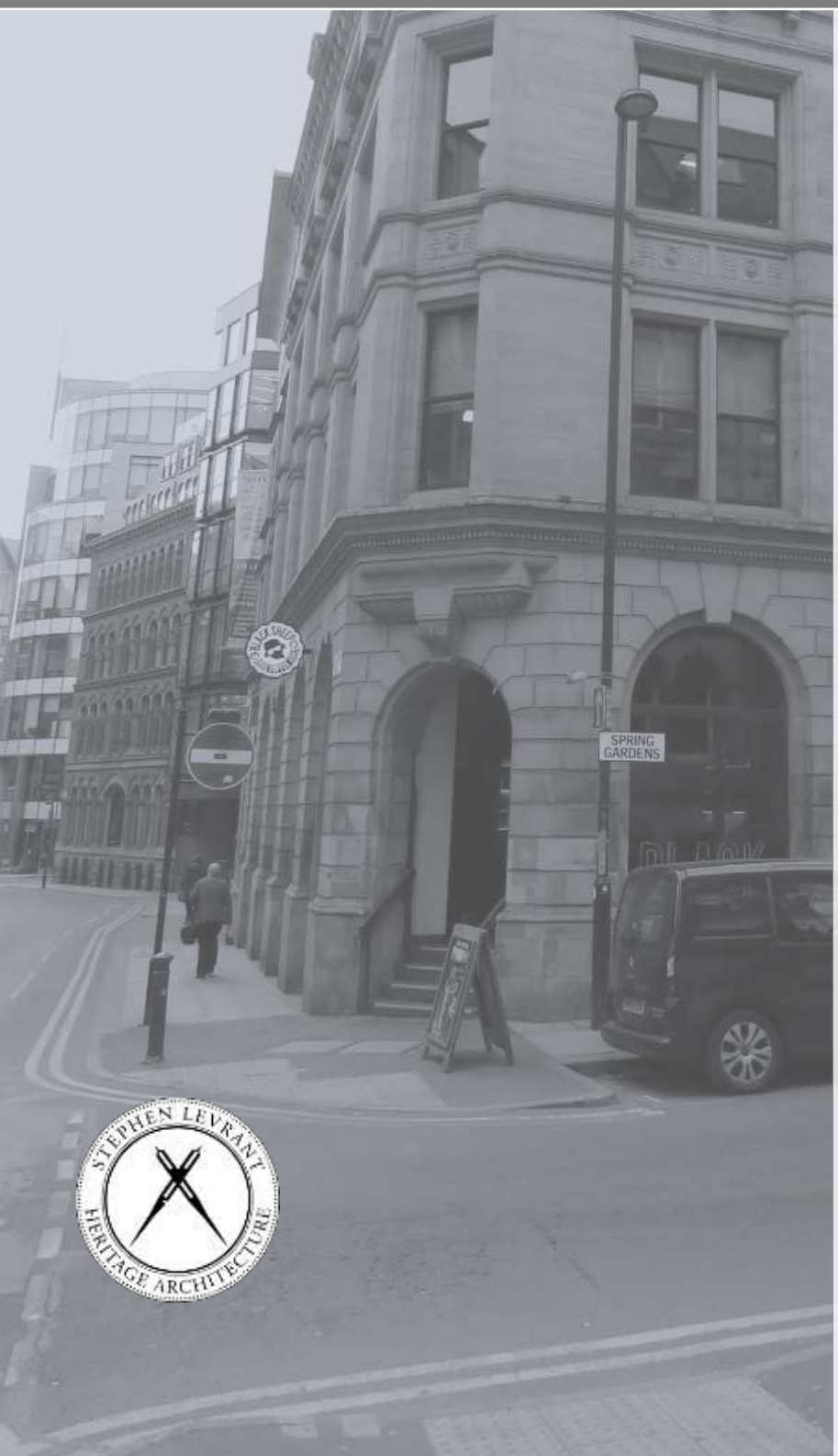


60 Spring Gardens, *Manchester.*

Heritage Statement – Significance & Impact



Prepared for:

NPV Manchester Limited

29 April 2019

60 Spring Gardens, Manchester. Heritage Statement – Significance and Impact.

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EXECUTIVE SUMMARY

i) This Heritage Statement has been prepared by Steven Levrant Heritage Architecture for **NPV Manchester Limited** (April 2019). This document informs the proposed alterations of the grade-II listed building known as 60 Spring Gardens, Manchester, which is situated in the Upper King Street Conservation Area.

ii) The proposals relate to the ground-floor of that part of the building which is accessed from the existing entrance at Spring Gardens, the basement area and three upper floors. The proposed alterations are to be measured proportionately against statutory policy to ensure the proposals would not harm or negatively impact the significance of the building or the surrounding historic environment.

iii) The listed building was erected in the late C19th and was subject to major refurbishment in the 1980s, consequently much of the interior is modern and of no heritage significance. The proposed alterations on the **upper-floors** consist of new doors/carpets and partition walls to generate a more cohesive office space. The proposed **alterations** for the interior only comprise changes to modern fittings and would have no impact on historic fabric or materials. The proposed alterations at ground-floor level consist of refurbishing the reception area, to incorporate new doors into the open arches fronting onto Spring Gardens.

iv) The report also refers to additional **decorative and repair** works which would be undertake as part of the proposals which fall outside of the definition of alterations and are included in **Appendix 2** of this report for information and completeness. These additional works are repairs to modern and historic fabric and do not affect the architectural character or significance of the building and do not require authorisation in the form of Listed Building Consent. They are only referred to in the report for completeness and to demonstrate that the best conservation maintenance practice is being implemented.

v) It is important to understand the significance of the existing building and surrounding area to then measure the possible physical and visual impact. The significance of the building is explored in **Section 4**: Heritage Character and Building Context and **Section 5**: Significance statement. This has been informed and measured alongside relevant statutory and local policy (Section 2) and a brief summary of the site's Historical Development (Section 3).

i) The visual impact evaluation method utilises the guidance and criteria set out in Historic England's, *"The Setting of Heritage Assets"* (2017). This method is also used to evaluate the impact of the proposed development on the building and Conservation Area.

ii) The report provides proportionate and appropriate information to enable an objective evaluation of the proposals. It concludes that the proposed alterations would result in no loss of historic fabric or diminish the building's architectural character. Therefore, the overall impact of the works for which consent is sought is considered to be **low beneficial**.

1. Introduction



1 INTRODUCTION

1.1 Purpose of the report.

vi) The purpose of this report is to provide a heritage statement relevant to the proposed alterations of the grade-II listed building known as 60 Spring Gardens, Manchester. It has been used to inform the proposed refurbishment of the ground floor reception fronting onto Spring Gardens Street and the alteration of office space on the upper floors.

vii) The report considers the significance of the building and the impact of the proposals submitted by **MPV Manchester Limited** within the ground-floor of that part of the building which is accessed from the existing entrance at Spring Gardens, the basement area and the remaining three upper floors.

1.2 Research methodology

i) This appraisal is the result of an extensive process which synthesises literature and documentary research, analysis and processing of information, building surveying, and professional judgment.

ii) The documentary research was based upon primary and secondary sources, including maps, drawings and reports. This has included access to primary archives sources, including the Manchester City Council Planning record and their archives which collectively provide details of the original C19th design and construction and late-C20th alterations. The city archives contain relevant plans, which have been referenced to illustrate the changes to the building, including the following:

a) Alfred Waterhouse – Plans 1881 for new premises for John H Gartside & Company.

b) Manchester City Council Planning reference: F-13869, dated 1980. Alterations to (original Waterhouse) existing entrance.

c) Manchester City Council Planning reference: 020526, dated 1983 – Major refurbishment of existing office building behind retained façade, including the provision of new floors and service core and the erection of a new office extension.

d) Manchester City Council Planning reference: 0122121, dated 1984. Formation of new entrances to offices at Spring Gardens/Concert Lane Corner.

iii) Surveys and recording of the site and the enclosing streetscape were conducted in April 2019 by visual inspection. Consideration has also been given to the historical development of the site and its context, as well as key views within the streetscape which contribute to the understanding of the special interest of the area.

1.3 Authorship

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

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2. The Site and Policy context.



2 THE SITE & POLICY CONTEXT

2.1 Location

i) The application site is now known as 60 Spring Gardens, and forms part of the extensive block which includes 62 Spring Gardens and number 58 Fountain Street. The building complex was first listed at grade-II in 1994, despite extensive remodelling during the late-1980s. The scheme comprehensively redeveloped the building behind three retained facades fronting onto: Fountain Street, Spring Gardens and Concert Lane.

ii) The building is prominently located in the extensive Upper King Street Conservation Area. This area lies at the heart of the city centre and was designated by the City Council on 4th November 1970. The designated area comprises the former central financial district which is primarily focused around King Street. The area was extended on the 26 June 1985, to include properties up to Market Street and Mosley Street.

iii) The application site consists of the ground-floor on the eastern-side of a former manufacturers' warehouse, flanking onto Fountain Street. The site is accessed from the corner of Spring Gardens and Fountain Street, with a vehicle entrance directly from Fountain Street. The building was designed by Alfred Waterhouse in a Renaissance style (1882), as premises for a textile manufactures and calico printing firm known as John H Gartside & Company Ltd. The manufacturing arm of J.H Gartside & Co. occupied mills in Ashton-Under-Lyne and the periphery of Manchester, with 60 Spring Gardens intended as their corporate base and warehouse.

iv) The Upper King Street Conservation Area, which encloses the application site, contains a considerable number of number of listed buildings, as shown below. This heritage assessment, consequently considers the impact on the significance and historic fabric of 60 Spring Gardens, the setting of the adjacent cluster of listed buildings, and the character and appearance of the conservation area.

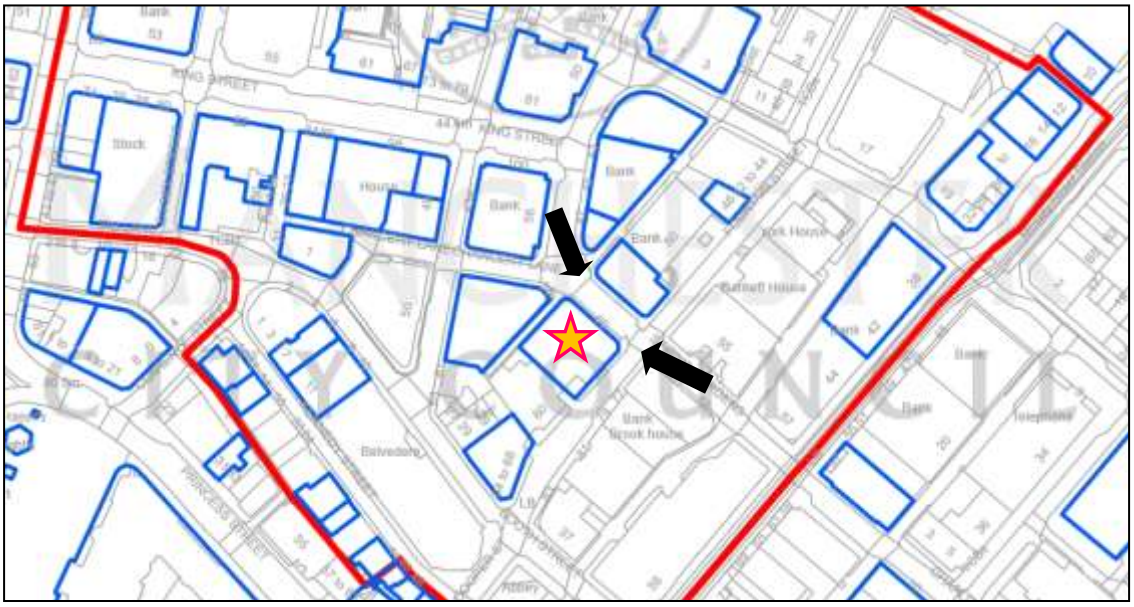


Fig. 1 – The location of the application site, enclosed by the listed buildings and the conservation area boundary.

Key: Conservation Area Boundary. Listed buildings Application site. Views (Figs 2 & 3)



Fig 2: View of the Black Sheep site, 60 Spring Street, looking west from the junction of Charlotte Street and Fountain Street. Site visit: 24th April 2019.



Fig 3: View of 60 Spring Gardens, looking southeast from Spring Gardens. Site visit: 24th April 2019.

2.3 Policy context

i) It is important to outline the heritage planning policy context as this forms part of the definition of the building's significance and will influence the deliverability of the proposed refurbishment.

ii) As 60 Spring Gardens is a grade-II listed building, located within a conservation area, the local planning authority is required to have particular required to the conservation of the heritage assets, in accordance with both national and local planning policy.

iii) The key planning policy documents are, therefore, the Planning (Listed Building and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF), Manchester's Core Strategy (adopted 2012), and the Upper King Street Conservation Area Guidance.

2.4 Planning (Listed Buildings & Conservation Areas) Act 1990

i) The legislative requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, are critical to the proposed change of use and alteration of the 60 Spring Gardens as a listed building, because they provide specific protection for buildings defined as of, *"special architectural or historic interest"*, over and above that provided by development management.

ii) **Section 66** of the 1990 Act requires that, when considering whether to grant planning permission for development which affects a listed building, 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".*

iii) Also of relevance, given its status as a key component of the Upper King Street Conservation Area, is **Section 72** of the Act. This provides a specific, *"duty as respects conservation areas in exercise of planning functions"*. Consequently, the Council is charged with paying, *"special attention….to the desirability of preserving or enhancing the character or appearance of that area"*.

iv) The correct Planning approach to the consideration of the impact on the significance of designated heritage assets, such as 60 Spring Gardens, has been established by the Court of Appeal (see references below). It is thus now established that the statutory duties in sections 66 and 72 of the 1990 Act require that the Manchester City Council (as local planning authority) treats the desirability of preserving the fabric and setting of listed buildings, and the character and appearance of conservation areas as considerations to which "*great weight"* must be attached. Therefore, should the Council determine that a proposed development would *harm* the fabric or setting of 60 Spring Gardens, the adjacent designated listed buildings, or the character or appearance of a conservation area, it must give that harm *considerable importance and 'weight'* in its consideration of the relevant proposals.

v) This means that the local authority needs to use its judgement *(based on relevant material)* to understand the impacted heritage assets. It should then be able to properly determine whether **any** definable *harm* will arise from the proposed alterations to the fabric or setting of the identified listed buildings, or the character and appearance of the Upper King Street Conservation Area.

vi) The applied *weight* used to evaluate the development impact will be proportionate to: the designated status of the heritage asset, the significance of the impacted component, and the degree of change to which it will be subjected. It is thus essential to determine whether the alteration to the listed building resulting from the proposed development will amount to any definable compromise of the building's significance *(referred to as 'harm')*, as change does not equate to harm. Consequently, limited change to the significance of the heritage asset, or *"less than substantial harm"*, should not be afforded the same weight as that which is deemed to result in *"substantial harm"*. As a result, it is also important to understand the significance of the heritage asset's individual components and those of its context.

vii) The courts have clarified the statutory presumption against granting planning consent which causes unmitigated harm to heritage significance. If the development would result in some degree of harm to heritage significance the local planning authority must balance its decision against the value of any resultant planning benefits. Therefore, the Council's decision must be made in the context of having demonstrably applied the underlying statutory presumption in the 1990 Act in favour of preservation of the significance of designated heritage assets.

viii) Therefore, in accordance with **Section 66(1)** the 1990 Act, the desirability of preserving the fabric and setting of listed buildings should not simply be given careful consideration by the decision-maker. Rather

it must be given, *"considerable importance and weight"* when the decision-maker carries out the balancing exercise. In this case, the fundamental design and development objective of the proposals for 60 Spring Gardens is to minimise the alterations to the surviving historic fabric of the listed building and complement the wider historic streetscape. The focus of the design development has thus been to minimise the harm to the *significance* of the listed building, as well as the Upper King Street Conservation Area.

ix) Thus, the fundamental requirements of **Section 66** of the 1990 act have influenced the proposed development to ensure that the impact on the significance of 60 Spring Gardens is appropriately tempered and demonstrably beneficial.

x) As noted above **Section 72** of the Act provides a specific, *"duty as respects conservation areas in exercise of planning functions".* Consequently, the Council is charged with paying, *"special attention….to the desirability of preserving or enhancing the character or appearance of that area"*.

xi) The conclusions of the Court of Appeal apply equally to the impact on the Upper King Street Conservation Area as a designated heritage asset. Consequently, the balancing exercise required to be undertaken by the Planning Authority in considering the impact of the proposed development must have regard to the overarching statutory duty imposed by Section 72, which is to *preserve or enhance* the character or appearance of the designated Conservation Area. The courts have established that there is a *"strong presumption"* against granting planning permission for development which would harm the character of appearance of a conservation area, precisely because the desirability of preserving the character or appearance of the area is a consideration of, *"considerable importance and weight."*

xii) Therefore, this Heritage Statement considers both the heritage value of the fabric components of 60 Spring Gardens and its wider contribution to the character and appearance of the Upper King Street Conservation Area, as means to evaluate the impact of the development impact of the proposed ground-floor bar. It will be noted that the primary legislation does not negate re-development of heritage assets but requires appropriate evaluation of the overall heritage impact, subject to the provisions of the NPPF.

xiii) Consequently, this report aims to provide the evidence to enable appropriate consideration to be given to the heritage impact of the development as a designated heritage asset, and as a component of a conservation area.

2.5 NPPF (Feb 2019) and NPPG (2018)

i) The policies in the NPPF constitute Government's view of what sustainable development in England means in practice. In these terms, a proposal that fails to adhere to the historic environment policies, because it fails to give due weight to the appropriate conservation of heritage assets is deemed not to be sustainable development (paragraph 7). This is because one of the key dimensions of sustainability is protecting and enhancing our historic environment (paragraph 8).

ii) The NPPF does emphasise the need for new development to make a positive contribution to the historic environment's local distinctiveness (paragraphs 185 & 192) and consequently the proposed refurbishment will need to complement the character and appearance of the designated conservation area.

iii) In addition to heritage protection, the Government attaches great importance to the design of the built environment, emphasising that good design is a key aspect of sustainable development and is indivisible from good planning and architecture.

iv) Consequently, the NPPF emphasises that it is important to plan positively for the achievement of high quality and inclusive design for all development and sets tests (in paragraph 127) to ensure that planning decisions are based on an evaluation of the benefits of new development proposals.

v) The NPPF does not specifically define 'good architecture' but puts great weight on the delivery of contextual design (paragraph 130) which takes the opportunities available for improving the character and quality of an area and the way it functions.

vi) Thus, the proposals for 60 Spring Gardens have been informed by these fundamental planning requirements. In accordance with national planning policy the proposed development should:

a. function well and add to the overall quality of the Upper King Street Conservation Area,

b. establish a strong sense of place, by appropriately addressing the enclosing streetscape and adjacent listed buildings, to create an attractive and comfortable place to work and visit,

c. optimise the potential of the building complex to accommodate a viable and compatible mix of uses and sustain an appropriate diversity of facilities,

d. respond to local character and history in an innovative manner *(i.e avoiding pastiche)* to reflect the identity of its surroundings,

e. create a safe and accessible environment,

f. be visually attractive due its well-considered design and good architecture.

vii) The NPPF stresses that '*great weight*' should be given to the objective of conserving designated heritage assets (paragraph 193), emphasising the need to avoid substantial harm to designated heritage assets.

viii) It will be noted that the NPPF establishes a clear hierarchy of significance for heritage assets, derived from their designated status. Consequently, it is important that the hierarchy of affected components of the historic environment are understood.

ix) In accordance with the 1990 Act, the potential for the proposal to result in some form of *'harm'* must be balanced against the potential benefits of the development. As this report goes on to establish, the minor alterations to the fabric of the listed building (60 Spring Gardens) would not diminish the architectural character of the building or result in loss of significant fabric. The evaluation objective is to establish

whether there is any 'harm' resulting from the development and, if so, whether the public benefits of the proposal outweigh the perceived harm, in the context of the statutory duties set out above (paragraph 195).

x) The **NPPF Planning Practice Guide (2014)** emphasises that, *"substantial harm is a high test, so it may not arise in many cases"*. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is consequently the *degree of harm* to the asset's significance rather than the scale of the development that is to be assessed.

xi) Conservation areas are designated heritage assets, so great weight should also be given to the impact of development on their character and appearance. However, the NPPF emphasises (paragraph 201) that, *"not all elements of a…Conservation Area will necessarily contribute to its significance"*. It is again the degree of impact which is required to be understood and evaluated.

xii) In this instance, it will be contended that the impact on the character and appearance of the Upper King Street Conservation will be positive. Securing the sustainable use of the building whilst enhancing its prominence within the streetscape.

xiii) The NPPF Planning Practice Guide, emphasises that a hierarchy of significance should be applied to ensure that proportionate weight is applied to the consideration of the impact. Therefore, the cumulative impact of the proposed development on 60 Spring Gardens, adjacent listed buildings, and the Upper King Street Conservation Area is evaluated in accordance with the requirements of NPPF paragraphs 193 and 196.

2.6 Local Planning Policy Considerations

i) Manchester's Core Strategy was adopted on 11 July 2012 and is the key Development Plan document in the Local Development Framework (LDF). It replaces significant elements of the existing Unitary Development Plan (UDP) as the document that sets out the long term strategic policies for Manchester's future development and will form the framework that planning applications will be assessed against The following policies from Manchester's Core Strategy are of importance to the heritage assets considered within this statement.

ii) ***Policy CC9 (Design and Heritage)*** states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. It also states that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

iii) **Policy EN3 (Heritage)** states that throughout the City, MCC will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed to support MCC in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

iv) The proposed development positively addresses the following policy objectives, as established in Policy EN3:

- the proposed alterations complement and takes advantage of the distinctive external aesthetic and the surviving historic features of the former warehouse and office.
- the proposed alterations are designed to support the Council's objective of preserving or, where possible, enhancing the historic environment, including the architectural character, setting and accessibility of listed buildings,
- the proposed new entrance would enhance the accessibility of the ground floor and help revitalise this part of the Conservation Area, while remaining consistent with the architectural significance of the heritage asset.

v) The Council's key regeneration objective is tempered by the need to ensure that,

"historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced for their own heritage merits and as part of wider heritage regeneration proposals" (paragraph 12.21, Policy EN3).

This policy evidently requires development proposals to be sensitive to the inherent values of the heritage asset, with any impact justified by clear, documentary evidence. This report aims to demonstrate how this requirement would be met by the current proposal.

v) The **Guide to Development in Manchester** – Supplementary Planning Guidance (SPG) Paragraph 11.45 (Conservation Areas) states that the proposals in conservation areas should preserve or enhance their character. The proposed alterations appear to respect this requirement.

3. Historical development



3 HISTORICAL DEVELOPMENT

3.1 Introduction

i) In order, to understand the heritage significance of the subject site and the wider area of analysis, it is first necessary to understand its historical development.

ii) This section of the report analyses and interprets historic maps and primary and secondary information to:

- provide a sound evidence base highlighting the main periods of development, including the late-C20th redevelopment and later 21st century alterations of the building;
- outline the extent of survival and significance of the former Warehouse building, and
- describe the adjacent listed buildings and assess their relevance and relationship to the development site historic and architectural importance.

3.2 Historical background and development of 60 Spring Gardens

i) The subject site forms the ground-floor of the former warehouse built by noted C19th architect Alfred Waterhouse. The building was extensively redeveloped in the mid-1980s to create a modern office complex behind the retained facades. Consequently, it is only the street-frontages which remain from Waterhouse's original design, with an architectural emphasis on the octagonal turrets and the ground-floor arcade facing onto Spring Gardens.

ii) Waterhouse designed the building in a renaissance style for an established textile company known as John H Gartside & Company. The building was built between 1881-83 to become the headquarters and main warehouse of the company which specialised in Calico printing, as well as being a textile manufacturing company, offering the full range of cotton manufactured goods.

iii) The company had bleaching, dying and calico printing manufacturing premises mainly on the eastern periphery of Manchester, with two premises at Mayo street and Ogden street, Ardwick, and larger mills at Buckton Vale Works, Stalybridge, Ashton-under-Lyne and Hollingworth.

iv) The John H Gartside & Co warehouse premises in Manchester city centre, now known as 60 Spring Gardens was originally accessed and known as 56 Fountain street, with a customer entrance on the corner of Spring Gardens.

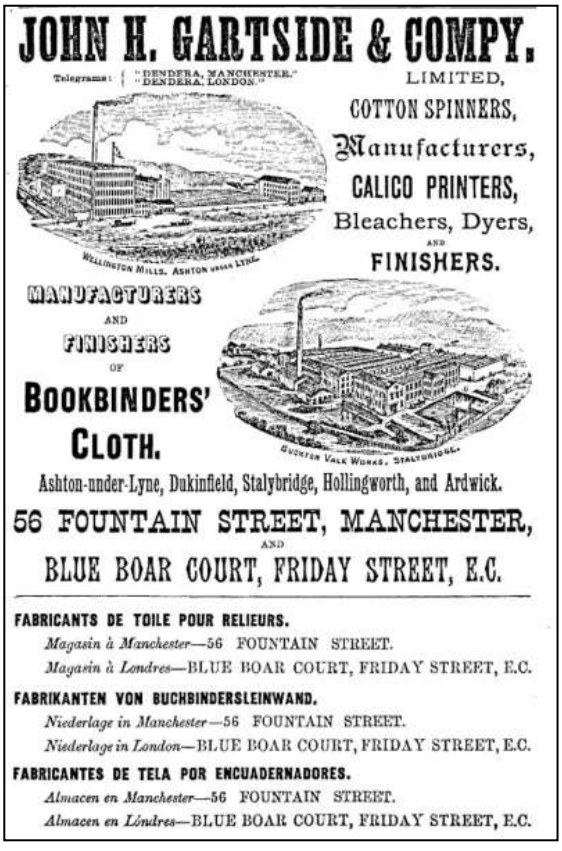


Fig.4 Company advert for the original building occupiers.

v) John H Gartside & Company prospered throughout the early C19th, resulting in the establishment of their new headquarters building in 1883. However, during the latter half of the 19th century the increasingly fierce competition in the Calico printing side of the business led to a decline in quality and profit margins. As a result, Gartside & Company amalgamated with the leading companies in the industry in order, *"to preserve the tradition and standing of calico printing and to produce textiles of a high standard at reasonable prices."*

vi) The new company which absorbed Gartside's, known as The Calico Printers' Association Ltd (CPA), was formed in 1899 by the amalgamation of 46 printing concerns and 13 merchanting concerns, some with weaving and spinning interests. At its inception, the CPA accounted for over 80% of Britain's output of printed cloth. The new company developed in its first offices at 56 Mosely Street, before construction of its new head office (the magnificent St James's Buildings) was completed in 1912 on Oxford Street, Manchester.

vii) Consequently, the former warehouse and office premises at 60 Spring Gardens had a relatively short life as a base for Gartside & Company and had been partially converted to an insurance office by the late-C19th. The warehouse section remained in part into the early-C20th, accessed from Fountain Street and Concert Street, with the Spring Gardens frontage occupied by the Caledonian Insurance Company. This nationally established insurance company adapted the former warehouse building with a main entrance from the corner of Fountain Street and Spring Gardens.

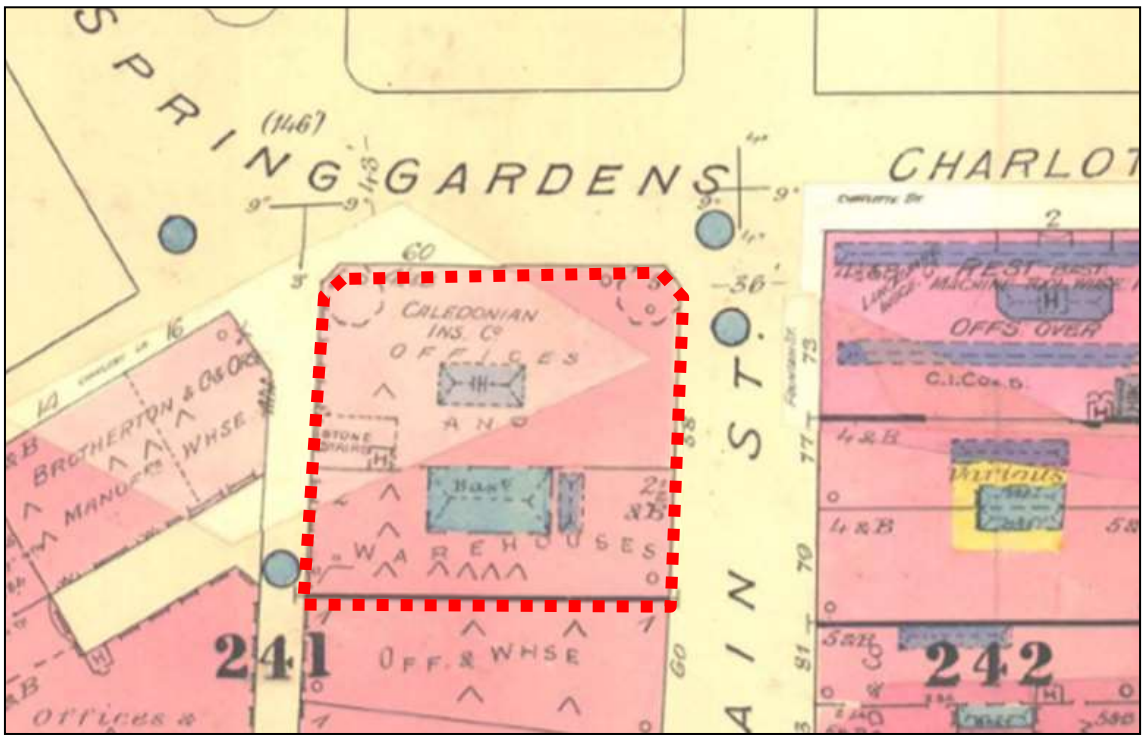


Fig. 5. Goad Fire Insurance Plan dated 1886, showing the partially converted warehouse at 60 Spring Gardens, occupied by Caledonian Insurance Company and with Spring Gardens yet to be fully developed. The plot to the north of the subject site is now known as 49 Spring Gardens and was a commercial building (originally a textile warehouse) built in a contrasting Gothic style in 1888-91, also by architect Alfred Waterhouse.

viii) By the late-C19th Century Spring Gardens was recognised as the location for the major city banks and was largely populated with financial institutions. The building now known as 60 Spring Gardens was no exception and continued to be used as an insurance office and as professional services base into the C20th.

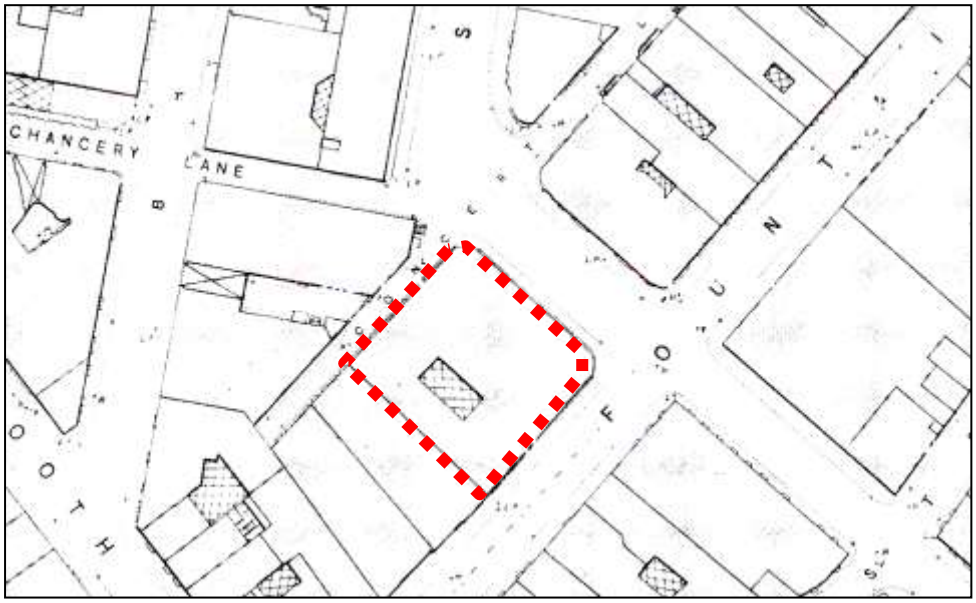


Fig 6. Extract from OS.1891 Showing 60 Spring Gardens, which had by then been partially converted to office use, and the completed development of the streetscape.

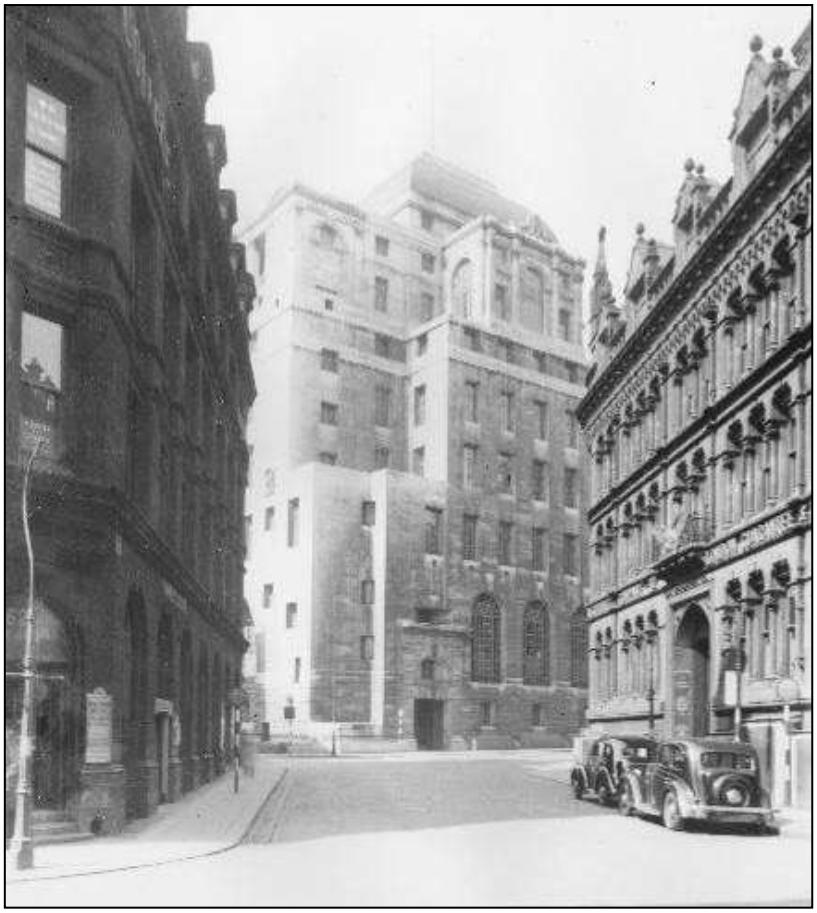


Fig. 7.
The subject site in 1944 (left of the image) in use to accommodate a major insurance company, as well as smaller professional offices.

ix) 60 Spring Gardens largely remained in use as an insurance office throughout the C20th, latterly occupied by Minster Insurance until the 1980s, culminating in its comprehensive redevelopment and interior conversion, on behalf of the Norwich Union Insurance Group in the 1980s.

x) The major redevelopment by Norwich Union of the former warehouse, was granted planning permission by Manchester City Council on 04 January 1984, prior to the building first being listed. The redevelopment was designed by architects Leach Rhodes Walker of Manchester, and is described in the MCC Register of Applications (reference 202526) as follows,

"Major refurbishment of existing office building behind the retained façade, including the provision of new floors and service core, and the erection of a new office extension to the rear".

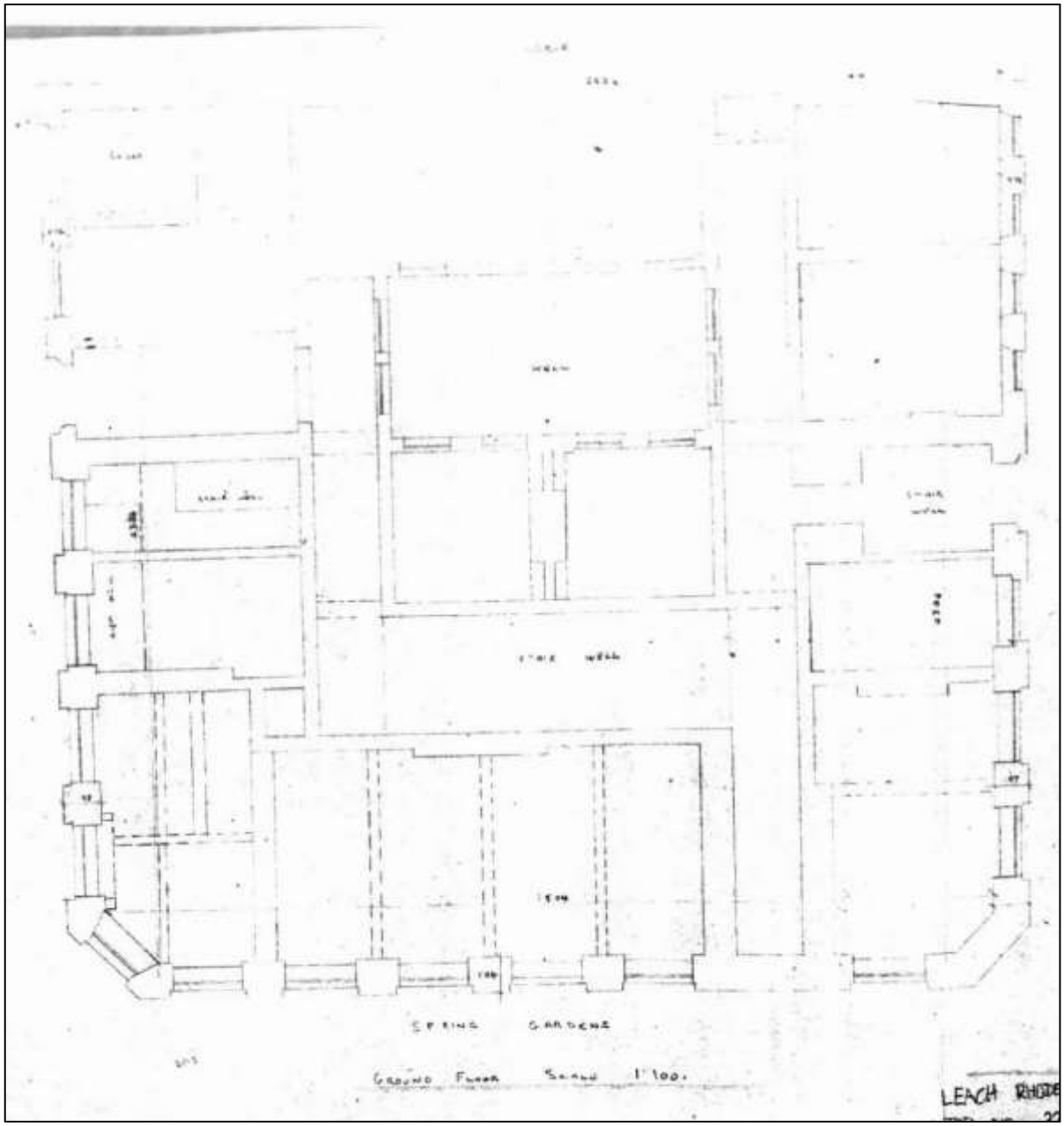


Fig 8: Ground floor plan prior to re-development (1984). Note the compartmentalised interior and that the entrances are from Fountain Street and Concert Lane.

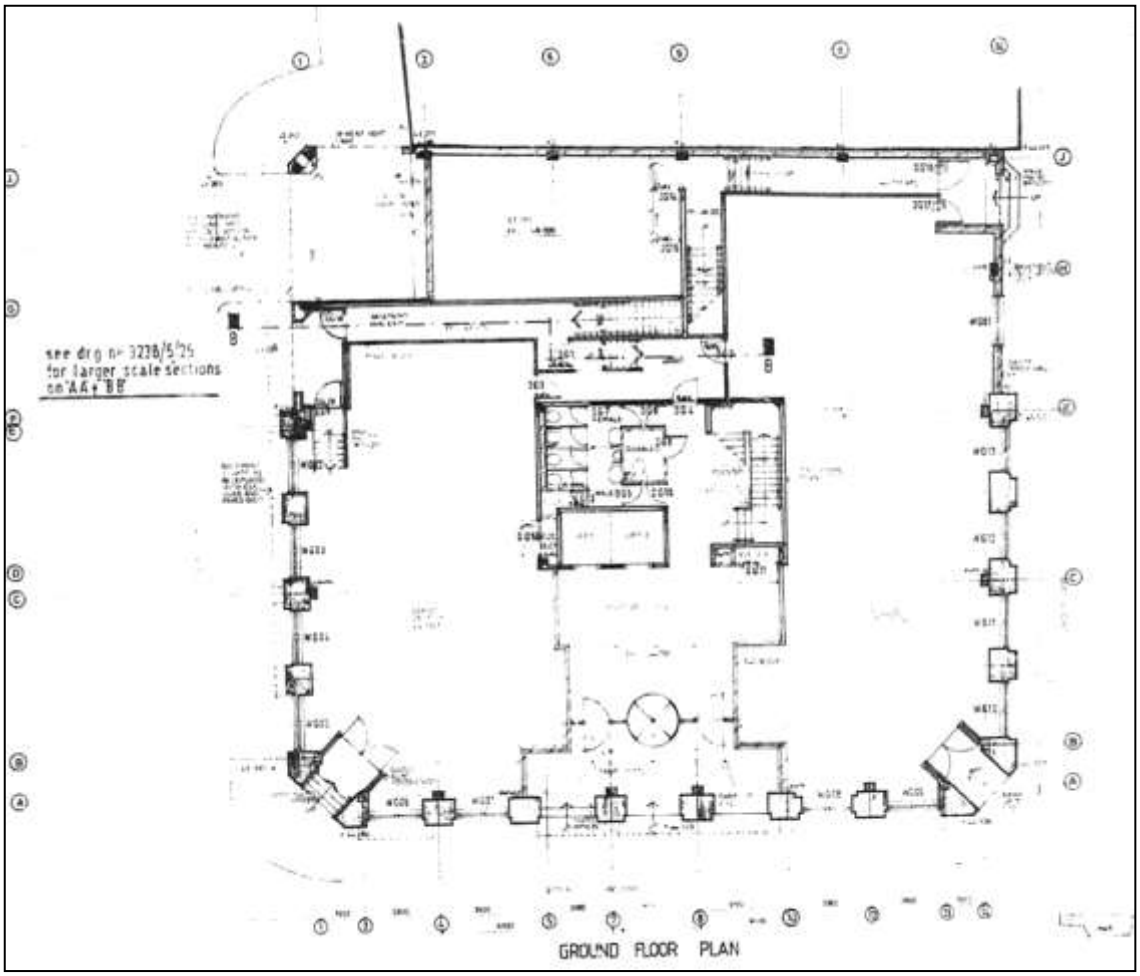


Fig 9: Ground-floor as proposed (and constructed) by Leach Rhodes Walker (1984) . Note that the facade only has been retained, with new entrances accessing Spring Gardens.

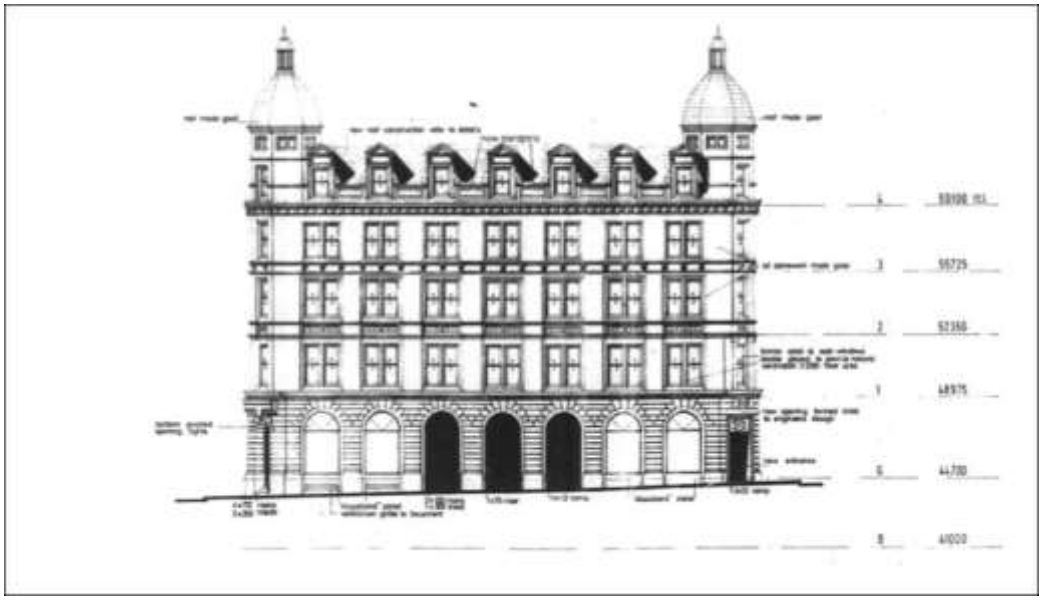


Fig 10: The implemented LHS plans (1984) illustrating the altered Spring Gardens elevation.

xi) The building was first statutorily listed on **06 June 1994,** after the implementation of the major redevelopment works, and without any internal inspection.

xii) The Planning history from the 1980s helps define the series of alterations to the building and reveals the existing fabric status of the much-altered building.

Extracts from Planning Register – Planning & LBC – 60 Spring Gardens, Manchester.	**Status?**	**Permanent alteration to original, Waterhouse fabric?**
Alterations to existing entrance on Spring Gardens and formation of new fire exit to Fountain Street. Ref. No: F13869 - Validated: 30 Jun 1980	Application **approved**. 10.09.1980	**Yes.** Lowering of main street front entrance threshold and creation of new exit.
A) Illuminated emblem sign mounted on glass above entrance doorway, splay corner elevation of **licensed premises.** B) Illuminated individual letter name sign, above entrance doorway, splay corner elevation. Ref. No: F/AD02922 Validated: 30 Jul 1980	Application **approved** 10.09.1980	**No.** Signage addition to external façade – now removed.
Major refurbishment of existing office building **behind the retained facade**, including the provision of new floors and service core, and the erection of a new office extension to the rear Ref. No: 020526 Validated: 21 Oct 1983	Application **approved** 04.01.1984	**Yes. Comprehensive redevelopment** which resulted in the demolition of the entire interior and roof, retaining only the street frontages.
Formation of new entrance to offices at Spring Gardens/Concert Lane corner Ref. No: 022121 Validated: 14 Jun 1984	Application **approved** 07.08.1984	**Yes.** Lowering of threshold and creation of new level entrance in splayed corner to Warehouse.
Erection of dish antenna on roof of existing office Minster House 60, Spring Gardens. Ref. No: 028992 Validated: 22 Apr 1987	Application **approved**. 20.05.1987	**No.** Addition to modern roof structure.
Construction of metal gates and railings around entrance to car-park. Ref. No: 043246/FO/CITY1/93 Validated: 25 Mar 1993	Application **approved**. 14.05.1993	**No.** Street frontage railings to Fountain Street elevation largely impact on the reconstructed part of the façade to give access to the basement car-par via an internal vehicle ramp.
60 Spring Gardens was listed on 06.06.1994, due to the quality of the elevations and the relationship to architect, Alfred Waterhouse. Listed building consent subsequently required for alteration works.		
LBC -Construction of condenser unit on roof. Ref. No: 057859/LO/CITY1/99 Validated: 22 Oct 1999 PA - construction of condenser unit on roof Ref. No: 057858/FO/CITY1/99 Validated: Fri 22 Oct 1999	Application **approved**. 17.12. 1999 Application **approved.** 17.12. 1999	**No.** Installed services impact on the reconstructed part of the roof. **No.** Installed services impact on the reconstructed part of the roof.

LBC - Installation of 9 no. condenser units to roof Ref. No: 068383/LO/2003/C1 Validated: 02.06.03 PA - Installation of 9 no. condenser units to roof Ref. No: 068382/FO/2003/C1 Validated: 02.06.03	Applications **approved** 27 Jul 2003	**No.** Installed services impact on the reconstructed part of the roof.
LBC - installation of new full height glazed screen with automated opening doors Ref. No: 099730/LO/2012/C1 Validated: 15.08.12 PA - Installation of new full height glazed screen with automated opening doors. Ref. No: 099158/FO/2012/C1 Validated: 15.08.12	Applications **approved** 10 Oct 2012	**No.** The new screen is in the new-build component located behind the street arcade.
LBC - for the internal refurbishment for the proposed coffee shop, including associated plant and equipment and external signage. Ref. No: 115520/LO/2017 Validated 21.04.2017 PA - Change of use for part of the ground floor to Class A3 (Cafe) and associated external plant and equipment. Ref No: 115519/FO/2017 Validated: 21.04.17	Applications **approved** 14 Jun 2017	**No.** The introduction of the café is considered to have enhanced an otherwise redundant space within the Upper King Street conservation area. The development made no changes or alterations to the exterior
2no. externally illuminated projecting signs and internal, window bay signage. Ref. No: 118258/AO/2017 Validated: 12.12.17	Application **approved** 05 Feb 2018	**No.** Whilst this temporarily alters the aesthetic character of the building, the signage is reversible and unobtrusive.



Fig. 11. The building was re-opened for office use in 1986 by Sir Bobby Charlton.

xiii) It will, therefore, be clear that the comprehensive redevelopment of 60 Spring Gardens (in accordance with the consent granted in 1984) has resulted in the removal of the original form and architectural detailing of the former warehouse and office. The latter use as offices was fully established prior to the building's comprehensive redevelopment and has been subject to minor alterations since the implementation of the major development.



Fig. 12. The aerial view of 60 Spring Gardens demonstrates the extent of the re-construction behind the retained facades.

xiv) The existing fabric status of the much-altered building which is discussed in more detail below.

4. Heritage character & building context



4. HERITAGE CHARACTER AND BUILDING CONTEXT

4.1 Introduction

i) This section of the report describes the character of the area that surrounds 60 Spring Gardens, which forms its context within the city's historic environment, as well as the heritage value of the extant building. The location is within the southern part of the expansive Upper King Street Conservation Area, while the building comprises a comprehensively redeveloped former textile warehouse.

ii) Consequently, this section appraises the area's streetscape sensitivity and the surviving fabric of the original building, to evaluate their capacity for change, or identify how these heritages assets might be affected by the proposed development.

4.2 Contribution to the streetscape within the conservation area.

iii) It will be evident that the proposed alteration of 60 Spring Gardens will make a relatively modest impact on the character and appearance of the expansive Upper King Street Conservation Area. The external impact of the ground-floor development will largely be defined by the introduction of glazing and entrance doors to the three arches facing onto Spring Gardens. However, in cumulative terms the proposal must demonstrably have a positive impact on the character and appearance of this part of the historic environment. Therefore, the following analysis is a proportionate account of the area's character and distinctiveness which could be impacted by the proposed new use and building alterations.

iv) This part of the conservation area is defined by its architectural diversity, documenting the evolution of this area from an up-market residential district in the late-C18th, through warehousing related to the textile industry in the C19th, to become established as an office and financial district by the early-C20th. The following defines the characteristics of the area which will influence how the design proposals for the site will impact of the area.

v) 60 Spring Gardens is located on a junction which gives prominent views along the key routes of: Fountain Street, Spring Gardens and from Charlotte Street. The existing contribution of the building to these streetscape views are discussed below, as measured against the criteria established in the Heritage Impact section (below).

vi) The following assessment of the heritage value of the **existing** streetscape aims to appraise the heritage significance of identified views as a contributor to the visual significance of the Upper King Street Conservation Area, as well as helping to define the character of the grade-II listed building. The visual impact evaluation method utilises the guidance and criteria set out in Historic England's, *"The Setting of Heritage Assets"* (2017). This method is also used below to evaluate the impact of the proposed development on the building and Conservation Area.

vii) The purpose is to evaluate the existing visual contribution of the building as a component of the historic environment. The value/importance of individual heritage assets identified within the view, and the value/ importance of the view as a whole, are measured as being **high, medium or low** in accordance with Historic England's May 2017 guidance.

4.3 Existing streetscape – Fountain Street (looking south-west).

i) The prominent corner turrets of 60 Spring Street identify the former warehouse as a positive streetscape contributor. The current entrance under the corner turret directly addresses the junction of the roads and the attic dormers and scale at this location provide an important corner emphasis.

ii) The late-C20th redevelopment of many of the buildings along Fountain Street, as well as the widened street-edge (part of the aborted post-war traffic plan) result in the corner of 60 Spring Gardens being prominent in the streetscape. The arcaded ground-floor forms the key focus of the streetscape, both from a distance and in the immediate and intimate street views.

iii) The view is focused on a collection of designated heritage assets (primarily the grade-II listed buildings) at the road junction where their significance is well represented and benefit from being seen in combination with each other.



Fig 13: 60 Spring Gardens from Fountain Street – high significance as a streetscape component. Site visit April, 2019.

iv) This is a **Medium value** view (Figure 13) which is of evident importance at the streetscape level as a positive contributor to the character of the Upper King Street Conservation Area. The grade-II listed building is a clear focus of the street-view. The arcaded ground floor openings (originally windows) are evident in the streetscape.

v) The view is not defined in Manchester's local planning policy. However, the evident architectural and historic significance of the elevation as a listed building which is part of a wider collection of heritage assets, requires that special consideration needs to be given to the conservation of this contributor to the historic environment.

4.4 Existing streetscape – Spring Gardens looking NW (junction with Fountain St).

i) The junction of Spring Gardens, Fountain Street and Charlotte Street is defined by the collection of historic building which enclose the space. 60 Spring Gardens is the most prominent having been design to be appreciated from each of the street-views. The focus is on both the ground-level arcade and the corner turrets.

ii) The sandstone ashlar former warehouse building is viewed as part of the setting of the later, former bank at 100 King Street, the latter dominates the street-views by its scale and use of Portland stone for its elevations. In contrast 60 Spring Gardens is more in keeping with the Victorian character of the streetscape.



Fig 14: 60 Spring Gardens from Fountain Street – a highly significant streetscape component. Site Visit: April, 2019.

vi) This is a **Medium value** view (Figure 14) which is focuses on the expression of the (altered) architectural character of the grade-II listed 60 Spring Gardens. The location on the junction reveals the of evident importance at the streetscape level as a positive contributor to the character of the Upper King Street Conservation Area. The grade-II listed building is the focus of the street-view and channels views along Spring Gardens towards the adjacent grade-II* listed former Midland Bank.

vii) The view is not defined in Manchester's local planning policy. However, despite the clear alteration of the elevations, the architectural and historic significance of the former warehouse complex as a building of special architectural and historic interest remains evident in the streetscape.

4.5 Existing streetscape – Spring Gardens looking SE.

i) The junction with King Street provides views of a collection of listed-buildings, interspersed with modern additions. 60 Spring Gardens is the clear focus of views leading through the tightly-grained streetscape, with a particular focus on the relatively modern (altered) entrance on the corner of Spring Gardens and Concert Lane.

ii) The streetscape views draw pedestrians through the built fabric, led by the visual anchor of 60 Spring Gardens. The 1984 redevelopment of the building largely retained the external fabric and the internal alterations are screened to present the historic character of the building as a fine, Renaissance style, C19th commercial building**.**



Fig 15: 60 Spring Gardens from junction with King Street – high significance as a streetscape component. Site visit: April, 2019.

viii) This is a **Medium value** view (Figure 15) which expresses the diverse collection of the listed buildings which enclose the streetscape and to which 60 Spring Gardens makes a particular, and positive, contribution. The architectural form and character of the grade-II listed 60 Spring Gardens is well expressed in the street-view and reveals its importance at the streetscape level and a positive contributor to the wider, eclectic character of the Upper King Street Conservation Area.

ix) The view is not defined in Manchester's local planning policy. However, the architectural character and significance of the former warehouse complex as a building of special architectural and historic interest remains evident in the streetscape. The viewpoint emphasises the importance of the corner and the need to carefully consider alterations to the elevations. The rhythm of the ground floor arched openings are evident in the streetscape.

4.6 Existing heritage value, character and building fabric – 60 Spring Gardens.

i) It will be clear that the existing heritage value of the grade-II listed 60 Spring Gardens is essentially confined to the external elevations, as the comprehensive redevelopment following the implementation of the planning consent in 1984 has created a 'façade' development. The success of this development is evident from the subsequent listing (1995) which only considered the external quality of the sandstone streetscapes.

ii) The key criteria for listing are special historic or architectural interest. Consequently, to determine the significance of a certain component of a heritage asset the sum of its: architectural, historic, artistic, or archaeological value needs to be disaggregated and determined. Given the extent of alteration resulting from the mid-1980s redevelopment the following assessment is focused on the architectural integrity and authenticity of the building. This has been used to inform and justify conclusions on the capacity for change. The focus is on providing necessary and proportional amount of information, to justify any further alterations, based on the perceived level of heritage significance.

iii) The assessment of the significance is based on both desktop research and on-site visual surveys (April, 2019). The grading of significance is tailored to 60 Spring Gardens, to disaggregate the relative values of its components. The assigned grading value should not be compared to other buildings within the warehouse typology, as the grading is a specific measure of 60 Spring Gardens unique character and components. The following interprets the heritage values of the fabric (not views which are considered separately above) as assigned to 60 Spring Gardens in this report.

iv) **High significance** relates to those parts or elements of the structure deemed to be of particularly special interest. These components are *fundamental* to the understanding of the architectural design, and play a major role in reflecting the: evidential, historic, aesthetic or communal values of the surviving building. The compromise or loss of such elements (through demolition, removals, or alterations) could potentially cause a *highly adverse impact* on the special interest of the building and should thus be avoided in the proposed development.

v) **Considerable significance** relates to those components of the structure deemed to be of special interest, despite alteration. They are *important* to the understanding of the architectural design concept, and play a considerable role in reflecting the building's: evidential, historic, aesthetic or communal values. The loss of such elements (through demolition, removals, and/or alterations) could potentially cause a *moderate adverse impact* on the special interest of the listed building.

vi) **Low significance** relates to those components of the structure deemed to be of more modest interest. They provide a *minor* contribution to the understanding of the architectural design concept and a modest role in revealing the buildings' evidential, historic, aesthetic or communal values. The loss of such elements (through demolition, removal, or alteration) may cause a *minor adverse or neutral impact* on the special interest of the building.

vii) **None/Detrimental** relates to features or elements that do not contain any special interest. These can detract from the significance of the building and maybe evidence of poor craftsmanship or ad-hoc refurbishments. The loss of such elements (through demolition, removal or alteration) could potentially have a neutral or beneficial impact on the special interest of the building.

viii) The following tables evaluate the heritage value of the external and internal fabric of 60 Spring Gardens. The first table considers the ground-floor unit proposed to be re-developed so to extend the reception area fronting onto Spring Gardens Street. The adjoining unit, accessed from the corner of Spring Gardens and Concert Lane is included for comparison, along with the basement.

ix) The existing office units situated on the ground floor were created during the major redevelopment in the 1980s. The corner entrance was originally a window with both the goods and staff entrances located further along the elevation on Fountain Street (see Fig 8 above).

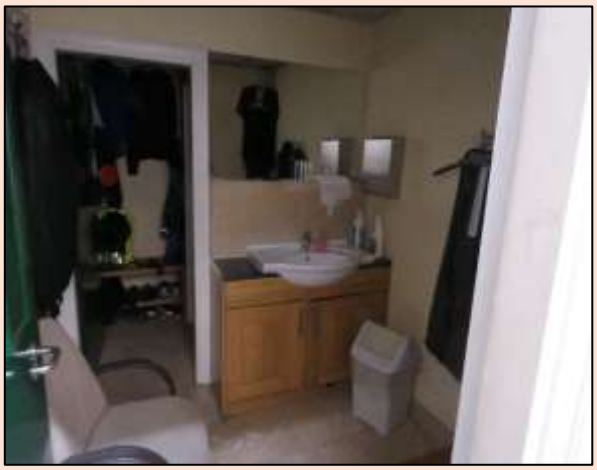
60 Spring Gardens – North-west Elevation	**Description**	**Heritage Value?**
 View looking NW along Springh Gardens showing the arcade entrance formed during the 1980s redevelpoment.	The street frontage has been opened by the lowering of the cills of the former windows to create an arcaded entrance. The marble plinth is modern. The rusticated stonework remains prominent. The lighting is a modern replacement. The windows are modern replacements.	**Heritage significance:** **High** This is a part of the surviving historic fabric and retains the general expression of the original street frontage despite the new arcade entrance, and the alteration of the fenestration. **Sensitivity to alteration:** **considerable.** The removal or adaptation of any further stone fabric will result in a significant erosion of the heritage value. Signage and lighting needs to be sensitive to the streetscape opening and the elevation in general.

x) The evaluation of the ground-floor units facing Spring Gardens and Fountain Street reveals that there is no surviving historic fabric on the interior. The fenestration and original access doors have also been altered, removing all the original fabric. The current arcade was established in the 1980s following the removal of the original windows facing onto Spring Gardens and the removal of all cills. As the building was listed after the former warehouse was comprehensively altered, the heritage significance of the Spring Garden elevation is limited to the sandstone facades.

60 Spring Gardens ground-floor reception area / open arcade fronting onto Spring Gardens	Description	Heritage Value?
  	Recessed reception area fronting onto Spring Gardens. The images to the left illustrate the sandstone elevation, which is of intrinsically high significance. Whilst this has been altered, i.e. converted into new entrance in the 1980s. The character and architectural style of the elevation has been maintained. The image below, however, illustrates the largely incohesive front reception area at Spring Gardens side. The three open arches were created during the late-C20th renovation. Nevertheless, the design and implementation of material which is proposed should be carefully arbitrated so not to impact the distinguishing recess of the arches.	**Heritage significance:** **High.** **Sensitivity to alteration:** **Considerable.** Despite the former amendments to the façade and enclosed reception area, the historic character and existing fabric is of intrinsically high significance. The removal/reversal of the changes made in the late C20th and reintroduction of original plan form would result in a positive contribution to the building and the Upper King Street Conservation Area. The removal of any of the interior fabric will result in no loss of historic fabric. The retained sandstone façade is attached and supported by concrete piers which further support the internal walls. The windows/doors are all modern replacements from the late-C20th.

Late C20th Interior	Description	Heritage Value?
 	The images on the left illustrates the complete reconfiguration and reconstruction of the interior. The suspended ceilings comprise modern lighting and fittings. The walls in the corridors are gypsum plaster board and the bathrooms comprise tiled floors and ceilings.	**Heritage significance: None.** **Sensitivity to alteration: None.** The interior fabric is of a functional modern construction with its materials dating from the re-development in the 1980s. The removal of any of the interior fabric will result in no loss of historic fabric**.**
 	The suspended ceiling comprises tiles and modern light fittings. The supporting internal piers are shown to the left of the picture. The raised concrete floor is overlaid with boards and carpet. The walls are Gypsum plaster boards overlaid on concrete piers. Note: the images shown here are representative of much of the upper floorspace. The suspended ceiling cuts across the head of the arched window openings but is behind the façade so not visible on the main elevation.	**Heritage significance: None.** **Sensitivity to alteration: None.** The removal of any interior fabric will result in no loss of historic fabric. The piers support the retained sandstone façade. The windows shown on fountain street are modern replacements from the late C20th.

xi) As noted above, the building was listed after the former warehouse was comprehensively altered, the heritage significance of the Fountain Street and Spring Gardens elevations are thus limited to the rusticated sandstone facades. The basement is of no heritage value, comprising all reconstructed fabric.

60 Spring Gardens – Basement garage (accessed from Fountain Street).	**Heritage Value?**
 	**Heritage significance: None.** **Sensitivity to alteration: None** The images to the left show the former basement of the warehouse, which is now the car-park and service core. The modern structure supports the external retained facades. There is no historic fabric in the basement. The interior fabric is of a functional modern construction with its materials dating from the re-development in the 1980s. The removal of any of the interior fabric will result in no loss of historic fabric.

4.7 Contribution to the setting of adjacent listed buildings.

i) The following plan and table identifies the designated listed buildings which enclose the site and outlines the potential contribution to their setting made by 60 Spring Gardens. The general assumption is that where there is a clear relationship with the adjacent listed building (in terms of its impact on setting) the potential impact on the character and special interest of that building resulting from proposed development works needs to be considered, to avoid any unmitigated compromise of the heritage asset.

ii) The tightly grained character of the streetscape means that 60 Spring Gardens only has a visual relationship to the immediately adjoin listed buildings, as shown on the following plan and table. The robust character of each of the streetscape components will mean that each designed heritage asset, while viewed as a group, retains its own architectural presence in the streetscape and has a limited impact on the setting of its neighbours.



Fig. 16: The adjoining listed buildings which enclose the site (refer to table below).

Plan ref.	Listed Building	Designation	Relationship to 60 Spring Gardens	Mitigation Required?
1	Former Midland Bank (Gotham Hotel)	Grade II*	The former bank/now hotel dominates the streetscape by means of its size and contrasting material. The development site is aligned with the former rear and side office entrance of the robust building.	The internal works will have no impact. The introduction of new glazed doors will need to be carefully considered to complement the streetscape, particularly looking NW along Spring Gardens towards the hotel entrance.
2	47 Spring Gardens	Grade II	Narrow elevation to Spring Gardens, facing the site across the road.	The internal works will have no impact. No. The location and orientation of the main elevation results in little substantial relationship.

3	49 Spring Gardens	Grade II	Former textiles warehouse, now offices contemporary with 60 Spring Gardens and also by Alfred Waterhouse. Sandstone. Faces the site across Spring Gardens.	The internal works will have no impact. The introduction of new glazed doors will need to be carefully considered to complement the streetscape, particularly looking NW along Spring Gardens towards the hotel entrance.
4	Chancery Chambers (58 Spring Gardens)	Grade II	Encloses Chancery Lane adjacent to the site but orientated to the street in a manner which avoids being read as clear group.	None specific. Location and orientation negates any potential heritage impact.

4.8 Building and streetscape character conclusions.

i) The above assessment has briefly outlined the key qualities within the immediate streetscape which forms the setting of 60 Spring Gardens and influences its appropriate development. The tightly grained streetscape and the multiple heritage assets within the Conservation Area define the heritage value of the area. The context is, however, defined by its variety of architectural styles, materials, scale and a shared history of evolution and is characterised by cycles of renewal.

ii) It will be clear that the comprehensive redevelopment of 60 Spring Gardens in the 1980s means that focus needs to be made on enhancing the character of the exterior. The reconstructed interior is capable of extensive adaption without any loss of heritage value.

iii) With regard to the streetscape, the collection of robust, individually designed historic buildings along King Street and Spring Gardens remain evidently of high architectural value and are the dominant streetscape components, capable of being distinguished even in the tightly grained streets. Consequently, the dense urban layout of the area only affords short-to-mid-range views of the varying streetscapes.

iv) Important kinetic views are revealed moving southwest along Fountain Street towards Spring Gardens, with the corner entrance being a focal point. Further views looking north-westerly from the junction of Mosley Street and Spring Gardens towards the Grade II* listed Midland Bank, and Waterhouse's two Grade II listed warehouse buildings are highly significant, and form one of the most significant views within the Conservation Area.

v) The high architectural, aesthetic and streetscape values of the subject site enhances the setting of the surrounding listed buildings. However, there is a substantial capacity for change, and an opportunity to enhance the architectural and urban qualities of the streetscape, by means of an enhanced ground-level activity. The proposed alterations would better respect the original plan form of the building prior to the late C20th redevelopment, in which time the recessed reception area was introduced.

5. Significance Statement



5. SIGNIFICANCE STATEMENT.

5.1 Purpose and methodology.

i) The above assessment has briefly outlined the key qualities within the immediate streetscape and integral to 60 Spring Gardens which the will influence its appropriate development. The tightly grained streetscape and the multiple heritage assets within the Conservation Area define the broad heritage value of the area. The specific architectural context is, however, defined by its variety of building styles, materials, scale and a shared history of evolution, and is characterised by cycles of renewal.

ii) This significance statement is structured to provide an objective description of 60 Spring Gardens which can then be used to measure any development impact. The methodology of significance accords with the requirements of the NPPF and uses Historic England's methodology outlined in its 2008 document, *"Conservation Principles, Policies and Guidance"*.

iii) Consequently, the designated heritage asset's significance is determined by an analysis of the relevant aspects of the following:

- ***Evidential Value*** *– this relates to the potential of the place to yield primary evidence about past human activity,*
- ***Historical Value*** *– relevant to ways in which the present can be connected through a place to past people, events and aspects of life,*
- ***Aesthetic Value*** *– focusing on the ways in which sensory and intellectual stimulation is derived from the place,*
- ***Communal Value*** *– relating to the meaning 60 Spring Gardens has for the people of Manchester and the collective experience of memory they hold.*

5.2 The heritage value of 60 Spring Gardens.

i) The subject site is a positive contributor to the Upper King Street Conservation Area and is a grade-II listed building. It also falls within the setting of the grade-II* Listed Midland Bank, and the grade-II listed 47, 49 and 58 Spring Gardens. The building is thus a heritage asset of considerable significance despite the extent of its redevelopment. The heritage value of the building is summarised below by reference to Historic England's methodology outlined in its 2008 document, "Conservation Principles, Policies and Guidance".

Evidential value.

ii) Historic England state that, *"evidential value derives from the physical remains or the genetic lines that had been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement*" (Conservation Principles, Para 36). The early design use of 60 Spring Gardens as a warehouse has been lost, as the building was redeveloped in the mid-1980s. Consequently, the physical evidence of the character and management of the textiles company which built the original premises has been lost.

iii) The streetscape continues to broadly express (through the former C19th commercial, banking, insurance and warehouse buildings) an important part of Manchester's transition from the cotton trade to commercial premises. However, the large scale of demolition around Spring Gardens has eroded the evidence and thus appreciation of the origins and evolution of the tightly grained commercial area.

iv) Similarly, the extent of reconstruction of 60 Spring Gardens means that the building is more difficult to be read as the work of renowned architect Alfred Waterhouse.

v) The ***evidential value*** of 60 Spring Gardens is, therefore, considered to be **low.**

Historical Value.

vi) As noted by Historic England, the historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. Consequently, the authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Thus, historical values are harmed, *"only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value."* (Conservation Principles Para 44)."

vii) The building is representative of the latter stages of the commercial dominance of the textile industry and its evolution into the C20th. Thus 60 Spring Gardens, despite its extensive alteration can still be read as a component of the evolution of this part of the city into an important banking and financial district.

viii) The building also remains an example of the work of national important architect, Alfred Waterhouse, and is of some historic interest for that reason, although diminished by alteration.

ix) The historical value of 60 Spring Gardens is, therefore **modest,** as diminished by C20th alterations.

Aesthetic Value.

x) The aesthetic value of 60 Spring Gardens derives from the ways in which people draw sensory and intellectual stimulation from the place, in this case as a result of the conscious and considered design of the building. Historic England emphasise that, *"aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive."* (Conservation Principles Para 47).

xi) The building is perhaps an interesting (and successful) example of a 1980s-development approach (facadism) but also retains architectural interest for the strength of the streetscape expression. The building contributes positively to the vibrant mix of commercial and office buildings dating from the Victorian, Edwardian and mid-20th Century and is carefully conceived to take full advantage of its street location and orientation.

xii) The external Renaissance-style elevations have been altered and cleaned but retain the expression of its fine sandstone ashlar detailing. The carefully considered rectangular plan addresses the corner site with narrow chamfered corners which rise to turrets over four-storeys, anchored by the rusticated ground-floor and considered use of classical detailing. The ground-floor arcade of round-headed arches is now the dominant streetscape feature focusing the entrance on Spring Gardens to the upper-floor offices.

xiii) The carefully considered location and orientation, as well as the quality of the elevations (despite the alterations) result deliver an aesthetic value of **considerable** value.

Communal

xiv) The communal value of a building or place derives from the meanings that people who relate to it retain as collective experiences or memories. Historic England note that such communal values, *"are closely bound up with historical value, but tend to have additional and specific aspects"* (Conservation Principles, Para 54).

xv) The communal value of 60 Spring Gardens as an example or remnant of the textile and financial district of Manchester is clearly diminished by the series of changes of use and the extent of alteration. The social connections with the building are now limited and thus the communal value is **low**.

xvi) The above definition of the significance of the building and its ground-floor spaces in 60 Spring Gardens has, therefore, influenced the design development for the proposed development. The impact of the development, as measured against the significance of the building's fabric and spatial qualities, is considered below.

6. Development Impact



6. IMPACT ON HERITAGE SIGNIFICANCE

6.1 Introduction and methodology.

i) This assessment of the impact of the **proposed alterations** on the significance and heritage values of 60 Spring Gardens is intended to evaluate the planning and listed building consent applications for the minor alterations of the site. It provides a summary of the potential impact of the development proposals on the grade-II listed building complex and its immediate setting.

ii) The assessment is informed by the evaluation of the building's heritage significance set out above. The impact assessment is intended to identify the impact of the proposed development on the surviving significant components of the grade-II listed building. The key purpose of the impact assessment is to ensure that the proposals demonstrably meet heritage planning policy by *balancing* the degree of change, to deliver both a sustainable use while contributing to wider conservation objectives established in national and local policy.

iii) The method used below is a synthesis of the Historic England's guidance on *"Conservation Principles"* (2008). The methodology established to evaluate visual impact set out in their 2015 document, *"The setting of heritage assets"* and its 2016 guidance on *'Making Changes to Heritage Assets'.* The assessment method is also based on the policy requirements of the NPPF, which requires that new development should be demonstrably *"sustainable"* thus securing the protection or enhancement of the historic environment.

6.2 Scope of the proposed works.

i) The proposed development essentially comprises works to the interior of the altered building. The proposals aim to minimise the loss or compromise of the building's significance. Consequently, in evaluating the overall impact of the development, careful consideration has been given to the balance of benefits in order to reach a proportionate and justifiable conclusion.

ii) The key planning test is the extent to which the **minor alterations** secure the building's future and its contribution to the Upper King Street Conservation Area, while maintaining the fundamental integrity and fabric authenticity of the listed building. The impact of the **minor alterations** is considered below.

iii) Despite the grade-II listed status of the building, **repairs and decorative works** to the fabric of the building do not require Listed Building Consent (LBC) or Planning Permission, if the works are carried out using the same materials and techniques and do not affect the significance of the heritage asset. It is established in Historic England's Advice Note 2, '*Making Changes to Heritage Assets'* that repair works necessary to sustain the heritage values of the building (such as to the exterior stonework) do not require LBC and will meet the requirements of the legislation when :

a. the impact of such minor-works on the significance of the building is clearly understood,

b. the long-term consequences of the repairs can be demonstrated to be benign and are designed to avoid prejudicing alternative repair solutions in the future,

c. the repair works are designed to avoid or minimise harm.

iv) The **repair and decorative works** outlined below are essentially maintenance repairs and are included for information only, to demonstrate the beneficial management regime which is part of bringing this building back into full and sustainable use. The planned repairs are limited to those necessary to make failing fabric elements sound and capable of continuing to fulfil their intended functions. These additional works thus clearly meet the definitions set out in Historic England's advice note 2.

v) The minor stonework repairs essentially comprise repair of soiled and damaged materials and repointing, with replacement on a like-for-like basis where necessary to make good the eroded face of the stonework. There will be no replacement of original material and the repairs are simply required to resolve water-penetration and damp staining to sustain the life of the façade.

vi) The proposed repairs and decorative works are included below (**Appendix 2**) simply for completeness and to demonstrate the extent and appropriate nature of the building maintenance and management regime. These works do not require authorisation in the form of Listed Building Consent.

6.3 Evaluating the level of physical impact.

i) As noted above, the NPPF requires that, when considering the impact of a proposed development on the significance of a designated heritage asset, that *great weight* is given to its conservation, in order to avoid any 'harm' which might diminish the value of the asset.

ii) Significance derives not only from a heritage asset's physical presence, but also from the contribution of its setting. The question as to whether the proposed physical works will cause **any** harm is a judgment having regard to the circumstances of the case and the policy in the NPPF. However, the Planning Practice Guide 2018, which supports the NPPF notes that 'substantial harm', *"is a high test, so it may not arise in many cases"*. It clearly does not arise in the proposals for 60 Spring Gardens, as the alterations impact on the re-developed interior, while those on the exterior are minimised to those necessary to facilitate accessibility of the reception area, returning the elevation/fenestration back up to the original building line.

iii) Therefore, when recording the most important consideration would be whether the impact of the alteration would seriously affect a key element of its special architectural or historic interest, such as an original building component. It is the *degree of harm* to the asset's significance, rather than the scale of the development that is to be assessed.

iv) The necessary changes to the fabric of the building impact on components of no heritage significance and thus would not result in any harm to its heritage value. The most evident internal impact would be the removal of existing fixtures, fittings, flooring and doors. All of which were introduced during the late C20th and are of no heritage significance. The most evident part of the alteration relates to the introduction of aluminium-framed, double, sliding-doors, which would replace the three open archways facing onto Spring Gardens. The proposed works are reversible, moderate in scale and thus would cause no demonstrable harm to the character or fabric of the historic building. The impact of the proposed works is examined in more detail below.

v) The ***overall impact*** of the proposed alterations to the individual components are measured as: *adverse; neutral; or beneficial*. The ***scale*** of the overall impact of the proposed works on the significance of the fabric of the former warehouse are evaluated as follows:

- ***negligible*** – works that result in *no material difference* to the appreciation of the character of the buildings architectural significance.
- ***minor*** – works that only make a *small difference* to the public's ability to understand and appreciate the heritage asset or its setting and may be either adverse or beneficial. Such changes will impact on components which are of modest significance and sensitivity which are exposed to change of a slight to minor magnitude.
- ***moderate*** – these are changes that make an *appreciable difference* to the public's ability to understand the former warehouse or its setting, and may be either adverse or beneficial. Such changes will impact on components of moderate significance and sensitivity which are exposed to an alteration of a large magnitude, or highly sensitive receptors exposed to change of a minor magnitude.
- ***substantial*** - these will be changes which have a *fundamental impact* on our appreciation of the former warehouse and/or its setting and maybe either adverse or beneficial. A substantial impact may be defined as the result of highly sensitive components exposed to change of a large magnitude.

vi) Mitigation measures would normally be identified in the development proposals to reduce or balance any potential adverse (or harmful) impact on the heritage assets. However, given the grade-II listed status of the building, the over-arching aim has been to demonstrate that the development's cumulative impact positively contributes to its long-term protection and enhancement, in accordance with the requirements of both national and local planning policy.

vii) A summary of the alterations and impact on the key building components is considered below. This demonstrates the achievement of the positive balance of the proposed alterations.

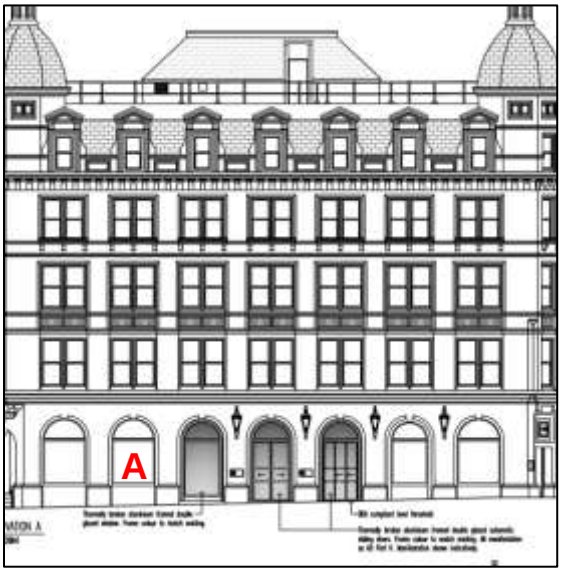
6.4 Physical impact on the grade-II listed building.

i) The proposed alterations of the listed building to reintroduce and refresh office space into the upper floors would involve some internal alteration and sub-division of the currently open-plan modern office space. The removals would entirely comprise changes to the modern stud-partitions and fixed office furniture and fittings. There will be no loss of any historic fabric.

ii) There should be no irreversible alterations made to the original fabric of the exterior facade. The redevelopment of the ground-floor reception area would result in the loss of late C20th fabric which, as existing, detracts from the character of the building. The arches were never designed to be open, as such, the proposals would reinstate a sense of completeness to the exterior (Figure 17). The alterations would have a minimal impact on the existing fabric, which comprises replacement stone.

iii) The design development has focused on enhancing and reintroducing viable use for the building, which is situated in a prominent position within the Upper King Street Conservation Area. The proposals (see Figure 18) maintain the integrity and external expression of the building, concentrating the new facilities within the internal components which are of no significance. Thus, the appreciation of the exterior proportions and historic character of the building would be retained, with the reversible installations only physically impacting on modern fabric. No alterations are to be made to any of the other elevations, the proposals are shown to only include the north-west elevation fronting onto Spring Gardens.

iv) Reference should be made to the submitted drawings and Planning Statement submitted by Cube architecture and design.



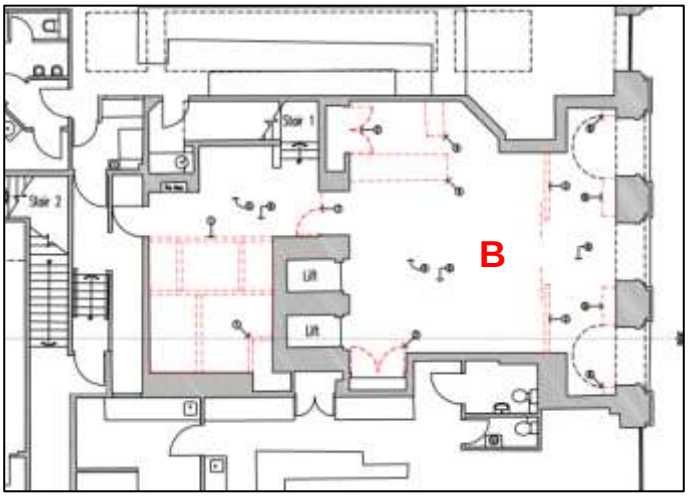


Fig 17 and Fig. 18. Illustrates the extent of the proposed re-development of the reception area. Figure 17 (left) illustrates the introduction of the glazed doors within the three open arches. Figure 18 (right) illustrates the internal amendments (in red). It is considered that the proposals for the interior would result in no loss of historic fabric.



Figure 19. Illustrates the extent of the proposals to be made to the interior, all of which is modern fabric introduced in the 1980s. The image to the top left is the basement (c). Top right: Floor 2 (d). Bottom left: Floor 3 (e). Bottom Right: Floor 4 (f).

v) The below table evaluates the key areas of **alteration** which would result from the current proposals proposed development (see Fig 17 above and refer to the Planning Submission drawings).

Ref to Fig 17 & 18.	Component	Impact on historic fabric?	Scale of impact on historic fabric.	Impact on architectural character.
A	Entrance from Spring Gardens	None. The entrance would utilise the existing arch openings and lobby which relates to the alterations implemented during the major redevelopment of 1983/4. The proposals would have a minimal impact on the surviving historic fabric.	**Minor positive.** The works would result in a *minor material change* to the historic fabric to reuse the entrance and reintroduce a much-needed sense of place within the prominent streetscape.	**Minor positive** The new use would positively re-animate this prominent elevation and utilise the existing (currently recessed and reclusive) entrance. The alterations would return the fenestrations to their original alignment.
B	Ground Floor – Reception Interior.	None. The entrance/reception area comprises of modern material which were introduced during the major redevelopment of 1983/4	**Negligible.** The interior works would result in *no material change* to the historic fabric.	**Negligible.** The proposed development only relates to the modern interior, it would therefore have no impact on historic character.
Ref to Fig 19.	Component	Impact on historic fabric?	**Scale of impact on historic fabric.**	**Impact on architectural character.**
C	Basement	None. The works would remove modern partitions of no architectural or historic interest and install new structures.	**Minor positive.** The introduction of new showers to the basement area would have no material change on historic fabric and is a suitable	**Minor positive** The works would create a more viable space, enabling better appreciation and use of the basement.

			use for the now largely redundant space.	
D	Second Floor	None. The works would remove modern partitions of no architectural or historic interest and install new doors/walls and carpets enhancing the building for contemporary office use.	**Minor positive.** There would be no loss or material change to historic fabric.	**Minor positive** The works would sustain the viable use for the building.
E	Third Floor	None. The works would remove modern partitions of no architectural or historic interest and install new doors/walls and carpets enhancing the building for contemporary office use.	**Minor positive.** There would be no loss or material change to historic fabric.	**Minor positive** The works would sustain the viable use for the building.
F	Fourth Floor	None. The works would remove modern partitions of no architectural or historic interest and install new doors/walls and carpets enhancing the building for contemporary office use.	**Minor positive.** There would be no loss or material change to historic fabric.	**Minor positive** The works would sustain the viable use for the building.

vi) It will be noted that the overall physical and visual impact would have no demonstrable impact on any historic fabric, or the heritage character of the interior space.

vii) However, the proposed use would re-establish the historic fenestration alignment bring the ground-floor of the building into active use and, therefore, assist in activating the streetscape. The alterations would not affect the values of the adjacent heritage assets in the streetscape views, or the ability to appreciate those values.

viii) Consequently, the overall heritage impact of the proposed alterations is considered to be **low beneficial.** The proposals would also enhance, to a minor extent, the heritage values of 60 Spring Gardens and continue to sustain the building as a component of Spring Gardens.

ix) The t**able of decorative and repair works** included as **Appendix 2** is presented **here for information only** and outlines the breadth of the decorative and repair works which are to be implemented as part of the overall works package. These are included for information and completeness as they evidently do not require authorisation in the form of Listed Building Consent but illustrate that the best conservation practice is applied to the maintenance of this altered listed building.



7. Conclusions

7. CONCLUSIONS.

7.1 Significance and impact

i) It is evident that the extent to which buildings make a positive contribution to the streetscape, or individually as a heritage asset, depends on their integrity as historic structures and the impact they have in three dimensions. In this instance, the purpose is to secure a new use for a prominent part of this significant building which makes a positive contribution both to the Upper King Street Conservation Area, and this part of Spring Gardens.

ii) The special interest of the grade-II listed 60 Spring Gardens, would be secured and enhanced by the proposed ground-floor reception alteration, both in terms of its significant fabric and its contribution to the character of the wider streetscape.

iii) The cumulative impact on the significant historic fabric of 60 Spring Gardens and the conservation area would be demonstrably beneficial. The existing interior of the former warehouse is now composed of entirely modern structures and materials, resulting from the comprehensive redevelopment for office use implemented after 1984. The proposals for the re-development of the upper floor offices are considered to be of low impact, as they only relate to the change/alteration of modern fabric. The current interior spaces were designed in the 1980s to be flexible and adaptable to accommodate new uses, without further compromise of the architectural interest of the building.

iv) The physical and visual impact of the proposed re-development on the significance of the former warehouse would therefore, be **negligible**, with no substantial adverse impact on the building's fabric. However, facilitating a new use for this prominent, city centre listed building offers substantial public benefits, not least in the enhancement of the vitality of the streetscape within this part of the conservation area.

7.2 Appropriately informed development

i) The NPPF requires that all planning proposals contribute to the achievement of "*sustainable development"* (NPPF. Para. 8), which in this case means the preservation of the surviving historic fabric of 60 Spring Gardens, avoiding any detrimental impact on the Upper King Street Conservation Area. This requires a *clear and proportionate evaluation* of the significance and impact on the affected heritage assets, as has been outlined above.

ii) Therefore, the design development has been informed by the evaluation of the relative value of the components of the grade-II listed building and the potential impact on the wider Conservation Area. This has enabled the modest interventions necessary to secure the new use to be focused, while retaining the essentially insular character of the former warehouse.

iii) The cumulative result of the proposed ground-floor proposed re-development is thus considered to be **low-beneficial** in heritage terms. The development demonstrably avoids any conflict with the conservation of the designated heritage asset, ensuring that the proposal clearly meets the requirements of the **NPPF, paragraphs 189 and 190.**

7.3 Positively addresses the core planning policy principles.

i) The overall heritage impact of the proposed development on the historic building has been assessed as **low beneficial**. Furthermore, in accordance with the definition of sustainable development in the NPPF (paragraph 8) the proposed alterations to the Spring Gardens elevations would make a positive contribution to the preservation of the heritage fabric of this part of the city centre.

ii) Importantly the proposed development will both visually enhance the streetscape Spring Gardens, and inject further vitality into the conservation area, without compromising the setting of the adjacent listed buildings. It would make a minor contribution to the appreciation and enjoyment of this part of the city centre.

7.4 Balanced impact on the historic environment

i) As outlined above, the cumulative impact of the proposed re-development on the significance of the grade-II listed and the Upper King Street Conservation Area is **demonstrably positive**. It has been demonstrated that the impact of the change of use will be modest and has been carefully considered to complement the character and local distinctiveness of these heritage assets.

ii) The development has been designed to respond to the constraints of the building and consequently, *'great weight'* has been given to its conservation by responding appropriately to its existing architectural form. The development will involve no alteration of any significant fabric and the cumulative social, economic and architectural impact of the development will be demonstrably out-weigh any minor interventions in the fabric.

iii) The proposed use will, therefore, cause ***no harm*** to the significance of 60 Spring Gardens, the setting of adjacent listed buildings, or the character and appearance of the Upper King Street Conservation Area. Fundamentally, the development will deliver a viable use for the vacant parts of this former warehouse building. Consequently, the demonstrably positive heritage impact is enhanced by the considerable public benefits of securing the vitality of this part of the conservation area heritage asset.

iv) In the above terms, the development will fully meet the requirements of the NPPF and Manchester City Council's local planning policy, as well as being consistent with good development design and conservation practice.

References & Appendices.



REFERENCES

The following documents have been referred to in compiling this report. Documents prepared by English Heritage are referred to as Historic England due to their change in name.

1. Planning (Listed Buildings & Conservation Areas) Act 1990.
2. Department of Communities and Local Government (2019). *National Planning Policy Framework.*
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4. Court of Appeal. Barnwell Manor Wind Energy Ltd v East Northants DC [2014] EWCA Civ 137
5. Court of Appeal. Lindblom J in R (Forge Field Society) v Sevenoaks DC [2014] EWHC 1895 (Admin).
6. Historic England (2016). *Making Changes to Heritage Assets. Advice Note.2.*
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14. Historic England (2017). *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning: 3.*
15. Graces' Guide to industrial history – *John H Gartside & Company*
16. The National Archives National Monuments Record.
17. Greater Manchester Historic Environments Record.
18. Glinert E. (2008) Manchester Compendium.
19. Manchester City Council Archives and Local Studies. Special collections. *Alfred Waterhouse. Plans of premises for John H Gartside & Company. August 1881. Ref: GB127.M900/1/2/4/58 – dating from 08 Aug 1881*
20. Manchester City Council Planning records for 60 Spring Gardens, Manchester:
    a. Manchester City Council Planning reference: 020526 – dated 1983
    b. Manchester City Council Planning reference: F-13869 – dated 1980
    c. Manchester City Council Planning reference: 0122121 - dated 1984

APPENDIX 1 – LIST DECRIPTION.

List Entry Summary
This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 60 AND 62, SPRING GARDENS, 58, FOUNTAIN STREET
List entry Number: 1270662

Location: 58, FOUNTAIN STREET, 60 AND 62, SPRING GARDENS

Grade: II **Date first listed**: 06-Jun-1994
Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS **UID**: 457649

Details

MANCHESTER

SJ8498SW SPRING GARDENS 698-1/28/380 (West side) Nos.60 AND 62 Minster Insurance

GV II
Formerly known as: Nos.60 AND 62 Gartside's SPRING GARDENS. Includes: No.58 FOUNTAIN STREET. Manufacturers' warehouse, subsequently insurance office. 1882, by Alfred Waterhouse, for Gartside & Co; altered. Sandstone ashlar, slate roof. Rectangular plan on corner site, with narrow chamfered corners. Renaissance style. Four storeys and attic, 7 bays plus the corners; rusticated ground floor with cornice, string-courses and sill-bands to the upper floors, modillioned main cornice, panelled parapet interrupted by pedimented attic dormers, and octagonal corner turret with domed caps and slender apex lanterns. The ground floor is an arcade of round-headed arches with stepped voussoirs, with doorways in the 3 central arches and C20 plate-glass glazing in the others, and a similar doorway in the chamfered corner; the upper floors have 2-light mullioned windows, with carved panels between those at 1st and 2nd floors and raised bracketed sills to those at 3rd floor, and single-light windows to the corners (including the 1st stage of the turrets). The attic dormers have single-light windows in moulded architraves which have scrolled consoles at the sides and pedimented tops on consoles, and the turrets have very small 2-light mullioned windows to the upper stage. Left return (to Fountain Street) in matching style, plus a loading bay doorway at the further end. Interior not inspected.

Listing NGR: SJ8404098185
Selected Sources
Legacy Record - This information may be included in the List Entry Details
National Grid Reference: SJ 84040 98185

APPENDIX 2 – FOR INFORMATION ONLY - SCHEDULE OF DECORATIVE AND REPAIR WORKS.

The following table of **decorative and repair works** is included here for **information only** and outlines the breadth of the decorative and repair works which are to be implemented as part of the overall works package.

These are included for information and completeness only as they evidently do not require authorisation in the form of Listed Building Consent and simply demonstrate appropriate management and maintenance of the heritage asset.

Item	Decorative or repair task	Required maintenance	Works category.
A	**Externals**		
A1	**Fountain Street**		
A1.1	Decoration to side railings and mid-support post.	Redecorate in accordance with lease terms.	Decoration
A1.2	Decoration to 2No external bollards	Redecorate in accordance with lease terms.	Decoration
A1.3	Decoration to 2No gate posts and decorative wrought iron gates	Redecorate in accordance with lease terms.	Decoration
A1.4	Decoration to roller shutter door not in accord with the terms of the lease..	Redecorate.	Decoration
A1.5	Incomplete box cladding to roller shutter door with numerous penetrations from previous fixings, etc.	Replace box section cladding throughout width	Reinstate
A1.6	Soiled and dirty flashing to head of box section to roller shutter.	Wash, clean down and refix as required.	Decoration
A1.7	Aperture to left hand side.	Reseal.	Reinstate
A1.8	Ashlar stonework cut out to right hand side to gain access to end fixing of roller shutter.	Make good ashlar stonework to line through and match existing.	Reinstate

A1.9	Decoration to white painted soffit	Redecorate in accordance with lease terms.	Decoration
A1.10	Misaligned bar to right hand gate viewed from externals.	Realign bar to match existing.	Repair
A1.11	Soiled and stained ashlar stonework.	Wash and clean down ashlar stonework.	Repair
A1.12	Surface erosion to low courses of ashlar stonework to right hand side and left hand side of entrance.	Undertake appropriate repair to surface finish.	Repair
A1.13	Soiled and stained block paving driveway to roller shutter door.	Power wash and clean down.	Repair
A1.14	Open jointed brick paving at abutment with local authority pavement.	Rake out and repoint to match existing.	Repair
A2	**Arch to surround to garage entrance**		
A2.1	Holes due to previous fixings still apparent.	Remove, rawlplugs sleeves, etc and repoint in proprietary matching repair.	Repair
A2.2	Soiled and stained riser extending to splayed stretcher course.	Wash and clean down with proprietary system.	Repair
A2.3	Isolated incidence of thin bed ashlar pointing becoming detached with voids apparent.	Rake out and repoint voids as required to match existing.	Repair
A3	**Lobby Access to Double doors**		
A3.1	Soiled and stained granite flooring.	Wash and clean down.	Repair
A3.2	Decoration to gates.	Redecorate gate including brackets and additional bars.	Decoration
A3.3	Corroded bottom runner to gate.	Replace.	Repair
A3.4	Soiled and stained ashlar stonework to entrance lobby.	Wash and clean down including remnants of core drilling at high level.	Repair

A3.5	Decoration to soffit	Redecorate in accordance with lease terms.	Decoration
A3.6	Decoration to duct covers to left hand side front	Redecorate in accordance with lease terms.	Decoration
A3.7	Soiled and stained aluminium doors.	Wash and clean down 2No aluminium doors.	Repair
A3.8	Damaged arras to left hand jamb to lobby.	Patch repair jamb with proprietary matching repair.	Repair
A3.9	Rawlplugs visible right hand side above right hand door from previous fixings.	Remove rawlplugs and make good in proprietary matching repair.	Repair
A3.10	Vertical joint to right hand jamb open with detached mortar.	Rake out and repoint.	Repair
A4	**Ground floor stonework**		
A4.1	Eroded ashlar stonework to plinth base and cornice detail to 5No column bases.	Undertake proprietary matching repair to remedy surface erosion.	Repair
A4.2	Eroded ashlar stonework to plinth base and cornice detail to 5No column bases.	Investigate and remedy cracking to cornice detail to second column base from right.	Repair
A4.3	Eroded ashlar stonework to plinth base and cornice detail to 5No column bases.	Investigate and remedy cracking to column base to right hand of splayed entrance.	Repair
A4.4	Holes in ashlar stonework above plinth rising to cornice at upper ground due to previous fixings.	Remove rawlplugs and undertake proprietary repair of joints including 5No to columns and ancillary fixings adjacent to Chubb alarm.	Repair
A4.5	Defective previous repairs eroding to right hand column viewed from Fountain Street.	Cut out previous patch repairs and make good to line through and match existing with proprietary repair, including eroded arrases adjacent and investigation of cracking to corner detail.	Repair

A4.6	Soiled and stained granite panels and storey height windows.	Wash and clean down the marble spandrel panels and louvre panels at low level.	Repair
A4.7	Misaligned louvre blade to the second bay from the left of the original building, Fountain Street.	Realign and refix.	Repair
A5	**Cornice to head of ground floor**		
A5.1	Misaligned lead flashing detail above left hand arched window.	Redress and realign lead capping detail.	Repair
A5.2	Pigeon deterrent spikes misaligned and missing to various locations throughout length.	Replace spikes adjacent to the first and second Oriel window from the left and complete to the internal angle abutting original building.	Repair
A6	**Left hand return elevation over access door to garage**		
A6.1	Soiled and stained aluminium framed windows including slit windows to splayed return and dormer window soiled and stained.	Wash and clean down framing.	Repair
A7	**Upper floors to rear extension**		
A7.1	Soiled and stained aluminium framed windows.	Wash and clean down including dormer windows at high level.	Repair
A8	**Upper floor to original building First floor including splayed return**		
A8.1	Soiled and stained aluminium framed windows.	Wash and clean down framing.	Repair
A9	**Second floor**		
A9.1	Soiled and stained aluminium framed windows.	Wash and clean down.	Repair

A9.2	Projecting spring stay to left hand window to the second pair from the left of the original building. Stay misaligned and dropped from retainer in danger of falling to the street.	Investigate and repair opening mechanisms to windows.	Repair
A9.3	Eroded joints to stonework column between first and second of windows from the left, second floor.	Rake out and repoint in proprietary matching mortar and specialist repair as required.	Repair
A10	**Third floor**		
A10.1	Eroded joints to sandstone pier to left hand of elevation.	Rake out and repoint with proprietary repair.	Repair
A10.2	Eroded joints to second sandstone pier from left hand of elevation.	Rake out and repoint with proprietary repair.	Repair
A10.3	Eroded joints to third sandstone pier from left hand of elevation.	Rake out and repoint with proprietary repair.	Repair
A10.4	Damp staining to head of the right hand window below the cornice level to parapet.	Investigate cornice lead capping over and remedy damp penetration to head of window.	Repair
A10.5	Soiled and stained windows to third floor level.	Wash and clean down framing.	Repair
A11	**Projecting cornice and balustrade at high level to FounainStreet**		
A11.1	Damp staining to face of balustrade at various locations throughout causing erosion of stonework.	Investigate source of run off, repair and make good surface erosion to balustrade throughout length.	Repair
A11.2	Foliage growth visible to second stone dormer from left.	Remove and make good.	Repair
A11.3	Soiled and stained windows to 3No dormers and windows to cupola.	Wash and clean down framing.	Repair
A12	**Spring Gardens Elevation**		

A12.1	Decorative finish to handrail, supports to raise level to retail unit not in accord with the terms of the lease.	Redecorate 4No supports.	Decoration
A12.2	Stained brass handrails to either side of steps to retail unit.	Polish and clean down.	Repair
A12.3	Soiled and stained marble treads, risers and landing.	Wash and clean down.	Repair
A12.4	Decoration to folding gate not in accord with the terms of the lease..	Redecorate sliding concertina gates.	Decoration
A12.5	Painting to soffit not in accord with the terms of the lease.	Redecorate soffit.	Decoration
A12.6	Previous fixings and damage to stone to columns either side of steps to entrance due to previous nameplates, etc.	Remove traces of previous fixings and make good in proprietary stone repair.	Repair
A12.7	Previous stone repairs eroding and in poor condition.	Cut out and make good in proprietary stonework to match existing.	Repair
A13	**Ground floor to Spring Gardens**		
A13.1	Erosion of surface finish of ashlar stone to plinth and courses above including erosion of joints, arrases, returns to windows, previous patch repair, corner details, previous fixings from previous signage throughout 8No column bases.	Cut out and make good with proprietary matching repair.	Repair

A13.2	Erosion of surface finish of ashlar stone to plinth and courses above including erosion of joints, arrases, returns to windows, previous patch repair, corner details, previous fixings from previous signage throughout 8No column bases.	Include previous fixing holes as evidenced by rawlplugs and remnants of fixings throughout upper part of ground floor.	Repair
A13.3	Soiled and stained granite panels and storey height windows.	Wash and clean down throughout.	Repair
A13.4	Decoration to 5No projecting lamps not in accord with the terms of the lease..	Redecorate 5No lamps and 1No bracket.	Decoration
A13.5	Decoration to 5No projecting lamps not in accord with the terms of the lease..	Refix and realign bracket to top right hand of elevation.	Repair
A13.6	Detached fixing to bottom of bracket to second lamp from left.	Refix.	Repair
A13.7	Detached fixing to bottom of bracket to second lamp from left.	Retest bolt fixings of all lamps.	Repair
A13.8	Soiled and stained granite flooring to lobby entrance.	Rake out and repoint with proprietary repair.	Repair
A13.9	Decoration to soffit to entrance not in accord with the terms of the lease.	Redecorate in accordance with lease terms.	Decoration
A13.10	Soiled and stained framing to entrance door screen.	Wash and clean down.	Repair
A13.11	Manifestations to internal face of screen.	Remove, cart away and make good.	Repair
A13.12	Nails still present in joints.	Remove, cart away and make good.	Repair

A14	**First Floor**		
A14.1	Soiled and stained aluminium framed windows.	Wash and clean down throughout.	Repair
A14.2	Hilti bolts left in position to reveals of windows to upper floors of the elevation and including Fountain Street.	Provide test certificates for Hilti bolts to confirm fitness for purpose.	Repair
A15	**Second Floor**		
A15.1	Soiled and stained aluminium framed windows.	Wash and clean down windows and framing.	Repair
A15.2	Eroded stonework to second from left pier.	Rake out and repoint and make good eroded stonework.	Repair
A15.3	Eroded plinth to right hand end to rear of lamp standard, upper cornice to band between first and second floors.	Undertake proprietary stone repair.	Repair
A15.4	Anti-perching wires misaligned and slack to 2No right hand windows at second floor.	Retension and refix anti-perching wires.	Repair
A16	**Third Floor**		
A16.1	Soiled and stained aluminium framed windows.	Wash and clean down windows and framing.	Repair
A16.2	Damp staining and eroded stonework to the pier from the left between the first and second set of windows.	Investigate and remedy source of damp staining and repair surface corrosion and rake out and repoint jointing with proprietary repair.	Repair
A16.3	Damp staining to head of sandstone pier between the second and third pair of windows from the left.	Investigate and remedy source of damp staining and repair surface corrosion and rake out and repoint jointing with proprietary repair.	Repair

A16.4	Damp staining to head of windows throughout.	Investigate and remedy source of damp staining and repair surface corrosion and rake out and repoint jointing with proprietary repair.	Repair
A17	**Parapet Detail including stone dormer windows**		
A17.1	Soiled and stained aluminium framed windows.	Wash and clean down throughout.	Repair
A17.2	Damp staining to sandstone parapet between sandstone dormers indicating failure of joints over and thus damp staining to the face.	Investigate and repair joints over and make good all damp staining and undertake repairs as required.	Repair
A18	**Righ Hand elevation viewed from front adjacent to side street**		
A18.1	Soiled and stained glazing and aluminium framing and stall riser granite panels.	Wash and clean down throughout.	Repair
A18.2	Decoration to 2No fire exit doors not in accord with the terms of the lease.	Redecorate in accordance with lease terms.	Decoration
A18.3	Decoration to soffit not in accord with the terms of the lease.	Redecorate in accordance with lease terms.	Decoration
A18.4	Decoration to folding gates not in accord with the terms of the lease.	Redecorate in accordance with lease terms.	Decoration
A18.5	Erosion of the face to the stonework to lower levels of the sandstone piers between the 4No arched windows to the ground floor.	Undertake proprietary repairs to the base of the sandstone columns including stall riser, cornice detail and ashlar stonework above including spalled arrases, eroded face, eroded joints, etc.	Repair

A18.6	Erosion of the face to the stonework to lower levels of the sandstone piers between the 4No arched windows to the ground floor.	Remove evidence of previous fixing details, eg rawlplugs, and undertake proprietary repair as required. Include for shaling of the keystone above the second window from left and voids to the arch stone to the left hand of the third window from the left.	Repair
A19	**First Floor**		
A19.1	Soiled and stained aluminium framed windows.	Wash and clean down throughout.	Repair
A20	**Second floor**		
A20.1	Soiled and stained aluminium framed windows.	Wash and clean down throughout.	Repair
A21	**Third Floor**		
A21.1	Soiled and stained aluminium framed windows.	Wash and clean down throughout.	Repair
A22	**Fourth Floor**		
A22.1	Soiled and stained aluminium framed windows.	Wash and clean down throughout including rotunda and windows to cap of copula.	Repair
A22.2	Moss stained stonework to sandstone parapet and sandstone dormers to fourth floor level.	Remove staining throughout and undertake repairs as required.	Repair
A23	**Brick Extensionto rear**		
A23.1	Mesh overlay to ventilation to basement grille misaligned.	Replace.	Repair
A23.2	Soiled and stained aluminium framed windows throughout height including lead finished dormers at fourth floor.	Wash and clean down throughout including granite stall riser and brick detail below.	Repair
A24	**Roof**		

A24.1	Tenant alteration of temporary handrail consisting of concrete base, scaffold pole and chain-link fence between, replaced by perimeter proprietary guardrail.	Remove and cart away redundant fencing, post and base.	Reinstate
A24.2	Paving slabs left in-situ on roof superseded by new perimeter handrail.	Remove and cart away 6No 900x600mm paving slabs.	Reinstate
A24.3	Lightning conductor strap extended from abutment with adjacent building toward centre core viewed from Fountain Street incomplete and not terminated in the proprietary manner.	Repair, retest and certify lightning conductor.	Repair
A24.4	Debris left in-situ on roof, such as former lubrication bottles, damaged slates, redundant aerials, etc.	Remove and cart away.	Reinstate
A24.5	Cable tray left in-situ not in use, save for link between satellite dish and galvanised steel aerial stand.	Relocate cabling between satellite dish and aerial stand.	Reinstate
A24.6	Cable tray left in-situ not in use, save for link between satellite dish and galvanised steel aerial stand.	Remove and cart away cable tray from roof.	Reinstate
A24.7	Cable tray left in-situ not in use, save for link between satellite dish and galvanised steel aerial stand.	Make good depressions in asphalt roof left by fixing ears to tray.	Repair
A24.8	Flash band repair to aperture in roof adjacent to corner of central core between Fountain Street and Spring Gardens.	Remove flashband and undertake proprietary repair in asphalt or similar to line through and match existing.	Repair

A24.9	Cracking to lead cover flashing to lead upstand abutment detail with adjoining building to the left viewed from Fountain Street.	Repair cracked lead cover flashing.	Repair
A24.10	Cracked lead flashing tuck-in joint position to midpoint.	Cut out mastic joint and patch repair as required.	Repair
A25	**Mansard Pitch to Fountain Street viewed from Roof**		
A25.1	Soiled and stained lead valley gutters between the dormers and the drain gutter to the rear abutment with the pitched green Westmorland slate mansard roof.	Wash and clean out all gutters removing all debris including bags attached to anti-perching devices and other debris in gutters.	Repair
A25.2	Vertical lead fascia flashing to the dormer to the return elevation to the left viewing Fountain Street has lifted.	Redress lead flashing.	Repair
A25.3	Solar reflective paint to exposed asphalt upstand and horizontal parapet to perimeter of upper roof faded.	Repaint in solar reflective paint throughout.	Decoration
A25.4	Moss and lichen growth and weed growth emanating from base of buttress detail to sandstone dormers to Fountain Street.	Remove and cart away weed growth, rake out and repoint joints.	Repair
A25.5	Decoration to cupola windows to decorative finial to corner of Fountain Street and Spring Gardens not in accord with the terms of the lease..	Redecorate sectional window.	Decoration
A25.6	Access door to cupola rotten.	Replace door.	Repair
A25.7	Access door to cupola rotten.	Redecorate door	Repair
A25.8	Decoration to cupola door not in accord with the terms of the lease..	Redecorate door and frame surround.	Decoration

A25.9	Corroded cast iron downpipe from gutter to perimeter of cupola.	Redecorate.	Decoration
A26	**Spring Gardens elevation.**		
A26.1	Slipped slate apparent to gutter to first lead valley gutter between dormers and cupola to corner of Spring Garden and Fountain Street.	Refix slipped slate.	Repair
A26.2	Debris and accumulated soil to lead gutters to base of slated pitches between dormers.	Clean out gutters throughout.	Repair
A26.3	Surface deterioration to sandstone capping to first dormer window from left viewed from Spring Gardens.	Remove moss and lichen growth, investigate deterioration to surface of sandstone, repair and make good.	Repair
A27	**Cupola to Junction of Spring gardens and Side Alley**		
A27.1	Decoration to windows to finial to cupola not in accord with the terms of the lease.	Redecorate in accordance with lease terms.	Decoration
A27.2	Rotten door access to cupola.	Replace door.	Repair
A27.3	Decoration not in accord with the terms of the lease.	Redecorate door	Repair
A27.4	Decoration to door to cupola not in accord with the terms of the lease.	Redecorate door and frame surround.	Decoration
A27.5	Corrosion to cast iron downpipe drainage to lead line channel to cupola.	Redecorate in accordance with lease terms.	Decoration
A27.6	Isolated open joints to sandstone plinth support to lead lined gutter to perimeter of cupola.	Rake out and repoint.	Repair

A28	**Side Street elevation.**		
A28	Soiled and stained and accumulated debris to lead flat gutters between dormers and cupola throughout.	Clean out gutters throughout.	Repair
A29	Anti-perching spikes to flat roof lead dormer incomplete to front edge.	Make good missing sections.	Repair
A30	Anti-perching spikes to flat roof lead dormer incomplete to front edge.	ditto lead capped parapet between the 2No lead capped dormers.	Repair
A31	Water standing in lead flat gutter to corner of building adjacent to lead flat dormer and rear elevation pitched parapet.	Investigate and remove blockage to gutter, reinstate birdcage and leave clean and free flowing upon completion.	Repair
A32	Soiled and stained and moss affected pyramid rooflights to left of central core viewed from Fountain Street.	Wash and clean down and remove all moss growth.	Repair



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