

Architecture. Conservation. Urban Design. Surveying

Bernard Taylor Partnership Ltd

Elizabeth House 486 Didsbury Road Heaton Mersey Stockport SK4 3BS
0161 443 1221 info@btparchitects.co.uk www.btparchitects.co.uk



JOB NO. 3521

13 St. John Street, Manchester

For Nilesh Bhatt

STATEMENT OF DESIGN AND HERITAGE SIGNIFICANCE ASSESSMENT

Contents

- 1.0 Introduction**
 - 1.1 Background and Methodology
- 2.0 Understanding the Building**
 - 2.1 Context and Development of the Area
 - 2.2 Historic Mapping 1772 to 1836
 - 2.3 13 St. Johns Street Building Description
- 3.0 Historic Significance and Impact Assessment**
 - 3.1 Introduction to Assessing Significance
 - 3.2 Designation
 - 3.3 Assessment of Significance
 - 3.4 Summary of Proposals
 - 3.5 Impact on Significance
 - 3.6 Significance floor plans

Directors: V J Saunders BA(Hons), B. Arch, ARB, RIBA, SCA, AABC. M Atkinson BA(Hons), M. Arch, ARB, RIBA. Associate Director: S Dennis BSc, B. Arch(Hons), ARB, RIBA.
Associates: E M Denby BA(Hons), M. Arch, ARB, RIBA. L J Taylor BA(Hons), M. Arch(Hons), ARB, RIBA Company No. 4168609



Architecture. Conservation. Urban Design. Surveying

Bernard Taylor Partnership Ltd

Elizabeth House 486 Didsbury Road Heaton Mersey Stockport SK4 3BS
0161 443 1221 info@btparchitects.co.uk www.btparchitects.co.uk



1.0 Introduction

1.1 Background

The purpose of this document is to assess the Heritage Significance of the Heritage Asset; 13 St. John Street, Manchester and to provide an impact assessment of the current proposals using a hierarchical system based on established criteria.

The methodology to review architectural significance uses an assessment system described in English Heritages document *Conservation Principles 2008*.

Directors: V J Saunders BA(Hons), B. Arch, ARB, RIBA, SCA, AABC. M Atkinson BA(Hons), M. Arch, ARB, RIBA. Associate Director: S Dennis BSc, B. Arch(Hons), ARB, RIBA.
Associates: E M Denby BA(Hons), M. Arch, ARB, RIBA. L J Taylor BA(Hons), M. Arch(Hons), ARB, RIBA Company No. 4168609



Bernard Taylor Partnership Ltd

Elizabeth House 486 Didsbury Road Heaton Mersey Stockport SK4 3BS
0161 443 1221 info@btparchitects.co.uk www.btparchitects.co.uk



2.0 Understanding the Building

2.1 Context and Development of the Area.

There is not a precise date for when St. Johns Street was laid out but certainly takes its name from the Georgian Church which stood on the site of what is now St. John's Gardens. The Church was constructed by Edward Byrom a wealthy businessman in 1769 which stood on the site until it was demolished in 1931.

From the historic maps the houses in the street were built in phases between 1770 and 1850.

Even at this later period not all the street was built up but as the mapping indicates the terrace including No. 13 was constructed by 1836. The Street is a rare survival of a Georgian street in Manchester and the buildings external street facades remain largely intact and in the case of No.13 the internal arrangement of principal rooms also remains complete.

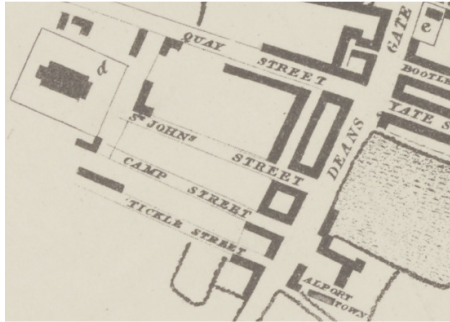
The Architectural styles adopted in this period were typical of the day informed by a mixture of styles in No.13s case informed by Classical models. The Greek revival elements of No.13 are characteristic and an established part of a style which was popular in the late Georgian period. The style was derived from publications such as the *Antiquities of Athens* (Stuart & Revett 1762-1816) but which fell out of fashion quite quickly after 1840.

While the houses fronting St John Street were built for professional people behind them were at least three back streets at right angles where workers lived in small dwellings. These dwellings would have been for workers in commerce in the city as it developed during this period. These smaller dwellings were probably poorly constructed and have long since disappeared.

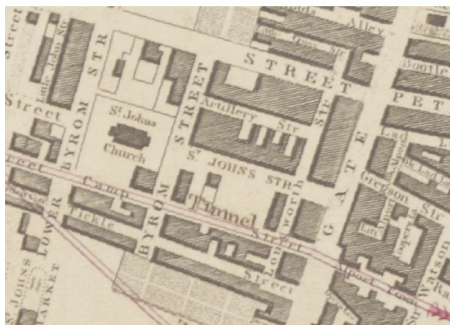
Bernard Taylor Partnership Ltd

Elizabeth House 486 Didsbury Road Heaton Mersey Stockport SK4 3BS
0161 443 1221 info@btparchitects.co.uk www.btparchitects.co.uk

2.2 Historic Mapping



1772



1813



1821



1836

Directors: V J Saunders BA(Hons), B. Arch, ARB, RIBA, SCA, AABC. M Atkinson BA(Hons), M. Arch, ARB, RIBA. Associate Director: S Dennis BSc, B. Arch(Hons), ARB, RIBA.
Associates: E M Denby BA(Hons), M. Arch, ARB, RIBA. L J Taylor BA(Hons), M. Arch(Hons), ARB, RIBA Company No. 4168609

Bernard Taylor Partnership Ltd

Elizabeth House 486 Didsbury Road Heaton Mersey Stockport SK4 3BS
0161 443 1221 info@btparchitects.co.uk www.btparchitects.co.uk



2.3 13 St. Johns Street, Description

No. 13 St. John Street is in a terrace of four similar town houses. The houses are built in red brick in Flemish bond with sandstone dressings and slate dual roofs. The terrace is formed in a double plan depth. No. 11 is double fronted with the others single fronted. All built at different dates with various rear extensions, some clearly 20th century. In the case of No.13 the three storey outrigger is present, however alterations are evident. To the rear elevation a doorway and staircase have been introduced to provide means of escape.

Overall the block is three storeys in height over cellars, a symmetrical 14 bay façade with a plinth, first floor cill band, a plain freeze with projecting timber cornice with brackets.

No. 11 formed in 5 bays and the other addresses including No. 13 in 3 bays each. The doorways are regularly spaced between pairs of windows. The doorways are semi-circular headed and have set-in door cases with slender tapering Ionic columns and Greek-keyed freezes, there are semi-circular fanlights with No. 11 having elegant cast iron curvilinear tracery.

The windows are 4 pane sashes except those at second floor level which are 6 pane, with shallow upper panes. It would appear that in the Victorian period the sashes were reduced to 4 panes from 12 panes (examples on the north side of the street), this change has been made over the terrace of 4 houses giving a uniform appearance.

Windows at first floor level have shallow aprons joining to the continuous cill band. Other window openings have projecting stone cills and flat arched brickwork heads.

The roof has large lateral brickwork chimney stacks crossing the ridge. The eaves details to the front and rear elevations are formed out of a lead concealed gutter.

Internally the house retains a number of original significant features including;
Deep skirting boards to the principal rooms at ground floor formed in timber from flat upstand, cyma recta mould with second flat section with mid and top beads.
Timber architraves, formed in reeded surrounds with corner blocks many with head mould.
Six panelled doors which have had intumescent strips and closers added.
Panelled and recessed walk in window recessed to original sash windows.
Deeply moulded plaster cornices to principle room at ground and first floor level.
Arched opening to ground floor hall including acanthus lead mouldings.

Bernard Taylor Partnership Ltd

Elizabeth House 486 Didsbury Road Heaton Mersey Stockport SK4 3BS
0161 443 1221 info@btparchitects.co.uk www.btparchitects.co.uk



3.0 Historic Significance and Impact Assessment

3.1 Introduction to Assessing Significance

Assessing significance is a key principle to managing change to heritage assets and is embedded within government planning policy (NPPF 2012). The more significant a heritage asset the more weight should be given to its conservation and protection.

Assessing significance is not an exact science and relies on weighing up a buildings importance with reference to its historic evolution, design quality, the level of alteration and the external setting.

English Heritage (Now Historic England) issued conservation principles in 2008 to explain the approach to significance and identified 4 main aspect of significance: evidential, historical, aesthetic and communal. Within these categories, significance can be measured in hierarchical levels.

- ~ **Exceptional** – An asset important at the highest national or international levels including ancient monuments, Grade I and II* Listed Buildings. The NPPF advises that substantial harm would be wholly exceptional.
- ~ **High** – A designated asset important at a local to regional level, including Grade II Listed Buildings and conservation areas. The NPPF advises that substantial harm should be exceptional.
- ~ **Medium** – An undesignated asset important at a local to regional level, including (non- statutory) Listed Buildings or those that make a positive contribution to resetting of a Listed Building or to a conservation area. This may include less significant parts of Listed Buildings. Building and parts of structures in this category should be retained where possible although there is usually scope for adaptation.
- ~ **Low** – Structure or feature of very limited heritage or other cultural value and not identified as a heritage asset. May include insignificant interventions to Listed Buildings, and buildings/extensions that did not contribute positively to a conservation area. The removal or adaptations of structures in this category is usually acceptable where the work will enhance a related heritage asset.
- ~ **Negative** – Structure of feature that harms the value of a heritage asset. Wherever practicable removal of negative features should be considered, taking account of setting and opportunities for enhancement.

Directors: V J Saunders BA(Hons), B. Arch, ARB, RIBA, SCA, AABC. M Atkinson BA(Hons), M. Arch, ARB, RIBA. Associate Director: S Dennis BSc, B. Arch(Hons), ARB, RIBA.
Associates: E M Denby BA(Hons), M.Arch, ARB, RIBA. L J Taylor BA(Hons), M.Arch(Hons), ARB, RIBA Company No. 4168609



Architecture. Conservation. Urban Design. Surveying

Bernard Taylor Partnership Ltd

Elizabeth House 486 Didsbury Road Heaton Mersey Stockport SK4 3BS
0161 443 1221 info@btparchitects.co.uk www.btparchitects.co.uk



3.2 Designation

The designation of No. 13 St. John Street comes under the planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name : **11-17 St. John Street entry No. 1254465**

Grade II Listed first Listed in 1952 with the most recent amendment in June 1994.

Directors: V J Saunders BA(Hons), B. Arch, ARB, RIBA, SCA, AABC. M Atkinson BA(Hons), M. Arch, ARB, RIBA. Associate Director: S Dennis BSc, B. Arch(Hons), ARB, RIBA.
Associates: E M Denby BA(Hons), M. Arch, ARB, RIBA. L J Taylor BA(Hons), M. Arch(Hons), ARB, RIBA Company No. 4168609



Bernard Taylor Partnership Ltd

Elizabeth House 486 Didsbury Road Heaton Mersey Stockport SK4 3BS
0161 443 1221 info@btparchitects.co.uk www.btparchitects.co.uk



3.3 Assessment of Significance

(i) Architectural Value

The principal street elevation and the double square plan are both of high architectural value. St John Street is wide by Georgian standards and this contrasts sharply with the narrow back streets and has a significant townscape value as a surviving part of Manchester's urban development.

Surviving architectural details such as external doors, sash windows, fanlights, Flemish brickwork and stone details are of high value. A range of internal surviving details including, doors, architraves, skirting boards and cornices particularly to the principal rooms at ground floor level facing St. John Street are important historic details. Through changes in the 20th century the value of areas of the house has been significantly diminished. The rear elevation has been subject to ad hoc changes including inappropriate staircase and means of escape points, external paint treatments, and modern replacement windows. Cabling and trunking is extensive throughout the interior, radiators and electrical installations all detract from the asset. This rear elevation shows elements of modern repair using mixtures of brickwork, perished bricks and open joints. The extent of service pipework has a negative impact on the asset at the rear and movement is evident in the single storey outrigger. The chimneys visible at the rear are open jointed and have perished bricks. Slipped tiles are evident on the rear of the main roof. The vaulted cellars in the basement have a loss of alignment and require structural investigation,

The floor plans in section 3.6 show the significance and indicates the degrading of significance from the St. John Street frontage to the rear of the house.

(ii) Historical Value

St. John Street is the only surviving Georgian terraced street in central Manchester and forms the heart of the conservation area. With the dramatic changes to the City in the Victorian period the value of the external setting and the St. John's frontage of a Georgian street is of high value to Manchester.

(iii) Evidential Values

The evidential value of the building relates to extent to which its fabric can reveal previous phases of design and activity. The terrace including No.13 appears to have been built as a single phase, so its significance for evidential value is fairly low. However this value can also relate to changes in interior design for example internal doors linking to adjacent houses, Victorian sash window patterns to the street elevation at ground and first floor levels, internal picture rails and elaboration to some cornices in principal rooms. As a result this aspect of the building has medium significance for evidential value.

Directors: V J Saunders BA(Hons), B. Arch, ARB, RIBA, SCA, AABC. M Atkinson BA(Hons), M. Arch, ARB, RIBA. Associate Director: S Dennis BSc, B. Arch(Hons), ARB, RIBA.
Associates: E M Denby BA(Hons), M.Arch, ARB, RIBA. L J Taylor BA(Hons), M.Arch(Hons), ARB, RIBA Company No. 4168609

Bernard Taylor Partnership Ltd

Elizabeth House 486 Didsbury Road Heaton Mersey Stockport SK4 3BS
0161 443 1221 info@btparchitects.co.uk www.btparchitects.co.uk



3.4 Summary of Proposals

Bernard Taylor Partnership Ltd have produced a series of proposal drawings which include the following key proposals:-

- ~ External repair including reroofing, leadwork renewal, brickwork repointing, light well reinstatement, redecoration, replacing existing sash windows with new timber sash windows with Slimlite double glazing units and chimney stack repairs.
- ~ External, rear elevation rebuild the single storey existing outrigger, remove the 20th century windows to rear ground floor and outrigger, remove the staircase and 20th century door and window at basement, extend existing light well to incorporate the circular light well evident in the basement ; repoint and repair masonry. Retain the existing fanlight above back door and construct glazed conservatory with smart wall.
- ~ Internal, removal of 20th century details including panels in basement, modern ironmongery, fixtures and fittings, modern stair balustrade in basement and renew with compliant handrail.
- ~ Internal repair and redecoration to plaster cornices, architraves and mouldings to principal rooms.
- ~ Internal remodelling to turn the property back into a townhouse from medical rooms /office. Use of lightweight partitions introduced into lower significant areas.
- ~ External, creation of a contemporary conservatory extension at the rear utilizing materials to form a high quality lightweight extension.

Bernard Taylor Partnership Ltd

Elizabeth House 486 Didsbury Road Heaton Mersey Stockport SK4 3BS
0161 443 1221 info@btparchitects.co.uk www.btparchitects.co.uk



3.5 Impact of the Proposals

The table below summarises each aspect of the proposals as it affects individual space with a summary of the heritage significance of the particular space, the impact and any mitigation recommended.

Impacts on significance are assigned to the following categories with the level of 'harm' largely depending on whether historic fabric is lost or new works affect the special or aesthetic quality of a room.

- ~ Enhancement
- ~ Slight harm
- ~ Moderate harm
- ~ Substantial harm

In summary most of the works are considered to have a neutral impact or will enhance existing spaces, and to reverse previous unsympathetic work.

None of the works will cause more than slight harm and with one exception it affects areas of medium or low significance.

The one exception is the reopening of the blocked window in the dining room forming a doorway. In mitigation the proposal is to reuse the timber wall panelling in the splayed reveals and head panel.

Bernard Taylor Partnership Ltd

Elizabeth House 486 Didsbury Road Heaton Mersey Stockport SK4 3BS
0161 443 1221 info@btparchitects.co.uk www.btparchitects.co.uk

To be read in conjunction with Drawings

Proposal	Significance of Space or Feature	Impact on Significance	Mitigation
Reroof using existing slates, replace battens, with breathable felt, repair chimneys	High	Enhancement	
Renew leadwork to cornice gutters, carry out timber repair and redecoration to projecting cornice and console brackets	High	Enhancement	
Renew timber fascia and renew lead gutter to rear elevation	High	Enhancement	
Carry out repointing and masonry repairs to chimney stacks. Renew leadwork flashings	High	Enhancement	
Redecoration to sandstone plinth and joinery to St. John Street elevation	High	Enhancement	
Repairs to semi-circular basement lights, including vertical grilles replacing modern mesh	High	Enhancement	
Minor repairs to ionic columns and Greek keyed frieze	High	Enhancement	

Bernard Taylor Partnership Ltd

Elizabeth House 486 Didsbury Road Heaton Mersey Stockport SK4 3BS
0161 443 1221 info@btparchitects.co.uk www.btparchitects.co.uk

Proposal	Significance of Space or Feature	Impact on Significance	Mitigation
Sash window retained to St. John Street elevation secondary glazing	High	Neutral	See Window Schedules. Repairs/overhaul of mechanisms and retention of existing windows, scarring of astestal removed, to remain. Secondary glazing to be installed 30mm thick Selecta glaze Series 10 slimline
Rear elevation paint removed, carry out repointing work to existing brickwork	Medium/Low	Enhancement	
Rebuild rear boundary wall with new coping stones	Low	Enhancement	
Remove modern wastes pipes/pipework on rear elevation	Negative	Enhancement	Removal of poor quality UPVC pipework (20 th century) to be replaced by internal pipework. Cast iron gutters to be retained
Rebuild single storey outrigger to include new back door	Low	Enhancement/slight harm	Outrigger requires structural analysis to assess extent of rebuilding historic movement/leaning is evident, reuse of existing bricks and slates, existing window retained and new back door

Bernard Taylor Partnership Ltd

Elizabeth House 486 Didsbury Road Heaton Mersey Stockport SK4 3BS
0161 443 1221 info@btparchitects.co.uk www.btparchitects.co.uk



Removal of the escape staircase from basement (not original feature) and extension of existing light well to top light basement. Light well to bridge over the staircase after removal and add new lightweight single storey glazed conservatory	Medium/Negative	Slight Harm/Enhancement	Removal of the external stairs and door which has been a 20 th century introduction to provide a fire escape from the basement, this will be an enhancement. The gap will be infilled with a light well extension. The lightweight glazed conservatory will enable the floor space on the ground floor to be linked and the basement below to top lit. The conservatory will have a minor negative impact on the property; however it will provide relief to the extension at No. 15 which has a negative impact on the yard and rear and provide protection to the original brickwork on the flank outrigger. See Drawing for conservatory to glass floor and staircase removal
--	-----------------	-------------------------	---

Directors: V J Saunders BA(Hons), B. Arch, ARB, RIBA, SCA, AABC. M Atkinson BA(Hons), M. Arch, ARB, RIBA. Associate Director: S Dennis BSc, B. Arch(Hons), ARB, RIBA.
Associates: E M Denby BA(Hons), M. Arch, ARB, RIBA. L J Taylor BA(Hons), M. Arch(Hons), ARB, RIBA Company No. 4168609



Bernard Taylor Partnership Ltd

Elizabeth House 486 Didsbury Road Heaton Mersey Stockport SK4 3BS
0161 443 1221 info@btparchitects.co.uk www.btparchitects.co.uk

Proposal	Significance of Space or Feature	Impact on Significance	Mitigation
Replace 20 th century windows on rear elevation	Medium	Enhancement	See Window Schedules. Replacement to be facsimile of the sash windows, typical of the original windows
Reset flags in yard surfaces	Low	Enhancement	
Office 1 and 2 – Retain/repair skirtings/architraves/cornices/doors/ fire surround – add an opening and sliding partition in adjoining wall, remove recessed lighting, radiators, cabling and trunking. New kitchen in Reception, reinstate the original profile of the chimney breast.	High	Enhancement/Slight Harm	Opening between rooms to be below the picture rail. Skirtings, cornice/picture rail to continue to match existing around chimney breast and new opening
Reception and basement staircase- Renew basement staircase in contemporary materials, remove all 20 th Century doors, including back door retain original fanlight above back door, remove basement window not original and form opening. Remove trunking and cabling. Removal of window to outrigger flank and formation of full height opening.	High	Enhancement	Original plaster is removed and 20 th Century 2 coat plaster present to most walls and ceilings, original architraves to be retained, Flank window in poor condition, astragal glazing bars are missing/damaged. The original hand rail is missing to basement staircase and is not compliant with Building regulations and is currently a hazard. See Drawing 13 for staircase detail
Hall – Front door repairs and internal doors. Install period ironmongery, remove modern fixtures and fittings. Repair to 6 panelled internal hall doors.	High	Enhancement	See Door Schedule
Staircase – Ground, First and Second. Retain/redecorate scrolled treads and	High	Enhancement	Spindles replaced using historic precedent where required

Directors: V J Saunders BA(Hons), B. Arch, ARB, RIBA, SCA, AABC. M Atkinson BA(Hons), M. Arch, ARB, RIBA. Associate Director: S Dennis BSc, B. Arch(Hons), ARB, RIBA.
Associates: E M Denby BA(Hons), M.Arch, ARB, RIBA. L J Taylor BA(Hons), M.Arch(Hons), ARB, RIBA Company No. 4168609

Bernard Taylor Partnership Ltd

Elizabeth House 486 Didsbury Road Heaton Mersey Stockport SK4 3BS

0161 443 1221 info@btparchitects.co.uk www.btparchitects.co.uk

Proposal	Significance of Space or Feature	Impact on Significance	Mitigation
risers, varnish mahogany handrail, replace 20th century spindles with period detail 1, 2, 3			
Hall/lobby. Renew floor finishes, remove vinyl tiles	High	Enhancement	
Hall. Remove 20 th century doors and wall linings. Replace with appropriate facsimile	Low	Enhancement	See Door Schedule
Cellars. Structural repairs to vaulted cellars	Low	Enhancement	
Office 3. Remove shelved store. Opening in dividing wall	High	Enhancement/Slight Harm	Opening below cornice level, it is reversible
Office 4. Create En suite, removal of shelves, formation of walk in wardrobe	Medium	Slight Harm	Opening below cornice level, it is reversible, wardrobe to be below cornice level
Office 6/7. Create En suite, removal of shelves, introduction of openings. New ceiling	High	Neutral	Opening below cornice level, and it is reversible. Artex ceilings, recessed lighting all detracts from the interior quality.
Basement. Insert new concrete tanked floor slab	Low	Neutral	Investigate construction below existing asphalt surface. Salvage suitable existing flags if possible

Bernard Taylor Partnership Ltd

Elizabeth House 486 Didsbury Road Heaton Mersey Stockport SK4 3BS

0161 443 1221 info@btparchitects.co.uk www.btparchitects.co.uk

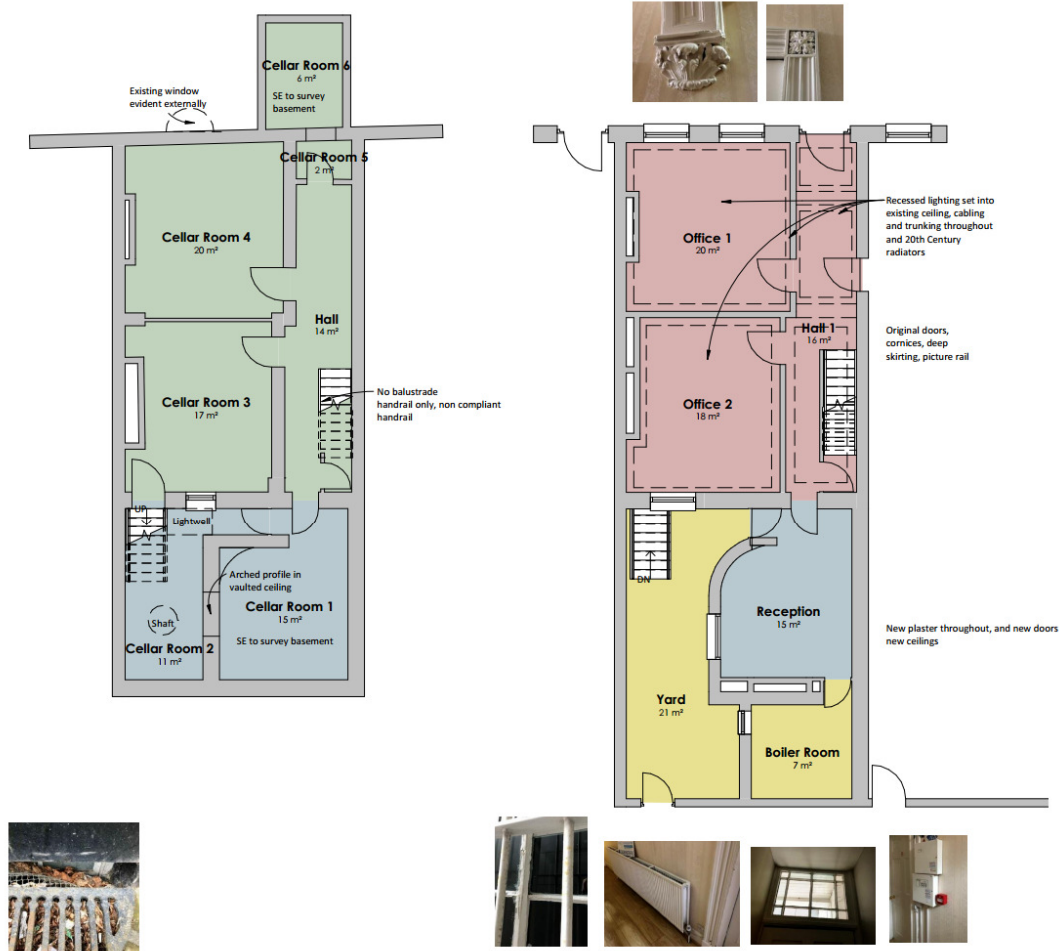
Proposal	Significance of Space or Feature	Impact on Significance	Mitigation
Basement. Insert reversible proprietary tanking system with gulley system. Existing vaulted ceilings to be retained	Low	Neutral	
Basement Office/Gym. Replace 20 th century windows to basement lightwell at front and reinstate original feature	Low	Enhancement	
Basement. Generally provide new joinery including doors, strip out 20 th Century panelling	Low	Enhancement	See Door Schedule
Basement. Generally underdraw ceilings with plasterboard/insulation between retained joists (fire rated)	Low	Neutral	Historic ceilings not present.
Services			
Sockets	Medium	Neutral	Sockets to be positioned above skirtings as indicated on drawing
Radiators	Medium	Neutral	Radiators to be positioned as shown on plan. Pipework to be hidden. Radiators to be traditional cast iron style radiators
Ventilation to all Bedrooms	High/Medium	Neutral	Ceiling mounted white fan with ducting either flexible in roof space or running through new stud to form en-suite on second floor. To confirm that no architectural detail would be altered, removed or obscured as a result of the ventilation system other than openings created in the existing ceiling

Bernard Taylor Partnership Ltd

Elizabeth House 486 Didsbury Road Heaton Mersey Stockport SK4 3BS

0161 443 1221 info@btparchitects.co.uk www.btparchitects.co.uk

3.6 Significance Floor Plans (Existing Floor Plans)



-01 Basement as Existing
1 : 100

00 Ground Floor as Existing
1 : 100

Significance Key

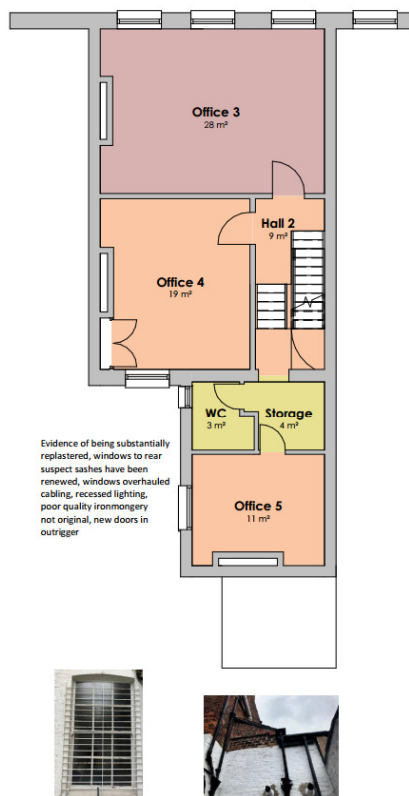
	High
	Medium
	Medium/Low
	Low
	Negative

Directors: V J Saunders BA(Hons), B. Arch, ARB, RIBA, SCA, AABC. M Atkinson BA(Hons), M. Arch, ARB, RIBA. Associate Director: S Dennis BSc, B. Arch(Hons), ARB, RIBA.
Associates: E M Denby BA(Hons), M. Arch, ARB, RIBA. L J Taylor BA(Hons), M. Arch(Hons), ARB, RIBA Company No. 4168609

Bernard Taylor Partnership Ltd

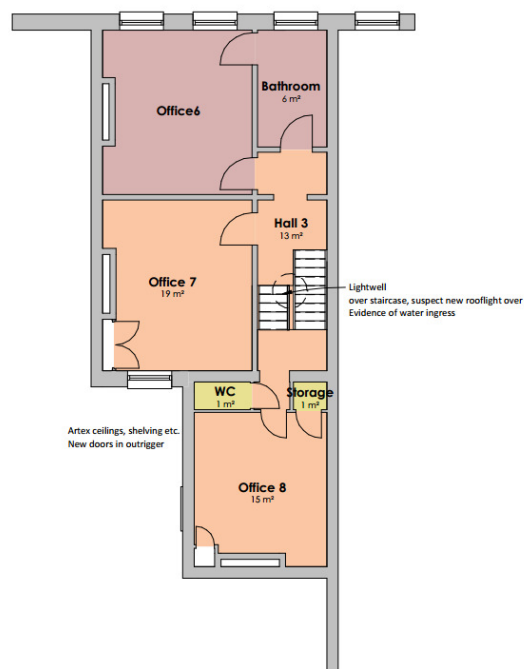
Elizabeth House 486 Didsbury Road Heaton Mersey Stockport SK4 3BS

0161 443 1221 info@btparchitects.co.uk www.btparchitects.co.uk



01 First Floor as Existing

1 : 100



02 Second Floor as Existing

1 : 100

Significance Key

	High
	Medium
	Medium/Low
	Low
	Negative

Directors: V J Saunders BA(Hons), B. Arch, ARB, RIBA, SCA, AABC. M Atkinson BA(Hons), M. Arch, ARB, RIBA. Associate Director: S Dennis BSc, B. Arch(Hons), ARB, RIBA.
Associates: E M Denby BA(Hons), M. Arch, ARB, RIBA. L J Taylor BA(Hons), M. Arch(Hons), ARB, RIBA Company No. 4168609

Architecture. Conservation. Urban Design. Surveying

Bernard Taylor Partnership Ltd

Elizabeth House 486 Didsbury Road Heaton Mersey Stockport SK4 3BS
0161 443 1221 info@btparchitects.co.uk www.btparchitects.co.uk



Sources

English Heritage, Conservation Principles 2008

C. Hartwell, Pevsner Guide to Manchester

Manchester City Council, St Johns Conservation Area Information

Directors: V J Saunders BA(Hons), B. Arch, ARB, RIBA, SCA, AABC. M Atkinson BA(Hons), M. Arch, ARB, RIBA. Associate Director: S Dennis BSc, B. Arch(Hons), ARB, RIBA.
Associates: E M Denby BA(Hons), M. Arch, ARB, RIBA. L J Taylor BA(Hons), M. Arch(Hons), ARB, RIBA Company No. 4168609

