to meet fire and acoustic requirements to facilitate the new sustainable use.
Windows	Repair and refurbish windows and provide new sills and internal frames/architraves where required. Install secondary glazing. Works required to improve thermal and acoustic performance.	Minor Beneficial Impact – the proposed works will enhance the ability to appreciate and understand the historic windows, both externally and internally whilst ensuring sufficient thermal and acoustic performance to facilitate the buildings new sustainable use.
Columns	Retained and protected within plasterboard linings	Moderate Adverse Impact – the surviving columns will not be able to be appreciated in the proposed development but will be preserved in situ. Works are reversible and required to meet fire and acoustic requirements to facilitate the new sustainable use.
Rear stair	Addition of three new risers to accommodate proposed raised floor	Negligible Adverse Impact – plan form and fabric of original stair not impacted.

Internal Partitions	Install internal partitions to form new bedroom suites.	Moderate Adverse Impact – Plan form obstructed by new partitioning, however the partitions enable the new use to be implemented. The partitions are to be installed to enable reversibility without leaving scarring to the historic fabric.
M&E Installation	Services to be installed to serve new hotel suites.	Minor Adverse Impact – The majority of the M&E will be installed within ceiling voids and the raised floor however may require minor chasing to historic floors and ceilings. All penetrations, especially those made through external fabric will be made to minimise the loss of historic fabric. Vertically, the M&E will utilise existing and new openings in the floor.
Smoke Vent	An internal smoke ventilation riser will serve the full height of the building to remove smoke in the event of a fire.	Minor Adverse Impact – The smoke vent will require new openings to be cut in the floor to enable the installation of the vent ductwork.
Second Floor		
Brick Cross wall and wall to rear stair	Remove	Negligible Adverse Impact – walls are not from the original construction phase and are altered.
Timber floor structure	Floating floor	Negligible Adverse Impact – existing timber floor will be preserved in situ. Works are reversible and required to meet fire and acoustic requirements to facilitate the buildings new sustainable use.
Ceilings	Under drawing with plasterboard	Moderate Adverse Impact – the proposal will remove the ability to read the ceiling structure, however the existing ceiling will be preserved in situ. Works are reversible and required to meet fire and acoustic requirements to facilitate the new sustainable use.
Windows	Repair and refurbish windows and provide new sills and internal frames/architraves where required. Install secondary glazing. Works required to improve thermal and acoustic performance.	Minor Beneficial Impact – the proposed works will enhance the ability to appreciate and understand the historic windows, both externally and internally whilst ensuring sufficient thermal and acoustic performance to facilitate the buildings new sustainable use.
Columns	Retained and protected within plasterboard linings	Moderate Adverse Impact – the surviving columns will not be able to be appreciated in the proposed development but will be preserved in situ. Works are reversible and required to meet fire and acoustic requirements to facilitate the new sustainable use.
Rear Stair and chimney stack	Remove stairwell and chimney stack, extend floor structure to accommodate additional hotel suite.	Minor Adverse Impact – The removal will result in removal of a minor element of significant fabric and non-significant fabric, however the proposal obstructs the ability to read the historic plan form of the building. The additional hotel suite is required for financial viability of the sustainable re-use of the building.

Internal Partitions	Install internal partitions to form new bedroom suites.	Moderate Adverse Impact – Plan form obstructed by new partitioning, however the partitions enable the new sustainable use to be implemented. The partitions are to be installed to enable reversibility without leaving scarring to the historic fabric.
M&E Installation	Services to be installed to serve new hotel suites.	Minor Adverse Impact – The majority of the M&E will be installed within ceiling voids and the raised floor however may require minor chasing to floors and ceilings. All penetrations, especially those made through external fabric will be made to minimise the loss of historic fabric. Vertically, the M&E will utilise existing and new openings in the floor.
Smoke Vent	An internal smoke ventilation riser will serve the full height of the building to remove smoke in the event of a fire.	Minor Adverse Impact – The smoke vent will require new openings to be cut in the floor to enable the installation of the vent ductwork.
Third Floor		
Brick Cross wall and wall to rear stair	Remove	Negligible Adverse Impact – walls are not original and altered.
Fire damaged area to timber floor	To be repaired	Minor Beneficial Impact – works will enhance the condition of the building and allow the floor to be made safe and useable.
Timber floor structure	Floating floor	Negligible Adverse Impact – existing timber floor will be preserved in situ. Works are reversible and required to meet fire and acoustic requirements to facilitate the buildings new sustainable use.
Ceilings	Under drawing with plasterboard	Moderate Adverse Impact – the proposal will remove the ability to read the ceiling structure, however the existing ceiling will be preserved in situ. Works are reversible and required to meet fire and acoustic requirements to facilitate the new sustainable use.
Windows	Repair and refurbish windows and provide new sills and internal frames/ architraves where required. Install secondary glazing. Works required to improve thermal and acoustic performance.	Minor Beneficial Impact – the proposed works will enhance the ability to appreciate and understand the historic windows, both externally and internally whilst ensuring sufficient thermal and acoustic performance to facilitate the new sustainable use.
Columns	Retained and protected within plasterboard linings	Moderate Adverse Impact – the surviving columns will not be able to be appreciated in the proposed development but will be preserved in situ. Works are reversible and required to meet fire and acoustic requirements to facilitate the new sustainable use.
Insertion of mezzanine deck	A new mezzanine floor is proposed to be inserted within the roof space to form duplex rooms. The additional floor will be	Negligible Adverse Impact – works will ensure the building can be put into a sustainable and viable new use.

	supported off timber box beams located below the bottom chord of the existing timber trusses. The box beam will require a bespoke steel hanger support, providing a 300mm bearing which will be fixed back to the masonry walls using max. 4 Cintec Resin fixings.	
Rear Stair and chimney stack	Remove stairwell and chimney stack, extend floor structure to accommodate additional hotel suite.	Minor Adverse Impact – The removal will result in removal of a minor element of significant fabric and non-significant fabric, however the proposal obstructs the ability to read the historic plan form of the building. The additional hotel suite is required for financial viability of the sustainable re-use of the building.
Internal Partitions	Install internal partitions to form new bedroom suites.	Moderate Adverse Impact – Plan form obstructed by new partitioning, but this enables the new sustainable use to be implemented. The partitions are to be installed to enable reversibility without leaving scarring to the historic fabric.
M&E Installation	Services to be installed to serve new hotel suites.	Minor Adverse Impact – The majority of the M&E will be installed within ceiling voids and the raised floor however may require minor chasing to floors and ceilings. All penetrations, especially those made through external fabric will be made to minimise the loss of historic fabric. Vertically, the M&E will utilise existing and new openings in the floor.
Smoke Vent	An internal smoke ventilation riser will serve the full height of the building to remove smoke in the event of a fire.	Minor Adverse Impact – The smoke vent will require new openings to be cut in the floor to enable the installation of the vent ductwork.
Roof		
Roof covering	Reroof to enhance the thermal performance and reduce the amount of heat lost due to air leakage, re-using where possible existing slates, supplemented with matching new like-for-like slates	Minor Beneficial Impact - The existing roof covering is in poor condition and resulting in localised water ingress. The new roof will re-use good quality existing slate and new slate will be reclaimed or new slate to match.
Alterations to existing rooflights	Refurbishment, alteration and removal of rooflights along the east roof pitch.	Minor Beneficial Impact – The works will refurbish the 2no. existing rooflights at the southern end of the roof pitch, 1no. to the north will be turned into a roof access hatch and the rooflight furthest north will be removed and covered to match the slate roof.
New Rooflights	Insertion of 7 new rooflights along the west side	Negligible Adverse Impact – the rooflights will not be visible from street level and will be installed between rafters to minimise impact to historic fabric.

Chimney stack north-east side	Retain chimney above roof level and install steel support below roof level.	Neutral Impact – the alteration will not impact the building's external appearance but will obscure the buildings plan form internally as previously assessed.
Lift overrun/ M&E plant	New plant deck and rationalisation/ reconfiguring existing structures/ plant.	Negligible Adverse Impact – plant/ structures will not be visible from the street and will sit above the roof covering to minimise impact to the surviving roof structure and enable reversibility.
Exterior		
Entrance door to south – east Peter Street	Replace existing doors (non-original) with outward opening fire escape doors and side panels formed from glazed powder coated aluminium frames.	Minor Beneficial Impact – new doors, in keeping with the mid-century cladding to the ground floor will provide greater visibility into the building.
Waste bin store to Bootle Street	Construct new external doors to Bootle Street to accommodate the internal bin store.	Neutral Impact – The proposal will alter the modern infill to the loading bay to provide external access to the bin store. The alteration will be in keeping with the existing infill and not detract from the building external appearance.
Installation of dry riser inlet cabinet to Bootle Street.	Removal of historic fabric to install new dry riser inlet cabinet.	Minor Adverse Impact – The installation requires the loss of historic fabric to accommodate the new cabinet. The removal of the historic fabric will be clearly identified prior to the removal to ensure that only the minimum fabric is lost.

7.4 Impact Assessment Conclusions

- i) It will be clear that the conversion of the long-vacant spaces within this former warehouse will require some alterations to accommodate a new use. The objective of the proposed designs has been to minimise the impact of alteration whilst facilitating the safe and sustainable use of the building.
- ii) As demonstrated above, the proposals will have some adverse impacts on the fabric of the Grade II Listed building as a building of special architectural or historic interest. However, the overall character of the former warehouse will remain evident and the works required to refurbish the building for hotel use will only necessitate minimal physical intervention to the historic fabric.
- iii) Although the alterations impact the plan form of the building to the first, second and third floor, overall the proposals are considered to have a beneficial impact in bringing the majority of the building back into active use whilst being predominantly reversible. The cumulative physical impact is thus considered to be beneficial and to meet the requirements of national and local planning policy.

8 CONCLUSION

- i) Throughout the development of the design considerable care has been taken to produce high quality proposals that meet both the client/ operators brief for a bespoke boutique hotel and respect the historic fabric of the existing building.
- ii) As previously noted, the interior condition of 47 Peter Street is very poor and has been subject to the comprehensive removal of finishes as well as fire damage. As part of the refurbishment works it is proposed to enhance the existing building fabric to ensure the future viability of the building without compromising its special interest. These in summary are to be as follows:
 - The refurbishment and ongoing maintenance of the existing sash windows to ensure that there is adequate draught proofing, improving thermal efficiency, reduction in external noise levels, and possibly negating the need for secondary glazing.
 - The under drawing of the roof soffit with an insulated plaster board to enhance the thermal performance and reduce the amount of heat lost due to air leakage.
 - The reinstatement of the main staircase and accessible lift utilising the openings within the existing floors.
 - Making good / reinstating the damage caused by several fires.
- iii) It will be clear that the proposals take into account the special interest and heritage values of the Listed Building. The works to the building are thus considered to represent the requirements of Section 16 of the NPPF regarding the historic environment.
- iv) The proposals require alterations to the plan form of the building, the removal of historic fabric has been minimised and will have minor impact (which is predominantly reversible) to the character of the Grade II Listed building as a building of special architectural or historic interest.

REFERENCES

- i) The following sources have been referenced and used to inform this report. Due to its name change all publications by English Heritage are referred to as Historic England.
- Planning (Listed Buildings & Conservation Areas) Act 1990.
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