PLANNING & BUILT HERITAGE STATEMENT **(INCLUDING DESIGN AND ACCESS ISSUES)**

Site Address
28-32 St Ann Street
Manchester

On behalf of

RPS Group Plc

Date
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EXECUTIVE SUMMARY

1 This report has been prepared by CgMs Heritage (part of RPS Group plc) and RPS Planning on behalf of RPS Group Plc. It addresses the planning and built heritage considerations in support of applications for Listed Building Consent and Advertisement Consent for works at 28-32 St Ann Street, Manchester.

2 28-32 St Ann Street is a Grade II Listed Building and is located within the St Ann's Square Conservation Area. Following an appraisal of built heritage assets in the surrounding area and the nature of the proposed works, it is considered that these are the only two built heritage assets that have the potential to be affected.

3 The proposed works are minor in nature and relate principally to the reconfiguration and re-fitting of the interior. Other works include the replacement of the entrance doors to the ground floor, a new signage scheme and the general maintenance of the exterior.

4 This report demonstrates that the heritage significance of 28-32 St Ann Street is entirely vested in its external elevations, which are the only historic elements of the building that remains following the complete replacement of the interior in the 1990s. The proposed internal works will therefore have no impact on the significance of 28-32 St Ann Street.

5 The works to the exterior will have no material visual impact on the appearance of the building. They comprise the replacement of the existing modern elements relating to the established retail use of the building and are in-keeping with the prevailing character of other retail units in the surrounding area. Additionally the general maintenance works will benefit the visual appearance of the Listed Building. Therefore there will be no harm to the significance of the Listed Building and the character and appearance of the St Ann's Square Conservation Area will be preserved.

6 This report has therefore established that no built heritage assets will be affected by the proposed works. The statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 have been met, the proposal is in accordance with local policy and tests outlined in paragraphs 195, 196 and 197 of the NPPF have not been engaged.

1.0 INTRODUCTION

1.1 This Planning & Built Heritage Statement has been researched and prepared by CgMS Heritage (part of the RPS Group) and RPS Planning on behalf of RPS Group Plc. 28-32 St Ann Street, also referred to in this report as the 'Site', is located at National Grid Reference SJ 838 983 and comprises an area of c. 0.052 hectares, which is entirely occupied by the building (Figure 1).

1.2 28-32 St Ann Street is a Grade II Listed Building which is presently in use as a single premises and operates as a retail unit. Whilst the external appearance of the building appears to be largely unchanged from its construction in 1901, permission was granted in 1995 for the replacement of existing internal walls and floors for retail development, with the retention of the existing façade (planning refs: 047346/FO/CITY1/95 and 047348/LL/CITY1/95). A further application for new shop windows and doors to the ground floor was permitted in 1996 (planning ref: 050043/LO/CITY1/96). These permissions appear to have been fully implemented.

1.3 This report makes reference to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In addition, relevant Historic England guidance notably The Setting of Heritage Assets and Conservation Principles have been consulted to inform the judgements made. Relevant information, including the listing citations for the relevant heritage assets have also been consulted in preparing this Planning & Built Heritage Statement. The conclusions reached in this report are the result of detailed historic research, a site inspection, map studies and the application of professional judgement.

1.4 The site visit was undertaken on 13th July 2018 and was limited to a visual assessment of the building; no opening up or intrusive investigations were undertaken. The elevations to St Ann Street and St Ann's Churchyard were inspected; an internal inspection was made of all available rooms and spaces, with the exception of the roof which was assessed from pavement level. It should be noted that further works may be undertaken at the building which reveal additional information that may have a bearing on our assessments and these should be updated as necessary.

1.5 The findings of this report are based on the known conditions at the time of writing and all findings and conclusions are time limited to no more than 3 years from the date of this report. All maps, plans and photographs are for illustrative purposes only.

2.0 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon '*heritage assets*'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

Legislation

2.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990, particularly sections 16/66 and section 72.

2.3 The relevant legislation in this case extends from section 16/66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.

2.4 The meaning and effect of these duties have been considered by the courts in recent cases, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.

2.5 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight*' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.

2.6 Section 69(1) of the Act requires LPAs to '*determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas '*from time to time*'.

2.7 For development within a conservation area section 72 of the Act requires the decision maker to pay '*special attention* […] *to the desirability of preserving or enhancing the character or appearance of that area'*. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, July 2018)

2.8 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.

2.9 It defines a heritage asset as a: '*building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'*. This includes both designated and non-designated heritage assets.

2.10 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are '*an irreplaceable resource, and should be conserved in a manner appropriate to their significance'*.

2.11 For proposals that have the potential to affect the significance of a heritage asset, paragraph 189 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 190, which requires LPAs to take this assessment into account when considering applications.

2.12 Under '*Considering potential impacts'* the NPPF emphasises that '*great weight'* should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.

2.13 Paragraph 195 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission

should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 196 requires this harm to be weighed against the public benefits of the proposed development.

2.14 Paragraph 197 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.

2.15 Paragraph 200 notes that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Adding proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.

2.16 Furthermore, paragraph 201 states that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the Conservation Area or World Heritage Site as a whole.

National Guidance

Planning Practice Guidance (DCLG)

2.17 The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.

2.18 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Conservation Principles, Policies and Guidance (English Heritage, April 2008)

2.19 Conservation Principles outlines Historic England's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in Historic England's own advice and guidance, the document is recommended to LPAs to ensure that all decisions about change affecting the historic environment are informed and sustainable.

2.20 The guidance describes a range of heritage values which enables the significance of assets to be established systematically, with the four main heritage values being: evidential value; historical value; aesthetic value; and communal value.

Overview: Historic Environment Good Practice Advice in Planning

2.21 Historic England has published three Good Practice Advice in Planning Notes (GPAs), which provide supporting guidance in relation to good conservation practice: *GPA1: The Historic Environment in Local Plans* (published 25th March 2015), *GPA2: Managing Significance in Decision-Making* (published 27th March 2015) and *GPA 3: The Setting of Heritage Assets* (Second Edition, published December 2017).

2.22 These documents particularly focus on how good practice can be achieved through the principles included within national planning policy and guidance. As such, the GPAS provide information on good practice to assist LPAs, planning and other consultants, owners, applicants and other interested parties when implementing policy found within the NPPF and PPG relating to the historic environment.

GPA1: The Historic Environment in Local Plans (March 2015)

2.23 This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice echoes the NPPF by stressing the importance of formulating Local Plans based on up-to-date and relevant evidence on economic, social and environmental characteristics and prospects of the area, including the historic environment.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

2.24 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

1) Understand the significance of the affected assets;
2) Understand the impact of the proposal on that significance;
3) Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4) Look for opportunities to better reveal or enhance significance;
5) Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
6) Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

2.25 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.

2.26 As with the NPPF the document defines setting as '*the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the*

asset and its surroundings evolve'. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

2.27 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.

2.28 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.

2.29 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.

2.30 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:

1) Identify which heritage assets and their settings are affected;

2) Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;

3) Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;

4) Explore ways to maximise enhancement and avoid or minimise harm; and

5) Make and document the decision and monitor outcomes.

Local Planning Policy

2.31 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

2.32 Manchester City Council are guided by the Manchester Local Plan in the determination of planning applications. This includes the *Core Strategy Development Plan Document* which was adopted in July 2012. The strategic objectives and policies relevant to built heritage are included below.

2.33 *SO6 – Environment*

Protect and enhance both the natural and built environment of the City and ensure the sustainable use of natural resources, in order to mitigate and adapt to climate change, support biodiversity and wildlife, improve air, water and land quality, recreational opportunities and provide networks of high quality green infrastructure, ensuring that the City is inclusive and attractive to residents, works, investors and visitors.

2.34 *Policy CC9 – Design and Heritage*

Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation area and scheduled ancient monuments.

The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development

must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

2.35 *Policy EN3 - Heritage*

Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable to re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

2.36 The Core Strategy replaced the majority of the policies that were saved from the Unitary Development Plan (UDP). There are no remaining UDP policies that are applicable to built heritage or advertisements.

2.37 The Site is located within the St Ann's Square Conservation Area (designated July 1970). There is no adopted Conservation Area Appraisal, however the Council include information about the history of the area, its townscape character and the control of development within the Conservation Area on their website. This states *inter alia* that '*signs and canopies should be carefully designed so as not to compete with or conceal architectural details of buildings'* (Manchester City Council, 'St Ann's Square Conservation Area').

3.0 HISTORIC BUILT ENVIRONMENT APPRAISAL

3.1 Introduction

3.1.1 28-32 St Ann Street is located within the city centre of Manchester in an area principally occupied by retail and commercial premises. The Site forms the northern and western sides of a quadrangle which is entirely occupied by built development. It abuts two other designated heritage assets: Mr Thomas's Chop House (Listed Grade II, NHLE: 1197767) to the south and National House (Listed Grade II, NHLE: 1247611) to the east; this building is divided into a number of retail units and a restaurant (Plates 1 & 2).

3.1.2 The area surrounding the Site is heavily trafficked by both pedestrians and vehicles and is defined by a mix of historic and modern built development, predominately of three storeys or above. Immediately to the west of the Site is the Church of St Ann (Grade I, NHLE: 1247612) and a large paved area which historically served as the churchyard (Plates 1 & 3). To the north of the church is St Ann's Square which forms the principal open space within this area, and views of 28-32 St Ann Street are possible from the southern part of the square (Plate 4).

3.2 Historic Development

3.2.1 The area of St Ann's Square within which the Site is located developed into a fashionable shopping district in the centre of Manchester from the eighteenth century onwards. It was first laid out in the early 1700s following the establishment of St Ann's Church in 1708, and was notably the location of the Manchester Cotton Exchange for two hundred years from 1729. The church is now one of the only surviving buildings dating from this period and the present buildings generally date from the large-scale rebuilding of the area during the Victorian period.

3.2.2 28-32 St Ann Street was constructed in 1901 to designs by J. W. Beaumont, a locally notable architect (Figure 2). He built a number of buildings in the centre of Manchester during the early twentieth century, including the Pearl Assurance Building (1901) and the Joshua Hoyle Building (1904). His sons William and John were also architects and they operated as J. W. Beaumont & Sons from 1919 before closing in 1943.

3.2.3 28-32 St Ann Street is currently in use as a single unit, comprising three floors of retail space and three floors of office, storage and service areas.

3.3 Assessment of Heritage Assets

3.3.1 28-32 St Ann Street is a Grade II Listed Building (listed as 'Winters Building', NHLE: 1270793). It is also located within St Ann's Square Conservation Area (designated 1970). The proposed works therefore have the potential to directly affect the significance of both 28-32 St Ann Street and the Conservation Area; the significance of these heritage assets and the impact of the proposed works on them is assessed below.

3.3.2 Within a 100m search area of the Site, there are thirty-five Listed Buildings and one further Conservation Area; Upper King Street (Figure 3 and Appendix A). As the scope of the proposed works reflects the existing urban retail character within which these built heritage assets are presently experienced, it is not considered that their respective significance will be affected by the proposals. They are not considered further within this report.

28-**32 St Ann Street (listed as 'Winters Building').**
Listed Building. Grade II. NHLE: 1270793. Date listed: 6th June 1994.

3.3.3 Originally 28-32 St Ann Street was known as 'Winters Building' and functioned as a grocer's shop, café and office space (Figure 2). It was built to the designs of locally notable architect J. W. Beaumont and is a tall building of six floors, in common with the scale of the surrounding buildings. It is constructed of grey granite and red brick to the elevations with a slate roof above, and the design incorporates elements of Elizabethan and Art Nouveau architecture. There are ornamental features to the elevations including decorative friezes, terracotta panels, oriel windows and dentilled cornices. The north-western corner of the building is curved, which reflects the common characteristic of buildings within the city utilising architectural devices to acknowledge corners.

3.3.4 There are eight large timber shopfront windows to the ground floor of the building. There are also two pairs of modern timber doors which function as fire exits, in addition to two modern fully glazed entrances doors that provide access to the retail area. These appear to have been replaced following the grant of permission in 1996. The windows to the first, second and third floors comprise

timber vertical sliding sash windows which are arranged in groups of two, three or four. They appear to be the original units although some replacement glazing is evident. There are two rows of dormer windows to the roof slopes; timber casements are evident to the upper row whilst those in the lower row have been replaced by timber louvres as part of the air conditioning system which is installed in the attic space.

3.3.5 The lower three floors of the building are presently utilised as retail space, with the upper three floors providing office space and storage areas. The interior of the building appears to have been wholly replaced in the late twentieth century, when permission was granted for the replacement of all existing internal walls and floors for retail development. There are no remaining historic features or fabric and modern materials and services are now visible throughout the inside of the building. This includes modern staircases, suspended ceilings, vinyl floor coverings and stud and blockwork partition walls in addition to the retail fixtures and fittings (Plates 5-8). There is an extensive air conditioning unit to the attic (fourth) floor and it appears that works have been undertaken to strengthen and insulate the roof (Plate 9).

3.3.6 The setting of 28-32 St Ann Street comprises the surrounding urban built environment and is formed of elements dating from the early eighteenth century through to the present day. The different phases of the city's development is therefore legible within the townscape and as 28-32 St Ann Street forms part of this narrative, this setting provides a positive contribution to the significance of the Listed Building.

3.3.7 The significance of 28-32 St Ann Street relates to its historic, evidential and aesthetic value with regard to the development of the city at the turn of the twentieth century, and its demonstration of the architectural fashions of the period. These heritage values are evident from the largely unchanged external elevations of the building and are enhanced by the positive contribution from its wider urban setting. 28-32 St Ann Street is also associated with the work of a locally notable architect, which provides some contribution to its historic interest. As the interior of the building appears to have been entirely rebuilt using modern construction techniques and materials, there is no ability to discern any of the building's significance from these parts of the building. The significance of the building is therefore now vested completely in its external fabric, which is the only element of the historic structure that remains.

St Ann**'s** Square Conservation Area.
Designated: 1970.

3.3.8 The St Ann's Square Conservation Area extends between John Dalton Street to the south and St Mary's Gate and Market Street to the north, and east to west between Cross Street and Deansgate. As discussed in Section 3.2, the area of St Ann's Square was originally laid out in the early eighteenth century following the construction of St Ann's Church in 1708, where it then developed into a shopping district. The majority of buildings in the Conservation Area are still in use as retail units.

3.3.9 The square is one of the main open spaces within the city, with the surrounding streets laid out in a broadly rectilinear pattern. The buildings largely date from the Victorian re-building of the area and are generally of three storeys or above with the architectural approaches adopting a strong vertical emphasis; together this creates an enclosed character to the townscape. Whilst there are a variety of architectural styles evident, there is a coherence between them due to the consistency of scale and materials that have been used. The other distinctive architectural device of acknowledging the corners of buildings is also apparent to the buildings within the Conservation Area.

3.3.10 The significance of the Conservation Area is attributed to its historic and evidential values as part of the early phase of the development of the city. Whilst the buildings dating from the early eighteenth century have largely been lost, the re-building of this area in itself has historic and evidential value as part of the narrative of the evolution of the city and the social and economic factors that shaped it. This is discernible in the buildings within the Conservation Area and also from the contribution of its setting which reflects the wider urban development of the city. There is also aesthetic value in the distinctive architectural styles of the buildings that are united by the use of consistent design elements between them.

3.3.11 28-32 St Ann Street forms part of the development of the area surrounding St Ann's Square and reflects the prevailing character and appearance of the built form that characterises this area. It is therefore considered to positively contribute to the St Ann's Square Conservation Area.

4.0 PROPOSALS AND ASSESSMENT OF IMPACT

4.1 Proposed External Works and Impact on Significance

4.1.1 As discussed above, the exterior of 28-32 St Ann Street is the only surviving part of the building that dates from its construction in 1901 and its significance is now attributed entirely to its external elevations. Any works to the exterior of 28-32 St Ann Street therefore have the potential to directly affect its heritage significance. Additionally, proposed changes to the exterior should also be considered with regard to the potential impact on the character and appearance of the St Ann's Square Conservation Area.

Shopfront windows to ground floor

4.1.2 The eight large timber windows to the ground floor are proposed to be retained in situ. General maintenance and repairs to the timber frames will be undertaken as necessary, which will include the replacement of timber beading and filler as required using like-for-like materials. These windows will also be repainted in grey, in-keeping with the finish of the other elements of the proposed works and consistent with the appearance of other retail units in the vicinity.

4.1.3 The condition of the glazing is unknown and the glazing may require replacement should they be beyond economical repair. As the present windows are a modern addition and the glazing will be replaced on a like-for-like basis, there will be no impact on any historic fabric and the appearance of the building will be maintained.

Windows to St Ann Street and St Ann's Churchyard elevations

4.1.4 The timber vertical sliding sashes to the first, second and third floors and the upper row of dormers to the roof slope will be retained and repainted in white to match their present appearance. Any repairs to the timber frames will be undertaken where necessary using like-for-like materials, ensuring the significance of the building is not affected.

4.1.5 In some instances, it may become apparent during the course of the works that the glazing and/or timber frames of some of the units are beyond economical repair. Where this is identified, they will be replaced using a like-for-like specification which replicates the design and finish of the existing windows, preserving the aesthetic value of the building and its contribution to the Conservation Area.

4.1.6 There are a number of powder coated aluminium windows (not externally inspected) which overlook an internal lightwell and are not visible from St Ann Street or St Ann's Churchyard. These will be retained and repaired as part of the general maintenance works and will have no impact on the significance of the building.

Entrances to retail area on St Ann Street

4.1.7 There are presently two entrances to the retail area which utilise modern glazed doors. The entrance to the corner is a single width opening, with a larger entrance to the main frontage on St Ann Street. These are to be replaced with doors that are similar in appearance but utilise a frameless system that maximises the glazing.

4.1.8 The removal of the existing doors will not involve the loss of any historic fabric as they are modern additions. Furthermore the replacement doors replicates the present appearance of the building and allows for a high quality finish to be achieved. This will ensure that there will be no impact on the significance of the Listed Building or the Conservation Area.

Fire escape doors to St Ann's Street and St Ann's Churchyard

4.1.9 The existing modern timber fire escape doors are proposed to be retained. They are in poor condition at present and will be repaired and repainted in grey, enhancing their present appearance and benefitting the overall visual appearance of the Listed Building. As there is no material change to the appearance of the doors, there will be no impact on the significance of the Conservation Area.

External signage

4.1.10 The proposed signage scheme is discrete with regard to its extent and appearance and does not obscure any features of architectural interest. The proposed signage comprises of two illuminated metal hanging signs and four illuminated metal fascia signs to the two entrances. These are generally positioned to replicate the location of the existing signage.

4.1.11 The extent and appearance of the proposed signage is minimal, presenting a high quality finish that does not dominate or detract from the external appearance of 28-32 St Ann Street. It is also in-keeping with signage schemes found to other retail units in the Conservation Area. Therefore the significance of both the Listed Building and Conservation Area will not be affected.

Maintenance and repair to elevations

4.1.12 There are a number of localised areas to the elevations that would benefit from general maintenance. In particular, it is proposed to remove the moss growth to the cornicing using an appropriate cleaning method. This would improve the visual appearance of the building and ensure the longevity of the materials. Therefore there would be no harm to the significance of either the Listed Building or the Conservation Area.

Impact on Significance

4.1.13 Whilst the significance of 28-32 St Ann Street is entirely vested in its external elevations, the proposed exterior works adopt a light-touch approach and seek to only replace the modern elements associated with the retail use of the building, ensuring no historic fabric will be lost. The overall visual appearance of the Listed Building will also be enhanced by general maintenance that will be undertaken on a like-for-like basis, and this will prolong the serviceable life of the surviving historic fabric.

4.1.14 Therefore there will be no harm to the significance of 28-32 St Ann Street from the proposed external works and the character of the St Ann's Square Conservation Area will be preserved.

4.2 Proposed Internal Works and Impact on Significance

4.2.1 As established in Section 3, the interior of 28-32 St Ann Street has been entirely replaced and there are no surviving features of historic or architectural interest; works to the interior are therefore of less sensitivity than those to the exterior. Additionally, these elements of the proposed works will not affect the significance of the St Ann's Square Conservation Area.

Works to basement, ground and first floors (retail areas)

4.2.2 The lower three floors of 28-32 St Ann Street are presently in use as retail space. It is proposed to completely strip out the existing modern fit-out to these three floors and replace with new fixtures and fittings to the ground and first floor only. The shop fit-out will be attached to a new free-standing skin, meaning that there will be no load applied to the perimeter walls of the buildings.

4.2.3 The removal of the existing shop fit-out would not result in the loss of any historic fabric. The replacement fit-out to the ground and first floor will appear similar to the present arrangement and therefore not result in a material change in the appearance or character of the building's interior. It has also been designed to minimise impact on the historic external structure, with the use of free-standing walls to which the fixtures and fittings will be attached. Consequently there will be no harm to the significance of the Listed Building.

4.2.4 It is proposed to use the basement as space for plant and storage and a number of stud-walls will be inserted. This will have no impact on the significance of the building.

Works to second and third floors (back office and storage areas)

4.2.5 The existing shop fit-out will be removed from the second floor and it is proposed to use this area and the third floor as back office space. A new internal layout will be achieved through the addition of stud-walls. These works will have no impact on the significance of the building.

Works to fourth floor (plant room)

4.2.6 The existing air intakes and outlets will be reused and therefore these works will have no impact on the significance of the building.

4.2.7 The existing timber louvres to the lower row of dormer windows will be retained and there will be no visual change to the exterior of the building.

Replacement customer staircase

4.2.8 The existing modern customer staircases provides access between the basement and second floor and is located within the retail area of the building. It is proposed to replace this staircase within a metal and glazed staircase which utilises the existing floor voids, but will provide access between the ground and first floors only. As there is no requirement to continue to provide access from this staircase to the basement or second floors, the voids are proposed to be infilled.

4.2.9 These works will not result in the loss of any historic fabric and the voids will be infilled to an appropriate specification and utilise modern material in-keeping with the existing floors and ceilings.

Works to existing service staircases

4.2.10 There are two service staircases within the building; one located to the north-east corner and the second to the south-west. They are constructed in metal and concrete with the stairwells formed on concrete blocks and consequently they are of no historic value.

4.2.11 It is proposed to re-open access to the basement level from the south-west staircase through the removal of part of the existing walling. As this is a modern block-work wall, there will be no impact on any historic fabric.

Replacement floor coverings

4.2.12 The floor coverings to 28-32 St Ann Street are all modern additions and are of no heritage significance. The proposed replacement of the existing floor coverings will therefore have no impact on the significance of the building.

M&E installation and services

4.2.13 The entire M&E servicing throughout the building is proposed for replacement. Existing service runs will be re-used where possible and any intrusive works will

be limited to the modern concrete floors and suspended ceilings. Where existing service runs become redundant, these will be infilled using appropriate materials.

Impact on Significance

4.2.14 The proposed internal works relate to the continued function of 28-32 St Ann Street as a retail unit and comprise minor alterations to the layout and use of the interior. As there are no elements of historic fabric that survive to the interior of the building, these works will not harm the significance of the Listed Building.

5.0 CONCLUSION

5.1 This Planning & Built Heritage Statement has been prepared in order to assess the planning and built heritage considerations arising from the proposed works at 28-32 St Ann Street, to support applications for Listed Building Consent and Advertisement Consent.

5.2 This Planning & Built Heritage Statement meets the requirements of the NPPF and local planning policy and provides sufficient information and assessments to identify the potential impacts arising from the development of the Site on the historic built environment.

5.3 This report has identified that the only built heritage assets that have the potential to be affected by the proposed works are 28-32 St Ann Street (Grade II, NHLE: 1270793) and the St Ann's Square Conservation Area (designated 1970).

5.4 The significance of 28-32 St Ann Street has been demonstrated to be vested entirely in its external elevations, which are the only surviving element of the original building following the complete rebuilding of the interior. Therefore the proposed works to the interior will cause no harm to any features or fabric of historic or architectural interest and the significance of 28-32 St Ann Street will not be affected.

5.5 The proposed external works comprise the in-keeping replacement of modern elements relating to the retail use of 28-32 St Ann Street and replicate the existing character of the surrounding built environment. The proposed general maintenance to the elevations adopt a light-touch approach and will be undertaken on a like-for-like basis, enhancing the visual appearance of the Listed Building and prolonging the serviceable life of the surviving historic fabric. Therefore, the proposed works will not harm the significance of 28-32 St Ann Street and the character of the St Ann's Street Conservation Area will be preserved.

5.6 This Planning & Built Heritage Statement therefore supports the proposed development; it complies with statutory legislation, current local plan policy and national planning policy with regard to built heritage assets.

6.0 SOURCES

Department for Communities and Local Government, 2018. *National Planning Practice Guidance (NPPG*).

Historic England, 2008. *Conservation Principles, Policies and Guidance*

Historic England, 2015. *Historic England Good Practice Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment.*

Historic England, 2017. *Historic England Good Practice Advice Note 3 – The Setting of Heritage Assets.* Second Edition.

Historic England, 2018. *National Heritage List for England.*

Manchester City Council, 2012. *Core Strategy Development Plan Document.*

Manchester City Council, 2012. *Saved UDP Policies.*

Ministry of Housing, Communities & Local Government, 2018. *National Planning Policy Framework.*

Online resources

Manchester City Council, 'St Ann's Square Conservation Area' https://secure.manchester.gov.uk/info/511/conservation_areas/144/st_anns_square_conservation_area. Accessed 27th July 2018.

7.0 PLATES



Plate 1: St Ann's Churchyard (west) elevation of 28-32 St Ann Street with Mr Thomas's Chop House to RHS



Plate 2: View of St Ann Street (north) elevation of 28-32 St Ann Street with National House to LHS



Plate 3: View west along St Ann Street of Site adjacent to Church of St Ann



Plate 4: View of Site from southern part of St Ann's Square



Plate 5: First floor showing customer staircase, suspended ceiling, vinyl floor covering and fixtures and fittings

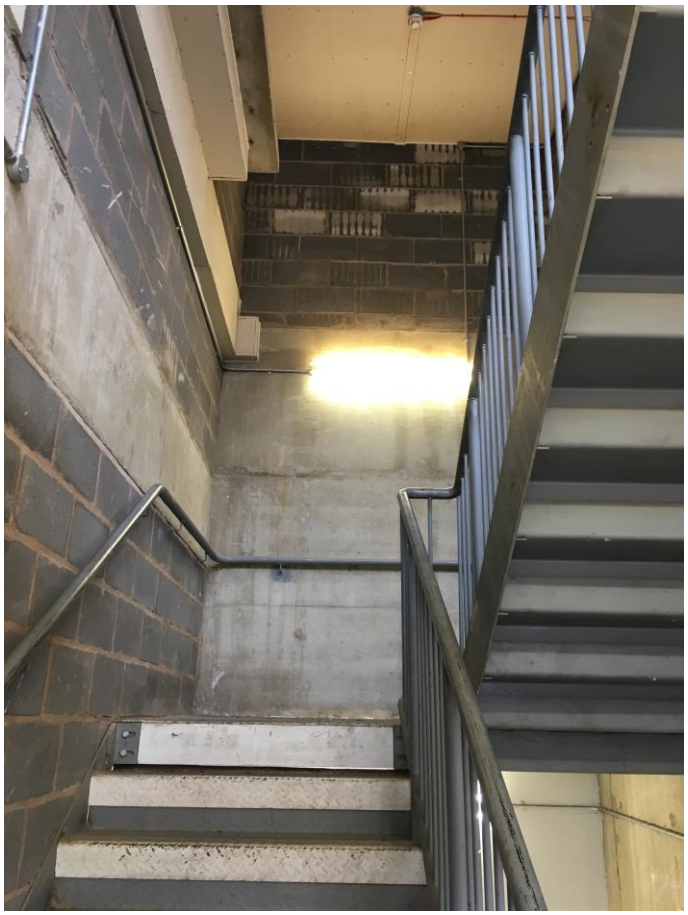


Plate 6: Metal fire escape staircase in blockwork stairwell



Plate 7: Concrete fire escape stairs



Plate 8: Internal studwork to third floor



Plate 9: Part of air conditioning system and visible works to roof on fourth floor

8.0 FIGURES



Site

N

CgMs HERITAGE PART OF RPS

Planning • Heritage

www.cgms.co.uk

Scale at A4: 1:8,000

0 200 m

Figure 1:
Site Location

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Site

N

Scale at A4: 1:800

0 22.5 m

CgMs HERITAGE PART OF RPS

Planning • Heritage

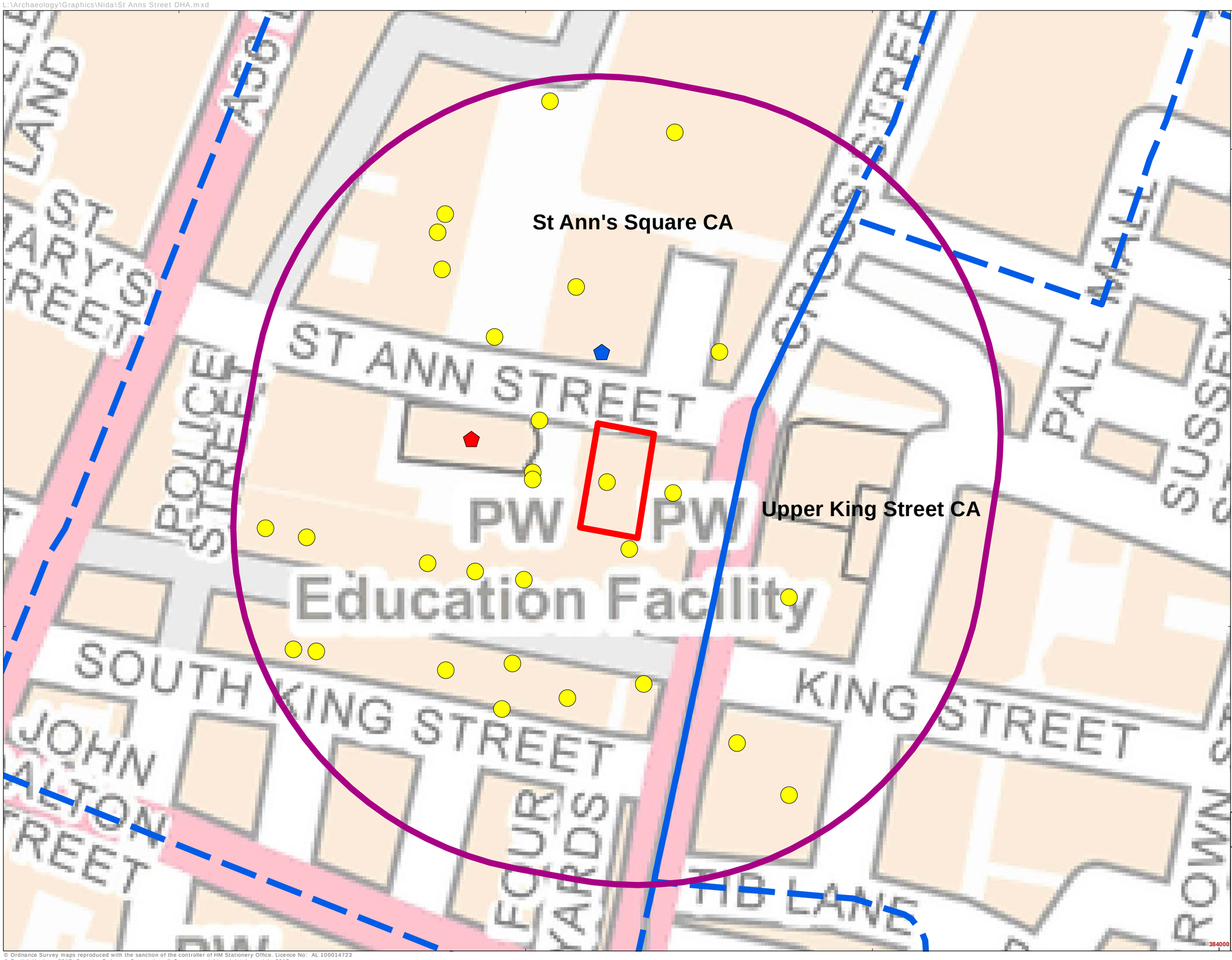
www.cgms.co.uk

Figure 2:
Ordnance Survey, 1908

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NB / 09.08.18



CgMs HERITAGE PART OF RPS

- Site Boundary
- 100m search radius

Listed Buildings

Grade

- I
- II*
- II

Conservation

N

Scale at A3: 1:1,000

0 32.5 m

Figure 3:
Designated Heritage Assets

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APPENDIX A – LISTED BUILDINGS IN 100M SEARCH AREA

Grade I

Church of St Ann.
NHLE: 1247612. Date listed: 25/02/1952.

Bank of England Trustee Savings Bank.
NHLE: 1291596. Date listed: 25/02/1952.

Grade II*

25, St Ann Street.
NHLE: 1270792. Date listed: 25/02/1952.

Grade II

Anglia House.
NHLE: 1197768. Date listed: 03/10/1974.

19, King Street.
NHLE: 1197935. Date listed: 06/06/1994.

Old Exchange.
NHLE: 1197936. Date listed: 03/10/1974.

Warehouse Shop.
NHLE: 1197937. Date listed: 03/10/1974.

No. 48, King Street.
NHLE: 1197938. Date listed: 03/10/1974.

No. 74, King Street.
NHLE: 1197939. Date listed: 06/06/1994.

Former Royal Exchange.
NHLE: 1200826. Date listed: 03/10/1974.

Alliance House.
NHLE: 1209486. Date listed: 03/10/1974.

Eagle House.

NHLE: 1209494. Date listed: 03/10/1974.

Prudential Assurance Office.
NHLE: 1219164. Date listed: 03/10/1974.

National House.
NHLE: 1247611. Date listed: 03/10/1974.

Boardman monument south of apse at east end of Church of St Ann.
NHLE: 1247613. Date listed: 06/06/1994.

Nos. 18 and 20, St Ann's Square.
NHLE: 1247614. Date listed: 03/10/1974.

No. 22 St Ann's Square.
NHLE: 1247615. Date listed: 06/06/1994.

Deacon monument north of apse at east end of Church of St Ann.
NHLE: 1247653. Date listed: 06/06/1994.

Mansfield Chambers.
NHLE: 1247654. Date listed: 03/10/1974.

War memorial (Boer War).
NHLE: 1254462. Date listed: 03/10/1974.

12, Tib Lane.
NHLE: 1254690. Date listed: 06/06/1994.

10, Tib Lane.
NHLE: 1254715. Date listed: 06/06/1994.

No. 41, South King Street.
NHLE: 1270675. Date listed: 03/10/1974.

Codbens Statue.
NHLE: 1270783. Date listed: 03/10/1974.

Allen monument south of apse at east end of Church of St Ann.
NHLE: 1270794. Date listed: 06/06/1994.

No. 16, St Ann's Square.

NHLE: 1270795. Date listed: 06/06/1994.

No. 28, King Street.
NHLE: 1282984. Date listed: 06/06/1994.

Nos. 35 and 37, King Street and attached railings.
NHLE: 1282985. Date listed: 25/02/1952.

56, King Street.
NHLE: 1282986. Date listed: 06/06/1994.

Former Lloyds Bank
NHLE: 1291610. Date listed: 03/10/1974.

62, King Street.
NHLE: 1219154. Date listed: 03/10/1974.

Number 54 and Chop House Public House Thomas's Chop House.
NHLE: 1197767. Date listed: 03/10/1974.

33, King Street.
NHLE: 1291607. Date listed: 03/10/1974.

Former Jaegar Shop.
NHLE: 1282983. Date listed: 06/06/1994.

Princes Chambers.
NHLE: 1283063. Date listed: 06/06/1994.

APPENDIX **B – ACCESS STATEMENT, PREPARED BY QUADRANT DESIGN**

Quadrant Design Ltd
23 Kings Road, Reading, RG1 3AR
+44 (0)118 9591 581

Access Statement

Application number : 121353/LO/2018 **Site Address:** 30 St Ann Street, Manchester, M2 7LF



Access & egress from the street

Existing Provision:

The Corner unit (28-32) on St Ann Street currently a retail store has four access points from the street into the building.

1. Entrance to retail space via St Ann Street elevation:
    - Double inward manual swinging door access, timber framed glazed door painted white, with white timber framing surrounds. Timber and glazed fan light also painted white. Doors held open during trading hours.
    - Level access from the street level with nonslip tile to entrance recess and matt well to internal entrance area.





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2. Entrance to retail space via corner elevation of St Ann Street & St Ann's churchyard:
    - Double inward manual swinging door access, timber framed glazed door painted white, with white timber framing surrounds. Timber and glazed fan light also painted white. Doors held open during trading hours.
    - Level access from the street level with nonslip tile to entrance recess and matt well to internal entrance area.





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3. Egress for Means of escape via door to St Ann's churchyard elevation :
    - Two sets of double outwards manual swinging door egress for means of escape purposes. Solid timber doors with moulding details, closed at all times unless used to escape only.
    - Level access from the street level.





4. Egress for Means of escape via door to St Ann St elevation:
    - Two sets of double outwards manual swinging door egress for means of escape purposes. Solid timber door with moulding details, closed at all times unless used to escape only.
    - Level access from the street level.





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Proposal Provision:

All four existing access or egress points to be retained.

1. Entrance to retail space via St Ann Street elevation:
    - Existing non-original door set to be removed and replaced with a fully glazed double door set on the existing line and to the existing extents. Existing fan light above to be retained, timber and glazing to be made good where required. Timber framing to be painted grey to match new signage scheme.
    - New doors still be held open during trading hours.
    - New 50mm x 10mm x 1800mm metal powder coated matt grey finish door handles
    - Level access from the street level to be retained, nonslip tiles to be replaced with new to match existing and matt well to internal entrance area replace with new.

2. Entrance to retail space via corner elevation of St Ann Street & St Ann's churchyard:
    - Existing non-original door set to be removed and replaced with a fully glazed double door set on the existing line and to the existing extents. Existing fan light above to be retained, timber and glazing to be made good where required. Timber framing to be painted grey to match new signage scheme.
    - New doors still be held open during trading hours.
    - New 50mm x 10mm x 1800mm metal powder coated matt grey finish door handles
    - Level access from the street level to be retained, nonslip tiles to be replaced with new to match existing and matt well to internal entrance area replace with new.

3. Egress for Means of escape via door to St Ann's churchyard elevation:
    - Existing doors to be retained. Doors to be repaired and made good and painted grey to match new signage scheme and timber framing.
    - Level access from the street level to be retained.

4. Egress for Means of escape via door to St Ann St elevation:
    - Existing doors to be retained. Doors to be repaired and made good and painted grey to match new signage scheme and timber framing..
    - Level access from the street level to be retained.

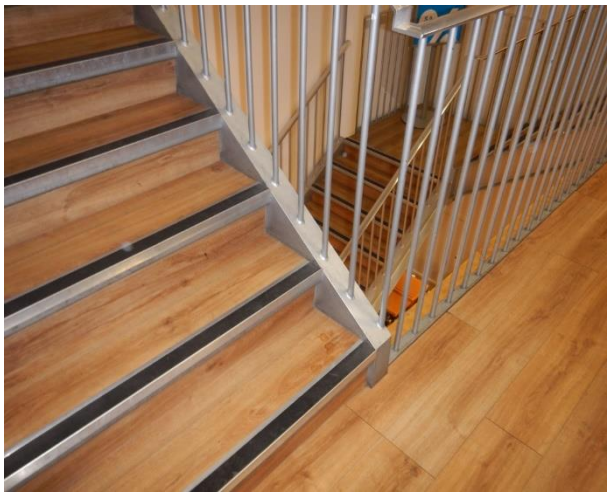
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Access & egress through the building

Existing Provision:

1. Customer staircase:
    - Non-original Modern customer staircase installed by previous retail tenant travelling from basement to second floor, to all trading floors.





2. Customer lift
    - Modern customer lift installed by previous retail tenant travelling from basement to second floor, to all trading floors for accessible customer access.



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3. Means of Escape staircase x 2 (one situated top LHS on plan and one to bottom RHS on plan)
    - Existing non-original Means of escape staircase travelling from basement to third floor (plant room level)

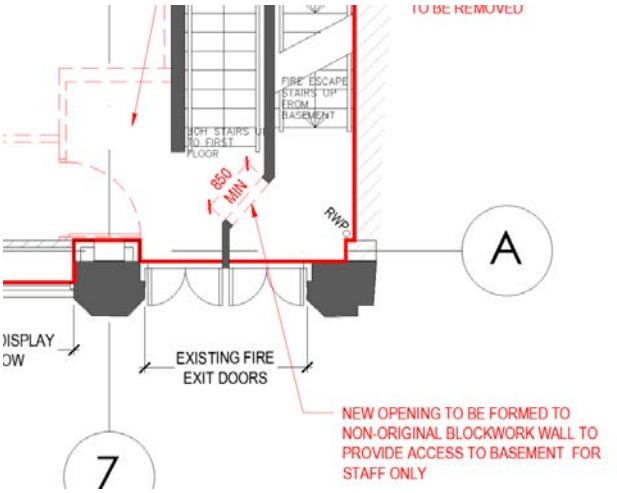
Proposal Provision:

1. Customer staircase:
    - Existing non-original modern customer staircase to be removed and replaced by new tenant metal balustrade and tile flooring staircase design.
    - New staircase to travel from Ground to First only to serve the only new trading floors.
    - Access to the basement, second & third floor will be via the existing 2no means of escape staircases.
    - New staircase to be new modern metal staircase to match the existing staircase configuration and within the existing staircase void extents.

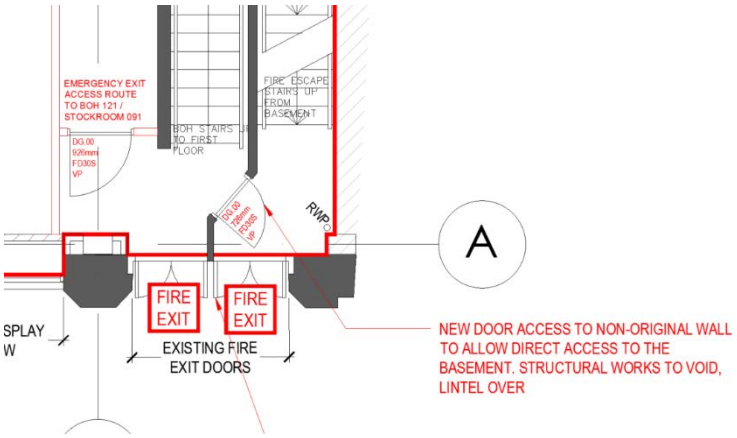
2. Customer Lift
    - Existing non-original modern customer lift cart to be replaced with new to same extents.
    - Existing shaft and void openings to be retained.

3. Means of Escape staircase x 2
    - Existing non-original means of escape staircases to be retained
    - Part K provisions to be upgraded where required to both staircases
    - Small knock though to RHS staircase non-original wall to allow access from the ground floor internal space to the basement for staff only now that the customer staircase does not travel down to the basement.

Takedown:



Proposed:



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