



Paul Butler Associates
Planning, Development & Heritage Consultants

**Change of use, extension, alteration
and selective demolition to provide 8
bed boutique hotel (use class C1) with
associated guest facilities and
associated mechanical plant**

65-67 Princess Street, Manchester, M2
4EG

Heritage Statement

January 2020

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Professional Planning, Development & Heritage Advisors since 1992.

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

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Job Number: 19.1284

Project: 65 – 67 Princess Street, Manchester

Client: Mr Colin Shenton

File Name: Heritage Statement

Document Preparation/Checking Record:

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Document Revision Record:

Issue No.	Revised	Details of Revisions

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1. Introduction

- 1.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf of Mr Colin Shenton to accompany an application for planning permission and listed building consent at 65 -67 Princess Street, Manchester, M2 4EG.
- 1.2 The proposal is for the alteration, refurbishment, conversion and extension of 65 Princess Street to provide a boutique hotel. The building was erected as a town house towards the end of the 18th Century and subsequently became offices in the mid-19th Century. The proposals also include 67 Princess Street where a living wall is proposed to screen existing mechanical plant.
- 1.3 This Heritage Statement has been prepared to accompany the planning and listed building consent applications for the proposal. The statement assesses the significance of 65 Princess Street and the potential impact of the proposed development upon this. The proposed development has been designed with a clear understanding of the building's heritage significance and through a conservation-led approach, including pre-application discussion with Manchester City Council Planning and Conservation Officers. Appropriate mitigation is also identified where appropriate.
- 1.4 This statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF) following a visual and photographic survey of the site (undertaken on 18th April 2019), in addition to an examination, analysis and assessment of available historic records and cartographic sources held at Manchester Central Library and Greater Manchester Archaeological Advisory Service (GMASS) Archives.
- 1.5 This statement includes:
- A description of the application site's location;
 - A summary of the heritage planning policy guidance context;
 - An overview of the proposed scheme;
 - A summary of the application site's archaeological and historical background;

- An assessment of the relative archaeological, historical and architectural significance of the application site; and
- An assessment of the impact of the proposed scheme upon the significance of the site.

This statement is not intended to be a full or complete record of the site.

2. Site Location and Setting

- 2.1 65 Princess Street lies on the northeast side of the street opposite the Town Hall and the National grid reference is SJ 83958 98090. The building is Grade II Listed and forms part of 65–71, Princess Street (the Waterhouse PH) (HER No. 8572.1.0). It lies in the Albert Square Conservation Area, on the boundary with the Upper King Street Conservation Area.
- 2.2 The building lies inside the eastern boundary of the Albert Square Conservation Area and opposite the Town Hall (HER No. 401.1.0) designed by Alfred Waterhouse which opened in 1877. The conservation area is centred on the Town Hall and Albert Square itself, the main characteristic being its civic grandeur, but also containing many commercial properties and small-scale buildings (GMAAS 2019). Other listed buildings lie close to the site, with the Vine Inn (46 Kennedy Street) (HER No. 8434.1.0) and City Arms Public House (48 Kennedy Street) (HER No. 8435.1.0) directly behind the site and likewise of a late 18th Century date. 42 & 44 Kennedy Street (part of Vine Inn) (HER No. 11684.1.0) is also an entry, initially built as a textile warehouse around 1860 – 70.

3. The Heritage Planning Policy Context

- 3.1 The heritage planning policy of relevance to the proposed scheme, and which provides the context for its assessment, is set out within national and local planning policy guidance.

National Planning Policy Guidance

Town and Country Planning Act 1990

- 3.2 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision making document when considering planning applications. In this instance the development plan currently comprises the Manchester Core Strategy (2012); saved policies of the Unitary Development Plan for Manchester (1995); and, the Guide to Development in Manchester SPD (April 2007). The relevant provisions of these documents are discussed below.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.3 Section 66 of the Planning [Listed Buildings and Conservation Areas] Act 1990) advises that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall 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.
- 3.4 Section 72 of the Planning [Listed Buildings and Conservation Areas] Act 1990) states that with respect to any buildings or other land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

- 3.5 The application site comprises 65 Princess Street. The building forms a terrace with three other properties (67-71 Princess Street) which are also Grade II listed. As noted in the previous section there are numerous other listed buildings nearby including the Town Hall. The building is also within the Albert Square Conservation Area and on the boundary with the Upper King Street Conservation Area.
- 3.6 In determining the planning and listed building consent application it is necessary to consider the impact of the proposal on the significance of 65 Princess Street. This includes direct impact on its built fabric and any indirect impact on the setting of the building. It is also necessary to consider the potential impact of the works on the setting of nearby listed buildings and upon the character and appearance of the Albert Square and Upper King Street Conservation Areas. Section 9 of this report provides an assessment of these heritage impacts.

National Planning Policy Framework (NPPF)

- 3.7 Detailed guidance about the legislation is given in the National Planning Policy Framework (NPPF). The NPPF was first published on 27th March 2012 with the latest version published in February 2019. The NPPF sets out the Government's planning policies regarding the conservation of the historic environment. The NPPF is a key part of reforms to make the planning system less complex and more accessible; to protect the environment; and to promote sustainable growth. It replaces previous national planning policy guidance and is a material consideration in planning decisions.
- 3.8 NPPF places great emphasis on the role of decision makers to promote sustainable development. Paragraph 8 advises that sustainable development has three dimensions: 'economic, social and environmental'. Having regard to these factors, the proposed scheme will provide significant economic benefits through investment and job creation; social and cultural benefits through the provision of a high quality scheme that will restore 65 Princess Street and provide a place for people to visit; and, environmental benefits through improving the appearance of the building and developing a previously developed site.

- 3.9 In relation to determining planning applications, the NPPF sets out a presumption in favour of sustainable development. For decision taking this means approving development that accords with an up-to-date development plan without delay (Paragraph 11).
- 3.10 Section 16 of the NPPF deals with conserving and enhancing the historic environment. Paragraph 184 states that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 3.11 Paragraph 189 advises that *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'.*
- 3.12 Paragraph 190 states that *'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'*
- 3.13 Paragraph 191 states that *'Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision'.*
- 3.14 Paragraph 192 states *'In determining applications, local planning authorities should take account of:*

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness’.*

3.15 Paragraph 193 states *‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’.*

3.16 Paragraph 194 states *‘Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional’.*

3.17 Paragraph 195 states that *‘Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a. the nature of the heritage asset prevents all reasonable uses of the site; and*

- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.*

- 3.18 Paragraph 196 states that *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.*
- 3.19 Paragraph 199 states *'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted'.*
- 3.20 Paragraph 200 states *'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably'.*
- 3.21 Paragraph 201 states *'Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole'.*

- 3.22 Annex 2 of the NPPF provides a glossary of key terms which are relevant to this application. 'Significance' is defined as: *'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'*.
- 3.23 'Setting of a heritage asset' is defined within Annex 2 as *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'*.

National Planning Practice Guidance (NPPG)

- 3.24 The National Planning Practice Guidance (NPPG) is a web-based resource which was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars. It provides guidance on many aspects of planning including plan-making and decision taking.
- 3.25 NPPG advises that *'In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary.'* (Paragraph: 003 Reference ID: 18a-003-20140306)
- 3.26 It goes on to state *'Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals'*.
- 3.27 In relation to setting of a heritage asset NPPG states *'A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the*

heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

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

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

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

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

- 3.28 NPPG states that *'Disrepair and damage and their impact on viability can be a material consideration in deciding an application. However, where there is evidence of deliberate damage to or neglect of a heritage asset in the hope of making consent or permission easier to gain the local planning authority should disregard the deteriorated state of the asset'* (Paragraph: 014 Reference ID: 18a-014-20140306).

Historic England Guidance

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

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

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

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

- 3.31 First published in March 2015 and updated in December 2017, this document provides guidance for managing change within the setting of heritage assets, including historic buildings, sites, areas and landscapes. The guidance of this document has been considered within the appraisal at section 9 of this statement.

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

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

Historic England 'Seeing the History in the View'

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

Local Planning Policy Guidance: The Development Plan for Manchester

Manchester Core Strategy Development Plan Document (July 2012)

- 3.34 Manchester's Local Development Framework Core Strategy Development Plan Document was adopted on 11th July 2012. The plan contains various core strategic objectives which seek to encourage development on sustainably located brownfield sites. The proposed development is therefore supported in principle by these strategic development plan policies.
- 3.35 Specific heritage policies of the core strategy of relevance to the proposed scheme include:
- Policy CC 9 'Design and Heritage' which states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings.
 - Policy EN 1 'Design Principles and Strategic Character Areas' which states that developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.
 - Policy EN 3 'Heritage' which states that proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)

- 3.36 Heritage saved policies of the UDP of relevance to the proposed scheme include:
- DC18 'Conservation Areas' states the Council will give particularly careful consideration to development proposals within Conservation Areas. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues: i) the relationship of new structures to neighbouring buildings and spaces; ii) the effect of major changes to the

appearance of existing buildings; iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees).

- DC19 'Listed Buildings' states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings. In giving effect to this policy, the Council will seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

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

- 3.37 The guidance identifies the City's heritage as an asset. Paragraph 2.6 states that buildings and areas of architectural and historic importance together with their setting will be preserved and enhanced; and, paragraph 12.7 states that developers are encouraged to look positively at the role that older buildings can play in delivering a sense of place, and that the need for old buildings to have an economic use is recognised.

4. The Proposed Scheme

- 4.1 The proposal is for the alteration, refurbishment, conversion and extension of 65 Princess Street to enable the building to be brought into use as a boutique hotel.
- 4.2 The scheme will provide eight en-suite bedrooms together with a resident's lounge and back of house areas. Works will also be undertaken to the rear yard area to transform this into a useable and attractive outside space for guests. The scheme will meet an identified demand within Manchester's hospitality and leisure sector for a high quality boutique hotel offer in the heart of the City Centre. The scheme will reflect the history of the building and its original use as a Georgian town house with the interior design and finishes referencing this.
- 4.3 Internally and externally the building will undergo a comprehensive programme of repair and refurbishment, including amongst other things:
- Removal of the single storey toilet extension.
 - Extension and alteration of the existing outrigger.
 - Creation of light well into rear yard area to provide a sunken garden.
 - Alterations to the ground floor Princess Street frontage.
 - Replacement of existing windows with more appropriate sash units.
 - Internal reconfiguration and alteration to facilitate reuse as a boutique hotel.
- 4.4 Full details of the proposed works are identified by the application drawings, Design and Access Statement and Schedule of Works prepared by Guy Taylor Associates and are appraised at Section 9 of this Statement.

5. Archaeological and Historical Background

[To be read in conjunction with Figures at Appendix 1]

- 5.1 The current understanding of any activity in Manchester during the prehistoric period is very poor, and evidence for Greater Manchester is sparse and based on chance finds. This perhaps reflects the unfavourable geological conditions, as boulder clay predominates in the area, whereas evidence suggests that prehistoric communities preferred well drained sands. However, it is reasonable to suggest that the Castlefield area may have been beneficial for late prehistoric settlement on account of the natural topography and its riverside location. However, physical evidence is fragmentary and the best evidence was yielded from an archaeological excavation that was targeted on a plot of land at 73 - 83 Liverpool Road (OAN 2005). An assemblage consisting of 2 Mesolithic flints, 1 Neolithic/Bronze Age waste flake and 1 fragment of Late Bronze Age / Iron Age pottery was found (Gifford 2005). Also, dugout canoes of the Bronze Age period were discovered during the excavation of the Manchester ship canal. In addition to these artefacts, the Greater Manchester HER includes four sites of prehistoric date in the area between Castle Street and Tomlin Street (OAN 2005). All of the prehistoric artefacts from the Castlefield area are residual, having come from secondary deposits. This indicates a background level of prehistoric activity for the area which has yet to have any defined foci (Gifford 2005). No prehistoric finds have been found on the site itself.
- 5.2 A Roman fort was established in the Castlefield area in 79AD (Fletcher 1989, 3). The original fort comprised a turf rampart with timber gates, and covered an area of c1.2ha. A fort of this size could hold a 480 man infantry unit. The fort was rebuilt in stone around AD 200 (Bryant *et al* 1986) and was supported by a substantial settlement, or vicus. This settlement originated largely during the early 2nd Century and incorporated numerous buildings and a concentration of iron-working hearths or furnaces. Much of the current understanding of the Roman vicus in Manchester is derived from the analysed results obtained from three major excavations, which have all focused on the area to the north of the fort (OAN 2005). These excavations revealed extensive evidence for several successive phases of occupation commencing during the late 1st Century and continuing into the 3rd Century. Less is known of the settlement to the south of the fort. However, it is believed to have incorporated a bath

house on the north bank of the river Medlock, which was discovered in the 1770s and a temple of Mithras (OAN 2005).

- 5.3 Funerary remains have been discovered near the eastern boundary of Castlefield which represent part of the little understood cemetery of the settlement, which likely flanked the roads to the fort. Graves and artefacts were discovered in 1849 when Pioneer Quay was excavated in 1832 around the area of Great Jackson Street (OAN 2005). No Roman artefacts have been found on the site.
- 5.4 There is very little archaeological evidence in the region as a whole that denotes the period between the end of the Roman occupation and the Norman Conquest. However, the supposed remains of four sunken-floored buildings of Anglo-Saxon type were discovered beyond the north gate of the Roman fort, although their date and interpretation was not conclusive (OAN 2005). The Anglo-Saxons did build a settlement to the north of the fort, founding the beginning of the medieval town of Manchester, around the manor house and parish church of St Mary. In 1223, the right to hold an annual fair was obtained, and the town was important enough to be granted a charter in 1301 (Kidd 1993, 14). The Castlefield area became known as Aldport or The Old Town and a house and park in the area, what would later become known as Aldport Lodge, became the home of the Mosley family in 1601. The Lodge was used by Lord Strange in 1642 as the Royalist headquarters during the Siege of Manchester but was burned down by the victorious Parliamentarians (GMAAS 2014).
- 5.5 During the 18th Century the surrounding area was predominantly agricultural consisting of isolated settlements and market towns with Manchester at the centre. By the middle of the Century, Manchester was expanding at a considerable rate, and it was during this period that Deansgate, Market Street and Shude Hill developed commercially (Farrer and Brownbill 1911, 180). Casson and Berrys map of Manchester from 1741 shows this development and the site is shown to be agricultural land at this time.
- 5.6 The River Irwell was made navigable in the 1720s, allowing access to Liverpool via the River Mersey. In 1734 Edward Byrom financed the first quay on the Irwell for loading and unloading goods, which led to the construction of Quay Street. The first canal in Britain was constructed

from 1758 to 1761 by James Brindley, to transport coal from Worsley to Manchester (GMAAS 2014). 25 Landowners perceived two potential uses for canalside land: as factory sites and as coal, stone, and timber wharfs (Maw et.al 2011, 5). Rochdale canal was originally conceived in 1776, and opened officially in 1804, although construction work continued for another few years. The width of the canal made it more successful than the Huddersfield Narrow Canal and it became the main highway of commerce between Lancashire and Yorkshire (Hadfield and Biddle 1970). As early as 1808, 10 of the town's eventual 23 private canal branches had been constructed, the remaining 13 branches being added in the trading booms of 1815–16, the mid-1820s, the early 1830s, and the mid-1840s.

- 5.7 Greens map of the late 18th Century shows that the row of town houses 65 – 71 had been built by this time. The large extension to the northwest is likewise present. Swire's map of 1824 shows that the adjacent buildings had by this time been built.
- 5.8 The 1848 Trade Directory does not list 65, the highest number being 47. This may suggest that it was still in use as a house. The census returns for 1841 is unclear, with the numbering appearing to be erratic. However, many of the residents of this stretch on Princess Street (between Cooper Street and Cross Street are listed as merchants. Mr Fritz Mentha, a 28 year old watchmaker employing one boy, was listed at number 65 in the 1851 census returns. 1850 OS town plan shows the site in more detail; the building is shown to be rectangular and the northwestern extension is shown. This has a narrow passageway from the main house before extending at an odd angle into the rear yard. No subdivisions are shown and this appears to connect to the building fronting Kennedy Street to the rear (which is likely an error). A small extension to the northeast is also shown, although much smaller than the present extension in this location. Adsheads map of 1851 also shows the building at this time. Here the northwest extension is shown as a more regular rectangle and the northeastern extension is not shown at all. The whole block, with a few exceptions to Kennedy Street, are shown to be in use as houses.
- 5.9 By this time Manchester was the largest textile centre in the world and the need for warehouses grew. The Whitworth Street area saw a great number of warehouses built at this time and the distinctive architecture was both functional and expressive of the wealth of

the owners (GMAAS 2014). Slater's directory of 1854 does not list number 65, although 64 and 67 are listed together, which is likely a misprint of 65 and 67. The listing reads "Lambert Wm. P. importer of wools, silks, canvasses, &c. designer, embroidered, and manufacturer". This is confirmed in Slaters 1863 directory which lists 65 & 67 as occupied by William P. Lambert, importer of Berlin Wool.

- 5.10 By 1871 Mr Lambert only occupied number 67, with Richard Perth, tailor and draper recorded at number 65. By 1876 Bryan and Kelly, tailors was listed and the following year saw the opening of the Town Hall opposite. The former town hall on King Street proved to be too small to provide enough space for the administration of rapidly expanding metropolis. A competition was held in 1868 to design a new town hall, and was won by Alfred Waterhouse.
- 5.11 By 1887 the building was occupied by Allen, Prestage and Halkyard, solicitors. Goads Fire Insurance plans from 1888 give a detailed look of the building at this time. The main building is shown to be 3 storeys and the bay window to the north wall had been inserted, looking into the rear yard. To the northwest the extension is again shown, likewise shown to be three storeys and with the bay windows inserted to look into the rear yard. To the northern end of this is a single storey room, likely the outdoor toilet. To the northeast the extension is shown to have been built, as a single storey. The building is labelled as an office and the main building and extensions are shown to have slate roofs. A basement is not recorded in this or the adjacent buildings.
- 5.12 By 1897 the property was occupied by Allen, Prestage, Soares & Whitfield solicitors. The 1896 OS map shows the site, although in much less detail than Goads and with no discernible alterations. By 1905 Allen, Prestage & Whitfield solicitors are listed and the 1908 OS map again shows little change to the site. Slaters 1913 Director lists Allen, Whitfield & Hodgson solicitors at the property. Other solicitor firms made up the majority of the professions on the row, up to number 71, with 6 further solicitors occupying the remaining three buildings.
- 5.13 The 1922 OS map again showed no change to the site and Slaters directory of 1924 shows that Allen, Whitfield and Hodgson continued to operate out of number 65. The situation had

changed little by 1931, with Allen and Hodgson solicitors listed and with the 1933 OS mapping showing little change to the site again.

- 5.14 The solicitors moved out and the building became a branch of the Wakefield Building Society in the mid-20th Century. This merged with the Halifax Building society in 1976 and took the latter's name.

6. Site visit

- 6.1 The property was visited on the 18th of April 2019 when the building was visually assessed and photographs taken. The interior was found to be heavily modernised in the 20th Century, as well as some evidence of having been altered in the 19th Century.

7. Description of 65 Princess Street

[To be read with plates provided at Appendix 2]

7.1 The Historic Environment Record describes it as follows:

Late C18. Red brick. 3 storeys. 12-paned sash windows with flat brick arches and stone sills, glazing bars to No. 73 [?71] only and to some 2nd-storey windows. 2 moulded wood Tuscan pilaster doorcases, open pediments, enriched radial fanlights, panelled doors and steps up. Wood modillion eaves to No. 67, elsewhere plain wood. Slates. Modern shop front to No. 67. Returned side has 4 windows plus one blocked. Group Value. Nos. 67–71 are now The Waterhouse PH, opened on July 15th 2002. Row of 4 town houses, now shops and offices. Probably late C18; altered. Red brick with some sandstone dressings (roof not visible). Double-depth plan, each house single-fronted, with back extensions (No.71 with rear wing). Three storeys over cellars, 3:3:3:3 windows (but No.71 wider than the others); with plinth and wooden modillion eaves (except Nos. 65 & 67 which are plain wood). Nos. 65 & 67 altered at ground floor by insertion of C20 shops. Nos. 69 & 71 have Tuscan pilaster doorcases with open pediments, panelled doors (up 3 renewed steps) and fanlights with radiating glazing bars, and sashed windows with raised sills and flat-arched heads, 12-paned at ground and 1st floors and 9-paned at 2nd floor; the upper floors of Nos. 65 & 67 have windows with similar sills and heads but altered glazing. Various tall chimneys on front and rear slopes of roof (with water-tabling of formerly higher roof). Return side of No.71 has 4 windows plus one blocked. Rear and interior not inspected. Rare survival of domestic buildings of this period in centre of city.

Exterior

Plates 1-6

7.2 South elevation. The face fronts onto Princess Street and is a brick construction in Flemish bond. At ground floor level a 20th Century shop front has been inserted with tiled surround and large shop front windows to the east of the main entrance doorway. At first floor level are three portrait windows, each with a sandstone cill and splayed brick lintel. The sash

frames (visible on 67 – 71) have been replaced with timber framed 5 light casements. The second floor has matching windows, albeit squatter and of 4 lights.

Plates 7-13

- 7.3 This forms the elevation facing the rear yard. The face is rendered and whitewashed with windows in the centre of the face at first and second floor levels, matching those on the front elevation. At ground floor level is a bay window containing a modern timber frame and glazing. A lightwell, blocked, lies below the bay window. The eastern extension is featureless on both the north and west faces, although constructed in English bond, whitewashed and with bull-nosed bricks to the corner at ground floor level. The northwest extension is rendered and whitewashed with a bay window in the east face, matching that of the main building. Above are a pair of small square timber framed casements.

Interior

Plates 14-26

- 7.4 The ground floor is accessed via the personnel doorway in the main frontage. This leads to a small lobby, with a modern fire door to the north giving access to the first floor staircase and a similar doorway to the east leading into the ground floor proper. This room is split level, with the southern end lower and an inserted set of timber steps leading up to a slightly raised platform area. To the southern end of the room are the large shop front windows. The skirting in the area is modern along with the simple cornice. To the northern end is the bay window looking into the rear yard. The bay does not extend to the floor however, but is sloped towards the base. The window itself is modern. To the east of this a personnel doorway leads to the northeastern extension. This is narrow and fitted out as a modern toilet. To the west a doorway leads to the narrow passage of the northwest extension. At the southern end of the passage a doorway opens onto stairs to the basement. To the north is the extension proper, with modern skirting and no cornice. The trim around the window is of moulded timber and extends above the line of the false ceiling, likely a Victorian addition. The windows frame and glazing are 20th Century.

Plates 27-43

- 7.5 The first floor is accessed via the modern staircase to the north of the main entrance. The stairs are narrow with a simple timber handrail. The stairs are dogged-legged, with the half landing leading to a small kitchen/toilet area in the northwestern extension. The doors, fixtures, fittings and windows are all modern. The staircase then turns south, leading up to the first floor proper. A short corridor leads to the south with a landing area and the stairs to the second floor. Here a doorway in the east wall leads to the northern room, whereas the landing opens out into the southern room. The latter has three windows in the southern wall, looking out onto Princess Street. These are as described externally, although the timber framed internal glazing is visible and modern radiators lie beneath them. The walls are plastered, as is the ceiling and the floor carpeted. The skirting is modern as are the doorway surrounds and there is no cornice or dado. To the north an inserted doorway leads to the northern room. A window in the northern wall looks over the rear yard and is as described externally, with a modern radiator below. A modern dado runs partially around the room, cut in places and removed in others. The skirting is modern and there is no cornice.

Plates 44-71

- 7.6 The modern staircase leads to the second floor. The handrail here is moulded timber and the treads have timber flourished, likely Victorian. The skirting is high and also Victorian. At the dog-leg of the stairs the balusters are shown to have been reused; formerly rounded they have been squared off on their front sides. At the top of the stairs is a small landing with a personnel doorway. The skirting in this area is modern as is the simple timber door surround. The doorway leads to a further lobby area, with a doorway to the south leading to the southern room and a doorway to the east leading to the northern room. Both doorways have moulded timber surrounds, likely Victorian, although the skirting is modern. The northern room features a window in the north wall overlooking the rear yard. The surround is simple timber and modern. A doorway lies in the southern wall leading to the south room. The skirting in the room is modern, with the exception of a few patches in the southern wall, which is Victorian, between the two doorways. Both doorways again have moulded timber surrounds, although that to the southern room has had part of the moulding removed. A modern dado runs around the room and a chamfered and stopped timber beam spans the

ceiling north - south. The southern room is much the same as the room below it, with three modern timber framed windows in the southern wall overlooking Princess Street. The skirting is modern and there is no cornice or dado. The doorway to the northern room has a modern timber surround whereas that to the small lobby has a moulded timber surround. A modern timber beam spans the ceiling north – south.

Plates 72-81

- 7.7 The basement is accessed via an inserted set of modern timber steps leading down to the south. This leads to a central corridor with rooms leading off to the north, east and south. An arched brick lintel leads through to the northern room where timber beams support the ceiling and the walls are whitewashed brick. To the south modern brick walls have been inserted and the ceiling height is lower where the ground floor has not been raised. A wide opening has been inserted in the north wall to a small storage area, created through the insertion of a further brick wall within the eastern room. This eastern room contains a blocked opening in the north wall as well as a blocked light well to the west of it. Both the eastern and southern rooms contain blocked fireplaces in the eastern walls.

8. Heritage Significance of 65 Princess Street

8.1 The Publication 'Conservation Principles: Policies and Guidance' (EH 2008) suggests a number of criteria which will assist in the recognition of heritage values in the historic environment. These are:

- **Evidential Value** which derives from the potential of a place to reveal evidence about past human activity.
- **Historical Value** which derives from the ways in which past people, events and aspects of life can be connected through a place to the present.
- **Aesthetic Value** which derives from the ways in which people draw sensory and intellectual stimulation from a place. This may include Design Value relating to the conscious design of a building and embracing composition, materials, decoration or detailing and craftsmanship.
- **Communal Value** which derives from meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory draw sensory and intellectual stimulation from those. Communal values are closely bound up with historical and aesthetic values but tend to have additional and specific aspects which may be commemorative or symbolic or social. Compared with other heritage values social values tend to be less dependent on the survival of historic fabric and may survive the replacement of the original physical structure so long as its key social and cultural characteristics are maintained.

8.2 An assessment of the significance of the building is made against these values below. This assessment should be read in conjunction with Historical Plans provided at Appendix 1.

Statement of Significance

8.3 The significance of 65 Princess Street with regards to the aforementioned values has been considered and is attributable to the following characteristics:

- The building was erected as a part of a row of town houses in the late 18th Century at a time when Manchester was beginning to grow as a commercial and industrial centre.
- The building was used for a town house until the mid-19th Century before being converted to offices.
- The building forms one of a terrace of four former town houses which have group value. The terrace is a surviving example of early residential development in Manchester City Centre.
- Internally the building has been heavily modernised with few historic features remaining. The only historic features remaining are some timber mouldings around windows, doors, elements of the staircase and skirtings.
- The ground floor frontage has been altered and replaced with a modern shopfront installed.
- The rear yard area is in poor visual condition and has an adverse impact on the setting of the building.
- The building is currently vacant and without active use. The longer the building remains vacant the greater the risk of theft and vandalism.

Evidential Value

8.4 The evidential value is medium - high. It provides evidence of the construction and use of a late 18th Century town house, although the interior and ground floor exterior have been

heavily modified. However, as a group the row evidence the small scale domestic houses which once surrounded the Town Hall and are now the sole remnants (GMAAS 2019).

Historical Value

- 8.5 The historical value is high. The building was constructed as a purpose built town house in the late 18th Century and continued in that use until the mid-19th Century, when it became (briefly) an office of Mr Lamberts importing company and then a solicitors office.

Aesthetic Value

- 8.6 The aesthetic value is low-medium. The ground floor has been fitted out with a shop front in the mid-20th Century, likely when the building became a branch of the Wakefield Building Society. The upper floor windows still retain their sandstone cills and their splayed brick lintels, although the original sash frames have been replaced with casements, likely at the same time. Internally the building has been modified throughout its life, with some Victorian modifications still present, such as skirting and door surrounds.

Communal Value

- 8.7 The communal value is low. The building was erected as a private residence and later became used for business purposes.
- 8.8 Also, it is known that the criteria set out in Annex 1 of 'Scheduled Monuments' (DCMS 2010) for assessing the national importance of an ancient monument have been drawn upon by Archaeological Curators when considering the significance of non-designated heritage assets.

Period

- 8.9 The building was erected in the late 18th Century, when Manchester was beginning to grow as a commercial centre. The significance is therefore high.

Rarity

- 8.10 Few buildings of this period survive, especially in this area. The significance is therefore high.

Documentation

- 8.11 The building, along with 67 – 71 appear on maps and trade directories through the 19th Century. The significance is therefore medium.

Group value

- 8.12 The building is a part of numbers 67 – 71 with which it forms a group. The group significance is therefore high.

Survival/Condition

- 8.13 The building has survived well, although has been substantially altered internally. It is in a good condition. The significance is therefore medium.

Fragility/Vulnerability

- 8.14 The building is generally in reasonable condition although certain elements have deteriorated and are in poor condition. The building is currently vacant and without use and could be vulnerable to vandalism and crime.

Significance of Setting

- 8.15 65 Princess Street is located in the heart of the City Centre and has a townscape setting. It was built as a Georgian town house and retains its back of pavement setting. At three storeys the property is modest in scale compared with other buildings (both historic and contemporary) located nearby. Directly opposite the subject property is the Town Hall which dominates views along this part of Princess Street. As noted previously the building

forms a group with the adjacent terrace of former town house. These adjacent buildings are occupied by The Waterhouse Public House and have consistent frontages which continue to reflect the original use of the buildings as town houses. The same can't be said of the subject property which has a contemporary 'shopfront'. To the rear of the property is a small and restricted yard area. The yard is enclosed by buildings on all side whilst later extensions to the subject building further encroach into the area which is generally unattractive and without functional use. The current condition of the yard is deemed to have a negative impact on the setting of the building.

Summary of Significance

- 8.16 The building is of national heritage significance as denoted by its Grade II listing designation. A summary of the particular interest of the building is provided below:

Heritage Interest	Significance
Historical	<i>High</i> The building was constructed as a purpose built town house in the late 18 th Century and is one of the last remaining such buildings in the area.
Evidential	<i>Medium - High</i> The building provides evidence of the use and changing function of the building since the late 18 th Century
Aesthetic, Communal	<i>Low</i> The building has little community value and has been modified throughout its life.

- 8.17 The building was erected as a part of a row of town houses in the late 18th Century. This was a time when Manchester beginning to grow as a commercial and industrial centre. Green's map of 1794 shows the building to have been erected at this time, along with many others in the area. It is also shown to have the northwest 'extension'. Whether it is an extension or a part of the original build is difficult to say, due to the external render masking the brickwork.

The building remained in use as a town house until the mid-19th Century, with Fritz Mentha recorded there in 1851.

- 8.18 Soon after this time the trade directories show that it was a part of Mr Lamberts business, along with number 67. This may suggest some form of communication between the two buildings having been inserted at this time. No evidence of this was found due to the modern plaster throughout the interior. The change in use likely reflects the changing use of the city, with the surrounding area beginning to become more commercial in nature, with many warehouses beginning to be built in the area. The OS map of 1850 shows the building to not differ much as it appears on Greens map of 1794. A small protrusion is evident in the location of the northeastern extension, although much smaller and unlikely to be the same building.
- 8.19 The building soon became home to a solicitors firm (Allen, Prestage and Halkyard), a function which also became common for the entire row. 67 and 69 appear to have been subdivided and house several firms, whereas both 65 and 71 were home to a single company throughout the early 20th Century, suggesting that they were larger firms (Slater 1887; 1897; 1905; 1913). Goads fire insurance plans of 1888 show the building while in use as a solicitors office. The northeastern extension was built by this time. Not shown on the 1850's map, it was likely erected when the building was taken over either by Mr Lambert in the late 1850's or Allen, Prestage and Halkyard c.1880. The brickwork of the extension itself is whitewashed, although the presence of the bull-nosed bricks may suggest the latter date rather than the former, with such bricks being common on the newly erected warehouse loading areas. Likewise, the bay windows onto the rear yard are also shown on this plan. Likely erected in an effort to gain more light in the rooms, they may have been installed at the same time as the northeast extension, although have been modernised since.
- 8.20 It is unknown when the basement was inserted, but it is not shown on Goads fire insurance plan of 1888, suggesting it was after this time. Further, the basement only became useable once the northern area of the ground floor had been raised. This may suggest a date of late 19th / early 20th Century.
- 8.21 As a surviving Georgian town house the building has a high historical significance, being a representation of what was in the area before the Town Hall. It also has a medium - high

evidential significance, although the interior has been substantially altered throughout the 19th and 20th centuries. The building retains little aesthetic value due to the insertion of the shop front at ground floor level and the replacement of the sash windows.

9. Impact Assessment

9.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. The NPPF builds upon the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and requires applications affecting the significance of any heritage asset to be accompanied by an assessment of the asset's significance, including any contribution made by their setting, in addition to consideration of the potential impact of the application on the significance.

9.2 When assessing potential heritage impacts associated with the proposed scheme the key issues to consider are:

- Direct and indirect impact on 65 Princess Street;
- Impact on the setting of nearby listed buildings; and
- Impact on the character and appearance of the Albert Square and Upper King Street Conservation Areas.

Direct impact on 65 Princess Street

9.3 The impact of the proposed works on the application building/site are assessed in the table below, with appropriate mitigation identified where appropriate.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
	External Works		
1.	Replacement of existing first floor and second floor Princess Street windows with paned sash windows.	The existing windows are likely to date from the early-mid 20th Century. They are of poor quality construction with only thin single glazing which does not meet acoustic requirements for a hotel use. They are of low heritage significance.	Detailed design of replacement windows to be conditioned. Windows to incorporate

	Proposed Works	Impact on significance	Mitigation required to be undertaken
		The insertion of new double glazed timber sash windows is proposed which reflect the originals and those installed at 67-71 Princess Street. The installation of new, appropriately designed windows will have a major positive heritage impact.	pane of replica historic glazing pane.
2.	Reinstatement of historic building frontage to match adjacent premises.	The existing shopfront dates from the mid-late 20th Century and is of low heritage significance. The shopfront includes a large display window which is not appropriate for a hotel use. It is proposed to reinstate the historic frontage of the building to match the adjacent terrace. This will have a major positive impact.	Detailed drawings to be provided.
3.	Installation of signage.	The existing signage is contemporary and of no heritage significance. New signage will be required to identify the hotel. This will be detailed as part of a future application for advertisement consent. Subject to being of an appropriate design the installation of new signage is anticipated to have a minor positive heritage impact as it will be an enhancement to the existing signage.	Detailed design of signage and method of fixing to be agreed with MCC. Future application for advertisement consent to be submitted.
4.	Alteration to personnel entrance including reinstating steps.	The existing shopfront dates from the mid-late 20th Century and is of low heritage significance.	Detail of treatment/ finish of steps

	Proposed Works	Impact on significance	Mitigation required to be undertaken
		The building would have originally had stepped access like the neighbouring properties. The installation of the stepped entrance is associated with reinstating the original ground floor level of the building which is positive. No historic fabric will be affected by the works which will have a neutral heritage impact.	to be agreed with MCC.
5.	Installation of lighting.	The new lantern style light will be installed over the new entrance which is of an appropriate design for the property. Existing alarm boxes will be removed as part of the lighting installation.	Detail of light fittings and associated cabling etc to be agreed with MCC.
6.	Installation of canopy.	The existing shopfront dates from the mid-late 20th Century and is of low heritage significance. As noted above, as part of the scheme the historic frontage of the building will be reinstated. The provision of a canopy will not therefore directly affect historic fabric. Importantly the installation of a canopy will provide a visual distinction from the adjacent terrace properties.	Detail of design and method of fixing to be agreed with MCC.
7.	Removal of single storey toilet extension	The single storey toilet block dates from c.1880 and is not original. The structure itself is of a utilitarian construction comprising painted brick. The structure includes bull-nose bricks on the corner and stone coping on the parapet. The roof is slate. This element has been identified as being in poor condition by the Structural Engineer. The heritage significance of the structure is medium.	Building recording of the toilet extension to take place prior to removal. Brick work to be retained following demolition to allow for potential

	Proposed Works	Impact on significance	Mitigation required to be undertaken
		Removal of the structure will allow the rear yard area to be opened up to provide usable space and afford views of the original structure of the building. In this regard the works here will be positive in planning and heritage terms. Whilst the loss of historic fabric is regrettable in this instance removal is necessary to facilitate the redevelopment proposal and achieve the wider benefits that the scheme will deliver. Overall, removal is associated with a low-medium adverse impact on heritage significance.	reuse in scheme.
8.	Works to rear yard area including creation of lightwell to provide a sunken garden.	The rear yard area is currently in poor condition and unattractive, having a negative impact on the setting of the building. It is surfaced with concrete. To facilitate the development accommodation is proposed at basement level. To make the basement bedroom a habitable and attractive area a sunken garden is proposed. The works to the yard area will dramatically improve this space and make it an attractive and peaceful area which enhances the setting of the building. The rear elevation that will be exposed at basement level will be rendered with a white through render to match the existing building. Whilst the creation of the sunken garden will change the format of the rear yard area, overall the works to the rear yard area will have a medium positive heritage impact.	Archaeological watching brief to be undertaken during excavation work. Any historic flooring material encountered during works to be considered for inclusion within landscaping scheme.
9.	Alteration of existing opening and insertion of rear doors at basement level to	The existing basement opening on the rear elevation of the building has been much altered and is in a poor state of repair. There is no window surround and the opening is crudely covered with a timber board with M+E penetrations. At present the area has a negative	No mitigation required.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
	provide access to sunken garden.	impact on the appearance of the building. The area has only low heritage value by providing an understanding of how the building may have historically been used. The area will have glazed bifold doors inserted which will provide access into the sunken garden. The doors will correspond with the width of the ground floor bay window. The doors will be clearly read as a contemporary addition. Whilst there will be the removal of masonry associated with this intervention the heritage impact of this is low.	
10.	Removal of render from rear elevation and repair/restoration of brick.	The existing render on the rear elevation covers original brickwork. Removal of the render to expose the brickwork and its associated restoration will have a medium positive impact.	Methodology of works to be provided.
11.	Replacement of bay window on rear elevation and installation of new glazing.	The bay window is likely to date from the mid-20th Century although it is likely to be a replacement of an earlier Victorian bay window. The window is partly bisected by the toilet extension. The window's heritage significance is low-medium. A replacement bay window is to be installed with clear double glazing to provide outlook into the improved rear yard area and meet acoustic/energy requirements. The security railing will be removed. The works to the bay window will be minor positive in heritage terms.	Building recording to take place prior to removal. Detailed design of replacement bay window to be provided.
12.	Removal of bay window to outrigger.	The bay window is likely to date from the mid-20th Century although it is likely to be a replacement of an earlier Victorian bay window. Its heritage significance is low-medium. The bay window extends out into the yard area and reduces the usable space.	Building recording to take place prior to removal.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
		The removal of the bay window will have a minor negative heritage impact.	
13.	Installation of new window and door opening to ground floor of outrigger.	Following the removal of the bay window noted above a new door and window are proposed to be installed to the outrigger. These will be installed within the existing opening of the bay window ensuring there is minimal removal of built fabric. The surrounding area will be infilled with blockwork with a through-render finish to match that on the outrigger.	Detailed design of new door and window to be agreed.
14.	Removal of existing door onto rear yard area.	The existing door is mid-late 20th Century and is of no heritage significance. The position of the door is not original. It will be infilled with blockwork with a through-render finish to match that on the outrigger.	No mitigation required.
15.	Alterations of windows at first floor of outrigger.	There are two existing timber casement windows with reeded glass. These are likely to be late-mid 20th Century and are not of heritage significance. New windows will be installed which reflect the character of the building.	Detailed design of new windows to be agreed with MCC.
16.	Replacement of timber curtain walling and glazing to stair area	The existing timber curtain walling and glazing to the stair area appears to be mid 20th Century although may reflect an historic feature of the building. New vertically proportioned paned windows with panelled timber curtain walling will be installed to this area. This change will have a positive visual impact whilst reflecting the historical character of this area.	Detailed design to be provided.
17.	Installation of double glazed timber framed sash windows to first and second floor windows on rear elevation.	The existing windows date from the mid-late 20th Century and are of poor construction and of low heritage significance. These windows are proposed to be replaced with paned double glazed timber sash windows which will reflect what would have originally existed. This change will have a major positive heritage impact.	Detailed design of replacement windows to be conditioned. Windows to incorporate panes of

	Proposed Works	Impact on significance	Mitigation required to be undertaken
			replica historic glazing.
18.	Rebuilding and extension of outrigger at ground floor level and associated works.	The existing outrigger dates from the early 18th Century although not original. Although of age the outrigger has been heavily altered and is in poor condition therefore of medium heritage significance. At the end of the outrigger is an open store area which is in very poor condition and visually unattractive. The area and fabric appear to be early 18th Century however its poor condition and appearance mean it has low heritage significance. It is proposed to demolish part of this store to allow for the space to be included within a ground floor extension to the outrigger. This intervention will change the historic form of the outrigger and be associated with the loss of fabric including the existing rear outrigger to allow for incorporation into the space. It will therefore have a low negative heritage impact. The detailed design and materiality of the extension will ensure it is visually read as a later addition to the building.	Record area prior to demolition. Brick work removed during demolition to be retained for reuse as part of the scheme. Sample of material of the extension to be agreed with MCC.
19.	Extension of outrigger at second floor level.	The existing outrigger dates from the early 18th Century although not original. Although of age the outrigger has been heavily altered and is in poor condition therefore of medium heritage significance. As noted above the outrigger would have historically been three storeys. To achieve a necessary level of accommodation within the building it is proposed to extend above the existing outrigger extension at second floor level. This extension will reflect the historic form of the outrigger which was historically three storeys. Reinstatement of this historic form will have a minor positive impact.	Record area prior to demolition. Sample of render finish to be agreed with MCC.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
20.	Landscaping/ redecoration of rear yard area.	The rear yard area is in a poor state of repair and is not currently useable. In addition to the creation of a sunken garden the area is proposed to be tidied up and to undergo redecoration with the existing wall finishes being renewed. Floor finishes will be specified having regard to the age/heritage of the building. The works to the rear yard area will dramatically improve its appearance and have a medium positive heritage impact.	Any historic materials encountered during works to be considered for inclusion in landscaping scheme.
21.	Installation of mechanical plant and associated enclosure.	Air conditioning is required as part of the scheme. A number of options have been considered for the installation, taking into account the requirement for air conditioning units to be placed in an area with appropriate levels of ventilation and where suitable acoustic mitigation can be achieved. To avoid impact on the external elevations of the building and avoid causing clutter to the rear yard area the most appropriate location from a heritage perspective is the roof of the extended outrigger. The installation in this location means that it will be hidden below the parapet and will not have an adverse impact on the setting of the building.	No mitigation required.
22.	Installation of CCTV.	New CCTV will be installed. The location and specification of installations will be carefully considered having regard to safety/security issues and the heritage significance of the building. This will ensure any harm associated with the installation of a CCTV system will be minimised.	Full details of CCTV and associated cabling to be confirmed and agreed with MCC.
23.	Rainwater goods.	Existing metal rainwater goods are to be retained and refurbished where possible. Plastic rainwater goods will be replaced with metal. Any new/replacement rainwater goods will be identified and agreed with MCC. The approach to rainwater goods will maintain the heritage significance of the building.	Full details of works to rainwater goods to be confirmed and agreed with MCC.
24.	Installation of green wall to hide plant	Plant installed on the adjacent building has a negative impact on the setting of the subject building. Screening the plant through the use of	Details of green wall including fixing

	Proposed Works	Impact on significance	Mitigation required to be undertaken
	on adjacent building.	a green wall will mitigate the harmful visual impact and have a positive impact on the rear yard area. The green wall will be clearly distinguishable as a modern intervention. The installation of a green wall will have a moderate positive heritage impact as well as providing wider planning benefits.	details to be agreed with MCC.
	Internal Works		
1.	Reinstatement of fireplace to front room at ground floor level.	The reintroduction of a fireplace where it would have originally existed will have a positive heritage impact. The design of the fireplace will be determined following research of fittings/features of similar age/type buildings.	Detailed design of fireplace to be confirmed and agreed with MCC.
2.	Raising floor level of front room.	The existing front area of the ground floor has previously been lowered from the original floor level and now sits at pavement level. These works were likely undertaken when the current shopfront was installed in the mid 20th Century. It is proposed to reinstate the original floor level to the front part of the ground floor area including the removal of the current steps in the hallway. This will have a medium positive heritage impact.	No mitigation required.
3.	Treatment of staircases	The existing staircase between the first and second floor incorporates some elements including timber moulding and handrail which are of interest and will be retained. Modest redecoration will take place. The staircases linking the ground floor to the first floor and basement are modern and will be replaced with a new timber staircase of an appropriate design. No other structural work is required to the staircases.	Detailed design of staircase to be confirmed and agreed with MCC.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
4.	Removal of identified walls.	The plan form of the building is largely retained as existing. There are a small number of areas where walls are proposed to be demolished to facilitate the conversion. These are identified on the application drawings and include: 1) Basement: removal of part of brick wall between the staircase and rear room of the main building. This wall is in very poor condition as confirmed by the Structural Engineer. 2) Ground floor: removal of stud wall linking entrance to staircase. This is mid-20th Century/modern fabric. 3) First floor: modern stud partitions forming the toilets/kitchenette will be removed. The door to the outrigger will also be slightly adjusted. 4) Second floor: the modern stud partition in the landing area will be removed. A doorway will be created adjacent to the staircase to provide access to the outrigger extension. The majority of these interventions relate to the removal of modern stud partitions and are without heritage impact. Some works will affect historic fabric but this is necessary for structural reasons and to achieve an appropriate layout/suitable level of accommodation. Overall the modest removal of existing walls will have a low negative heritage impact, with the historic plan form of the building being largely retained (and reinstated in certain instances – see point below).	Photographic record to be completed prior to redevelopment. Historic fabric removed during works to be reused within the building where possible.
5.	Insertion of partition walls to facilitate new layout.	To facilitate conversion new partition walls are proposed to be installed. These will be formed of studwork with the appropriate level of acoustic insulation. Where new walls abut existing fabric a shadow gap detail will be created between the walls/ceilings thus allowing the interventions to be distinguished as such.	Full details of shadow gap details to be agreed with MCC.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
		At ground floor level new partition walls to form the bedroom will not reflect the historic form however this is necessary to achieve an accessible bedroom. The historic layout will be reflected by the retention of a downstand in the historic location. In other locations historic walls which have previously been removed are to be reinstated which will have a medium positive impact.	
6.	Installation of service lift to facilitate hotel use.	To enable the efficient operation of the hotel it will be necessary to install a small service lift. This will be used for moving room service and laundry around the building. It will be located within the staff area within the basement, stopping at ground, first and second floors. The lift and shaft will have a visual impact on the appearance of the building, however this will be minor and outweighed by improvements delivered as part of the scheme. The size of the lift has been minimised as far as possible to reduce impact.	
7.	Tanking of basement and installation of sump pump.	To facilitate the use of the basement as hotel accommodation the external walls will require tanking. This will be achieved by applying a waterproof membrane to walls and floor, installing a drainage channel around the perimeter of the affected wall and installing a sump pump. Following the installation of the tanking membrane walls will receive a plasterboard finish. In relation to the rear of the building external tanking is possible which will have less impact on the building. Full details of the tanking system will be confirmed at condition discharge stage.	Full details of the tanking system to be agreed with MCC.
8.	Redecoration.	The building currently has contemporary interior finishes and plaster. Internal decoration with a scheme of high design quality which reflects the age and history of the building will have a major positive impact.	Internal elevation drawings to be provided to show interior finishes.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
9.	Installation of floor finishes on ground, first, second floor level.	Existing contemporary carpet finishes will be removed with new floor finishes installed. The method of installation will ensure no permanent lasting effect on existing fabric ensuring neutral heritage impact.	No mitigation required.
10.	Treatment of any historic skirtings and reinstatement of skirtings.	There are small areas of historic skirtings within the building which will be retained and appropriately refurbished. These skirtings will be used as a template for replication elsewhere in the building, whilst reference has also been had to skirtings in the adjacent premises. Skirtings will be installed where they reflect the original/historic layout of the building. The approach to skirtings will have a moderate positive heritage impact.	Details of approach to the treatment of skirtings to be agreed with MCC.
11.	Treatment of door architraves and reinstatement of architraves.	There are small areas of historic architraves within the building which will be retained and appropriately refurbished. These architraves will be used as a template for replication elsewhere in the building where appropriate, whilst reference has also been had to skirtings in the adjacent premises This approach will have a moderate positive impact.	Details of approach to the treatment of architraves to be agreed with MCC.
12.	Installation of cornicing	Cornicing will be installed throughout the building where it is likely to have historically existed. The design of the cornicing reflects that found in the adjacent premises. Cornicing is also proposed within the basement. Whilst this is not historic there is a requirement to provide a high quality interior which reflects the Georgian origins of the building. This approach will have a moderate positive impact.	Details of approach to cornicing to be agreed with MCC.
13.	Installation of building services ie. ventilation, electrics, water.	The building already has existing services associated with its last use as offices. The conversion works will require new servicing. The strategy for servicing will use existing runs where	Details of servicing and dropped ceilings to be

	Proposed Works	Impact on significance	Mitigation required to be undertaken
		possible and discretely locate cabling/pipework etc. to minimise impact on the building fabric. Channelling out of walls will be avoided using new partition walls for servicing as far as possible. A new dropped ceiling will be installed to allow for services to be concealed. This ceiling will be close to the existing to minimise impact on the internal spaces.	agreed with MCC.
14.	Spliced rotten beam in basement to be replaced	An existing beam is beyond repair and structurally compromised. A new beam will be installed with the Structural Engineer advising the use of steel. This repair is necessary to ensure the structural integrity of the building and will have a positive impact.	Detail of new structural steel to be agreed with MCC.
15.	Ad hoc replacement of brickwork.	Damaged brickwork has been identified in the building and will require replacement where the damage is such that the structural integrity is compromised. This repair is necessary to ensure the structural integrity of the building and will have a positive impact.	Strategy for replacement brickwork to be agreed with MCC. Sample of brickwork and mortar to be agreed with MCC.
16.	Floor strengthening works.	The Structural Engineer has identified the requirement for the installation of steels to the underside of floors to provide necessary strengthening to facilitate reuse. The steels are likely to have a minor adverse impact however they will be concealed which will mitigate impact.	Details of structural steel installation to be agreed with MCC.
17.	Protection of timber joist ends.	Timber joist ends affected by water ingress will be treated where possible. Where damage is more extensive structural intervention/splicing is to be considered to ensure structural integrity of building and prevent further decay. New timber will match existing in terms of size and timber type. The works are necessary and will have a positive impact.	Extent of works to be confirmed and agreed with MCC.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
18.	Ad hoc repointing and repair of render.	To ensure the building remains in good condition repointing and repair of render (where retained) is required. These works will be undertaken on a like-for-like basis. Subject to an appropriate methodology and specification these works will have a positive impact by improving the appearance of the building and ensuring it is weather tight.	Methodology and specification of mortar/render to be agreed with MCC.

Cumulative Impact

9.4 The table above has identified the impact of a range of works on the significance of the building/site. The majority of the works proposed will have positive impacts, generally relating to the refurbishment, repair and restoration of original fabric and decorative features as well as facilitating the reuse of the building. Whilst there are occasional negative impacts these are judged to be necessary in terms of facilitating the reuse of the building as a boutique hotel and meeting modern occupier requirements. The negative impacts are limited and do not generally relate to the original building which is of the greatest heritage significance. On the contrary the minor negative impacts mainly relate to the outrigger and toilet block extension both of which have undergone significant previous alteration and are in poor condition, therefore limiting their heritage value. Furthermore the negative works are largely reversible and new interventions have been designed to be clearly read as later additions in line with heritage principles. Where there is regrettable loss of historic fabric of some significance which cannot be avoided, mitigation will be undertaken in the form of building recording.

9.5 It has been found that whilst the scheme does have some minor negative impacts on listed fabric, there are also minor positive impacts and cumulatively the works will secure the reuse of the building, removing the possibility of further deterioration and decay during vacancy. Positive impacts noted include:

- The installation of appropriately designed paned sash windows to the Princess Street elevation.

- Installation of internal works reflecting the historic plan form of the building.
- Improvements to the rear yard area which will make it a usable and attractive space, whilst affording views of the rear elevation of the building. Removal of render to rear elevation.
- Reinstatement of historic three storey form of the outrigger.
- A high quality internal redecoration scheme which will restore and reinstate historic features such as skirtings, architraves, fireplaces etc.

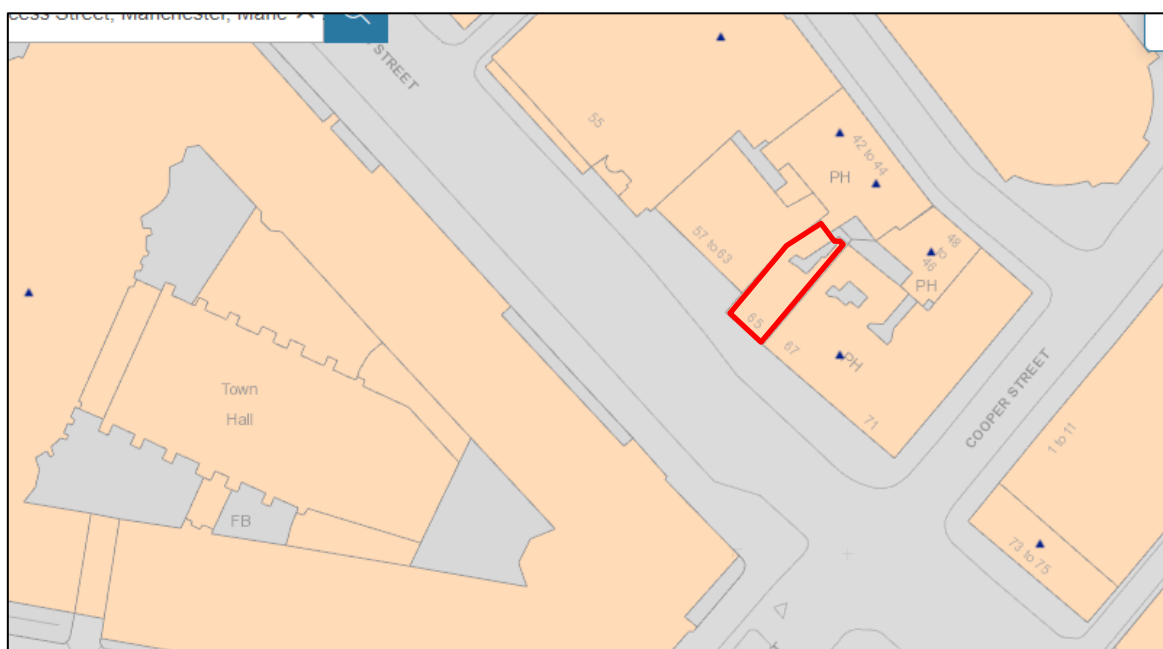
9.6 On balance it is considered that the positive aspects of the development will outweigh the negative impacts when taking account of the mitigation that has been identified.

Indirect Impact on the Setting of 65 Princess Street

9.7 In terms of any indirect impacts it is noted that the setting of the building is defined by its Princess Street frontage and the yard area to the rear. The works will not alter the setting of the building from Princess Street. The works to the rear yard area will however alter the setting of the building. At present the rear yard area is untidy, unattractive and severely constrained by the later toilet extension into the space. The area currently has a negative influence on the setting of the listed building. The proposed scheme will make the rear yard area a usable and attractive space for hotel guests with high quality landscaping being proposed. The enhanced yard area will improve views of the building and will have a positive impact on its setting and how it is appreciated.

Impact on the setting of nearby listed buildings

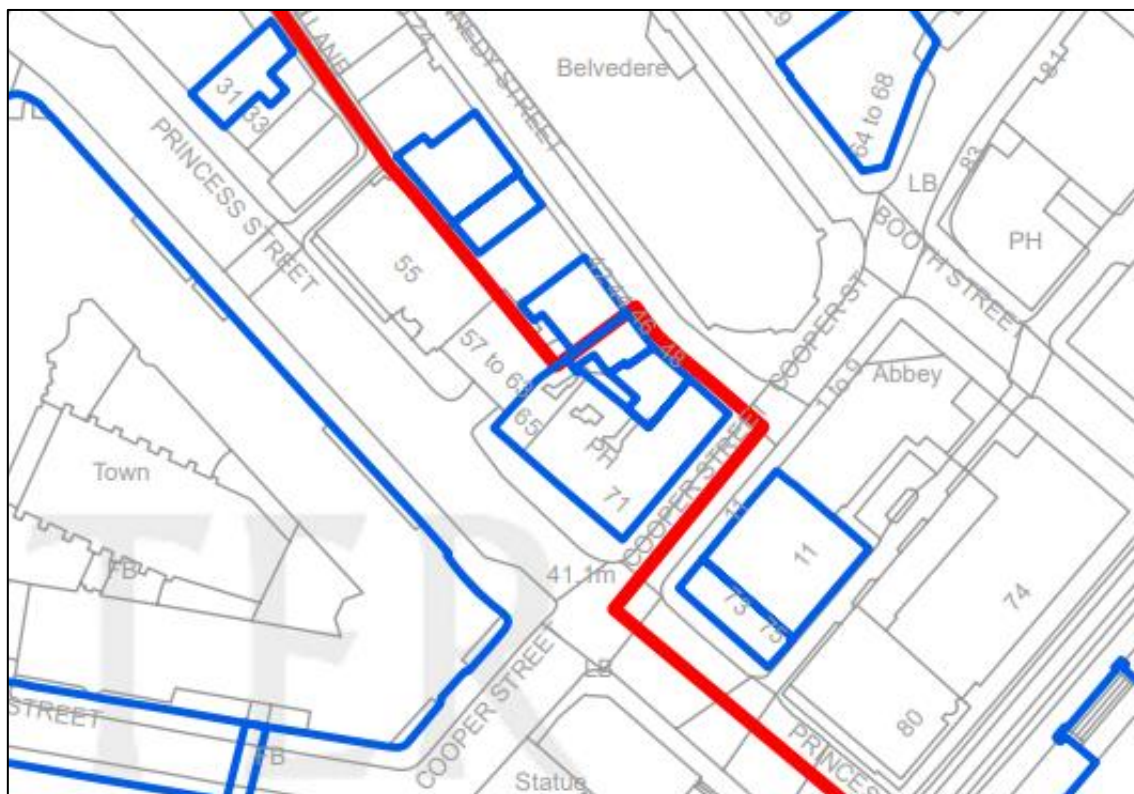
9.8 As noted previously 65 Princess Street is located in part of the City Centre where there are numerous listed buildings as identified by the plan below.



Plan 1: Plan identifying listed buildings in the vicinity of the site (blue triangles). The subject property is outlined red.

- 9.9 The internal works proposed will not affect the setting of nearby listed buildings although clearly the proposal will facilitate the reuse of the building which will be positive and enhance the wider environment in which the listed buildings are experienced.
- 9.10 The external works proposed to the Princess Street elevation are limited in scope and seek to reutilise existing elements of the frontage whilst adapting the building for use as a hotel. The scheme will replace the existing windows on the first and second floors and reinstate paned timber sash windows. At ground floor level the historic frontage will be reinstated to match the adjacent premises. This will enhance the setting of 67-71 Princess Street and the Town Hall.
- 9.11 The application involves work to the rear of the property which will enable the rear yard area to be brought into use and contribute to the active economic function of the building. The works to the rear will not affect the setting of any nearby listed building.
- 9.12 In summary and for the reasons above the proposed scheme will have a positive impact on the setting of nearby listed buildings including 67-71 Princess Street and the Town Hall.

Impact on the character and appearance of the Albert Square and Upper King Street Conservation Areas



Plan 2: Plan identifying the boundary of the site in relation to the shared boundary of the Albert Square and Upper King Street Conservation Areas. 65 Princess Street (centre) is within the Albert Square Conservation Area.

- 9.13 For reasons previously discussed the proposed works are considered to have a positive heritage impact on the building improving its visual appearance. As such the scheme will have a positive impact on the character and appearance of the Albert Square Conservation Area. The scheme also facilitates the reuse of the building which will have a positive influence on the conservation area. The scheme will not affect the character and appearance of the Upper King Street Conservation Area.

Overview of Heritage Impact and Assessment against Planning Legislation and Policy

- 9.14 This Heritage Statement has concluded that the scheme will be associated with a series of positive impacts and some negative impacts. Having regard to the relevant planning policy tests the proposed works would be associated with less than substantial harm to the

significance of the building. Having said this, mitigation identified within this report will help to lessen the harm as far as possible. Paragraph 196 of the NPPF states that *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'*.

- 9.15 Aside from the positive heritage benefits associated with restoring and repairing the fabric of the building and visual improvements to the rear yard area; the proposal will be associated with a series of other public benefits which should be weighed against any harm caused. The main public benefit relates to returning the building to active use and providing a high quality boutique hotel scheme which will support the visitor and tourist economy in Manchester City Centre. The scheme will also ensure the future maintenance of the building and upkeep of the site which will enhance the wider environment including the Albert Square Conservation Area and the setting of several other listed buildings including the Town Hall. Finally, occupation will also improve security and safety on surrounding streets by providing passive surveillance. It is our considered view that the public benefits of the proposed scheme outweigh the less than substantial harm caused therefore the policy test provided by Paragraph 196 is satisfied, whilst other relevant legislation, policy and guidance set out within Section 3 is also complied with.

10. Conclusion

- 10.1 This Heritage Statement has been prepared to consider the impact of a development proposal on the heritage significance of 65 Princess Street, a surviving Georgian town house. It has also considered the potential impact on the setting of nearby listed buildings and the impact on the Albert Square Conservation Area.
- 10.2 The report has established that the proposed development will be associated with a series of heritage benefits which will enhance the building and its setting. Whilst there will be some negative impacts which are necessary to facilitate the proposal, the associated harm caused by these can be mitigated against as identified within this report. Importantly the scheme allows the application building to be brought back into active use and make a positive contribution to the Conservation Area and the wider city centre environment. The proposed scheme will save the building and preserve it into the future, whilst a high quality boutique hotel will be delivered in a manner which is sensitive to the built fabric and the characteristics of the site. On this basis it has been demonstrated that the proposal accords with relevant legislation, provisions of the NPPF, the Development Plan for Manchester and other relevant guidance in terms of heritage impacts.

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OAN – Oxford Archaeology North

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Maps

1794 Green's map of Manchester and Salford

1824 Swire's map of Manchester

1850 OS 1:500 town plan sheet 28

1851 Adshead Map

1888 Goads Fire Insurance Plans Sheet 17

1896 OS map Lancashire sheet CIV.10

1908 OS map Lancashire sheet CIV.10

1922 OS map Lancashire sheet CIV.10

1932 OS map Lancashire sheet CIV.10

Appendix 1: Figures

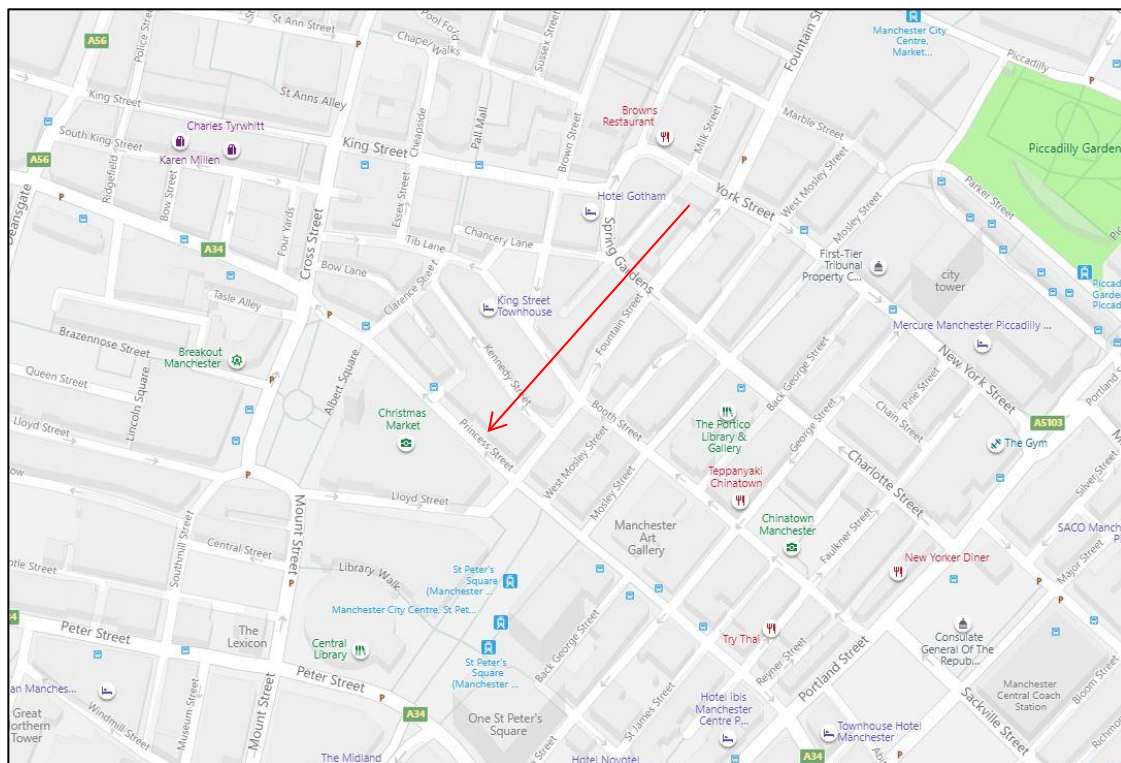


Figure 1: Location Plan

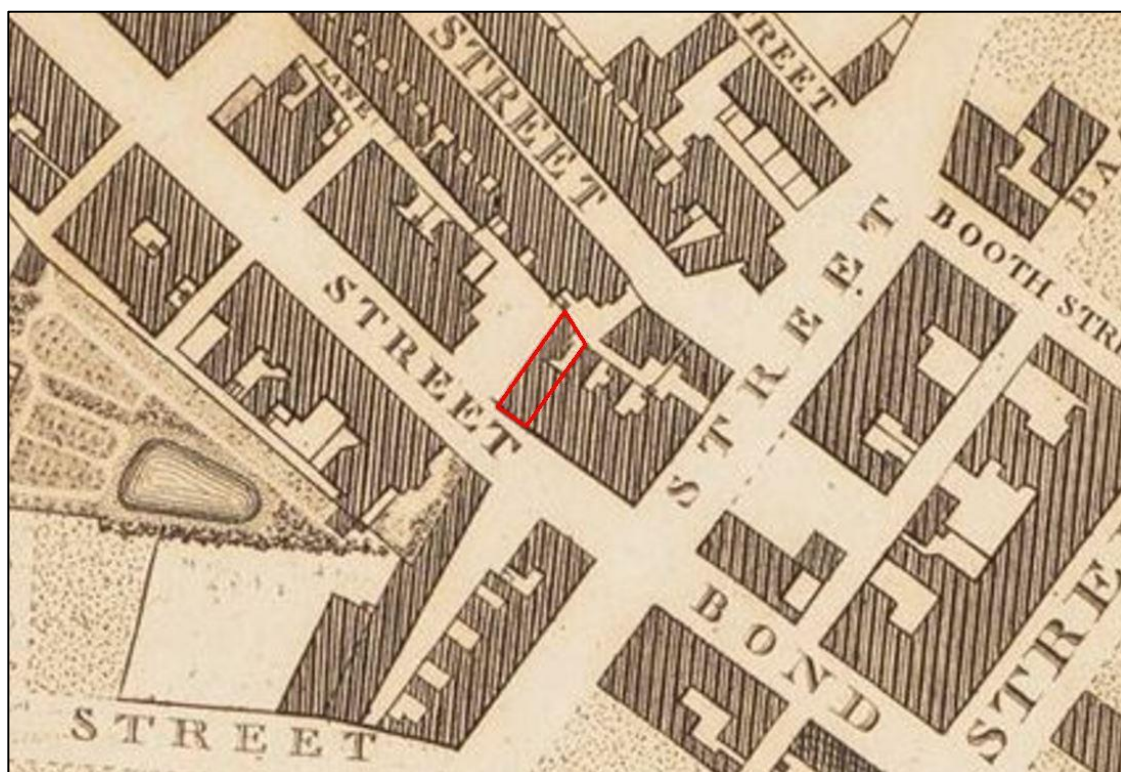


Figure 2: 1794 Green's map of Manchester and Salford



Figure 3: 1824 Swire's map of Manchester



Figure 4: 1850 OS 1:500 town plan sheet 28

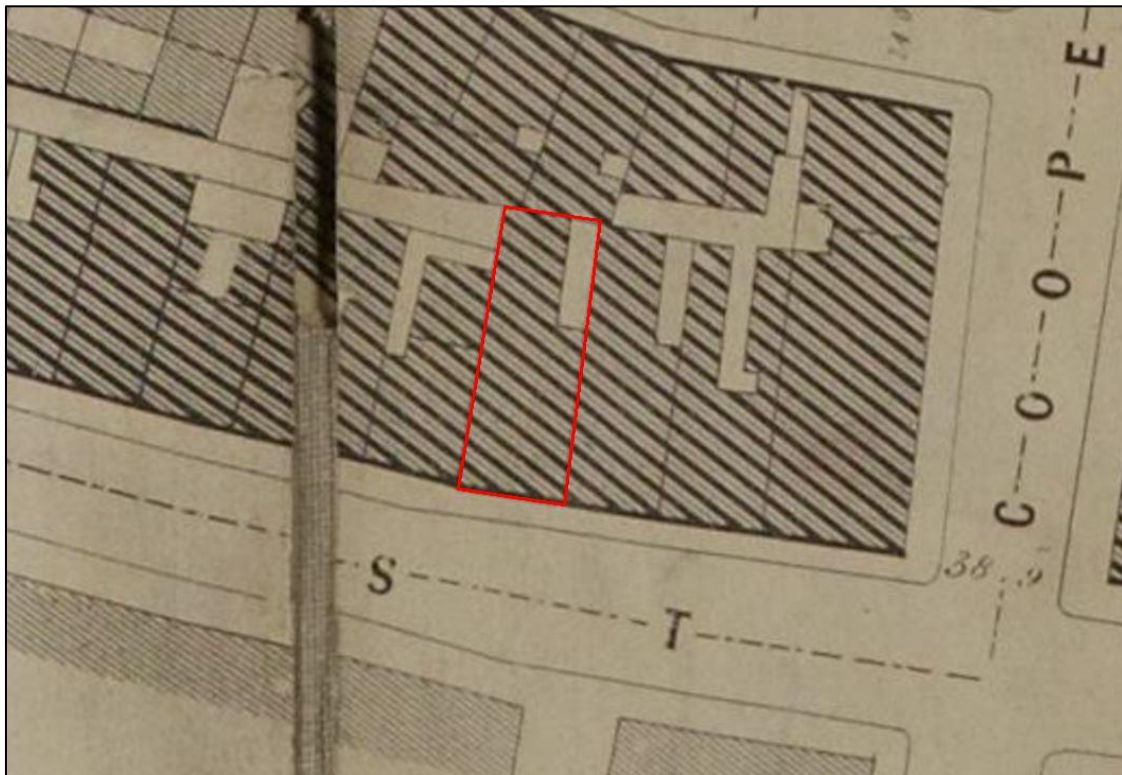


Figure 5: 1851 Adsheads Map

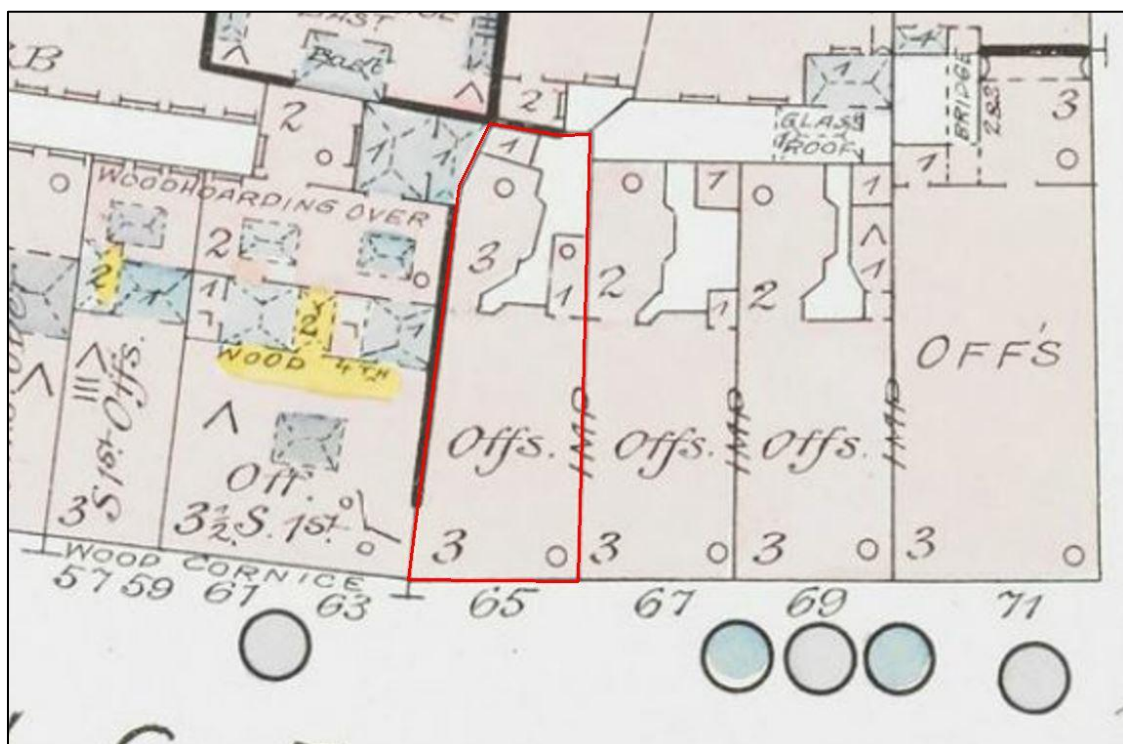


Figure 6: Goads Insurance plan of 1888 sheet 17



Figure 7: 1896 OS map Lancashire sheet CIV.10



Figure 8: 1908 OS map Lancashire sheet CIV.10



Figure 9: 1922 OS map Lancashire sheet CIV.10



Figure 10: 1932 OS map Lancashire sheet CIV.10



Figure 11: Photograph taken c. 1973 (Manchester Image Collection Ref: m05271)



Figure 12: (Manchester Image Collection Ref: m05272)



Figure 13: 1942 (Manchester Image Collection)

Appendix 2: Plates



Plate 1: 65 – 71 Princess Street



Plate 2: Detail of 65 Princess Street



Plate 3: Detail of 65 Princess Street



Plate 4: Inserted shop front at ground floor



Plate 5: First and second floor windows



Plate 6: Comparison of windows between 65 (left) and 67 (right)



Plate 7: Rear yard



Plate 8: Rear yard



Plate 9: Bay window of main building



Plate 10: Blocked light well below bay window



Plate 11: Bay window in northwest extension



Plate 12: Whitewashed brick of northeast extension showing bull-nosed brick corner



Plate 13: View showing upper floors of rear elevation



Plate 14: Modern entrance foyer



Plate 15: Southern end of ground floor showing raised area to north



Plate 16: Southern end of ground floor



Plate 17: Southern end viewed from the north



Plate 18: Modern cornice on modern plasterboard ceiling



Plate 19: Northern end of ground floor



Plate 20: Detail of modern bay window



Plate 21: Modern doorway to northeast extension



Plate 22: Northeast extension



Plate 23: Northern end of ground floor showing passage to northwest extension



Plate 24: Northwest extension



Plate 25: detail of modern bay window in northwest extension



Plate 26: Detail of modern skirting in northwest extension



Plate 27: Staircase to first floor



Plate 28: Simple timber handrail of staircase



Plate 29: Modern doorway to toilet in northwest extension, first floor



Plate 30: Modern toilet



Plate 31: Modern doorway to toilet in northwest extension, first floor



Plate 32: Modern kitchen and toilet



Plate 33: Detail of modern casement window to toilet



Plate 34: Stairs continuing to first floor proper



Plate 35: First floor corridor



Plate 36: Doorway to northern room of first floor



Plate 37: Northern room showing window



Plate 38: Northern room showing doorway to southern room



Plate 39: Detail of modern dado rail, cut by trunking



Plate 40: Southern room showing windows



Plate 41: Window detail



Plate 42: Southern room showing doorway to north room and corridor opening



Plate 43: Detail of simple timber moulding around doorway



Plate 44: Staircase to second floor

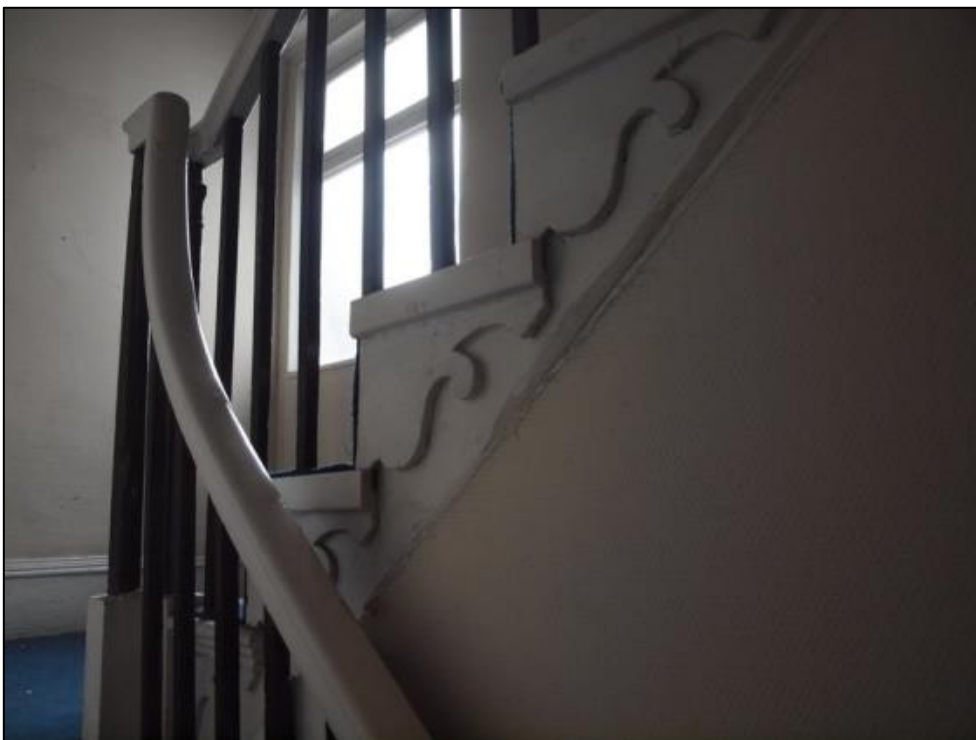


Plate 45: Detail of treads



Plate 46: Skirting detail on landing

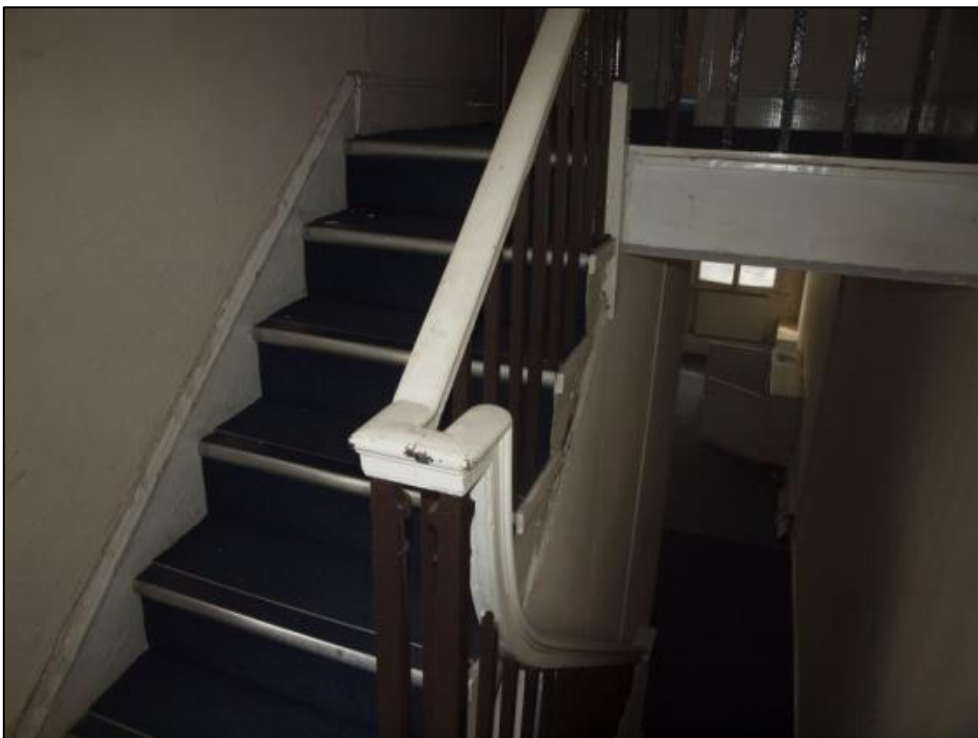


Plate 47: Moulded timber rail and reused balusters



Plate 48: Detail of handrail



Plate 49: Detail of reused balusters



Plate 50: Modern timber framed casement window on landing



Plate 51: Skirting on staircase



Plate 52: Top landing



Plate 53: Skirting on top landing



Plate 53: Modern door to top landing



Plate 55: Doorway to north room



Plate 56: Doorway to south room



Plate 57: North room showing window



Plate 58: North room showing both doorways and timber beam



Plate 59: Skirting to east of doorway to south room



Plate 60: Skirting to west of doorway to south room



Plate 61: Moulded timber surround of doorway to south room



Plate 62: Altered moulding on west side of door surround



Plate 63: Modern dado rail



Plate 64: Doorway to lobby



Plate 65: Chamfered and stopped timber beam in north room



Plate 66: South room showing windows



Plate 67: South room showing windows



Plate 68: Window detail



Plate 69: North wall of south room showing modern doors



Plate 70: Detail of modern door



Plate 71: Modern timber beam in south room



Plate 72: Modern staircase to basement



Plate 73: Brick arched entrance to northern room of basement



Plate 74: Northern room of basement



Plate 75: Northern room of basement looking south



Plate 76: Southern end of basement showing inserted walls



Plate 77: Southern room of basement showing low ceiling and modern timber beams



Plate 78: Inserted opening in basement wall to eastern room



Plate 79: Southern room of basement



Plate 80: Eastern room of basement showing blocked fireplace



Plate 81: Eastern room of basement showing blocked opening