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The Atrium, Princess Street
Manchester, M16JD

Heritage Report
For OCM Luxembourg, Manchester Aparthotel SARL

February 2018





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Ordnance Survey map with the site marked in red.
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1.0 Summary of Historic Building Report

1.1 Introduction

Donald Insall Associates was commissioned by OCM Luxembourg Manchester Aparthotel SARL in March 2017 to assist with the preparation of proposals for The Atrium Hotel, Princess Street. This is an update of the submitted report dated September 2017 to reflect amendments made to the proposals following discussions with Manchester City Council officers.

The investigation has comprised historical research, using both archival and secondary material, and a site inspection. An illustrated history of the site and buildings, with sources of reference and bibliography, is in Section 2; the site survey findings are in Section 3. The investigation has established the significance of the listed building, conservation area and setting of adjacent listed buildings, which is set out below. This understanding has informed the development of proposals for changes to the building, by the project architects. Section 4 provides a justification of the scheme according to the relevant planning policy and guidance.

1.2 The Site and its Legal Status

The hotel/aparthotel consists of four linked blocks and lies on an island site with a main entrance on Princess Street and elevations to the Rochdale Canal, Beaver Street and Whitworth Street. The blocks are known as Dominion House, Johnson House, and Central House. Central House is a Grade II listed building; the other blocks are of architectural merit, and are considered to be non-designated heritage assets which make a significant contribution to the character and appearance of the Whitworth Street Conservation Area **[Plate 1]**. The hotel also lies within the setting of the Grade II listed Lionesse House and Winser Street Power Station directly across the canal to the north and the Grade II* listed India House and Lancaster House on Whitworth Street to the south.Development which affects the special interest of a listed building requires listed building consent and development within the setting of a listed building and in conservation areas requires planning permission. The statutory list descriptions for all of the listed buildings are included in Appendix I and a summary of the Conservation Area Statement provided by the local planning authority is in Appendix II, along with extracts from the relevant planning policy documents.

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision-making on applications that relate to the historic environment. Sections 66 and 72 of the Act impose a statutory duty upon local planning authorities to have 'special regard to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess; and to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas'.

> *In considering applications for planning permission, local authorities are also required to consider the policies on the historic environment set out in the National Planning Policy Framework. At the heart of the Framework is 'a presumption in favour of sustainable development' and there are also specific policies relating to the historic*

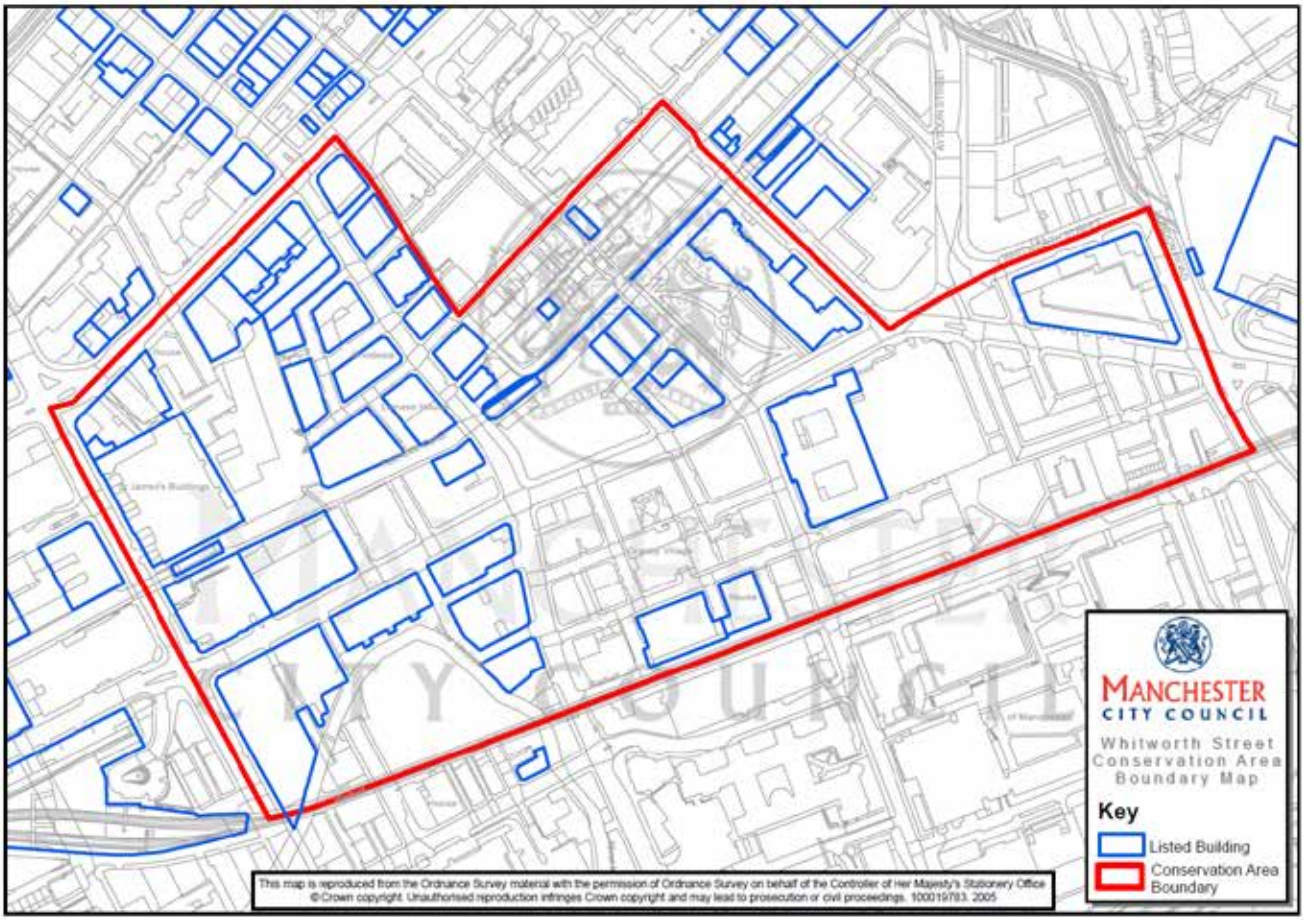

MANCHESTER
CITY COUNCIL
Whitworth Street
Conservation Area
Boundary Map
Key
Listed Building
Conservation Area
Boundary
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plate 1

environment. The Framework requires local authorities to 'recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance'. The Glossary to the National Planning Policy Framework 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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

The Framework, in paragraph 128, states that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Section 1.3 of this report – the assessment of significance – meets this requirement and is based on the research and site surveys presented in sections 2 and 3, which are of a sufficient level of detail to understand the potential impact of the proposals.

The Framework also, in paragraph 132, requires that local planning authorities, when considering the impact of a proposed development on the significance of a designated heritage asset, should give 'great weight ... to the asset's conservation' and that 'the more important the asset, the greater the weight should be'. The Framework goes on to state that:

... significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Section 4 of this report, provides a clear and convincing justification.

The Framework requires that local planning authorities categorise harm as either 'substantial' or 'less than substantial'. Where a proposed development will lead to 'substantial harm to or total loss of significance' of a designated heritage asset, the Framework states, in paragraph 133, that:

... local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: the nature of the heritage asset prevents all reasonable uses of the site; and no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and the harm or loss is outweighed by the benefit of bringing the site back into use.

Where a development proposal will lead to 'less than substantial harm' to the significance of a designated heritage asset, the Framework states, in paragraph 134, that:

... this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The Framework requires local planning authorities to 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. Paragraph 137 states that:

> *... 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.*

1.3 Assessment of Significance

The hotel is made up of four blocks which were built in separate phases; Central House, Dominion House (made up of two buildings) and Johnson House. Today at their centre is a modern glazed atrium which was once an open street known as Galbraith Street. The exterior of all of the buildings has been neglected for a number of years; furthermore the insipid interiors to both the communal areas and private rooms are dated and do not respond to the robust industrial character of the heritage assets.

1.3.1 Designated Heritage Assets

Central House

Central House was built in 1880 as Galbraith's Shipping Warehouse to the designs of architects Corson and Aitken and is Grade II listed. It is the only Scots Baronial building in Manchester and is faced in red brick with sandstone embellishments and a symmetrical front elevation. It comprises four storeys with basement and attic and has an almost rectangular plan set at right angles to the street and parallel to the Rochdale Canal. Its north wall slightly follows the north bend in the canal.

The windows are timber, with a number of replacements and some have been converted from sashes to casements – false ceilings installed behind have had a 'deadening' effect on the upper half of the windows, compromising the appearance of the building. The original entrance doors from the central atrium into the blocks have all been replaced. The glazed canopy structure which now forms the atrium/reception area over Galbraith Street dates from works in the 1990s.

The interior of Central House was altered during the early 20th century and again in 1989. The hotel conversion work in 1989 completely concealed the warehouse interior with significant reworking of the plan form, the installation of suspended ceilings, boxing-in of columns, replacement of doors, walls and removal of a significant amount of plaster work. All current doors, ceilings, and architraves date from the 1990s, along with all except two of the staircases. The same interventions were also made to Dominion and Johnson House, and again plasterboard of the same date has been found within the other buildings. Today within the interior of Central House the main visible elements of historic interest are the chimney stacks which remain exposed within the rooms backing on to Johnson House and a stone stair at basement level. All other historic fabric is concealed by the hotel fit out.

The special interest of the building is manifest in its fabric, which has the following hierarchy of significance.

Of **high significance** and particularly sensitive to change are:

- All external elevations

- The decorative architectural features to the exterior, tourelles etc
- Original chimney stacks where they remain internally/externally
- Stone staircase between basement and ground
- Original windows where they remain, particularly at basement level
- The remaining warehouse fabric above ceilings and where boxed in (cast iron columns/beams etc)

Of **significance** and also sensitive to change are:

- Roof and roof structure

Of **neutral** significance and therefore broadly adaptable are:

- The internal plan form
- Modern doors/architraves, stairs, lift core and partitions
- The 1990s glazed/cast metal atrium structure

Factors that **detract** from significance and should therefore wherever possible be removed or improved upon are:

- Suspended ceilings
- Ducts and grills, both internal and external

Whitworth Conservation Area

The hotel lies at the junction of Princess Street with Whitworth Street. Both are busy arterial routes running through the City Centre, with Princess Street running north to south and Whitworth Street west to east. The other buildings in close proximity to the site are of a similar scale, with most in use as either offices or hotels with bars/clubs at ground floor level. Victorian architecture is predominant with the majority of the buildings dating from the latter part of the 19th century. On the opposite side of Princess Street is a plot of land, formerly Whitworth House, with consent for a large residential/apart hotel development. On the northern side of the canal, directly opposite the site lies the Grade II listed Winser Street former power station and Grade II listed Lioness House. Across Whitworth Street, to the south, lie the Grade II* listed India and Lancaster Houses.

The conservation area developed through the 19th century as the city grew industrially and commercially supported by the growth of the canal and railway networks; the Rochdale Canal which runs to the south of the conservation area is key to its significance. This is an urban area which contains many of Manchester's most important buildings and is dominated by a number of substantial textile warehouses with strong defined building lines and robust architecture of both architectural and historic interest which contribute to the area's significance. Whilst in decline during the 20th-century the industrial significance of the area is once again being celebrated alongside the rise of the 'Gay Village' with a number of bars and restaurants running along Canal Street.

1.3.2 Non-designated Heritage Assets

Dominion House

Designed by I.R.E. Birkett in 1893, this is a large former warehouse/office block formed from two buildings. It lies at the junction of Princess Street with Whitworth Street; with a flank elevation to Beaver Street, which in turn is built up against Johnson House. The north side of the building overlooks the atrium, which was formerly Galbraith Street. The block has a long rectangular plan with multiple entrances.

Built in red orange brick, it has four main storeys plus an attic and raised basement. The attic storey has larger modern dormers and pedimented brick gables breaking through the parapet line to Princess Street and Whitworth Street. There is little ornamentation. The buildings which make up this part of the block on first glance look similar, but on closer inspection the detailing of the windows and architectural rhythm differs between the two. The buildings vary in terms of their architectural styles and articulation; however, in terms of scale and materials they are unified, and in townscape terms they read as one large block connected by the later atrium structure. The windows from ground floor level and above have all been modified to form casements. The only original windows to remain are at basement level and are formed from what appears to be cast iron. All of the external doors are replacements.

Johnson House

This building lies away from street views and was built at the rear of Central House and the western block of Dominion House, with two elevations which look over the canal and Beaver Street. This building was largely in warehouse use, and the northern elevation has large full height timber windows looking over the canal. The Beaver Street façade is articulated to match the eastern façade of Dominion House; however, it has two levels of sheer brick work at attic level. An original ornamental corbelled door case survives to Beaver Street, but there are some unsympathetic large new openings at ground floor level. A balcony has been added in front of a modern casement window, with patched brick infill below. Decorative timber cladding has been added around window and door reveals, as part of the former use.

1.3.3 Scope for Alteration

Of primary importance and particularly sensitive to change are the elevations of Central House. The 1990s atrium structure and its associated alterations have partially obscured what was the Galbraith Street elevation. It is now almost impossible to read what was once an open street because the use and setting have been so altered. The openings and design for the replacement doors into Central House visually detach the ground floor from the upper elevation above. The tiled floor removes any concept that this was once an external space. There is clearly much scope to improve this part of the site.

Internally, the building has been successively altered and there is no hint of a historic plan form or original fabric, as this is concealed above suspended ceilings and behind boarding to the walls. It is clear that the large central stair has been in situ for many years. The small stair and lift core towards the front of Central House, may be in a historic location, although this is difficult to confirm, but has been the subject of alteration. All ceilings and doors are modern.As such there is scope for change internally without impact on the building's significance; there is also the potential for alterations which would better reveal its significance.

1.4 Summary of Proposals and Justification

The exterior of all of the buildings has been neglected for a number of years; furthermore the insipid interiors to both the communal areas and private rooms are dated and do not respond to the robust industrial character of the heritage assets. The proposed scheme of refurbishment work has been carefully considered in terms of its impact upon the significance of the heritage assets; consent is sought for the

modernisation of the buildings to create a high quality aparthotel which would refurbish and upgrade the current accommodation, revealing and restoring the historic character of the buildings where feasible to secure their viable use and long-term conservation. The proposals are described in the Architects' drawings and the Design and Access Statement which this report accompanies and are outlined in detail in Section 4. In summary the proposals include:

- Increase in rooms from 116 to 160 (44 new rooms in total)
- Removal of suspended ceilings, ducts, wiring and boarding to basement, creation of new rooms within restored warehouse interior at basement level
- Creation of new ancillary bar at basement level and restoration of access from Princess Street
- Refurbishment/remodelling of atrium structure, entrance and lobby area
- New break out and creative space within Johnson House
- Replacement of plant and M&E services and removal of redundant ductwork
- Refurbishment of A3 units in Dominion House
- Replacement of all internal doors, kitchens and bathrooms and new fittings and fixtures to existing rooms
- Making good damaged windows and doors, replacement secondary glazing where damaged and removing louvres and boarding to expose windows where lowered ceilings removed
- Improving disabled access

Removal of unsympathetic additions to façade and restoration of areas of damageIn this instance, the fundamental and foremost benefit of the scheme is the implementation of a scheme which would refurbish and upgrade the existing aparthotel use to ensure its on-going viability and therefore the conservation of the buildings in the long-term. There are a number of additional heritage benefits which are associated with the operator's ambitions for the site which are listed in turn below; alongside the general improved public experience of these heritage assets, improved accessibility and the delivery of planning aspirations to increase employment activities in this area.

- Restoration of missing or currently concealed historic features including columns and downstand beams, better revealing the robust industrial character of the buildings
- Removal of detracting later fabric internally, better revealing the original fabric of the buildings
- Protection and repair of remaining historic fabric
- Reworking of the modern atrium space with a more appropriate 'warehouse style' aesthetic, enhancing the setting of the buildings and their contribution to the character and appearance of the conservation area
- Creation of an active street frontages at ground level, enhancing the character and appearance of the conservation area
- Removal of unsympathetic features externally and restoration of facades
- Removal of boarding behind windows to 'reactivate' the building facades

These works would very much enhance the special interest of the listed building and the contribution all three buildings make to the character and appearance of the Whitworth Street Conservation Area. Therefore the presumption against the grant of permission outlined in the Planning (Listed Buildings and Conservation Areas) Act 1990 is not engaged. Furthermore the proposals accord with the requirements of the National Planning Policy Framework to sustain and enhance the significance of heritage assets; in this instance taking the opportunity to better reveal their significance. The proposals therefore accord with the relevant national and local policies and are acceptable in heritage terms.

2.0 Historical Background

2.1 The Historical Development of the Area

The city of Manchester is well known for its cotton mills and robust 19th century commercial buildings. Indeed, the sheer number of textile warehouses and mills make a unique townscape.The origins of the textile trade reach back as far as the 16th century, when merchants and traders settled in Manchester. By the beginning of the 19th century the city was the regional centre for textile manufacture and in commercial terms it was second only to London. However, much of the industry was small scale; the immediate area around the application site for example, was still largely open with gardens, fish ponds and fields at this time **[Plate 2]**. It was the completion of a network of canals in the early 19th century, including the Rochdale Canal and the Ashton Canal which connected the 1760s Bridgewater Canal to a wider hinterland, together with the widespread adoption of steam power, that lead to Manchester's rapid industrialisation.

Raw materials from America and Britain's overseas colonies and coal from the hills to the north could now be transported cheaply and Manchester's cotton industry rapidly expanded, leading to a boom in the construction of mills and warehouses. Old buildings were demolished and new grand streets lined with warehouses and offices like Whitworth and Princess Street were created. The ornate street facing elevations often housed the offices, with the rear of the building used for storage with large windows to provide natural light for the inspection of goods. The buildings were six to seven storeys in height with deep, modelled facades in red brick, embellished with terracotta and often with a rear elevation almost entirely glazed. The traders who marketed their goods to the British Isles, known as "home based", had large architecturally bold warehouses which functioned as wholesale showrooms, with the upper floors used for light goods and the lower floors for heavy goods and plant.The Goad fire insurance plan of 1886 shows the grid pattern of the streets around Princess Street and the use of the buildings during the latter part of the 19th century **[Plate 3]** at the height of Manchester's textile boom.

The disruption of the shipping trade caused by two world wars and increased competition from Asia had a profound effect on the city's economy. By the mid-20th century Manchester's industry was in decline and the city and its buildings were falling into disrepair. To add to its troubles, the city had been badly bombed during World War II. Large swathes of housing and land were cleared in the city centre to facilitate the construction of new offices and hotels. In the latter part of the 20th century, however, a growing interest in industrial heritage together with the vogue for 'loft-style' living lead to the colonisation of the area by the gay community and the growth of many bars and restaurants. This, in turn, saw the construction of the new housing and offices and the gradual regeneration of the city-centre.



plate 2

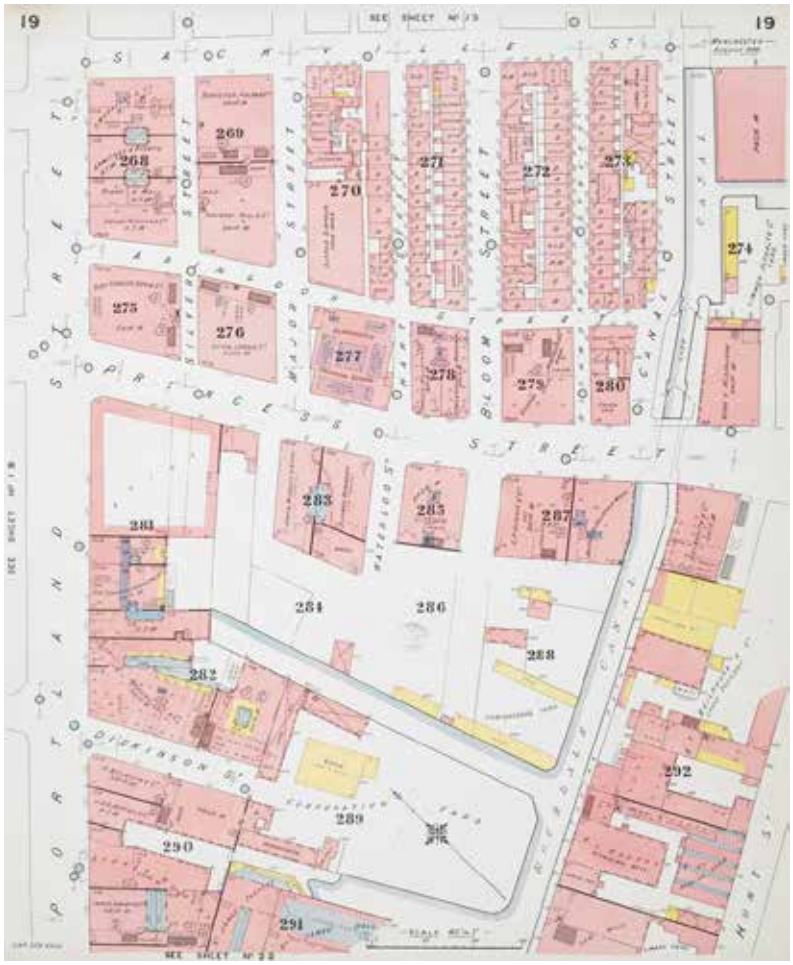


plate 3

2.2 The Site and its Immediate Surroundings

The 1848 map of Lancashire and Furness shows David Street and a group of buildings to the south of the canal bridge. The construction of Princess Street saw the demolition of most of those buildings and widening of the road and canal bridge. Only a small building remained on the site; however, this too was demolished to facilitate the construction of the Galbraith Shipping Warehouse in 1880 for Galbraith and Co. The building was designed by architects Corson and Aitken in a Scots Baronial style, and was the only building in Manchester to have this form of design.

The Goad Fire Insurance map of 1886 shows the building and a number of low level structures to the rear. These were subsequently cleared for the construction of Johnson House, which was also built as a warehouse. Dorland House followed on from the two earlier buildings and was built as a shipping warehouse for Ed Heuer. A map from 1922 shows the site as five separate blocks **[Plate 4]**. By the mid-20th century a bank occupied the ground floor in the eastern part of the building **[Plates 5 and 6]**. A photo from 1960 shows that the Galbraith Warehouse was now known as Central House **[Plate 7]**.

Towards the end of the 20th century many large warehouses were being demolished, like Whitworth House which lay on the opposite corner of Princess Street/Whitworth Street **[Plate 8]**. Central House, Dominion and Johnson House however, survived in a mix of office and warehouse use until the late 1980s. Planning permission and listed building consent were obtained for the conversion of Central House and Johnson House to flats and retail use with subsequent schemes submitted for all of the blocks to be used as a hotel/aparthotel with retail at ground and basement level.

All of the buildings were the subject of major internal alterations in 1989/90 including new staircases/lift core, partitions, doors, suspended ceilings and services. The result is that the interiors to all of the buildings have the same design scheme and character - including the original Grade II listed block. Copies of the floor plans which pre-date these works are included in Appendix IV.

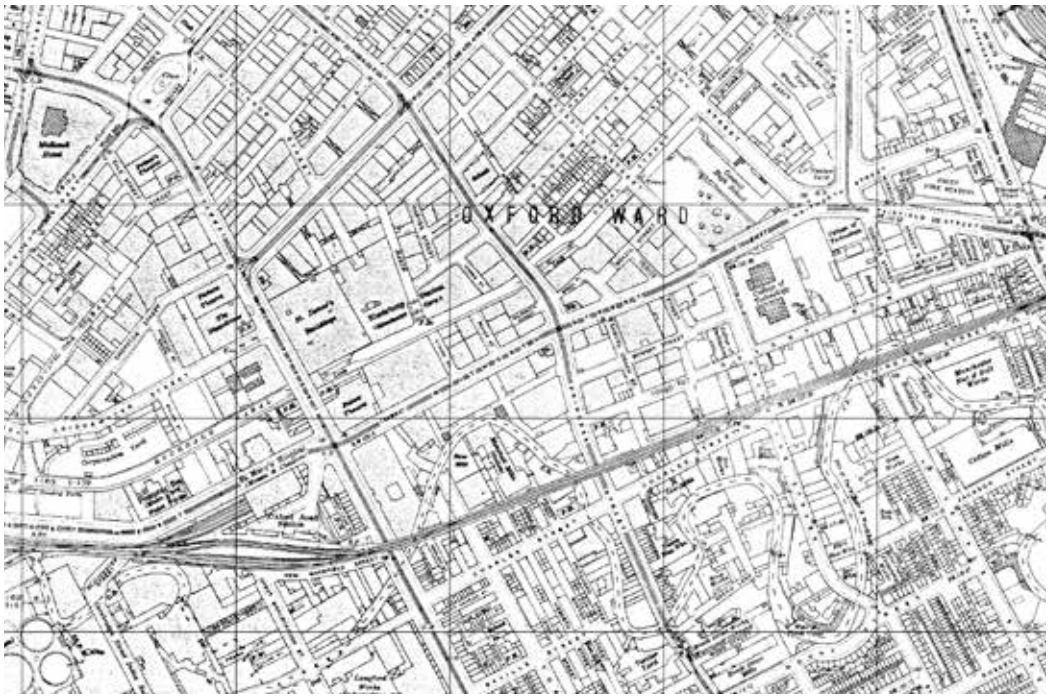


plate 4



plate 5



plate 6



plate 7



plate 8

2.3 The Architects

William Reid Corson was born in Dumfries c.1822. He was educated at Dumfries Academy and was articled to Walter Newall of Dumfries but by the mid-1840s he had moved to Leeds. In 1855 William Corson took over John Edgar Gregan's (also a native of Dumfries) architectural practice in Manchester following Gregan's sudden death in April of that year. Thereafter he divided his time between Leeds and Manchester retaining Gregan's old address at 20 Cooper Street. In 1860 William Corson settled permanently in Manchester where his brother James had successfully established himself in cotton. It is not absolutely clear at which point his brother George became a partner, but he had a considerable design role from 1855 and from 1860 was in sole charge of the Leeds office. After a few years the practices were amicably separated in 1867/1868 when William formed a partnership with Robert Walker Aitken from Peddie & Kinnear's office.

William Corson became the second President of the Manchester Society of Architects 1867-69. He emigrated to Santa Monica in California and sailed to New York on 28 August 1885. The ship's name was the 'City of Richmond.' Doubt has been cast by researchers on his emigration because his personal and business addresses continued to be listed in local directories in Manchester. Perhaps he remained a sleeping partner with Robert Aitken at least for some years and he may have planned to return when the 'long recession' ended and the Manchester practice regained its earlier prosperity. Galbraith's Shipping Warehouse would have been one of his last commissions before he emigrated.

Corson was responsible for some curious but nevertheless successful experiments on bricks 'made by machines'. In 1896 his brother George read three papers written by him at the Leeds Architectural Association. They were on the acoustic properties of rooms, masons' marks and the application of practical geometry to rooms, giving some indication of the range of his scientific interests.

2.4 Relevant Planning History

034031 (Entire building): Conversion of existing office and warehouse block to 73 flats, 5 shop units and an extension to licensed restaurant and public house in basement area.

Approved: 09/06/89

034030 (Entire building): Listed building consent for the conversion of an existing office and warehouse block into 73 flats, 5 shop units and extension to licensed restaurant and public house in basement area.

Approved: 09/06/89

035925 (Johnson House): Alterations to Johnson House including removal of chimney and gable stack on Beaver Street elevation, construction of slate roof extension and continuous dormers to 5th floor level.

Approved: 23/02/90

035927 (Central House): Insertion of new dormer windows to 4th floor flats.

Approved: 23/02/90

036683 (Entire building): Change of use to hotel and serviced suites including leisure centre with pool and gymnasium.

Approved: 22/06/90

038786 (Entire building): Change of use from part hotel (80%) / part serviced accommodation, with leisure centre with pool and gym to hotel with leisure centre with pool and gym.

Approved: 26/04/91

032618 (48-50 Whitworth Street, Dominion House): Change of use of basement into a licensed restaurant.

Approved: 23/11/98

055766/FU/CITY3/98 (Johnson House): Change of use from vacant premises to office accommodation.

Approved: 16/03/99

060059/LO/CITY3/00 (Central House: Internal alterations.

Approved: 20/11/00

062301/FO/CITY3/01 (Dominion House): Change of use of basement area of leisure club to form coffee lounge.

Approved: 03/08/01

062303/FU/CITY3/01 (Dominion House): Change of use of basement area from pub to restaurant.

Approved: 03/08/01

067476/FO/CITY3/03 (Dominion right): Change of use from Class A1 (retail) to Class A3 (restaurant) including fume extract equipment to rear of building.

Approved: 03/07/03

073127/FO/2004/C3 (Johnson House): Change of use of basement unit to bar/nightclub (sui generis–in no use class) including internal fire escape to Princess Street.

Approved: 18/05/05

077633/JO/2005/C3 (Johnson House): Variation of condition 4 attached to approved application. –

Approved: 11/01/06

073127/FO/2004/C3 (Johnson House): Extend the operating hours of the bar/night club to 9.00pm to 3.00am Monday to Sunday.–

Approved: 11/01/06

2.5 Sources and Bibliography

Manchester Local Image Collection

Photographs of Dominion House 1958 and 1972, Central House 1960, Whitworth House 1973

Manchester City Council Online Planning and Building Control Applications

All applications relating to the site.

Published Sources

Books and Articles

N. Pevsner and C. Hartwell, *Pevsner Architectural Guides: Manchester* (London, 2001)

N. Pevsner, C. Hartwell, M. Hyde, *Lancashire: Manchester and the South-East* (London and New Haven, 2004)

S. Taylor, M. Cooper, Manchester: The Warehouse Legacy - An Introduction and Guide (English Heritage, 2002)

Maps

Charles Goad Fire Insurance Map of Manchester (1886)

Ordnance Survey Maps of Manchester (1922 and 1848)

Unpublished Sources

Whitworth Street Conservation Area Statement, Manchester City Council

3.0 Site Survey Descriptions

3.1 The Wider Setting andthe Whitworth Street Conservation Area Context

The hotel is located in the Whitworth Street Conservation Area towards its southerly boundary. The character of this part of the conservation area is defined by large commercial buildings to the east, with a mixture of smaller buildings on a network of smaller earlier streets to the west. Whitworth Street contains some of the most interesting buildings, with large Edwardian warehouse buildings dominating the townscape.The Rochdale Canal runs to the south of the conservation area and its bridges and locks are features of key historic, social and architectural interest. Additional character to this part of the conservation area is also given by the so-called 'Gay Village' with a number of bars and restaurants running along Canal Street and the eastern end of Richmond Street.

Both Whitworth Street and Princess Street make a positive contribution to the overall character and appearance of the conservation area. Princess Street is lined with buildings of similar scale and robust Victorian classical architecture with a strongly defined building line. Building heights and materials are relatively consistent with sash windows predominating. The townscape to Whitworth Street is entirely dominated by large ornate terracotta-and-faience office buildings, some of the largest Victorian buildings within the city. Again all buildings to the street are built hard up against the back of pavement line.

Although nature of the area and use of the buildings has changed over the latter part of the 20th century, this part of the city still has a strong identity rooted in its industrial past. This is an urban area, with strong defined building lines and robust architecture, which developed from the construction of the canal and Manchester's former role at the centre of the 19th century British textile industry. All of the buildings which currently form the Atrium Hotel contribute to the architectural and historical significance of this part of the conservation area.

3.2 The Immediate Setting and Adjacent Listed Buildings

3.2.1 Winser Street former Power Station and Lioness House to the north of the Rochdale Canal

Directly to the north of Central House and Johnson House are the Grade II listed Winser Street Power Station and Lioness House. A late-20th century car park on Beaver Street along with Johnson and Dominion House frame the view of the power station from Whitworth Street.

Winser Street former Power Station

The building opened in 1901 beside the Rochdale Canal. It was built in red brick with sandstone dressings and giant round headed arches with key stones. The large chimney is octagonal shape and is a local landmark. The power was generated by four steam engines and at the time it was one of the earliest combined heat and power stations in the country, supplying steam heating to many of the warehouses nearby **[Plate 9]**.



plate 9



plate 10



plate 11



plate 12

Lioness House

The building was once in use as a shipping warehouse and dates from between 1880 and 1890. It also is red brick with sandstone dressings and a slate roof. It has a rectangular plan on an island site parallel to the street with a canted corner and has four storeys with basement and attic. Lying on the opposite of the canal bridge to Central House it frames the view (along with Central House) of the canal in both directions from the towpath and Canal Street **[Plates 10 and 11]**.

3.2.2 Lancaster and Asia House, Whitworth Street

These are some of the most important warehouse buildings within the city and are listed at Grade II*. The buildings were built after a boom in trade after the opening of the Manchester Ship Canal in 1894, when access and ease of loading became vital. The buildings are steel framed and heavy duty fireproofed. The front elevations are terracotta and faience, the rear elevations are glazed with exposed steel framework. The architect was Harry S. Fairhurst. Lancaster House was built in an Edwardian Baroque style in the early 1900s using red brick and orange terracotta and is of a massive scale. India House was built in 1906, also in an Edwardian Baroque style. The buildings were converted into flats in the 1980s and, along with Dominion House, they frame views along Whitworth Street **[Plate 12]**.

3.3 The Buildings Externally

3.3.1 Central House

Central House is a handsome building, built in red brick with sandstone embellishments and a symmetrical front elevation. It comprises four storeys with raised basement and attic. It has an almost rectangular plan at right angles to the street and parallel to the Rochdale Canal. Its north wall slightly follows the north bend in the canal. It is five windows wide to the Princess Street elevation with large corner tourelles (giving the distinctive Scots appearance) which rise from moulded corbles at first floor level. The tourelles terminate at attic level with slate conical spires and have rectangular shaped lancet windows. There is a cill band to ground floor, a string course to first floor, cill band to second floors, string-course over the third floor and attic dormers which break through the eves The second and fourth dormer have distinctive crow stepped steeply pitched gales with pained cylindrical chimneys.

The former main entrance to the right of the facade has heavy stone detailing with bottle balustrade balcony over, the door is late 20th century. The windows have the appearance of sashes but now open as casements to all floors with those to the second floor ornamented with segmental window heads. The attic windows have moulded stone architraves. The original metal basement windows remain, although with localised damage. Central House is exposed to public view on three sides, with the original rear elevation now concealed by the later Johnson House. All of the original doors to Central House within the atrium have been replaced and part of the ground floor windows have been blocked up **[Plates 17 and 18]**. The canal facing elevation has suffered badly from vandalism, in particular graffiti.



plate 13



plate 14



plate 15



plate 16

Existing elevation drawings from 1989 suggest that part of the ground floor Galbraith Street elevation, now the atrium, had already been altered in the early to mid-20th century with the creation of the basement substation and a loading area (see Appendix IV). However, other original windows and openings to the ground floor still remained at that date.

A black steel and glass, Victorian-style canopy was built in the 1990s to connect all of the buildings and create a new reception space. The structure sits on full height columns and capitals/brackets where it is connected to the building. Today it appears dated and breaks the rhythm of the facades between ground and first floor level. The treatment of the original ground floor openings lacks sensitivity and the fire doors into the main building and blocked window openings detract from the character and appearance of the elevations above. The cream floor tile finish removes any trace of the origins of the space as an open street **[Plates 19 and 20]**.

3.3.2 Dominion House

Dominion House is a large former warehouse/office block, which lies at the junction of Princess Street with Whitworth Street, with a flank elevation to Beaver Street and built up against Johnson House. The north side of the building overlooks the atrium, on what was formerly Galbraith Street. The block has a long rectangular plan with the eastern section possessing three entrances, two to both corners on the Princess Street elevation and the other at the centre of the block on Whitworth Street. The western part of the block has an entrance at the junction with Beaver Street, a small entrance adjacent to the grand Whitworth Street main entrance (to the eastern block) and a modern enlarged loading door on Beaver Street.

Built from a red orange brick, it has four main storeys plus attic and raised basement. The attic storey has larger modern dormers and pedimented brick gables breaking through the parapet line to Princess Street and Whitworth Street. There is little ornamentation. The two buildings which make up this part of the block on first glance look similar, but on closer inspection the detailing of the windows and architectural rhythm differs between the two **[Plate 13]**. The eastern block to Dominion House has a more generous spacing between round headed windows, with flat brick pilasters and large brick spandrel panels.

The main central entrance to Whitworth Street is constructed from flat ashlar work with a decorative stone drip mould set and carved number "50" within the reveal above the doors. The entrance door at the corner of Whitworth Street/Princess Street is accessed by four stone steps with a decorative stone surround. The door is currently boarded up. The door to the other Princess Street entrance, adjacent to the atrium, has a poorly constructed metal wheelchair ramp.

The original metal basement windows are of a robust design with thick glazing bars. Timber decorations have been added during the late 20th century which detract from the appearance of the overall building. The top section of all of the windows from the first floor upwards have been blacked out, concealing the void above suspended ceilings. The majority of windows have been converted from sashes to fixed casements, retaining the original fabric but removing sash boxes, architraves, cords etc.



plate 17



plate 18



plate 19



plate 20

The windows at first and second floor level on the eastern block are large, flat headed triple casements subdivided by narrow stone lintels/cills. On Beaver Street there have been a number of unsympathetic alterations to the ground floor windows and doors and there is also localised water damage and unsympathetic signage.

3.3.3 Johnson House

Built as what was possibly once two adjacent warehouse buildings (as suggested by the 1922 plan) the block lies away from street views to the rear of Central House and backing onto the western block of Dominion House. It has three exposed elevations; one looking over the canal, one into the atrium and the other into Beaver Street. With four main storeys, two attic storeys and a raised basement, it differs in terms of its floor levels to Central House. It has large glazed windows from ground to attic level on the canal and atrium elevations; this expansive glazing would have provided maximum natural light to the warehouse floors. The Beaver Street façade is articulated to match the eastern façade of Dominion House, with round headed sash windows and raised brick pilasters, although it has two levels of sheer brickwork at attic level. An original ornamental corbelled doorcase survives to Beaver Street, but there are some unsympathetic large new openings at ground floor level **[Plates 14 and 15]**.

3.4 The Buildings Internally

It is the interior of Central House which is the principal subject of this report due to its statutory protection.However the interiors of Dominion House and Johnson House also retain some features of interest which are included below.

3.4.1 Central House

It has not been possible to trace original plans for the buildings. However the construction and materials used for the main central staircase within Central House, along with existing elevation drawings from a 1989 scheme (see Appendix IV), would suggest that the building was altered in the first part of the 20th century.From 1989 onwards all of the buildings which now form the site were continuously adapted and altered in connection with the creation of the hotel/aparthotel.

There is uncertainty as to which scheme was eventually implemented, however current survey plans show the works which were carried out to create the new hotel from the open warehouse/office accommodation. The interventions were substantial at all floor levels; with significant reworking of the plan form, removal of historic stairs and ornamentation. Survey and investigative work carried out within the last few months have shown the nature of the alterations and the original warehouse structure and fabric which remains.

At ground floor level the former main entrance from Princess Street has lost its internal steps shown on the 1989 plan, due to the creation of a stair to the basement. The partition walls, corridors, doors, architraves and ceilings all date from 1989 onwards. A staircase from the central atrium area to access the ground floor is a recent addition.Standing today within the existing hotel space, the only feature which gives a glimpse that this is a historic warehouse building are the chimney stacks which remain exposed within the rooms which back on to Johnson House. There are, however, no surviving fire surrounds or grates.



plate 21



plate 22



plate 23



plate 24



plate 25



plate 26



plate 27



plate 28

Plate 21 shows the underside of the staircase which surrounds the main lift to the building and runs from ground to fourth floor. Plans suggest that this area was heavily remodelled with the addition of a new lift.

A concrete stair with substantial metal balusters and handrail runs from ground floor to fourth floor level lying centrally within the listed building. A stair is shown in this location on the 1989 survey plan and whilst the lower section may have been reconstructed, it would appear that the upper flights could date from the first part of the 20th century and an earlier scheme of works. However there are no historic floor plans to confirm the date of the staircase or its compartment **[Plates 22 and 23]**.

From first floor level up to the fourth floor, the floor plans have a similar configuration set around the two staircase compartments. All doors, suspended ceilings, architraves, partitions are contemporary **[Plates 24 - 26]**. The internal alterations and modern detailing make no contribution to the overall significance of the building.

The photos of the turret room at first floor level show the treatment of the interior, with modern kitchen fittings and lowered ceilings which intersect the external windows at low level. Suspended ceilings cut the windows in two, with the upper section blocked out to obscure views of the void above **[Plates 27 and 28]**.

The opening up and survey works within Central House have shown that the original cast iron and brick columns remain and have been encased in either plasterboard or coated with plaster. The opportunity to view above suspended ceilings has shown that from first floor upwards the original warehouse structure remains, with substantial timber beams, supporting the original timber floors above. At first floor level, heavy plaster cornices run along the beams within the coffers. The view above the ceilings show that the warehouse had an open floor plate from first floor level and above, with the central main staircase compartment at its core. At first floor level there were large capitals to the columns. Behind plasterboard lining to the walls, brick and historic plasterwork have been hacked away, leaving the external walls in a poor condition **[Plates 29 and 30]**.

Within the basement, as throughout the hotel, the original fabric had been concealed by the late 20th century fit-out. The area had been used as a leisure complex and a number of structures are still in place including, saunas, swimming pool and jacuzzi. Early opening up works at this level revealed the cast metal and brick columns. However it also exposed severe water ingress from water and soil pipes leaking within the voids and causing damage to the fabric. As with the other floors, the floor above was supported on timber beams spanning across the space.

A modern stair had been inserted from the former front entrance area at ground floor level down to the basement towards the Princess Street elevation of the building where a pool and leisure suite now lies derelict. New stairs had also been inserted between Johnson House and Central House basements to overcome a change in level. A further stair has been built between the basement and ground floor level, adjacent to what appears to be an original historic stone stair next to the substation. Ducts from a substation and former kitchen ran across the ceilings and exit through basement windows to the canal elevation. The ducts, plasterboard cladding and other accretions have now been removed allowing for the exposure of the original structure **[Plates 31 and 32]**.



plate 29



plate 30



plate 31



plate 32



plate 34



plate 33

3.4.2 Dominion House and Johnson House

The strip out work has helped with the understanding of the unlisted buildings. The existing interior design treatment and configuration of the building is identical to Central House; with low level suspended ceilings, boarded out external walls with deep voids, black painted metal staircases and modern fire doors.

Strip out works within the two buildings have shown that prior to works commencing on the hotel in the 1980s, the overall condition of the building was poor, with plaster hacked away from external walls and crumbling brick work. Within Dominion House, it would also appear that the damage continued with the removal of shutter boxes, conversion of sashes to casement windows and damage to architraves which was subsequently boxed in behind plasterboard. Whilst the extent of damage is disappointing, the removal of suspended ceilings has shown some original elements to the building including substantial steel beams bearing the logo for the Ocean Ironworks - Ship Canal Docks; showing the moved away from timber beam construction as seen in Central House.

Small remnants of Edwardian wallpaper and paint schemes remain on one of the internal walls. Suggesting that the space at first floor level had been divided into offices and did not have open warehouse floors like Central House. There are additionally lath marks and fragments of timber laths on the ceiling joists, suggesting that the space was originally covered with a plaster ceiling **[Plates 33 and 34]**.

4.0 Commentary on the Proposals

4.1 Description of the Proposals and their Impact upon the Listed Building and Wider Conservation Area

The exterior of all of the buildings has been neglected for a number of years; furthermore the insipid interiors to both the communal areas and private rooms are dated and do not respond to the robust industrial character of the heritage assets. The proposed scheme of refurbishment work has been carefully considered in terms of its impact upon the significance of the heritage assets; consent is sought for the modernisation of the buildings to create a high quality aparthotel which would refurbish and upgrade the current accommodation, revealing and restoring the historic character of the buildings where feasible to secure their viable use and long-term conservation.

These works include:

- Increase in rooms from 116 to 160 (44 new rooms in total)
- Removal of suspended ceilings, ducts, wiring and boarding to basement, creation of new rooms within restored warehouse interior at basement level
- Creation of new ancillary bar at basement level and restoration of access from Princess Street
- Refurbishment/remodelling of atrium structure, entrance and lobby area
- New break out and creative space within Johnson House
- Replacement of plant and M&E services and removal of redundant ductwork
- Refurbishment of A3 units in Dominion House
- Replacement of all internal doors, kitchens and bathrooms and new fittings and fixtures to existing rooms
- Making good damaged windows and doors, replacement secondary glazing where damaged and removing louvres and boarding to expose windows where lowered ceilings removed
- Improving disabled access
- Removal of unsympathetic additions to façade and restoration of areas of damage

4.1.1 Interior

The proposed scheme seeks to upgrade the existing rooms and create additional rooms through the subdivision of larger rooms. In addition, new apartments would be formed in the ground floor of Johnson House (currently in use a laundry and staffroom) in an area which faces onto the canal and at basement level within Central House; these too have windows facing onto the canal. At basement level in Central House the area currently occupied by the swimming pool would be converted into an ancillary bar with access from an existing entrance door and staircase from Princess Street.

The A3 unit within the basement of Dominion House would be extended to ground floor level. New bedrooms would be created within the former leisure suite. The lobby area along with former offices and staff lobby within Johnson House would become a large open space with reception, cafe bar and networking/co-working area.

Strip out works at basement level have revealed the original structure and it is proposed to remove detracting modern fabric and the lowered ceilings wherever possible to reveal the original column heads and downstand beams and allow the original industrial warehouse character of this space to be appreciated. The new ceiling detailing would also allow for the full exposure and restoration of the basement windows, with the brickwork to external walls restored.

The refurbishment of the upper floors within all the buildings would cause no harm to any historic fabric currently concealed behind the existing hotel fit out. All doors to be replaced both to corridors and within the apartments are entirely modern; as are the 21st century kitchens and bathrooms to be replaced in every room. Mechanical and electrical services and replacement plant would run within existing voids, away from original walls. Damage caused by leaks from the existing kitchens and bathrooms would be repaired and the fabric made good and the entire building rewired, with new plumbing and radiators.

Within the Princess Street facing rooms at Central House the false ceilings would be raised and a reverse bulk-head detail used to allow the ceilings to chamfer to meet the top of the windows allowing for the blackout boards to be removed and the windows restored. This design concept would also be used at upper floor levels within Johnson and Dominion House where new rooms are proposed and alterations are required to the lowered ceilings. Whilst is not possible to remove the lowered ceilings in full, the proposed detail to the window would present a significant enhancement to the appearance of the building externally – reactivating numerous 'dead' window panes and removing the false 'stage-set' appearance this gives the building.

4.1.2 Exterior

Externally ad-hoc modern fittings would be removed to de-clutter the facades and uPVC pipework replaced with cast iron suited to the building's original design and aesthetic. The canal side windows would also be refurbished and louvres removed where possible and windows repaired. Cumulatively these works would uplift the buildings' appearance and their contribution to the conservation area. It is however the proposal to chamfer the lowered ceilings to fully reveal the windows on the Princess Street façade within Central House (and elsewhere across the buildings where new rooms are proposed) which would present a substantial enhancement to the buildings' appearance, enlivening their façades and reengaging the interior and its use with the surrounding conservation area.

A plant area is also proposed at roof level; this would lie within an existing plant area concealed from the public realm by the main roof structures and a plant screen and would therefore not impact on the appearance of the buildings.

4.1.3 Atrium

It is proposed that the atrium forms the heart of the proposed refurbished aparthotel and the public face of the new operators. As such a holistic approach has been taken to its refurbishment to substantially improve its

appearance and therefore the contribution of this space to the setting of the listed building, the appearance of the non-designated assets and the contribution they make to the conservation area.

Internally insensitive modern accretions would be stripped back to reveal the original street facades. The profiled metal cladding which surrounds the escape stair to Dominion House would be removed and a new spiral escape stair installed, reducing the bulk and level of intervention into the atrium space. The plant area which served the former restaurants and the flues and ducts which rise sheer up the face of Dominion House would also be removed. This would allow the area formerly occupied with air conditioning units and plant to be re-incorporated into the atrium space, exposing the previously concealed Galbraith Street façade of Dominion House. Whilst plant and ducts are required as part of the proposed scheme these would be carefully concealed behind banquettes which form part of the proposed interior design at ground level and then remain exposed as industrial features as they run up the building façade. The existing light fittings, heaters and service runs suspended from the existing atrium structure would be moved and the metalwork painted in a light grey/blue to lessen its visual impact and give further prominence to the elevations of the surrounding buildings. The existing modern doors to Central House within the atrium would be replaced with paneled doors, designed to replicate the original Victorian warehouse doors improving the appearance of this part of the building. New paving will run throughout the space to reinstate the definition of the Galbraith Street layout and align with its historic finish of granite setts and York stone paving with metal detailing to the kerb edge.

Whilst it is not feasible to replace the atrium structure in full, it is proposed that the now dated glass and steel atrium structure is remodelled to improve its appearance. These works would include the removal of the glazed half dome of the barrel vault and creation of a vertical glazed window to the gable with a radial pattern of glazing bars in a semicircular form. At the front entrance the existing bulky canopy structure, archway and curved signage would be removed and new fully glazed doors and flanking panels would be installed to allow for visual permeability through into the new atrium space with the proposed spiral stair set in front – its 'open', lightweight design maintaining views through to the atrium behind.

4.2 Justification of the Proposals

4.2.1 The Planning (Listed Buildings and Conservation Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision making on applications that relate to the historic environment. Sections 66 and 72 of the Act impose a statutory duty upon local planning authorities to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest that it possesses and to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area. As a minimum, therefore, the impact of development on the listed building should be neutral to not engage the presumption within the Act against the grant of permission.

The implementation of the consented scheme to convert the buildings to an aparthotel in the early 1990s saw the interior character of the buildings severely compromised and the internal significance of Central House almost entirely obliterated. The scheme of works now proposed seeks

to restore the historic character of the buildings so far as the feasibility of a refurbishment scheme will allow; including removing the lowered ceilings at basement level to reveal the original column heads and beams; detailing internal false ceilings to allow for windows to be fully revealed and the facades enlivened; remodelling the atrium space to better reveal the significance of the surrounding buildings; and a general refurbishment of the external facades. These works would very much enhance the special interest of the listed building and the contribution all three buildings make to the character and appearance of the Whitworth Street Conservation Area. Therefore the presumption against the grant of permission outlined in the Act is not engaged.

4.2.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF) has crystallised previous policy approaches to the historic environment and has given strong emphasis to the need to 'weigh up' the pros and cons of a proposal to alter the historic environment. As outlined above, and in accordance with paragraph 131 of the NPPF, the significance of the listed building would be very much enhanced by the works proposed. In developing the proposals, and in line with paragraph 137, weight has been given to the opportunity to better reveal the significance of the listed building and the contribution of all three buildings to the conservation area through the removal of later detracting features and the works of general repair and restoration proposed.

As a consequence the proposals would not cause harm to the heritage assets and the tests outlined in paragraphs 133 and 134 of the NPPF which relate to the extent of 'public benefits' required to balance any potential 'harm' caused are not engaged. Notwithstanding, it is helpful to consider the public benefits of the scheme.

Public benefits which follow from development could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

In this instance, the fundamental and foremost benefit of the scheme is the implementation of a scheme which would refurbish and upgrade the existing aparthotel use to ensure its on-going viability and therefore the conservation of the buildings in the long-term. There are a number of additional heritage benefits which are associated with the operator's ambitions for the site which are listed in turn below; alongside the general improved public experience of these heritage assets, improved accessibility and the delivery of planning aspirations to increase employment activities in this area.

- Restoration of missing or currently concealed historic features including columns and downstand beams, better revealing the robust industrial character of the buildings
- Removal of detracting later fabric internally, better revealing the original fabric of the buildings
- Protection and repair of remaining historic fabric
- Reworking of the modern atrium space with a more appropriate 'warehouse style' aesthetic, enhancing the setting of the buildings and their contribution to the character and appearance of the conservation area

- Creation of an active street frontages at ground level, enhancing the character and appearance of the conservation area
- Removal of unsympathetic features externally and restoration of facades
- Removal of boarding behind windows to 'reactivate' the building facades

4.3 Conclusion

The proposed scheme would have a beneficial impact on the significance of Central House and its setting as a Grade II listed building, Dominion House and Johnson House as non-designated heritage assets and the contribution of all three to the significance of the Whitworth Street Conservation Area. As such the proposals accord with relevant national and local policies and are therefore considered to be acceptable in heritage terms.

Appendix I

Statutory List Descriptions

Central House

PRINCESS STREET 698-1/32/334 (South West side) 03/10/74 No.74
Central House
Grade II, Date first listed: 03-Oct-1974

Shipping warehouse. 1880, by Corson and Aitken, renovated 1989. Red brick with red sandstone dressings, steeply-pitched slate roof with obelisk finials. Almost rectangular plan at right-angles to street and parallel to Rochdale Canal on north side (this wall following a slight northward bend in the canal). Scottish Baronial style. Four storeys with basement and attic, a 5-window range between large corner tourelles which rise from moulded corbels at 1st floor and terminate in slated conical spires at attic level; with a sill-band to ground floor, string-course to 1st floor, sill-band to 2nd floor, string-course over 3rd floor, and attic dormers breaking through the eaves, the 2nd and 4th with crow-stepped steeply-pitched gables finished with coupled cylindrical chimneys. Heavily-moulded doorway next to right-hand tourelle, with balustraded balcony over; 1st-floor windows of 1:2:1:2:1 lights (the outer ones smaller), otherwise single-light sashes on all floors, those at 2nd floor segmental-headed; attic windows with moulded stone architraves, the 1st, 3rd and 5th with segmental pediments (2nd and 4th in the gables). Rectangular lancet windows to the tourelles. Interior not inspected. Forms part of uninterrupted linear group of similar buildings on this side of Princess Street.

Lionesse House
PRINCESS STREET 698-1/32/331 (South West side) Nos.54 AND 56
Lionesse House
Grade II listed,. 06 June 1994

Shipping warehouses, now bank, offices, etc. c.1880-90. Red brick with sandstone dressings, slate roof. Almost rectangular plan on island site parallel to street, with canted corner to No.54. Four storeys with basements and attics, 8 bays with 2 windows per bay, plus the canted corner which has one window in each face; with punch-dressed stone plinth, cornice over ground floor, string-courses and sill-bands to all upper floors, moulded cornice and parapet (No.54 brick, and No.56 stone with short brick chimneys). Arcaded ground floor of round-headed arches with keystones and linked hood moulds, round-headed doorway to 4th bay with pilastered surround including keystone, carved spandrels and cornice on brackets, inserted doorway to 6th bay, windows with altered glazing in the other bays. Upper floors have shallow rectangular 2-storey oriels in alternate bays, with pilasters and balustraded parapets, and square-headed windows throughout, all with stone lintels and all sashed windows without glazing bars. Mansard roof with low flat-roofed dormers, slated pyramidal turret-roof to right-hand corner. Right-hand return side simpler, but with 2 pedimented attic dormers. Forms part of uninterrupted linear group of similar buildings on this side of Princess Street.

Winser Street Former Electricity Power Station

WINSER STREET 698-1/32/444 (West side) Former Electricity Power Station

GV II

Electricity power generating station, now part electricity sub-station and part central-heating generator for the locality. 1901, altered. Red brick with sandstone dressings (roof not visible). Trapeziform plan on island site adjacent to Rochdale Canal and former canal basin immediately to rear. Five bays to Winser Street and 7 bays to Bloom Street. Industrial Baroque style. Regular aracaded facade to Bloom Street: stone-banded piers and giant round-headed arches with keystones, openings with large stone mullions and transoms, the 1st, 3rd and 5th wth louvred screens and the others blind or blocked; pilastered upper levels with cornices and parapet. Winser Street facade similar but less regular, with 3-window office in centre. Large octagonal chimney. Unusual survival of early example of local electricity station, and important functional component of this warehousing locality; forms part of group with No.102 and No.104 Bloom Street (q.v.), No.2 and No.12 Harter Street (q.v.) and Nos 54 and 56 Princess Street (q.v.).

Lancaster House

LANCASTER HOUSE, 67-71, WHITWORTH STREET
LANCASTER HOUSE, 80, PRINCESS STREET, WHITWORTH STREET 698-1/32/440 (South side) 03/10/74 Nos.67 TO 71 (Odd) Lancaster House

GV II* Date first listed: 03-Oct-1974

Includes: No.80 Lancaster House PRINCESS STREET. Shipping and packing warehouses, No.71 converted as apartments and No.67 (including No.80 Princess Street) converted as offices. Dated 1906, and built between 1905 and 1912; by Harry S.Fairhurst. Steel-framed, with cladding of brown and buff terracotta and some red brick; slate roofs. Long rectangular plan in 2 parts, on island site. Edwardian Baroque style. The left-hand portion, forming the corner block to Princess Street, is 7 storeys with basement and attic, 6 bays plus a corner turret to the left, the ground and 1st floors forming a rustic of banded brown terracotta with a dentilled cornice on consoles, banded end pilasters to the upper floors (continued as chimneys above the parapet), frieze over 2nd floor, 5-bay giant arcade of round-headed arches from 3rd to 6th floor with swags and enriched keystones, dentilled main cornice, and attic storey treated as a parapet. 3-sided corner turret (2:1:2 windows) with segmental open pediment over 1st floor, pedimented Gibbs surrounds to 4th-floor windows, and very elaborate slender octagonal 4-stage Baroque spire. Doorway in chamfered corner to Princess Street, round-headed arched entrance at right-hand end, keyed heads to windows at ground and 1st floors (those at 1st floor round-headed). Narrow facade to Princess Street in similar style; with centre of 4 very narrow bays, the upper floors giant-arcaded like those to Whitworth Street, and colonnaded attic with Diocletian window and elaborate parapet; grey stone entrance at ground floor with square-headed doorway flanked by windows, semi-circular overlight flanked by projected ship-prow motifs, and dentilled cornice; and 5-sided corner with features matching the other corner but finished with a balustraded parapet. Rear: a strictly functional glazed grid of small-paned windows. The right-hand portion (No.71) is 7 storeys and 1:3:1:3 bays, the ground and

1st floors of buff terracotta with a cornice and the upper floors of red brick with buff terracotta dressings, symmetrical except for the 1st bay (which carries up 1 floor higher, like a sprinkler tower). The 1-bay centre has a round-headed doorway with wrought-iron Art Nouveau gates, a dentilled band arched over it, a 2-light overlight at 1st-floor level flanked by reliefs of seated allegorical female figures supporting an open pediment containing a cartouche with fronds, and a panel above this with raised lettering "LANCASTER HOUSE"; pairs of small windows to the next 4 floors, and a round-headed arch at 6th floor containing a lunette. The 3 bays on each side of the centre have banded piers and square-headed windows with triple keystones at ground floor, coupled windows at 1st floor; banded brick giant pilasters to the next 3 floors with terracotta friezes and modillioned cornices, windows with linked architraves at 2nd and 3rd floors (those at 2nd floor segmental-headed), and large oculi at 4th floor with enriched terracotta surrounds; and coupled pilasters to the top 2 floors with open segmental pediments over the centre containing raised lettering "ANNO. DOM." and MDCCCCVI" (respectively), windows with moulded architraves at 5th floor and coupled windows above. Hipped roof with 2 tall chimneys. Interior not inspected.

India House

WHITWORTH STREET 698-1/32/441 (South side) 03/10/74 Nos.73 AND 75 India House (including attached wrought-iron gateway linked to Lancaster House)

GV II* Date first listed: 03-Oct-1974Packing warehouse, converted as apartments 1988-9. Dated 1906, built between 1905 and 1912; by Harry S.Fairhurst. Steel-framed, with cladding of buff terracotta and red brick with buff terracotta dressings (roof concealed). Large rectangular plan. Edwardian Baroque style. Six storeys with basement and attic, 3:4:6:4:3 windows at 1st floor, symmetrical; rock-faced plinth, channelled buff terracotta to ground and 1st floors with mutuled cornice on brackets (a cartouche under this at each corner lettered "INDIA HOUSE"), giant arcades to the next 4 floors with brick pilasters, very heavily enriched terracotta frieze (swags, volutes, cartouches, etc.) and modillioned cornice, and attic treated as a parapet. The strong horizontal emphasis of the facade is relieved by vertical features flanking the 6-bay centre: these have entrances at ground floor with elaborate surrounds of grey ashlar including large semi-circular open pediments with mutules over recessed doorways with flanking Ionic semi-columns, and panelled side-bays under mutuled cornices supported by cartouches (lettered "73" and "75" respectively); canted bay windows of terracotta tiered from 2nd to 5th floors, with various forms of enrichment including corbelled plaques at the top lettered "1906", and flanked by broad banded terracotta pilasters; and attics under hefty semi-circular open pediments with mutules and cartouches. The other bays have segmental-headed windows at 1st floor, round-headed at 5th floor, and square-headed elsewhere, mostly containing 3-light sashes and mostly also with triple keystones; and the attic has low recessed 3-light windows. Return walls similar. Attached at the left end, and linked to No.71 (Lancaster House), is a large gateway composed of double gates with ramped tops and semicircular 4-strand overthrow forming a complete circle from the apex of which is suspended a slender lamp in Art Nouveau style. Forms group with Nos 67 to 71 (Lancaster House) to the left (q.v.), with Refuge Assurance building to the right (Oxford Road, q.v.), and with Nos 58 to 60 (Bridgewater House) opposite (q.v.). Interior not inspected.

Appendix II

Planning Policy and Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

The Act is legislative basis for decision making on applications that relate to the historic environment.

Sections 66 and 72 of the Act impose a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and conservation areas.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

> *in considering whether to grant permission for development which affects a listed building or its setting, the local planning authority, or as the case may be the Secretary of State 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.*

Similarly, section 72(I) of the above Act states that:

> *... with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.*

National Planning Policy Framework

Any proposals for consent relating to heritage assets are subject to the policies of the NPPF (2012). This sets out the Government's planning policies for England and how these are expected to be applied. With regard to *'Conserving and enhancing the historic environment'*, the framework requires proposals relating to heritage assets to be justified and an explanation of their effect on the heritage asset's significance provided.

The NPPF has the following relevant policies for proposals such as this:

> *14. At the heart of the National Planning Policy Framework is a* presumption in favour of sustainable development*, which should be seen as a golden thread running through both plan-making and decision-taking.*

The NPPF sets out twelve **core planning principles** that should underpin decision making (paragraph 17). Amongst those are that planning should:

- *not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;*
- *proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing,*

business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;

- *always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*
- *support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);*
- *conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;*

With regard to the **significance** of a heritage asset, the framework contains the following policies:

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

In determining applications local planning authorities are required to take account of significance, viability, sustainability and local character and distinctiveness. Paragraph 131 of the NPPF identifies the following criteria in relation to this:

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

With regard to potential **'harm'** to the significance designated heritage asset, in paragraph 132 the framework states the following:

...great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Where a proposed development will lead **to 'substantial harm' to or total loss of significance** of a designated heritage asset paragraph 133 of the NPPF states that:

...local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

the nature of the heritage asset prevents all reasonable uses of the site; and

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

With regard to **'less than substantial harm'** to the significance of a designated heritage asset, of the NPPF states the following;

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

In relation to the consideration of applications for development affecting the **setting of a designated heritage asset**, paragraph 137 of the document states the following:

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.

With regards to the loss of a building (or other element) which makes a positive contribution to a **Conservation Area**, paragraph 138 states this should be treated:

...As substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area...as a whole.

National Planning Practice Guidance

The planning practice guidance was published on the 6th March 2014 to support the National Planning Policy Framework and the planning system. It includes particular guidance on matters relating to protecting the historic environment in the section: Conserving and Enhancing the Historic Environment. The relevant guidance is as follows:

Paragraph 3: What is meant by the conservation and enhancement of the historic environment?

The ***conservation*** *of* ***heritage assets*** *in a manner appropriate to their* ***significance*** *is a core planning principle. Heritage assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits.*

Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use to as yet undiscovered, undesignated buried remains of archaeological interest.

In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-taking to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development.

Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past. So where the complete or partial loss of a heritage asset is justified, the aim then is to capture and record the evidence of the asset's significance which is to be lost, interpret its contribution to the understanding of our past, and make that publicly available.

Paragraph 7 *states:*

There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- *an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*
- *a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*
- *an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.*

Paragraph 8: What is "significance"?

"Significance" in terms of heritage policy is defined in the Glossary of the National Planning Policy Framework.

In legislation and designation criteria, the terms 'special architectural or historic interest' of a listed building and the 'national importance' of a scheduled monument are used to describe all or part of the identified heritage asset's significance. Some of the more recent designation records are more helpful as they contain a fuller, although not exhaustive, explanation of the significance of the asset.

Paragraph 9: Why is 'significance' important in decision-taking?

Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals

Paragraph 13: What is the setting of a heritage asset and how should it be taken into account?

*The "**setting of a heritage asset**" is defined in the Glossary of the National Planning Policy Framework.*

A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

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

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

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

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

Paragraph 20: What is meant by the term public benefits?

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework

(Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

Public benefits may include heritage benefits, such as:

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset*

Historic England: Historic Environment Good Practice Advice in Planning (March 2015)

The purpose of the Good Practice Advice note is to provide information on good practice to assist in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the relate guidance given in the National Planning Practice Guide (NPPG).

Note 2 'Managing Significance in Decision-Taking'

The Assessment of Significance as part of the Application Process

Paragraph 7 emphasises the need to properly assess the nature, extent and importance of the significance of a heritage asset and the contribution of its setting early in the process, in order to form a successful development, and in order for the local planning authority to make decisions in line with legal objectives and the objectives of the development plan and the policy requirements of the NPPF.[1]

8. Understanding the nature of the significance is important to understanding the need for and best means of conservation. For example, a modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the possibility of gaining new understanding of the past.

9. Understanding the extent of that significance is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.

10. Understanding the level of significance is important as it provides the essential guide to how the policies should be applied. This is intrinsic to decision-taking where there is unavoidable conflict with other planning objectives.

11. To accord with the NPPF, an applicant will need to undertake an assessment of significance to inform the application process to an extent necessary to understand the potential impact (positive or negative) of the proposal and to a level of thoroughness proportionate to the relative importance of the asset whose fabric or setting is affected.

Historic England: Conservation Principles and Assessment (2008)

Conservation Principles (2008) explores, on a more philosophical level, the reason why society places a value on heritage assets beyond their mere utility. It identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. This is simply another way of analysing its significance. These values can help shape the most efficient and effective way of managing the heritage asset so as to sustain its overall value to society.[2]

Cumulative Impact

> *28 The cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change. Where the significance of a heritage asset has been compromised in the past by unsympathetic development to the asset itself or its setting, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset in order to accord with NPPF policies. Negative change could include severing the last link to part of the history of an asset or between the asset and its original setting. Conversely, positive change could include the restoration of a building's plan form or an original designed landscape.*

Opportunities to Enhance Assets, their Settings and Local Distinctiveness

> *52. Sustainable development can involve seeking positive improvements in the quality of the historic environment. There will not always be opportunities to enhance the significance or improve a heritage asset but the larger the asset the more likely there will be. Most conservation areas, for example, will have sites within them that could add to the character and value of the area through development, while listed buildings may often have extensions or other alterations that have a negative impact on the significance. Similarly, the setting of all heritage assets will frequently have elements that detract from the significance of the asset or hamper its appreciation.*

Design and Local Distinctiveness

> *53. Both the NPPF (section 7) and PPG (section ID26) contain detail on why good design is important and how it can be achieved. In terms of the historic environment, some or all of the following factors may influence what will make the scale, height, massing, alignment, materials and proposed use of new development successful in its context:*

- *The history of the place*
- *The relationship of the proposal to its specific site*
- *The significance of nearby assets and the contribution of their setting, recognising that this is a dynamic concept*
- *The general character and distinctiveness of the area in its widest sense, including the general character of local buildings, spaces, public realm and the landscape, the grain of the surroundings, which includes, for example the street pattern and plot size*

- *The size and density of the proposal related to that of the existing and neighbouring uses*
- *Landmarks and other built or landscape features which are key to a sense of place*
- *The diversity or uniformity in style, construction, materials, colour, detailing, decoration and period of existing buildings and spaces*
- *The topography*
- *Views into, through and from the site and its surroundings*
- *Landscape design*
- *The current and historic uses in the area and the urban grain*
- *The quality of the materials*

Note 3 'The Setting of Heritage Assets'

This note provides guidance on the setting of heritage assets, which is separate to issues of curtilage, character or context.

The Extent of Setting

> *4. The setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset.*
>
> *The setting of a heritage asset may reflect the character of the wider townscape or landscape in which it is situated, or be quite distinct from it. Extensive heritage assets can include many heritage assets and their nested and overlapping settings, as well as having a setting of their own. I.e. A conservation area will include the settings of listed buildings and have its own setting.*

Views and Setting

> *5. The contribution to the setting of a heritage asset can be expressed through a wide variety of views.*
>
> *6. Views which contribute more to understanding the significance of the heritage asset include:*
>
> - *those where relationships between the asset and other historic assets or places or natural features are particularly relevant;*
> - *those with historical associations, including viewing points and the topography of battlefields;*
> - *those where the composition within the view was a fundamental aspect of the design or function of the heritage asset; and*
> - *those between heritage assets and natural or topographic features, or phenomena such as solar and lunar events.*

Even if recent unsympathetic development has affected the setting or views of a heritage asset, consideration will still be given to whether developments would further detract or enhance the significance of the asset.

Setting and the Significance of Heritage Assets

9. Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset, which may vary from asset to asset....Therefore, implications of development affecting the setting of heritage assets should be considered on a case-by-case basis.

Setting and urban design

The numbers and proximity of heritage assets in urban areas mean that the protection and enhancement of setting is intimately linked to townscape and urban design considerations, and often relate to townscape attributes such as lighting, trees, and verges, or the treatments of boundaries or street surfaces.

Setting and economic and social viability

Sustainable development under the NPPF can have important positive impacts on heritage and their settings, for example by bringing an abandoned building back into use or giving a heritage asset further life. However, the economic and social viability of a heritage asset can be diminished if accessibility from or to its setting is reduced by badly designed or insensitively located development.

A staged approach to proportionate decision-taking

10. Protection of the setting of heritage assets need not prevent change; indeed change may be positive, for instance where the setting has been compromised by poor development.

Manchester City Council

Manchester's **Core Strategy** was adopted on 11 July 2012 and is the key Development Plan Document in the Local Development Framework (LDF).

Policy CC 9 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 areas 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.

Policy EN 3 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 the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

The **Unitary Development Plan** for the City of Manchester (UDP) was adopted by the Council on 21 July 1995; the following relevant policies remain extant.

18. CONSERVATION AREAS

DC18.1 The Council will give particularly careful consideration to development proposals within Conservation Areas.

a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

i) the relationship of new structures to neighbouring buildings and spaces;

ii) the effect of major changes to the appearance of existing buildings;

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

iv) the effect of signs and advertisements;

v) any further guidance on specific areas which has been approved by the Council.

b. The Council will not normally grant outline planning permission for development within Conservation Areas.

Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.

c. Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.

d. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

19. LISTED BUILDINGS

DC19.1 In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

a. *Not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;*

b. *Not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building; Not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;*

c. *Seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;*

d. *Permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;*

e. *Not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.*

The Whitworth Street Conservation Area

The conservation area contains many of Manchester's most important buildings and not only those related to the textile industry.

In the row of textile warehouses along Princes Street, No 103 was the odd one out, having been designed by J. E Gregan in 1854 as the Mechanics Institute. I has been altered internally during its change first to a college of commerce and later to the first Museum of Labour History. The exterior, however is still Gregan's masterpiece in the Italian Palazzo style and the top floor and roof structure is an innovative piece of structural engineering by the celebrated Victorian engineer William Fairbairn. The first Trade Union Congress was held here as well as the first meeting of the Co-operative Insurance Society.

Further down Princess Street, on the north bank of the Rochdale Canal, is the conservation areas oldest building, the New Union Hotel public house. It was opened around 1800 for the benefit of the navvies who dug the canal and is a simple red brick Georgian style building, now rendered and painted.

Across the street and canal from the New Union is central House, Manchester only building in the Scots Baronial style. It is distinguished by its large corner tourelles and steeply pitched slate roof. It was renovated

in 1989 and together with Dominion House has been incorporated into a hotel. Use has been made of the street between them to create a glass and metal entrance lobby.

Lancaster House on the Whitworth Street and Princess Street junction has a most distinctive corner tower with a cupola. It rises in several stages above the general height of the building. The corner entrance below currently provides access to a public house.

Like Lancaster House, two other imposing buildings- India House and the former Refuge offices- have been converted to other uses. On the site of the former Africa house another cotton warehouse a multi storey car park has been designed in a manner which attempts to fit in with the character of the area. It is of especial benefit to the patrons of the Palace Theatre, itself upgraded in recent years.

Some of the cotton warehouses have been given a new lease of life by being converted into flats in the 1980's and 90's thus providing more opportunity for people to live in the city centre.

Canal Street and the immediate area is known as the Gay Village. This is now a vibrant area, with many café bars, public houses and restaurants bringing former vacant buildings back into active use.

Whitworth Street/Princess Street is situated on the southern edge of the city centre and is consequently some distance from the commercial heart. There is some commercial activity however and further development in this direction will be encouraged where appropriate.

Many properties have been totally or partially vacant since the 1930's, when the city changed it character from warehousing to commerce and administration. Although the area has seen little investment, efforts are now being made to find uses for vacant property, since active use mitigates against deterioration of the fabric.

The general policy in the conservation area is to retain existing structures where feasible, but where it can be shown that this is impossible, proposals for new buildings and extension to existing ones much achieve a high standard of design which relates to the architectural and urban design character of the area.

As with other parts of the city centre, new developments should generally be aligned to the back of the pavement in order to preserve the linear character of the streets and complete the street wall.

Appendix III

List of Plates and Endnotes

1. Site plan of The Atrium showing the boundary of the Conservation area and adjacent listed buildings (MCC)
2. 1848 Map of area before the construction of Princess Street and Whitworth Street
3. Goad Insurance map of Manchester 1886
4. 1922 Map of Whitworth Street/ Princess Street
5. Dominion House 1958 (MCC Archives)
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7. Central House 1960 (MCC Archives)
8. Whitworth House 1973 (demolished) (MCC Archives)
9. Winser Street Power Station as viewed from Whitworth Street (DIA 2017)
10. Flank elevation of Lioness House and Winser Street Power Station (DIA 2017)
11. View from Canal Street 1963 (MCC Archives)
12. Lancaster House, Whitworth Street (DIA 2017)
13. Dominion House (DIA 2017)
14. Johnson House (DIA 2017)
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17. Central House, Princess Street (DIA 2017)
18. Central House, Princess Street (viewed from south) (DIA 2017)
19. The Atrium (DIA 2017)
20. Central House main access door (DIA 2017)
21. Staircase to lift lobby (DIA 2017)
22. Central staircase (DIA 2017)
23. Central staircase (DIA 2017)
24. Typical entrance door to apartment (DIA 2017)
25. Typical corridor (DIA 2017)
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27. Typical kitchen first floor Central House (LRW 2017)
28. Turret room first floor Central House (LRW 2017)
29. View above ceiling at third floor level (DIA 2017)
30. View of capital to column above ceiling third floor level (DIA 2017)
31. Column and ceiling within basement (LRW 2017)
32. Basement with suspended ceiling and ducts removed (LRW 2017)
33. Steel with original markings (DIA 2016)
34. Condition of fabric and lath marks to ceilings (DIA 2016)

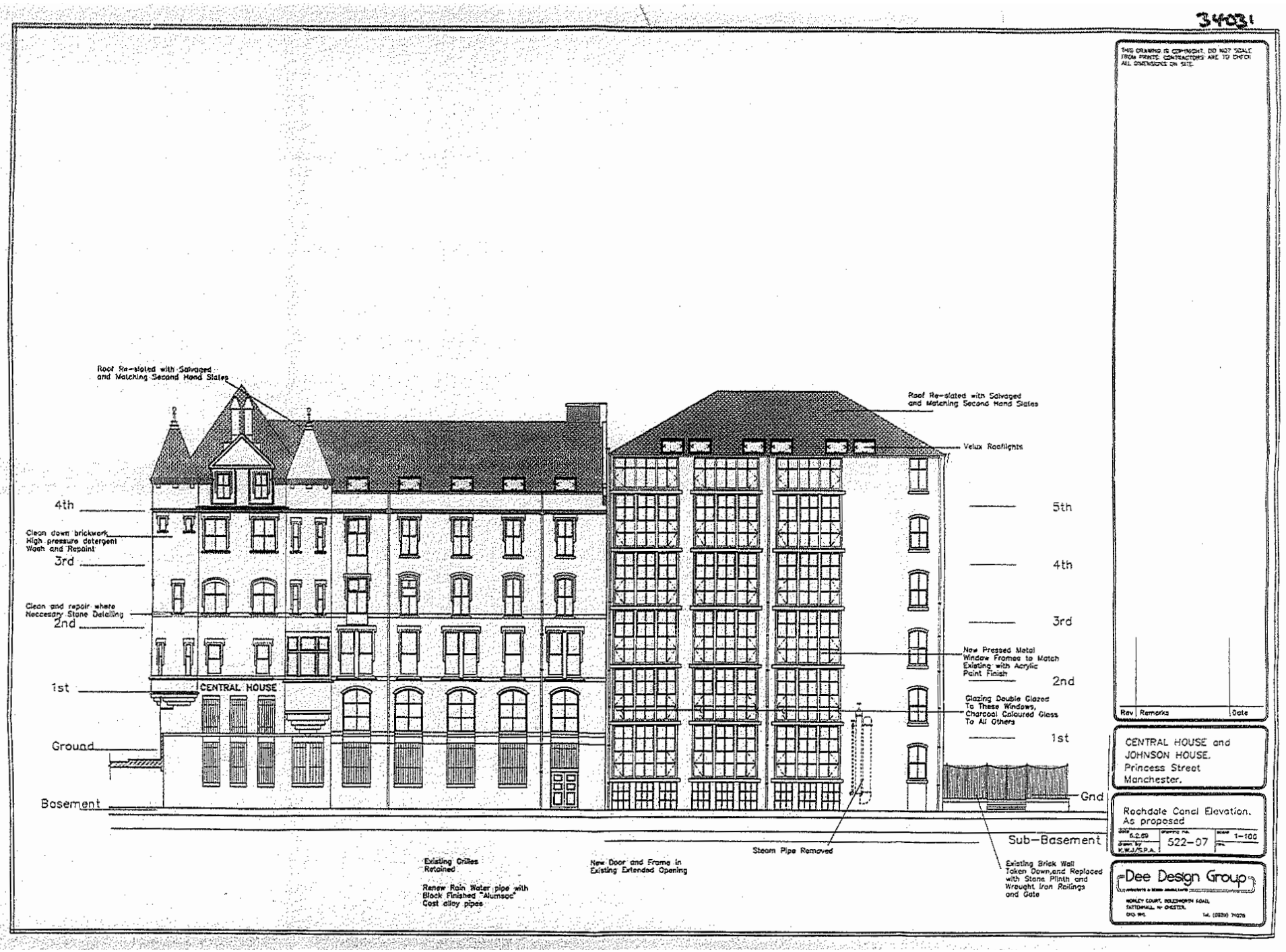
Endnotes

1 Historic England. *Historic Environment Good Practice Advice in Planning: Note 2 – Managing Significance in Decision-Taking* (2015) p3

2 Historic England. *Historic Environment Good Practice Advice in Planning: Note 2 – Managing Significance in Decision-Taking* (2015) p5

Appendix IV

1989 Plans


34031
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Roof Re-slated with Salvaged and Matching Second Hand Slates
Roof Re-slated with Salvaged and Matching Second Hand Slates
Velux Rooflights
4th
5th
Clean down brickwork. High pressure detergent Wash and Repaint
3rd
4th
Clean and repair where Neccesary Stone Detailing
2nd
3rd
New Pressed Metal Window Frames to Match Existing with Acrylic Paint Finish
1st
CENTRAL HOUSE
2nd
Glazing Double Glazed To These Windows, Charcoal Coloured Glass To All Others
Ground
1st
Grnd
Basement
Sub-Basement
Steam Pipe Removed
Existing Grilles Retained
New Door and Frame in Existing Extended Opening
Existing Brick Wall Taken Down and Replaced with Stone Plinth and Wrought Iron Railings and Gate
Renew Rain Water pipe with Black Finished "Alumsac" Cast alloy pipes
Rev | Remarks | Date
CENTRAL HOUSE and JOHNSON HOUSE. Princess Street Manchester.
Rochdale Canal Elevation. As proposed
Date 6.2.89
Drawing no. 522-07
Scale 1-100
Drawn by K.W.J./S.P.A.
Dee Design Group
HONLEY COURT, OLDSMORTH ROAD, TATTENHALL, nr CHESTER.
Tel. (0829) 71076

34031



Galbraith Street Elevation

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Rev	Remarks	Date

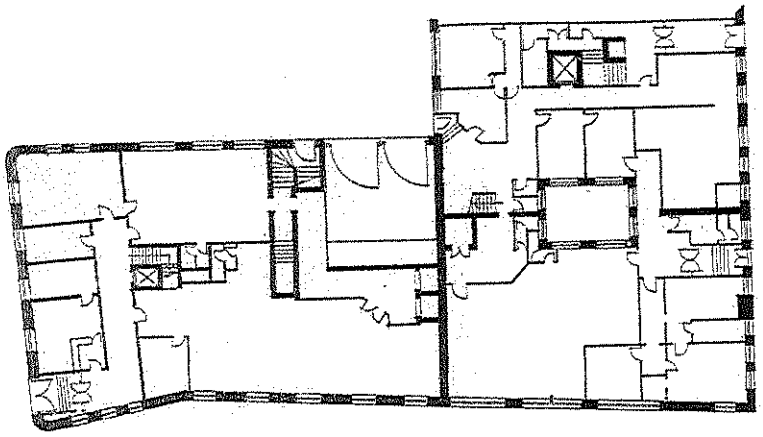
CENTRAL HOUSE and
JOHNSON HOUSE
Galbraith Street
Manchester

Galbraith Street Elevation
as proposed

drawn by
drawing no. 522-05
scale
date

Dee Design Group
WORLEY COURT, SOLEMOUTH ROAD,
SATTONHALL, W CHESTER,
CH3 9HL
Tel. (0606) 74073

0755/C/8905



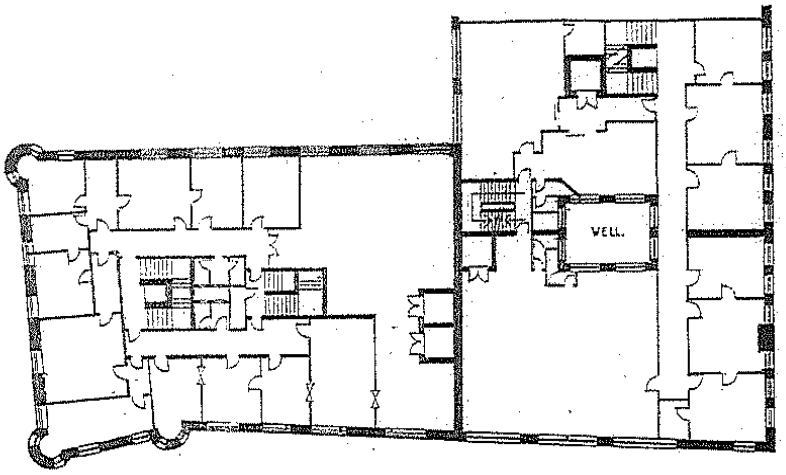
1:200 No:522-10 Existing Ground Floor Plan

CENTRAL HOUSE & JOHNSON HOUSE

Princess Street / Whitworth Street, Manchester

POOR ORIGINAL

0755/C/8905

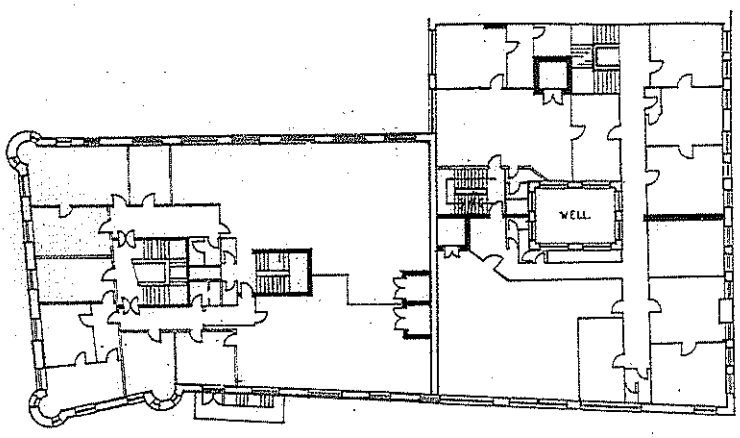


1:200 No:522-11 Existing First Floor Plan

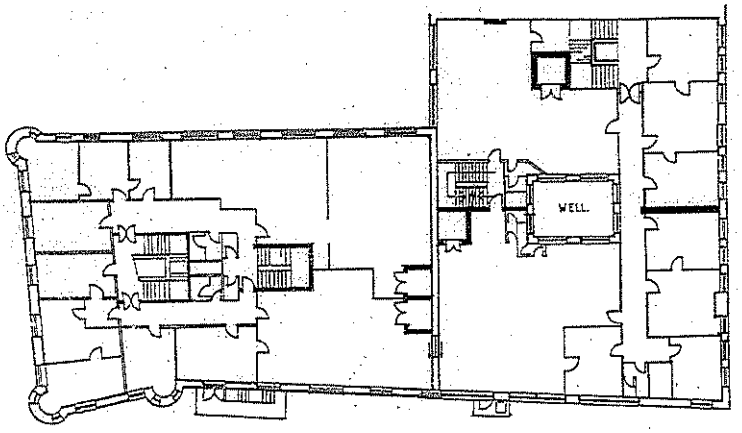
CENTRAL HOUSE & JOHNSON HOUSE

Princess Street / Whitworth Street, Manchester

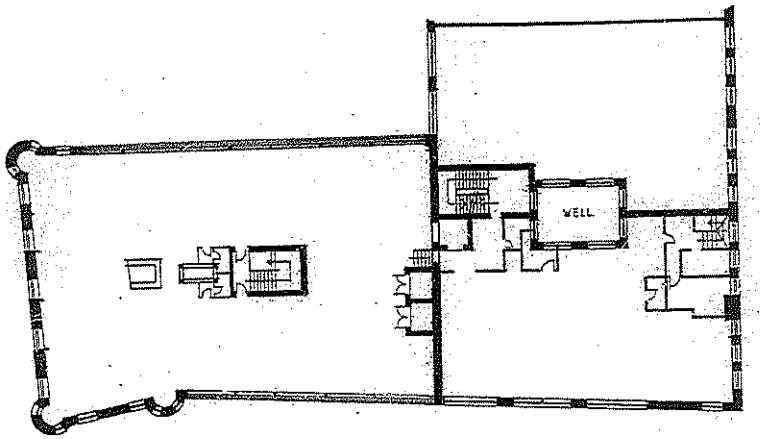
POOR ORIGINAL



1:200 No:522-12 Existing Second Floor Plan



1:200 No:522-13 Existing Third Floor Plan



1:200 No 522-14 Existing Fourth Floor Plan

Donald Insall Associates