HUNTAR HAUS
Planning & Design

23 Peter Street, Manchester, M2 5QR

Heritage Impact Assessment

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EXECUTIVE SUMMARY

Objective

This document has been prepared for the stated purpose in accordance with the Agreement under which our services were commissioned and should not be used for any other purpose without the prior written consent of Huntar Haus. We accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

Huntar Haus were commissioned by Mr J. Sinclair to carry out a Heritage Impact Assessment for the proposed introduction of advertisement display to the front elevation of No.23 Peter Street, Manchester M2 in accordance with the National Planning Policy Framework [NPPF].

Introduction

The site falls within the Deansgate Conservation Area and is in close proximity to a number of Grade Listed Buildings: notably the Free Trade Hall, a Grade 2* Listed building, Albert Memorial Hall (Grade 2 Listed) and Harvester House (Grade 2 Listed Building). The key issue is therefore the impact of the proposals on the setting of these designated heritage assets.

The NPPF requires a proportionate approach to the description of the impact of proposals on the significance of any designated heritage asset to a level of detail no more than sufficient to understand the potential of that impact.

SCHEME DEVELOPMENT

Policy Constraints

The law relating to listed buildings and conservation areas is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990. This places a duty on local planning authorities to have special regard to the desirability of preserving listed buildings and of their settings (Section 66); while there is a similar duty with respect to the desirability of preserving or enhancing the character or appearance of conservation areas (Section 72).

To accompany the development proposals this Heritage Impact Assessment is intended to comply with the requirements of NPPF paragraph 128. Applicants must describe the impact of proposals on the significance of any heritage asset to a level of detail proportionate to the assets' importance. This should be no more than

is sufficient to understand the potential of that impact on the significance; and under the terms of paragraph 129 assist with an assessment of the relationship between the conservation and historic interest of heritage assets, whether these are buildings or area based.

The site is within a designated conservation area and adjacent to a Grade 2 listed building (Albert Memorial Hall) and in the near vicinity along Peter Street. The Application site itself holds no specific Architectural or Heritage Value in isolation, but rather contributing in a wider context to said Conservation Area.

The NPPF defines criteria in paragraph 131 as the basis on which the Council should determine applications. A scheme of redevelopment of No.23 Peter Street should therefore aim to:

- Positively contribute to sustaining this part of Manchester and its economic vitality; and,
- Have a neutral impact on the setting of nearby listed buildings and enhance the Deansgate- Peter Street Conservation Area by bringing forward a scheme of development that would create an active frontage and thereby make a positive contribution to local character and distinctiveness.

Site Context

The application site is located along the North side of Peter Street; is Georgian in origin and named after St Peter's church (demolished in 1906), which in the 18th century was being constructed at the end of Mosley Street. Well into the 19th century, this part of Manchester was still bordered by open countryside but eventually saw the establishment of a wide range of civic and institutional uses.

The building is two storey with a basement. It is loadbearing brick walls with a pitched slate roof behind a parapet wall to Peter Street and a hipped roof to Bootle Street. On the Peter Street elevation there is an outside terrace on the ground floor which spans almost all of the elevation with rendered columns covering the steel frame supporting the brick above. The brick wall is punctured with niches and the parapet is topped with a stone coping. A glass canopy is over the main entrance. The brick walling turns the corner to Jerusalem Street and goes on for approx. 4m only. The remaining elevation is rendered and painted as is Bootle Street.

The building sits to the back of pavement with its neighbours and forms a corner on Jerusalem Place. It is significantly lower than the two flanking buildings and plain in comparison to the detailing of Albert Hall and no. 11 Peter Street. The brick detailing is also rather plain apart from a red stone quoin band on the corner edges. The niche panels do not follow the spacing of the columns below and in general the elevations are in a poor state of repair. However it does form the 'street wall' but is unique as the ground floor is set back to a terrace which will be re-used and gives a semi-public / private space similar to the arches of the nearby Radisson Hotel.

The building scale is at odds with its surrounding context and terminates after the first floor abruptly. The niches bear no relation to the surrounding buildings in terms if its proportion, position and rhythm, and for that matter the building itself.

Proposal

The (consent to display advertisement) application seeks to enhance & replace existing signage to the primary street frontage. The existing niches are to retained and encapsulated by renewed Timber Moulded Surrounds that closely mirror the proportions & form of period windows and add visual interest to the main street scene. The inserts will be coloured in (off white) vinyl with sensitively positioned graphics (coloured Gold).

An illuminated fascia Board is to be positioned centrally at mid level (over the middle retained niche). Further details can be found within supporting documents included with this application.

Whilst the proposed signage is prominent at Street level, the inclusions follow suit with a considerable number of properties located within the vicinity with the adaptations to hold insignificant impact on the overall character of the area. Unlike the adjacent buildings, it is prudent to note that given the bland, subservient presence of the application site, any such adaptations will perceivably have a greater impact on the street scene which puts the application site at a distinct disadvantage. The application site building is considered to detract from the character and appearance of the conservation area.

Conservation Area & Listed Building Considerations

As noted above, the site sits within the Deansgate / Peter Street Conservation Area (designated in June 1985), and as a designated heritage asset the NPPF paragraph 128 requires applicants to describe the impact of proposals on its significance to a proportionate level of detail.

Although the conservation area was designated in 1985, it currently does not have a conservation area character appraisal or management plan as recommended in current good practice guidance (Historic England Conservation Area Designation Appraisal and Management Advice Note 1, revised February 2016) although there is a short guide to the history, townscape, building materials, and principal historic buildings of the area on the City Council's website.

In conservation area management terms (and as intimated over), the proposed alterations are considered to have a negligible impact on the character and appearance of the conservation area (particularly in the absence of the detailed evaluation of a conservation area character appraisal or management plan); and under the provisions of paragraph 134 of the NPPF it is considered that there would be less than substantial harm to the appearance and significance of the conservation area when weighed against the public benefits bringing the ground floor into a beneficial and viable use and perpetuating an active street frontage. Moreover the existence of "mid / street - level" signage predominantly within the area further galvanises the positive principle of development.

It is noted that No.23 Peter Street is in close proximity to a number of Grade listed Buildings. To the southern side of Peter Street is the Free Trade Hall, Listed Grade 2* in December 1963 [List entry Number: 1246666 UID: 455648 National Grid Reference: SJ 83683 97930] a monumental Italianate masterpiece in the

Renaissance style with Ionic columns, balustrades and very fine carvings in the arched recesses, designed by Edward Walters between 1853 and 1856. The present building was almost completely destroyed by enemy bombing during the Blitz (1940-41) but was reconstructed with a completely new interior, roof and rear elevations in 1950-51 by L.C. Howitt, the City Architect and was home to the Halle Orchestra since from first concert in 1858 until the orchestra moved to the new, purpose-built Bridgewater concert hall in 1996.

East of the application site on the Northern Side of Peter Street is Harvester House (No.37), Listed Grade 2 also in April 1982 [List entry Number: 1246664 UID: 455645 National Grid Reference: SJ 83715 97966] probably originally built in 1868 in sandstone in the Italian palazzo style as a five storey merchant's warehouse and designed by Clegg and Knowles. The building has been altered and is now in use as offices.

Most relevant to the application site is the adjoining property; The Albert Memorial Hall, Listed Grade 2 in April 1982 [List entry Number: 1246727 UID: 455644 National Grid Reference: SJ 83644 97972] a Wesleyan Mission Hall designed by W.J. Morley of Bradford, for the Manchester and Salford Wesleyan Mission in 1910 and built yellow terracotta cladding in an eclectic style with Baroque and Gothic elements that includes a six-stage tower at the left end and an entrance bay at the right-hand end.

In historic building management terms, the proposed signage to No.23 is considered to have a negligible impact on setting of the adjacent listed buildings as defined in Historic England's 'Historic Environment Good Practice Advice in Planning 3' [HEAN 3]1; and under the provisions of paragraph 134 of the NPPF it is contended that there would be less than substantial harm to the setting when weighed against the public benefits retaining the ground & first floor into a beneficial and viable use and providing an active street frontage.

Conclusion

The proposal is a modest alteration to an existing street presence with emphasis on improving the street scene. In terms of both the setting of the listed buildings and the character of the conservation area it is contended that the proposal will lead to less than substantial harm to the significance and setting of nearby listed buildings and the conservation area and that under the provisions of paragraph 134 of the NPPF apply the scheme should be weighed against the public benefits of the proposal of securing the optimum viable use and as a preliminary to introducing an active street frontage.

NPPF defines criteria in paragraph 131 as the basis on which the Council should determine applications. A scheme of redevelopment of No.23 Peter Street should therefore aim to:

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- Have a neutral impact on the setting of nearby listed buildings and enhance the Deansgate- Peter Street Conservation Area by bringing forward a scheme of development that would create an active frontage and thereby make a positive contribution to local character and distinctiveness.